

**SPECIAL USE PERMIT 22-01. James City Service Authority Groundwater Treatment Facility, Production Wells, Concentrate Discharge Main, and Route 5 Water Main Extension Staff Report for the June 11, 2002, Board of Supervisors Public Hearing**

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This report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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**PUBLIC HEARINGS** Building C Board Room; County Government Center  
Planning Commission: November 5, 2001, 7:00 p.m.  
May 6, 2002, 7:00 p.m.  
June 3, 2002, 7:00 p.m.  
Board of Supervisors: June 11, 2002, 7:00 p.m.

**SUMMARY FACTS**

Applicant: Larry Foster, General Manager, James City Service Authority  
Landowners: JCSA, JCC, Rosa Armistead Estate, and Axel & Sheila Nixon

Proposed Use: Construct an approximately 12,000-square foot groundwater treatment facility; construct six production wells; install approximately 13,600 feet of 12-inch concentrate discharge main; install approximately 6,500 feet of 16-inch potable water main

Location: 3123 Ironbound Road with access from 4321 John Tyler Highway; Berkeley District

Tax Map and Parcel No.: (46-2)(1-34); (46-2)(1-38); (46-2)(1-21); (46-2)(1-24); (46-2)(1-33); (47-3)(1-1); and (46-4)(1-5)

Primary Service Area: Inside

Parcel Size: ± 20.66 acres

Existing Zoning: R-8, Rural Residential; LB, Limited Business; R-2, General Residential; R-4, Residential Planned Community; and B-1, General Business

Comprehensive Plan: Low Density Residential; Moderate Density Residential; Mixed Use; and Park, Public, or Semi-Public Open Space

Surrounding Zoning: East: Clara Byrd Baker Elementary School (R-8)  
West: St. George's Hundred (R-1); single family residences (R-8)  
North: Day Care Center (R-8); undeveloped land (R-8)  
South: Chanco's Grant (R-8); Jamestown 1607 (R-2)

Staff Contact: Christopher M. Johnson - Phone: 253-6685

**STAFF RECOMMENDATION:**

Staff finds the proposals, with the attached conditions, consistent with surrounding zoning and development and consistent with the Comprehensive Plan. On June 3, 2002, the Planning Commission voted 7 to 0 to recommend approval of this application. Staff recommends the Board of Supervisors approve this application with the conditions listed in the attached resolution.

On November 5, 2001, the Planning Commission deferred action on this application due to concerns over the potential development impacts on adjacent properties and the lack of architectural elevations for the proposed water treatment facility. The applicant brought the application forward in November 2001 in an effort to expedite the engineering and construction process once the groundwater withdrawal permits have been issued by the Department of Environmental Quality (DEQ). In the months following the initial public hearing, the application was amended to include three uses identified in the original staff report as future projects: a concentrate discharge main, production wells, and a water main extension along Route 5 (see Project Descriptions).

On May 6, 2002, the Planning Commission deferred action on this application at the request of the applicant. The recommended alignment for the concentrate discharge main which was included in the staff report and in the notification letters sent to adjacent property owners, included a segment of the discharge main located in Virginia Department of Transportation (VDOT) right-of-way along London Company Way within the Jamestown 1607 townhouse community. When this project was initially presented to VDOT for review, the James City Service Authority (JCSA) was informed that placing the discharge main under the edge of pavement along Jamestown Road would not be an option which would be permitted by VDOT. JCSA staff met with residents in Jamestown 1607 on several occasions to discuss the alignment options under consideration and to address residents questions and concerns about this proposal. Following these meetings and discussions with project engineers and consultants, the JCSA determined that the London Company Way right-of-way option presented the least amount of impacts to the Jamestown 1607 community; however, after further discussion in the field with JCSA staff, VDOT officials agreed to allow the placement of the discharge main under the existing bikelane on the north side of Jamestown Road from the JCSA pump station site adjacent to Powhatan Creek to the entrance to Jamestown 1607. The applicant subsequently requested deferral of this application due to the late revision to the recommended alignment for the proposed discharge main. In an effort to address drainage related concerns expressed by residents within Jamestown 1607, JCSA staff met with VDOT officials following the May 6 Planning Commission meeting to discuss placing this portion of discharge main under the existing bikelane on the south side of Jamestown Road. After further review, VDOT officials have notified JCSA staff that such an alignment would be permitted. The recommended alignment plan referenced in Condition 14 has been revised accordingly. Staff also removed any reference to London Company Way from conditions which addressed construction of the discharge main.

