



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, June 11, 2015, 2:00 p.m. in the Third Floor Conference Room at the Williamsburg Municipal Building, 401 Lafayette Street, to consider the following:

PCR #15-010: Request of Glenn Lavender for a special use permit for the Silver Hand Meadery, 224-C Monticello Avenue. The property is zoned B-3 Urban Business District. The applicant proposes manufacturing, retail sales, food and beverage sales, as well as the display and sale of local art on the premises, which will include a 450 square foot patio area. The manufacturing process is most similar to wine making – mead in its simplest form is made by mixing honey, water and yeast.

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, June 4, 2015.

Gerry S. Walton
Deputy Clerk



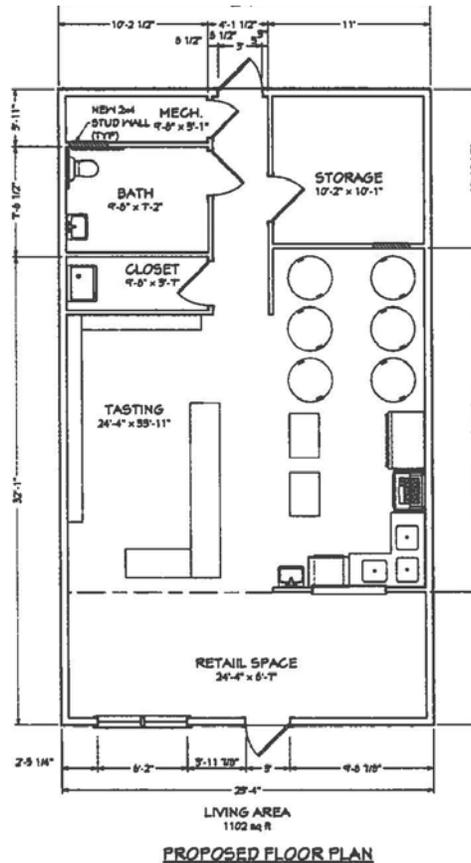
CITY OF WILLIAMSBURG
MEMORANDUM

DATE: May 21, 2015

SUBJECT: PCR #15-010
Request of Glenn Lavender for a special use permit to operate the Silver Hand Meadery at 224-C Monticello Avenue

Glenn Lavender is proposing to operate the Silver Hand Meadery at 224-C Monticello Avenue which requires a special use permit in the Urban Business District B-3 since it falls under the “micro-brewery, micro-distillery, micro-winery and/or micro-cidery” category. The applicant proposes to convert Unit C which is approximately 1,102 square feet into a meadery. A 450 square foot future patio area is also proposed in front of the unit. The applicant proposes manufacturing, retail sales, food and beverage sales and the display and sale of local art in the space. The applicant’s statement is attached.





COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates this parcel as Urban Commercial land use, which is defined by the Plan as follows:

This property is designated as Urban Commercial land use in the 2013 Comprehensive Plan. Urban Commercial designates the City's most urban commercial corridor along Richmond Road between Monticello Avenue and Bypass Road, and along Monticello Avenue from Richmond Road to Treyburn Drive. The City's two oldest shopping centers are located in this area, which includes a mix of retail, office and service businesses, as well as hotels and timeshares and a small number of apartments. Because the Urban Commercial area is located close to downtown and the College of William and Mary, it has much potential for future major redevelopment as a mixed use area with housing for both college students and senior citizens. Maintaining a strong commercial component is essential, and an appropriate mix of retail space needs to be retained to serve the needs of the downtown area, including basic uses like grocery, hardware and drug stores.

Land to the north, south, east and west is designated as *Urban Commercial* land use. A small area at the northwest corner is designated *Urban Residential* land use.

ZONING

This property along with the properties to the north, south and east are zoned Urban Business District B-3. A small area at the northwest corner is zoned Multi-Family Dwelling District RM-2.

