



**PUBLIC NOTICE  
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, November 10, 2016, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

**PCR #16-011:** Request of Glenn Lavender for a special use permit for the expansion of the Silver Hand Meadery at 224-C Monticello Avenue into the adjacent unit at 224-B Monticello Avenue. The property is zoned B-3 Urban 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 City 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, November 3, 2016.

Gerry S. Walton  
Deputy Clerk



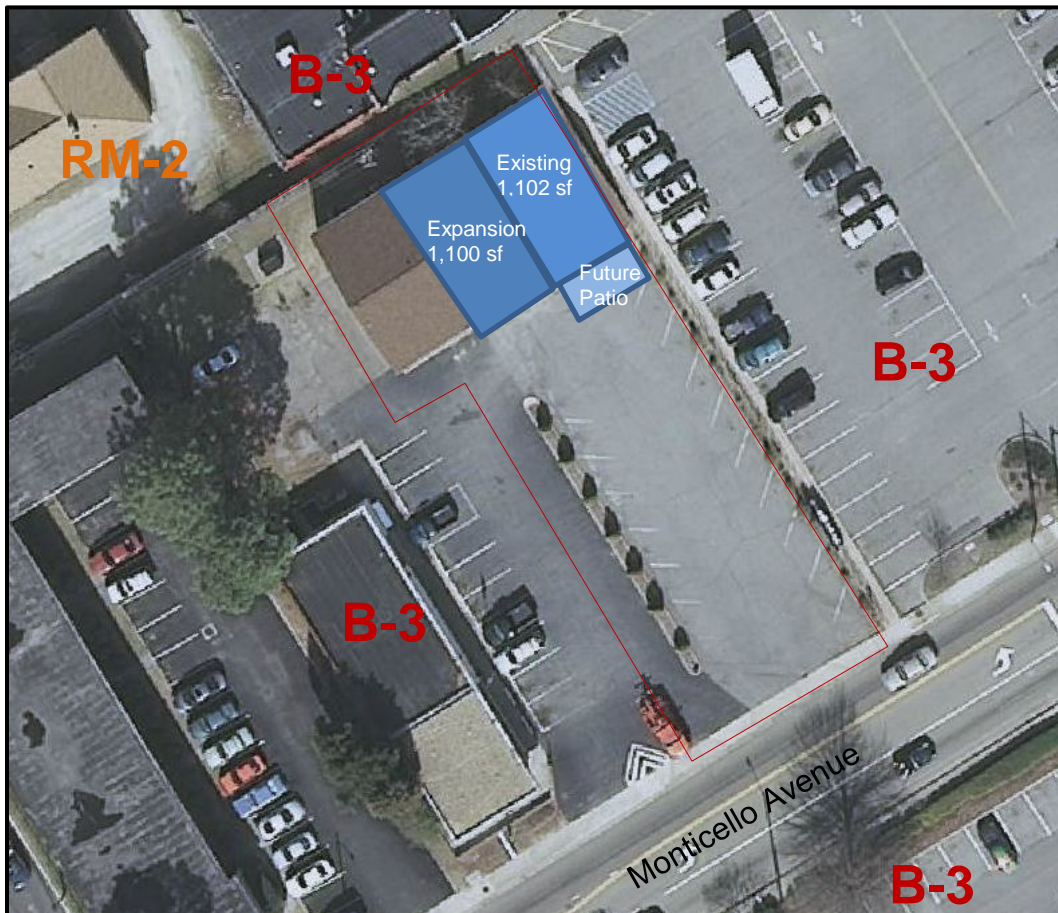
**CITY OF WILLIAMSBURG**  
MEMORANDUM

**DATE:** October 20, 2016

**SUBJECT:** PCR #16-011

**Request of Glenn Lavender for a special use permit to expand the Silver Hand Meadery at 224-C Monticello Avenue into the adjacent unit at 224-B Monticello Avenue**

Glenn Lavender is proposing to expand Silver Hand Meadery located at 224-C Monticello Avenue into the adjacent unit at 224-B 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 proposed 1,100 square foot expansion into Unit B will provide a total of 2,102 square feet of interior space for the meadery. A 450 square foot future patio was approved in the original application (PCR#15-010) and has not been constructed. The applicant proposes to use the new space for retail sales, tastings, storage and shipping. 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.

## **ARCHITECTURAL REVIEW BOARD**

Architectural Review Board approval is not required since no exterior changes are proposed for the expansion.

## **ANALYSIS**

This small 0.321 acre site currently contains a church office, empty office space and the meadery which was approved in 2015 (PCR#15-010). No additional changes are proposed for the site. The existing church office is relocating from 224-B into the adjacent space at 224-A Monticello Avenue allowing for the meadery to expand into the adjacent unit at 223-B used by the church.

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 applicant notes in the application "we have had a successful start to the business and have quickly found a necessity for more space to store product and conduct tastings". This business has grown over the last year and has proven to be an asset to Monticello Avenue and the Midtown Planning Area.

### **STAFF RECOMMENDATION**

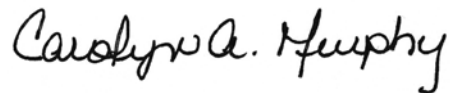
Staff recommends that Planning Commission recommend to City Council that a special use permit be approved for the Silver Hand Meadery to expand into the adjacent unit at 224-B Monticello Avenue.

### **PLANNING COMMISSION RECOMMENDATION**

Planning Commission held a public hearing on October 19. No one spoke at the hearing. Planning Commission recommended to City Council by a vote of 5-0, that the special use permit be approved for the Silver Hand Meadery to expand into the adjacent unit at 224-B Monticello Avenue.

### **CITY COUNCIL PUBLIC HEARING**

The City Council public hearing is scheduled for Thursday, November 10 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.



Carolyn A. Murphy, AICP  
Planning and Codes Compliance Director



# SILVER HAND MEADERY

281-384-1575

glenn@silverhandmeadery.com

104 Market Street Court, Williamsburg, VA, 23185

September 1, 2016

## **Proposed use of 224B Monticello Avenue**

I am proposing to expand the current operations of Silver Hand Meadery from 224C to the adjacent 224B. We have had a successful start to the business and have quickly found a necessity for more space to store product and conduct tastings. We would use the new space for retail sales, tastings, storage, and shipping. Attached is our proposed floor plan. A minor renovation to the interior of the front half of the facility will be required to match the look and feel of our current space. No exterior changes will be made. We will continue to use our existing space for production (mead making, bottling, jarring honey, etc.) and small and large group tastings.

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

Sincerely yours,

Glenn Lavender

Silver Hand Meadery  
Expansion plans @ 224B Monticello Ave