Since the initial public hearing for this application, the applicant scheduled public meetings with residents in Chanco's Grant, St. George's Hundred, and Jamestown 1607 and was invited to speak at several community meetings. These meetings were well attended and fostered a healthy exchange of information between citizens and JCSA staff. Additionally, staff scheduled a field visit to the Lee Hall treatment facility in Newport News for members of the Planning Commission and Board of Supervisors. Neighborhood representatives from several of the adjacent residential developments were also invited to attend. The applicant and staff have attempted to address many of the concerns raised during the public hearings and at the subsequent public meetings. The conditions recommended by staff address many of these concerns, specifically building lighting, environmental impacts, historical impacts, and preservation of buffers.

## History

The JCSA supplies most of the water to James City County and is the largest groundwater based public water utility in the Commonwealth. The JCSA currently has groundwater permits from the Commonwealth of Virginia Department of Environmental Quality (DEQ) to withdraw 4.78 million gallons per day. This amount is projected to meet the projected JCSA Central System water demand needs through 2005. An additional five million gallons per day is needed to meet the County's needs through 2040.

The JCSA completed a feasibility study of a water treatment facility with assistance from an engineering consultant in February 1998. The study indicated that a membrane treatment facility using reverse osmosis technology is feasible and recommended locating the facility in the Five Forks area. The study evaluated brackish groundwater sources, potential well field locations, and distribution system improvements in selecting the Five Forks location as the most cost effective location.

The Board of Supervisors approved a Water Supply Plan in 1998 which provided that the JCSA proceed with obtaining the necessary permits for this treatment facility if the permit for the King William Reservoir was not issued by July 2000. With the King William Reservoir project experiencing significant obstacles associated with the issuance of a permit, the Board authorized an exchange of a County owned parcel beside the Community Center on Longhill Road for the parcel located behind Clara Byrd Baker Elementary School for location of the treatment facility. The Board approved a \$600,000 contract to drill test wells and in September 2001 approved an additional \$300,000 contract for Phase 2 of the well drilling program.

## Project Descriptions

### *Groundwater Treatment Facility*

The James City Service Authority (JCSA) proposes the construction of a Groundwater Treatment Facility at 3123 Ironbound Road with access from 4321 John Tyler Highway. The site is located behind Clara Byrd Baker Elementary School. The proposed facility, also commonly referred to as a desalinization plant, would allow the County to produce up to five million gallons of treated water per day and would be funded with a combination of connection fees, utility revenue funds, and debt financing. Water facilities (public and private), including treatment plants, are specially permitted uses in the R-8 Zoning District.

The proposed facility would be approximately 12,000 square feet in size and located approximately 500 feet from the proposed entrance to the site on John Tyler Highway and 1,200 feet from the nearest residence in the Chanco's Grant subdivision. The building would be similar in size to the Lee Hall Water Treatment Facility in Newport News which opened in 1998. The proposed facility would be approximately 30-35 feet high to accommodate a two-ton crane used to assemble the skids which hold the stacked membrane vessels used during the treatment process. The crane is also necessary to maintain the facility. Office space and chemical laboratory space are included inside the proposed facility. All chemicals used during the treatment process would be housed inside the proposed water treatment facility. A condition has been added which requires the applicant to submit a spill containment plan to the Environmental Director and Fire Department which addresses the chemical handling and storage areas at the facility. The applicant has agreed to maintain a 300-foot undisturbed buffer on the southern portion of the site adjacent to Chanco's Grant and a 250-foot undisturbed buffer along Route 5 with exceptions for the entrance road, concentrate main and greenway trail.

### *Production Wells*

In order to produce five million gallons per day of treated water, the proposed treatment facility must be supplied with 6.25 million gallons of groundwater. Raw, untreated groundwater which would serve the proposed treatment facility would be provided on site by six production wells. Water facilities (public and

private), including wells and associated equipment such as pumps, are specially permitted uses in the R-8 Zoning District.

