



**PUBLIC NOTICE**  
**WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold a public hearing on Wednesday, June 15, 2016, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

**PCR #16-006:** Request of Walsingham Academy for a Special Use Permit to construct an 800 square foot covered deck at the Lower School and a 1,000 square foot deck at the Upper School at 1100 Jamestown Road. The property is zoned RS-1 Single-Family Dwelling District.

**PCR #16-007:** Request of Discount Tire Co. for a Special Use Permit to construct a retail tire store at 1508 Richmond Road (in front of the Aldi Grocery Store under construction). The property is zoned B-2 Corridor Business District.

Additional information is available at [www.williamsburgva.gov/publicnotice](http://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 Planning Commission.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, June 8, 2016.

*Reed T. Nester*  
Reed T. Nester  
Planning Director



**CITY OF WILLIAMSBURG**  
**MEMORANDUM**

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**TO: Planning Commission**

**DATE: May 12, 2016**

**SUBJECT: PCR #16-006 & SPR #16-005**

**Request of Walsingham Academy for a special use permit and site plan approval to construct additions to the Upper and Lower School at 1100 Jamestown Road**

Walsingham Academy is requesting a special use permit and site plan approval to construct two deck additions at 1100 Jamestown Road. An 816 square foot covered deck addition is proposed for the Lower School adjacent to the kindergarten classrooms and a 1,000 square foot deck is proposed to the Upper School adjacent to the library. The Lower School addition will be used as activity space in support of the adjacent kindergarten rooms. The Upper School addition will support current library activities. No additional classrooms are proposed for either location. Both the Upper and Lower School additions will be on the southeast side of the buildings. The applicant proposes to construct the Lower School deck in the summer of 2016 with the Upper School deck following in the summer of 2017.



## COMPREHENSIVE PLAN

This property is designated by the 2013 Comprehensive Plan as Public and Semi-Public land use.

## ZONING

This property is zoned RS-1 Single Family Dwelling District. It is surrounded by RS-1 zoning across Jamestown Road to the west, to the north and east by Holly Hills Subdivision and to the south by Yorkshire Subdivision.

The statement of intent for the RS-1 District reads:

This district is established as a single-family residential area with low population density. The regulations for this district are designed to stabilize and protect the essential characteristics of the land and to promote and encourage a suitable environment for family life. To these ends, development is limited to a relatively low density and permitted uses are limited basically to providing homes for the residents. Certain additional uses that may be compatible with single-family neighborhoods, such as churches, schools and day care centers, may be allowed with the issuance of special permits.

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.

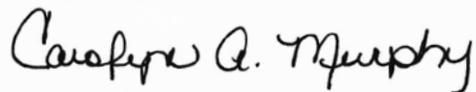
The Planning Director or Planning Commission may require the following additional information:

- (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.

