R04-84

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the 18th day of May, 2004:

Present	Vote
Thomas G. Shepperd, Jr., Chairman	Yea
James S. Burgett, Vice Chairman	Yea
Sheila S. Noll	Yea
Kenneth L. Bowman	Yea

Absent

Walter C. Zaremba

On motion of Mrs. Noll, which carried 4:0, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE A MINI-STORAGE WAREHOUSE FACILITY AND ACCESS TO A CONTRACTOR'S OUTDOOR STORAGE YARD THROUGH THE GB (GENERAL BUSINESS) ZONING DISTRICT

WHEREAS, Kenneth Dale Moore, c/o MRP, LLC has submitted Application No. UP-634-04, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6 and Category 15, No. 4(b)) of the York County Zoning Ordinance, to authorize a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres and located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends denial of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 18th day of May, 2004, that Application No. UP-634-04 be, and is hereby, approved to authorize the establishment of a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128, subject to the following conditions:

1. This use permit shall authorize a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres and located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128.

2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Concept Plan; Property to be Rezoned from R20 (Residential) to IL (Limited Industrial)," prepared by Campbell Land Surveying, Inc., and dated 3/1/04, except as modified herein or as may be necessary to comply with site plan review requirements.

3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.

4. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.

5. Building design for the mini-warehouses and any office or support buildings associated with the mini-warehouse project shall be consistent with the representative elevations submitted by the applicant on March 11, 2004. All buildings facing George Washington Memorial Highway (Route 17) shall have façades of brick or architectural block with a gable roof line or with a mansard roof design as shown in the elevation.

6. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.

7. If fencing is utilized around the perimeter of the facility, the fencing facing Route 17 and the southern property boundary abutting the R20 zoning district shall be board-on-board wood, masonry, wrought iron or green or black vinyl-coated chain link, or similar decorative material. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.

8. Outdoor free-standing and building mounted lighting shall be full cutoff luminaires or a decorative luminaire with full cutoff optics in accordance with Illuminating Engineering Society of North America standards. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. Maximum allowable foot-candles at the south and east property lines shall not exceed 0.5 foot-candle, and shall not exceed 0.1 foot-candle along the northern and western property lines. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan, to include manufacturer's specifications for all lighting fixtures, indicating all outdoor lighting on the site as part of the site plan submission process.

9. Building height for the mini-warehouses shall be no greater than fifteen feet (15'), as measured from the finished grade.

10. Notwithstanding provisions of Section 24.1-376(e)(2) of the County Zoning Ordinance, there shall be no reduction of the 200-foot stream buffer paralleling the Poquoson River.

11. Limited storage of vehicles may be permitted as an accessory and incidental activity to the mini-storage warehouse use provided they are restricted to light-duty passenger trucks, passenger automobiles, recreational vehicles and recreational boats. Parking areas for such storage shall be in addition to minimum required parking for the mini-storage warehouse use, and shall be clearly indicated on the approved site plan referenced in Condition No. 2 above.

12. Design of buildings, driveways and access ways shall accommodate turning radius (thirty-three feet (33')) of large fire and rescue apparatus. Adequate water supply, including hydrants if required by the Fire Chief, shall be established for fire suppression operations on the site.

13. Adequate public sewer service shall be established for all proposed facilities on site.

14. Access to the outdoor contractor's yard through the GB-General Business District shall be subject to compliance with all standards established and required by the Virginia Department of Transportation with respect to driveway design and turning lane improvements.

15. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

A Copy Teste:

Mary Ellen Simmons

Mary Ellen Simmons
Deputy Clerk