The hydro-geologic framework of the James City County area, as defined by the U.S. Geological Survey, consists of seven aquifers separated by fine grained confining units. The seven aquifers that underlie James City County were evaluated based on the regional hydro-geologic characteristics to recommend a source aquifer for the development of a groundwater treatment facility. Test wells were drilled at this site and aquifer performance testing was performed to determine water quality and water quantities. It was determined that sufficient water could be withdrawn from the Lower and Middle Potomac Aquifers on this site for a five million gallon per day groundwater treatment facility. Six production wells would be required to allow flexibility in operating the treatment facility at different flow rates. The six wells would include three wells drilled and screened to the Middle Potomac Aquifer and three wells drilled and screened to the Lower Potomac Aquifer. It is anticipated that at full flow of five million gallons per day that four production wells will be running and two production wells will be in standby mode.

Each production well would be housed in separate structures, each approximately 400 square foot in size. Each well structure would contain the well head, piping, valves and electrical equipment. The well pumps will be located several hundred feet below the ground surface of the well. A condition has been added that requires that all structures on the site, including well structures, be constructed with building materials and colors matching the treatment facility and screened with enhanced landscaping. Two monitoring wells would be used solely for monitoring of groundwater levels, water quality and other issues as maybe required by state and federal regulations.

#### *Concentrate Discharge Main*

The raw groundwater produced from the Lower and Middle Potomac Aquifers contains naturally occurring elements undesirable in drinking water. The treatment process filters the undesirable elements from approximately 80 percent of the source water. Assuming an 80 percent recovery rate, a five million gallon per day finished water capacity produces approximately 1.25 million gallons per day of concentrate flow. A 12-inch discharge pipeline is necessary to convey this flow to an appropriate surface water site similar in chemistry to the concentrate. Water facilities (public and private), including transmission mains, are specially permitted uses in the R-8, LB, B-1, and R-2 Zoning Districts. The closest discharge location to the proposed treatment facility would be the James River. Discussions with the Virginia Department of Environmental Quality have resulted in a determination that the concentrate discharge produced by the proposed treatment facility would be permitted under Federal and State regulations with similar conditions to the permit issued for the Lee Hall Treatment Facility in Newport News.

A study was conducted to select an alignment for the approximately 13,600 feet of discharge main necessary to convey the concentrate flow from the proposed treatment facility to the James River. The study identified environmental considerations, archaeological considerations, public impacts, traffic impacts, existing utilities and easements, permitting issues and construction costs in selecting a recommended alignment. The recommended alignment extends south from the treatment facility across property owned by Axel and Sheila Nixon west of the Chanco's Grant subdivision, south across a County owned parcel, then remains on high ground to a point approximately 100 feet north of Jamestown Road on a parcel owned by the Rosa Armistead Estate. From this point, the alignment would cross under Powhatan Creek by a horizontal directional drill to an existing JCSA sewer pump station site. From the JCSA site the alignment would cross under Jamestown Road and extend along the south side of the road in VDOT right-of-way to a point adjacent to the entrance to the Jamestown 1607 townhouse community. At this point, the alignment would cross under Jamestown Road back to the north side of the road. From the intersection of Jamestown Road and 4-H Club Road to the James River, the discharge point would be located entirely within VDOT right-of-way on the north side of Jamestown

Road at varying distances from the edge of pavement depending on tree cover. Discharge into the James River would be located between the Scotland Ferry pier and the site of a former pier to the north.

The applicant will construct a soft surface trail over the portions of construction for the concentrate discharge main from the proposed treatment facility to the directional drill location just north of Jamestown Road adjacent to Powhatan Creek. The trail will be constructed to specifications similar to the Greensprings Trail located behind Jamestown High School. The trail would be accessed from both the treatment facility site and from the Powhatan Creek Canoe Access Facility on Jamestown Road. Staff has included a condition which requires that the trail be constructed to the specifications of the James City County Division of Parks and Recreation. The final location and alignment for both the concentrate discharge main and soft surface trail would be subject to the approval of the Planning Director.

### *Route 5 Water Main Extension*

In order to pump five million gallons of potable water per day into the existing JCSA water distribution system at one location, system improvements are necessary. The applicant proposes the construction of approximately 6,500 feet of 16-inch water main to distribute treated potable water from the treatment facility directly into the existing JCSA water distribution system. Water facilities (public and private), including transmission mains, are specially permitted uses in the R-8 Zoning District. The proposed water main (Attachment No. 3) would extend north from the treatment facility along the entrance road on Route 5, connect to an existing 12-inch water main on the south side of Route 5, cross under Route 5 and continue west along the north side of Route 5 before terminating at a connection to an existing 12-inch water main at Greensprings Plantation Drive across from Jamestown High School. With the exception of the portion of the proposed water main that would be constructed along the entrance road, the main would be located entirely within the VDOT right-of-way.