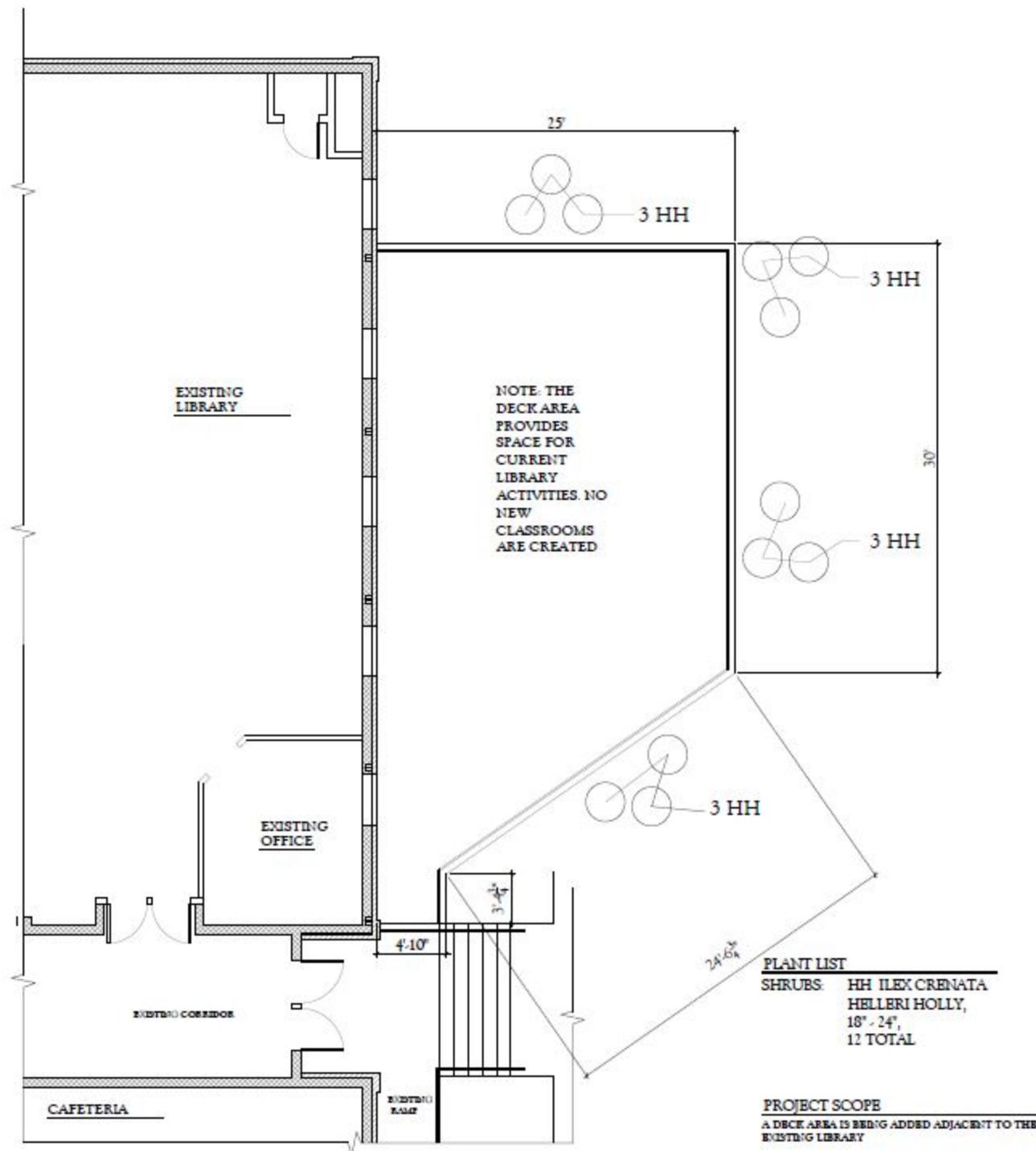
### **PUBLIC HEARING DATE**

The public hearing on this request will be scheduled for the June 15 Planning Commission meeting.



Carolyn A. Murphy, AICP  
Deputy Planning Director





TOANO DESIGN, INC.  
P.O. BOX 5745  
WILLIAMSBURG, VIRGINIA 23188  
PHONE: (757) 258-0006  
FAX: (757) 258-0008



DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
REVISIONS	

NEW WORK PLAN UPPER SCHOOL  
DECK ADDITION AT KINDERGARTEN ROOMS  
LOWER SCHOOL & DECK ADDITION AT LIBRARY UPPER  
SCHOOL AT WALSHINGHAM ACADEMY  
1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA



**A**  
**A-2** LOWER LEVEL/LOWER SCHOOL PARTIAL PHASING PLAN  
SCALE: 1/8" = 1'-0"

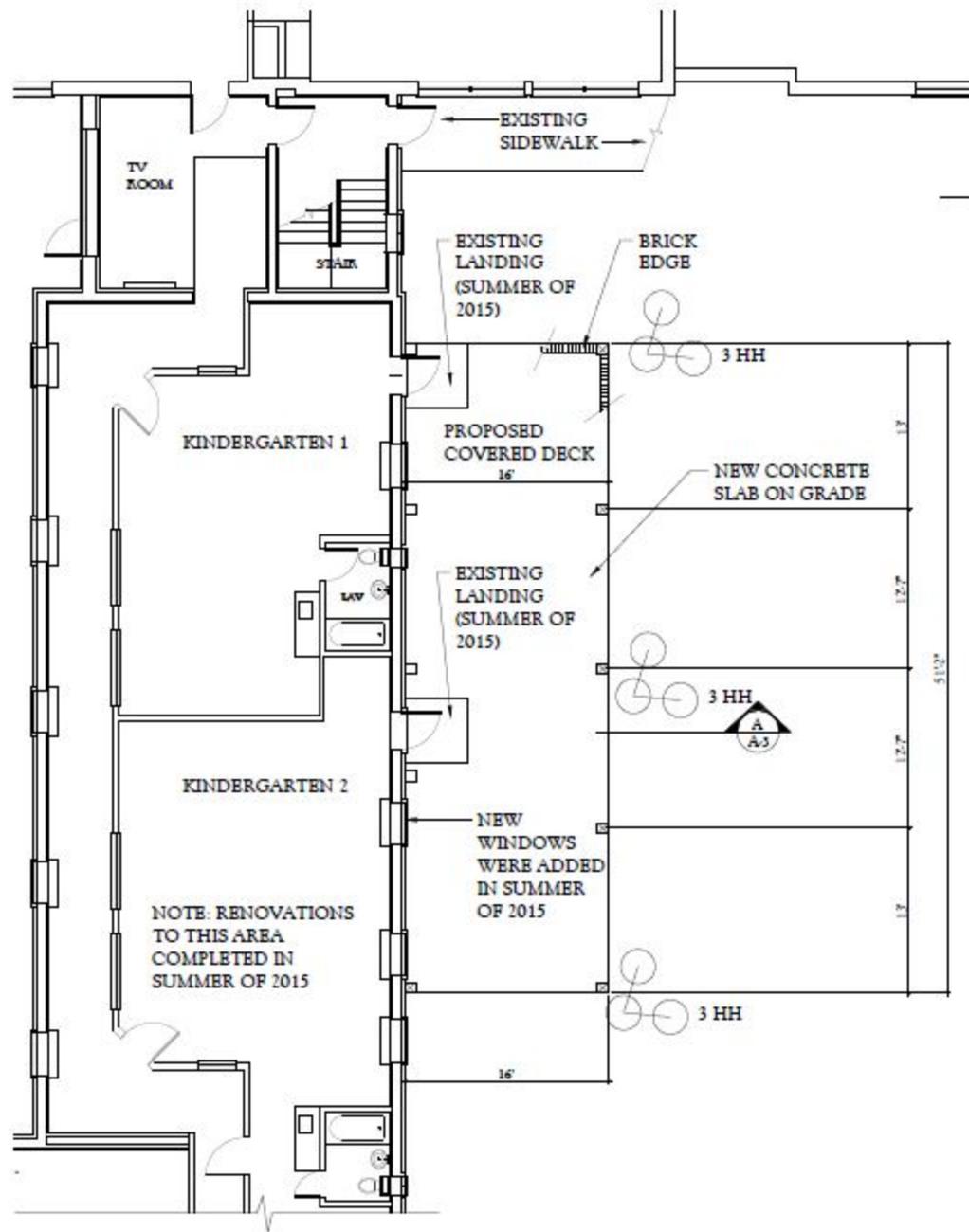
**NOTE**

THE EXISTING LOWER SCHOOL WAS ORIGINALLY CONSTRUCTED IN 1951, AND RECEIVED A SIGNIFICANT ADDITION AROUND 1959. IN 1999, ANOTHER SIGNIFICANT ADDITION WAS CONSTRUCTED, AND THE ENTIRE LOWER SCHOOL RECEIVED AN AUTOMATIC SPRINKLER SYSTEM. THE FOLLOWING BUILDING DATA WAS DEVELOPED AT THAT TIME:

CONSTRUCTION TYPE:	III - B
ALLOWABLE AREA CALCULATION:	
FROM TABLE 503 (MOST RESTRICTIVE OF ABOVE LISTED USES)	8,400
INCREASE FOR SPRINKLERED BUILDING	16,800
OPEN PERIMETER INCREASE OF 138%	11,592
ALLOWABLE AREA PER FLOOR	36,792
ACTUAL AREA, UPPER LEVEL	35,349
ACTUAL AREA, LOWER LEVEL	16,987

PROPOSED DECK ADDITION: 800 S.F. (LOWER LEVEL)

NOTE: ADDITIONAL DECK AREA PROVIDES SPACE FOR CURRENT CLASSROOMS. NO NEW CLASSROOMS ARE CREATED.