The statement of intent for the B-3 District reads:

This district is established to allow high quality mixed-use development in the Midtown Planning Area for areas designated as Urban Commercial land use. This area is more urban in character than the corridor business district B-2, and is therefore suitable for a mix of commercial, office and residential uses. Because this area is served by transit, and has a wide variety of commercial services within walking distance, it is a good location for multifamily housing, and particularly housing for college students and senior citizens. Residential uses and higher intensity commercial uses such as offices and retail sales establishments in buildings exceeding 50,000 square feet area may be allowed with a special use permit to ensure that the use is compatible with the district and surrounding neighborhoods.

SPECIAL USE PERMIT

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee reviewed this request on April 15 and recommends approval.

ARCHITECTURAL REVIEW BOARD

No exterior changes are proposed at this time. The applicant proposes to create a patio area on the existing pavement sometime in the future. At that time the Architectural Review Board will need to approve and proposed fencing and outdoor patio furniture.

ANALYSIS

This small 0.321 acre site currently contains a doctor's office, a church office and an empty space in which the Meadery is proposing to locate. No changes are proposed for the site except for the construction of a small 450 square foot patio in the future.

This property is located in the Midtown Parking District which requires one space for each 400 square feet of floor area. Our records indicate the total floor area of the building is 3,398 square feet which requires nine parking spaces and 14 spaces are available after the patio is constructed which meets our parking requirement.

The Zoning Ordinance limits a micro-distillery to 15,000 barrels per year. Initially, the owner expects a production capacity of in the range of 70-95 barrels per year.

The proposed use of a micro-meadery for this site is an appropriate use for this property. The use will bring another use to Monticello Avenue which will help diversify the economy of the Urban Business District area and the City.

STAFF RECOMMENDATION

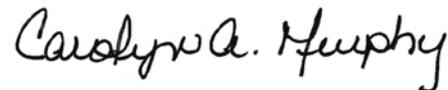
Staff recommends that Planning Commission recommend to City Council that a special use permit be approved for the Silver Hand Meadery conditioned upon the Architectural Review Board approving the fencing and patio furniture prior to construction.

PLANNING COMMISSION RECOMMENDATION

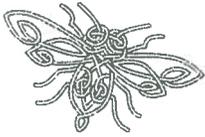
Planning Commission held a public hearing on May 20. The applicant and one person spoke at the public hearing. Planning Commission recommended, by a vote of 6-0, that a special use permit be approved for the Silver Hand Meadery conditioned upon the Architectural Review Board approving the fencing and patio furniture prior to construction.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for June 11, 2015 at 2:00 p.m. in the Third Floor Conference Room at the Municipal Building, 401 Lafayette Street.



Carolyn A. Murphy, AICP
Deputy Planning Director



SILVER HAND MEADERY

281-384-1575

glenn@silverhandmeadery.com

104 Market Street Court, Williamsburg, VA, 23185

March 24, 2015

Proposed use of 224C Monticello Avenue

I am proposing to open a meadery at the location of 224C Monticello Ave. Mead is the most ancient fermented beverage we know of and in its simplest form is made by mixing honey, water, and yeast. Mead is also the fastest growing segment of the alcohol industry, growing 130% from 2012 to 2013.

The meadery I am planning to open will consist of manufacturing, retail sales, food and beverage sales and the display and sale of local art. The manufacturing process is most similar to the creation of wine. My process will consist of four steps; blending the initial ingredients in the primary fermentation tank, racking into the secondary fermentation tank either with additional ingredients or not, filtering into the aging tank, and finishing with bottling.

My retail sales will consist of mead sales by the bottle and case. I plan on selling honey, glassware, and other associated products. Mead will be available by the glass with a short menu of food items available to pair with each mead. We will also offer educational tour and tasting events involving honey and mead. My research of other meaderies has revealed that these events are very popular and successful.

Manufacturing will take place Tuesday through Saturday, 9am to 5pm. Retail and tasting will be available from Tuesday through Sunday, 12pm to 9pm. Number of employees working will range from one to four at any given time.

If additional information is required please don't hesitate to contact me. Thanks!

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Glenn Lavender', is written over a white background.

Glenn Lavender