One of the primary factors in the selection of the Five Forks area for the proposed treatment facility was the close proximity to other major water main connections in the JCSA distribution system. The existing 12-inch water main along the south side of Route 5 splits into three 12-inch mains at Ironbound Road. One main continues east along Route 5 toward Route 199, one goes north along Ironbound Road toward News Road, and the other goes south along Ironbound Road toward Jamestown Road. The 12-inch main at Greensprings Plantation Drive also splits into three 12-inch mains. One main goes north toward Centerville Road, one continues west toward Governor's Land, and one serves the Jamestown Hundred and St. George's Hundred neighborhoods. It is anticipated that the proposed water distribution main extension will improve overall line pressure and fire flow throughout the JCSA Central Service Area in addition to helping the County meet its water demands.

### **Surrounding Zoning and Development**

John Tyler Highway borders the proposed treatment facility site to the north. Development on the north side of John Tyler Highway consists of a day care center and undeveloped property zoned R-8, Rural Residential, and a variety of commercial uses including a gas station and diner zoned B-1, General Business. West of the site are a few single-family residences on large lots zoned R-8 and further to the west is the St. George's Hundred subdivision, zoned R-1, Limited Residential. East of the site is Clara Byrd Baker Elementary School, zoned R-8, and the Saunders Mobile Home Park, also zoned R-8. To the south of the site is the Chanco's Grant subdivision, zoned R-8.

The concentrate discharge main would extend south from the proposed treatment facility west of Chanco's Grant adjacent to Powhatan Creek on three large undeveloped properties zoned R-8. From the JCSA sewer pump station lot on the west side of the Powhatan Creek bridge, the concentrate main would extend west until reaching its discharge location adjacent to the Scotland Ferry pier. Along this route, the concentrate main

would be located in VDOT right-of-way along Jamestown Road adjacent to Jamestown 1607, zoned R-2, General Residential, along 4-H Club Road adjacent to Cardinal Acres, zoned R-2, and Foxfield, zoned R-5, Multi-Family Residential. The property on the north side of Jamestown Road from Greensprings Road to the Ferry is zoned B-1, General Business.

The water main extension would be located on the north side of Route 5 and extend west in the VDOT right-of-way to the northeast corner of Greensprings Plantation Drive. With the exception of the Greensprings Office Park, zoned R-4, Residential Planned Community, all of the property on the north side of Route 5 is zoned R-8. The properties along this route include a day care center, several large undeveloped parcels, and a few single-family homes.

Nearly all operations on the proposed treatment facility site would occur inside the facility. Chemicals used during the treatment process, such as chlorine and anti-scalant, would be stored inside the facility. Deliveries would typically occur one to two times per month based on information provided during a site visit to the Lee Hall Treatment Facility. On the site visit, no odors were present and noise levels were similar to that of commercial air conditioning units. Staff believes that the facility will not generate negative impacts to adjacent property owners and, with the proposed conditions, believes the proposal is compatible with surrounding zoning and uses.

### **Physical Features & Environmental Considerations**

The proposed treatment facility site contains is largely wooded with select areas having already been cleared for several test wells currently located on the site. The facility would be situated on a project area approximately 7.15 acres in size on the northern portion of a 20.66 acre site to the west of Clara Byrd Baker Elementary School. The majority of the terrain across the project area is rather steep due to a small stream that dissects the property along the northern edge. The stream, a small order branch of Powhatan Creek, has cut a deep ravine and formed steep side slopes throughout much of the project area. The project area contains elevations which range from 20-feet above mean sea level in the stream bottom along the northern edge of the property to 57-feet above mean sea level on the highest terrace in the center of the property, which is the area where the proposed facility would be located. The southern portion of the treatment facility site adjacent to the Chanco's Grant subdivision also contains steep slopes and is currently wooded. Staff has proposed a condition which would maintain a minimum 300-foot undisturbed wooded buffer along the southern property line to prevent development related impacts on adjacent residential properties. Staff believes that the project, with the proposed conditions, addresses the potential environmental impacts created by the development.