**1**  
**A-2** DECK AREA FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**PLANT LIST**

SHRUBS: HH ILEX CRENATA  
HELLER HOLLY,  
18" - 24",  
9 TOTAL

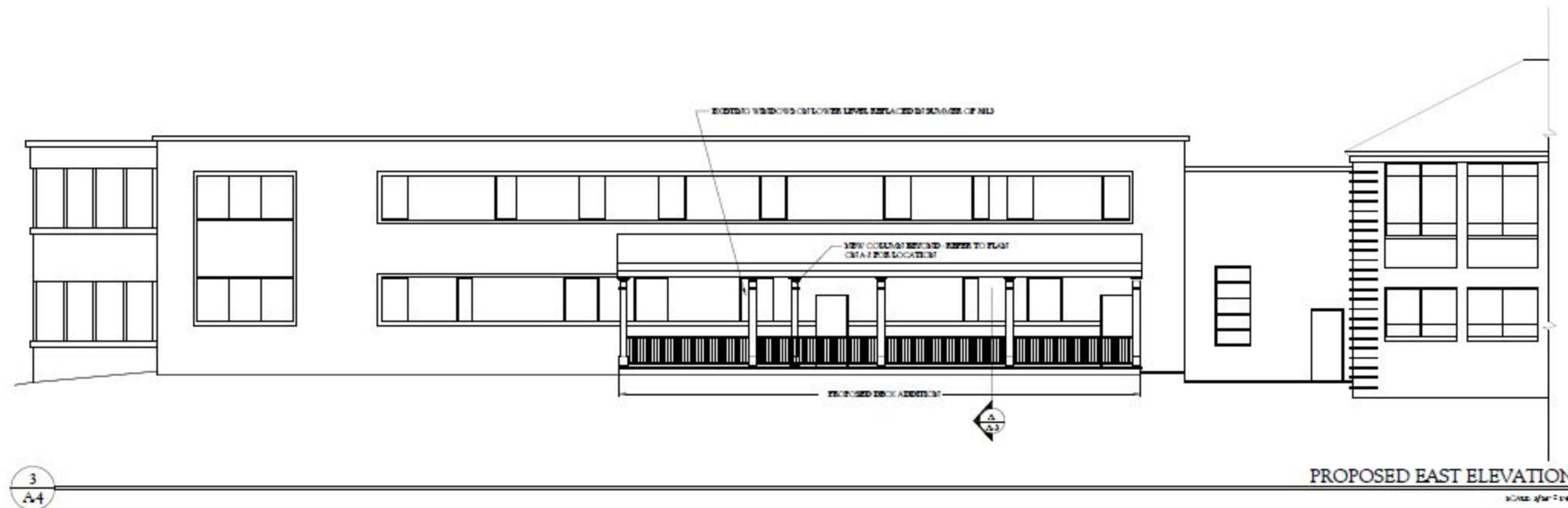
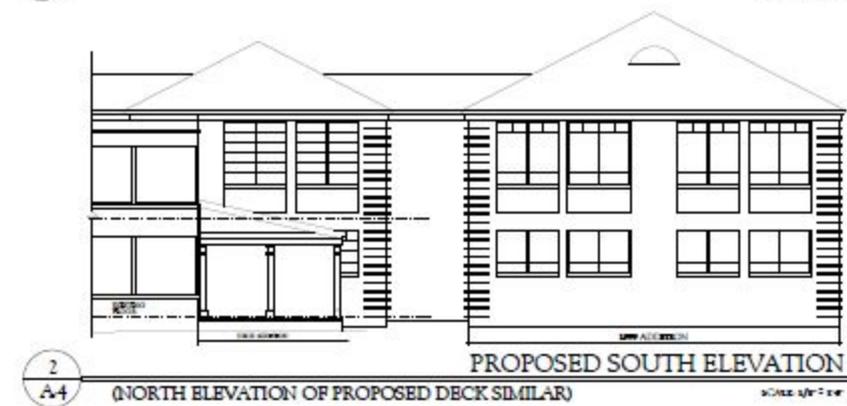


PROJECT MANAGER: JPB
DESIGNER: JPB
DRAWN: JPB
CHECKED: JPB
DATE: 4/24/15
SCALE: 1/8" = 1'-0"



PROJECT MANAGER: jpb
DESIGNER: jpb
DRAWN BY: jpb
DATE: 1/14/14
REVISIONS:

ELEVATIONS  
 DECK ADDITION AT  
 KINDERGARTEN  
 LOWER SCHOOL AT WALSINGHAM ACADEMY  
 1100 JAMESTOWN ROAD WILLIAMSBURG, VIRGINIA



3  
A-4

PROPOSED EAST ELEVATION  
SCALE: 1/8\"/>



## COMPREHENSIVE PLAN

This property is designated as Corridor Commercial in the 2013 Comprehensive Plan, which notes this category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. "This category applies to local shopping areas, hotels, restaurants, and other tourism retail uses, as well as automobile-oriented commercial uses. Substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City's economic development policy for its limited, remaining high-visibility commercial sites."

