

RESOLUTION

CASE NO. SUP-0012-2008. LIBERTY RIDGE CLUBHOUSE AND SWIMMING POOL

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit (SUP) process; and

WHEREAS, Mr. Dean G. Vincent has applied on behalf of James City County, LLC for an SUP to allow the construction of a clubhouse and a swimming pool on the site; and

WHEREAS, the proposed development is shown on a plan prepared by Basham & Lucas Design Group, Inc. (the "Master Plan") and entitled "Liberty Lodge Conceptual Site Plan"; and

WHEREAS, the property is located within the proposed Liberty Ridge subdivision at 5365 Centerville Road on land zoned A-1, General Agricultural District, and can be further identified as Parcel No. (1-2), on James City County Real Estate Tax Map No. (30-3); and

WHEREAS, the Planning Commission, following its public hearing on July 2, 2008, voted 7-0 to recommend approval of this application; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2003 Comprehensive Plan Use Map designation for this site.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-0012-2008 as described herein with the following conditions:

1. Master Plan: This SUP shall be valid for the construction of a clubhouse and a swimming pool facility (together with the clubhouse, the "Facilities") on the property located at 5365 Centerville Road and also identified as James City County Tax Parcel No. 3030100002 (the "Property"). Development and use of the Property shall be generally in accordance with the Conceptual Plan entitled "Liberty Lodge Conceptual Plan" prepared by Basham & Lucas Design Group, Inc. with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
2. Water Conservation: The facilities shall conform to the existing water conservation standards approved by the James City County Service Authority for this development on February 27, 2008.
3. Exterior Lighting: All new exterior light fixtures, including building lighting, for the Facilities shall have recessed fixtures with no lens, bulb, or globe extending below the casing, except for ornamental or decorative lighting. In addition, a lighting plan shall be submitted to and approved by the Planning Director or his designee, which indicates no glare outside the property lines. All light poles shall not exceed 20 feet in height unless otherwise approved by the Planning Director prior to final site plan approval. "Glare" shall be defined as more than 0.1 foot-candle at the property line adjoining residential lots.

4. Low Impact Development (LID) Measures: Where practical, as determined by the Environmental Director, LID measures and/or techniques will be incorporated into the site plan for this project.
5. Dumpsters: All dumpsters and heating and cooling units visible from any public street or adjoining property shall be screened with landscaping or fencing approved by the Planning Director or his designee prior to final site plan approval for the Facilities.
6. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.
7. Commencement of Construction: If construction has not commenced on the Facilities within 36 months from the issuance of this SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction.

Bruce C. Goodson
Chairman, Board of Supervisors

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of August, 2008.

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