### **Traffic Generation**

A commercial entrance constructed to VDOT standards is proposed near the eastern edge of the JCSA owned property at 4321 John Tyler Highway. The entrance road and all grading work on the site would be included in the initial phase of construction. An existing gravel access road off the rear of the school site would continue to be used by the JCSA to monitor and maintain the existing test wells on the site until the entrance road from John Tyler Highway is constructed. When the entrance road is constructed, the gravel access road would be converted to provide pedestrian access to the public use area. The JCSA expects six to ten vehicle trips per day to the site when the proposed facility is operating. Staff does not find that any negative traffic impacts would be generated from the proposed facility.

### **Public Utilities**

The site is inside the Primary Service Area and public water and sewer are available to the site.

## Comprehensive Plan

### *Land Use Designation and Community Character*

The site is designated as Low Density Residential on the Comprehensive Plan Land Use Map. Low Density Residential areas are located inside the Primary Service Area and where natural characteristics such as terrain and soils are suitable for residential development. Low Density areas are located where public services and utilities exist or are expected to exist within the next twenty years. Nonresidential uses, such as the proposed treatment facility, should not alter, but rather, compliment the residential character of the low density residential area in which they are located. Such uses should be located where buffering and screening can be provided to protect nearby residential uses and the character of the surrounding area. Staff believes that with the proposed conditions, the proposal is compatible with the Comprehensive Plan Land Use Designation.

John Tyler Highway and Ironbound Road are designated as a Community Character Corridors (CCC) in the Comprehensive Plan. Suburban and Urban CCC's are characterized as areas that have moderate to high traffic volumes near major street intersections that may contain some wooded buffers along roads. Given these designations, staff has included a condition which requires that a 250-foot undisturbed buffer be maintained on the treatment facility site along John Tyler Highway with the exception of the area for the access driveway to the site. Visibility of the proposed facility from Ironbound Road is doubtful given the distance and presence of the school building. Staff has included a condition which requires that the architectural elevations, building materials, and colors be approved by the Director of Planning prior to final site plan approval in order to blend the appearance of the facility in with the surrounding natural features to the extent possible. A condition has also been added which requires that any accessory structures on the site, such as storage tanks, be screened with enhanced landscaping and constructed with materials and colors matching the treatment facility.

### *Archaeological Impacts*

No previously identified archaeological sites are situated within the project area, though 17 have been inventoried within a one-mile radius of the site. These sites include late seventeenth, eighteenth, and nineteenth-century domestic sites, and a lesser number of pre-historic encampments, as well as the Powhatan Historic District located near Five Forks. One architectural resource has been previously recorded in the area, the Powhatan Plantation, which purports to date to the early eighteenth century.

Several sites have been identified in close proximity to the proposed treatment facility. Three sites (44JC431, 44JC432, 44JC433) are all situated to the east and north of the project area, on what is now the Clara Byrd Baker Elementary School property. Though not likely, it is possible that elements related to one or more of these three sites will be encountered within the proposed treatment facility project site. Accordingly, staff has included a condition which requires the applicant to conduct an archaeological survey of the project area in accordance with the adopted Board of Supervisors policy.

## **RECOMMENDATION:**

Staff finds the proposal, with the attached conditions, consistent with surrounding zoning and development and consistent with the Comprehensive Plan. On June 3, 2002, the Planning Commission voted 7 to 0 to recommend approval of this application. Therefore, staff recommends the Board of Supervisors approve this application with the following conditions:

1. Construction. Start of Construction on the Groundwater Treatment Facility, as defined in the Zoning Ordinance, shall commence within 36 months of approval of this special use permit, or the permit shall become void.