The properties to the north, south, east and west are designated Corridor Commercial.

## ZONING

This property is zoned Corridor Business District B-2. The properties to the north, south east and west are zoned Corridor Business District B-2.

The statement of intent for the B-2 District reads:

*This district is established to provide locations on the heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourism retail uses.*

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.

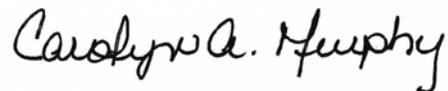
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- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds 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.

### **PUBLIC HEARING DATE**

A public hearing is scheduled for the regular Planning Commission meeting on June 15.



Carolyn A. Murphy, AICP  
Deputy Planning Director



20225 N. Scottsdale Road  
Scottsdale, AZ 85255  
(480) 606-5781

City of Williamsburg Planning Dept.  
Attn: Reed Nester  
Planning Director  
401 Lafayette Street  
Williamsburg, VA 23185

April 27, 2016

Mr. Nester:

Discount Tire Co. is excited to submit to you this Special Use Permit application to establish a new location at 1504 Richmond Road, Williamsburg, VA 23188. We believe that our business will be a valuable asset to the community.

Retail sale of passenger car and light truck tires and wheels is our only business. We are the most successful, largest and fastest growing independent retail tire dealer in the United States. We currently have over 925 locations throughout the country and are adding about forty locations each year. We have been in business for over fifty years, and our annual sales exceed \$5 billion.

Our unique success is based on some very simple but solid principles. Each day we strive to be the best by caring for and cultivating people, delighting our customers and growing responsibly. We have an unequalled passion to serve our customers, provide valuable services to the community and create opportunity. This commitment to our customers, to our employees and to the community is the essence of our success.

Discount Tire Co. provides this customer experience in facilities that are clean, modern and efficient. Our showrooms are similar to upscale retail establishments, like an electronics specialty store. Our floors are polished, our lighting is bright and cheerful and our restrooms are spotless. We take superb care of our stores because our customers deserve the best.

We bring a unique approach to our business. For example, we only sell and service tires and wheels. We do not perform any mechanical work such as brakes, shocks or batteries. We do not handle any hazardous wastes or fluids such as oil or antifreeze. All of our work is performed within the building in a safe, clean environment. Our customers' cars are typically turned over in less than an hour, and there are no open hoods or any vehicles left in the parking lot overnight. Our stores look and function very similarly to typical retail uses because we are a tire retailer—we are not in the automobile repair business.

Our passion for customer service, the limited products we sell and our immaculate facilities differentiate us from the industry. Perhaps we are a bit misunderstood when we talk about a clean tire store, but our customers and the communities in which we do business love us. We also create great opportunity for employment and sales tax revenue.

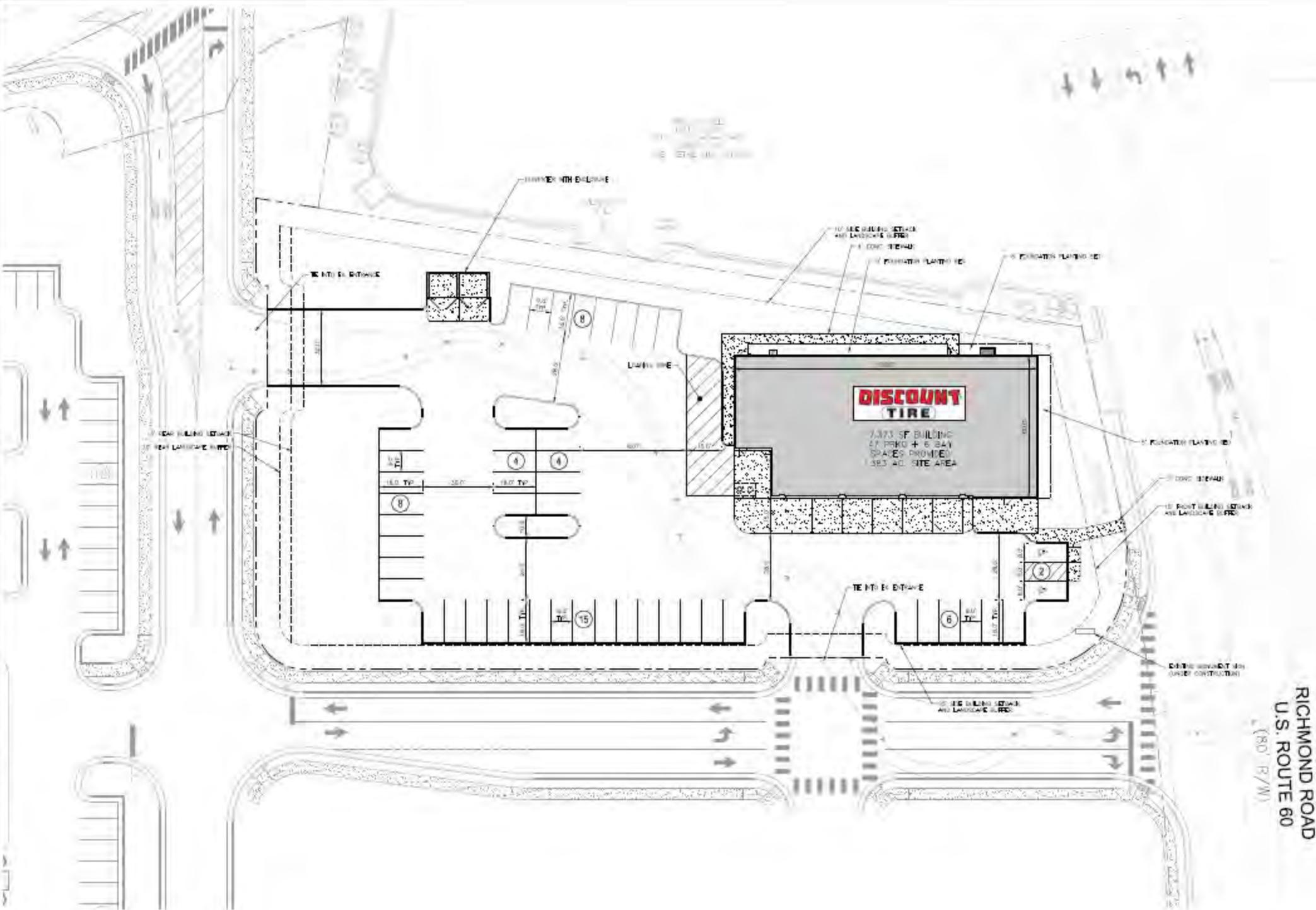
Enthusiasm and positive attitudes are the hallmark of our employee's interaction with our customers. You may wonder how we attract and keep the best and brightest people to our organization and keep such a positive, professional outlook. The answer is simple. Our employees and their interaction with our customers is the reason for our success and success creates opportunity for our employees. Everyone that joins the organization starts with an entry-level position. They work hard and learn the business from the inside and as their skills grow, so do their careers. All our promotions are from within the organization.

We expect to create ten new jobs in The City of Williamsburg and generate \$3,500,000 in retail sales annually. Our employees typically live in the community and contribute a positive and professional vision of success to society. We are a very family oriented company, providing medical, dental and retirement benefits, paid vacations and a network of support. One small example of our commitment to each other is our hours of operation. We are open Monday through Friday, 8:00 AM to 6:00 PM, Saturday 8:00 AM to 5:00 PM and we are closed on Sundays. We are not open at night or on Sunday because we want our employees to have time with their families.

You may sense a certain passion in my description of Discount Tire Co. We are a wonderful company and would be a great asset to the business community in The City of Williamsburg. If approved, we look forward to being a part of your community.

Sincerely,

Don Thrailkill  
Assistant Vice-President



RICHMOND ROAD  
 U.S. ROUTE 60  
 (80' R/W)



REVISION	NO.	DATE

**Kimley»Horn**

**DISCOUNT  
TIRE**

**DTC STORE VAB 10995**  
 1508 RICHMOND ROAD  
 WILLIAMSBURG, VA 23185

JOB NUMBER:  
11020000  
 DRAWN BY:  
JHE  
 CHECKED BY:  
DRE  
 DATE:  
APRIL 23, 2016

**SHEET TITLE**  
 CONCEPT SITE  
 PLAN  
**SHEET NUMBER**  
 1 OF 1

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