2. Compliance. Construction, operation, and maintenance of the Groundwater Treatment Facility, water transmission main, production wells, and concentrate discharge main shall comply with all local, State, and Federal requirements.
3. Permits. All permits and easements shall be acquired prior to the commencement of construction for the water transmission main and concentrate discharge main.
4. Erosion and Sediment Control. The project shall comply with all Virginia Erosion and Sediment Control Regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
5. Development Plan. Development and land clearing of the site shall be generally in accordance with the “Preliminary Plan, Brackish Groundwater Desalinization Facility” prepared by AES Consulting Engineers, March 19, 2002, with such accessory structures and minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
6. Spill Containment. Prior to the issuance of a Certificate of Occupancy, a spill containment plan which addresses the chemical handling and storage areas shall be submitted to the Environmental Director and Fire Department for their review and approval.
7. Archaeology. Prior to the issuance of a land disturbing permit for this project, an archaeological survey shall be conducted for the project area for the water treatment facility and along the recommended alignment for the concentrate discharge main in accordance with the adopted Board of Supervisors policy. The results shall be submitted to the Director of Planning for review and approval.
8. Lighting. All exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, prior to final site plan approval, a lighting plan shall be submitted to, and approved by, the Planning Director or his designee which indicates no glare outside the property lines. “Glare” shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from the adjoining residential properties.
9. Architecture. Prior to final site plan approval, architectural elevations, building materials, and colors shall be submitted to the Director of Planning for review and approval for all structures on the site. The intent of this condition is to ensure that all future buildings on the site are uniform and compatible in terms of design, materials and colors, have a residential appearance, and are designed for minimal visual impact.
10. Landscaping. Any accessory structures on the site, such as storage tanks and production well structures, shall be screened with enhanced landscaping or constructed with materials and colors matching the treatment facility. Enhanced landscaping shall be defined as either 133 percent of evergreen trees required by the Zoning Ordinance or 125 percent of general planting required by the Zoning Ordinance as determined by the Planning Director.
11. Utilities. All utilities shall be located within the limits of clearing for the access driveway to the site from John Tyler Highway. No utility shall be located more than ten feet from the edge of pavement.

12. Route 5 Buffer. A 250-foot undisturbed wooded buffer shall be maintained along John Tyler Highway with the exception of the clearing necessary for the driveway providing access to the site. The driveway shall be curved in such a way to minimize views of the site from John Tyler Highway to the greatest extent possible, as determined by the Planning Director.
13. Chanco's Grant Buffer. A 300-foot undisturbed wooded buffer shall be maintained along the southern property line of the treatment facility site adjacent to the Chanco's Grant subdivision with the exception of the clearing necessary for the construction of the concentrate discharge main and greenway trail.
14. Greenway Trail. The applicant shall construct a greenway trail to the specifications of the James City County Division of Parks and Recreation over the areas of construction for the concentrate discharge main between the treatment facility site and the directional drill location north of Jamestown Road. The final alignment of the concentrate discharge main and greenway trail shall generally be as shown on the plan "Brackish Groundwater Desalinization Facility, SUP Pipeline," dated 5-21-02, prepared by Buchart Horn, Inc. and Skipper Engineering Associates, PC. The final location for both the concentrate discharge main and greenway trial shall be subject to the approval of the Planning Director.
15. Community Character. The applicant shall avoid removing trees, bushes and shrubs along the water main and concentrate discharge main corridors along Route 5, 4-H Club Road, and Jamestown Road. Trees, bushes, and shrubs damaged during construction shall be replaced with a tree, bush, or shrub of equal type as approved by the Planning Director.
16. Dust and Siltation Control. For water main or concentrate main construction adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on adjacent property. It is intended that the present and future results of the proposed water transmission main and concentrate discharge main do not create adverse effects on the public health, safety, comfort, convenience, or value of the surrounding property and uses thereon.
17. Access. Vehicular access to residences within the effected right-of-ways shall be maintained at all times.
18. Construction Time. All construction activity for the concentrate discharge main and the water main extension adjacent to existing residential development shall occur between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
19. Vehicle and Equipment Storage. Construction vehicles and equipment shall not be parked or stored along Route 5, 4-H Club Road, or Jamestown Road between the hours of 5:00 p.m. and 8:00 a.m.
20. Severability. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

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Christopher Johnson

CONCUR:

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O. Marvin Sowers, Jr.

CMJ/adw  
sup22-01.wpd

Attachments:

1. Minutes of the November 5, 2001, Planning Commission meeting
2. Unapproved Minutes of the June 3, 2002, Planning Commission meeting
3. Location Map
4. Brackish Groundwater Treatment Facility SUP Pipeline Plan, dated 5-21-02, prepared by Buchart Horn, Inc. and Skipper Engineering Associates, PC. (Provided previously under separate cover)
5. Preliminary Plan, "Brackish Groundwater Treatment Facility," dated 3-19-02, prepared by AES Consulting Engineers (Provided previously under separate cover)
6. Architectural Elevation, Groundwater Treatment Facility
7. Resolution