



**PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold a public hearing on Wednesday, May 17, 2017, 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

PCR#17-010: Request of Pavilion Development Company for a special use permit to construct a Firestone Service Center at 1900 Richmond Road. The property is zoned B-2 Corridor Business District.

PCR#17-011: Request of Amber Ox Kitchen and Brewery to amend the Zoning Ordinance to add micro-brewery, micro-distillery, micro-winery and/or micro-cidery, with a capacity of not more than 15,000 barrels per year to the Downtown Business District B-1 with a special use permit.

PCR#17-012: Request of Amber Ox Kitchen & Brewery for a special use permit to operate a micro-brewery at 525-101 Prince George Street. The property is zoned Downtown Business District B-1.

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 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, May 10, 2017.

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: April 12, 2017

SUBJECT: PCR #17-010
Request of Pavilion Development Company for a special use permit to construct a Firestone Automotive Service Center at 1900 Richmond Road

APPLICANT'S REQUEST

Pavilion Development Company is requesting a special use permit for a 7,700 square foot Firestone Automotive Service Center at 1900 Richmond Road. The applicant's statement notes, "Firestone is a national chain of automotive repair stores involved in the minor repair of automobiles." They perform minor, routine maintenance including oil changes, brakes, alignments, tire repair and replacement. All work is performed within the building and they note they do not perform major repairs like transmission or engine replacement. The applicant's statement is enclosed.



CURRENT REGULATIONS

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 and south are designated Corridor Commercial. The properties to the west are designated Low-Density Single-Family Detached Residential. The properties to the east located in York County are designated General Business.

Zoning

This property and the properties to the north and south are zoned Corridor Business District B-2. The properties to the west are zoned Single Family Dwelling RS-2 and the properties to the east in York County are zoned GB General Business.

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.

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.

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on May 17, 2017.



Erin Burke
Principal Planner

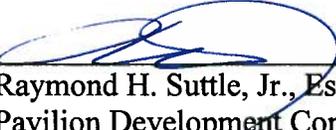
NARRATIVE STATEMENT

Pavilion Development Company ("Pavilion"), the applicant and contract purchaser of the subject property located at 1900 Richmond Road, Williamsburg, Virginia, requests a special use permit ("SUP") to allow motor vehicle service establishments on the subject property. Pavilion has entered into a Purchase and Sale Agreement with the owner, R.V.P. Associates, L.L.C. to purchase 1.22 acres of the subject property, which consists of the northerly half of the property, as depicted on the site plan. If a special use permit is granted, the owner of the property will subdivide the subject property.

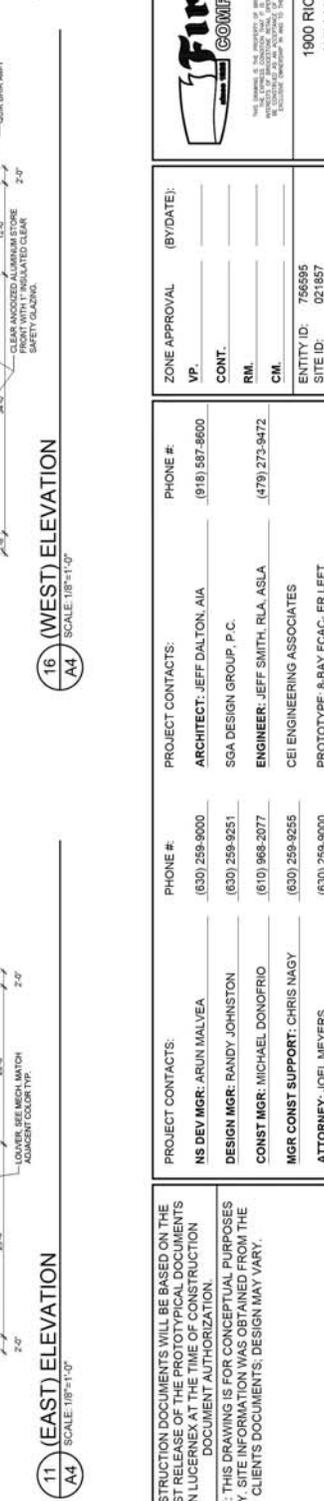
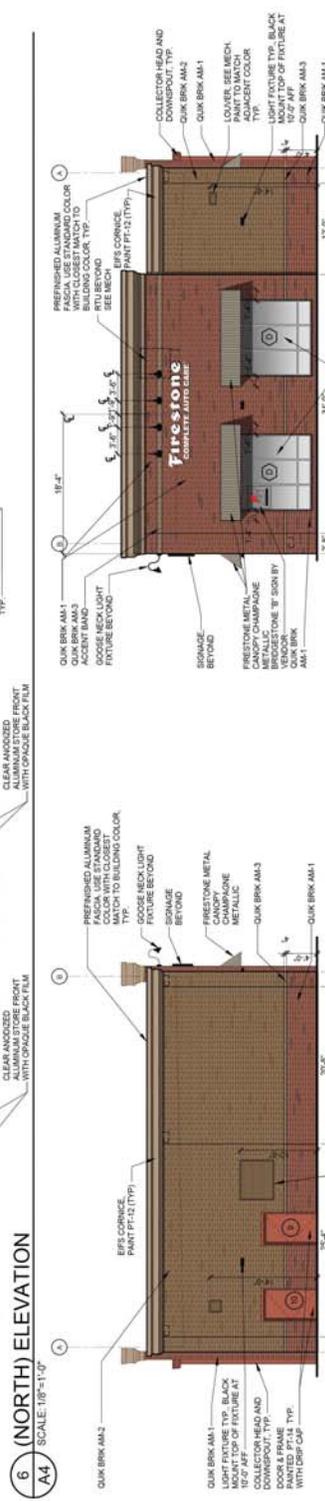
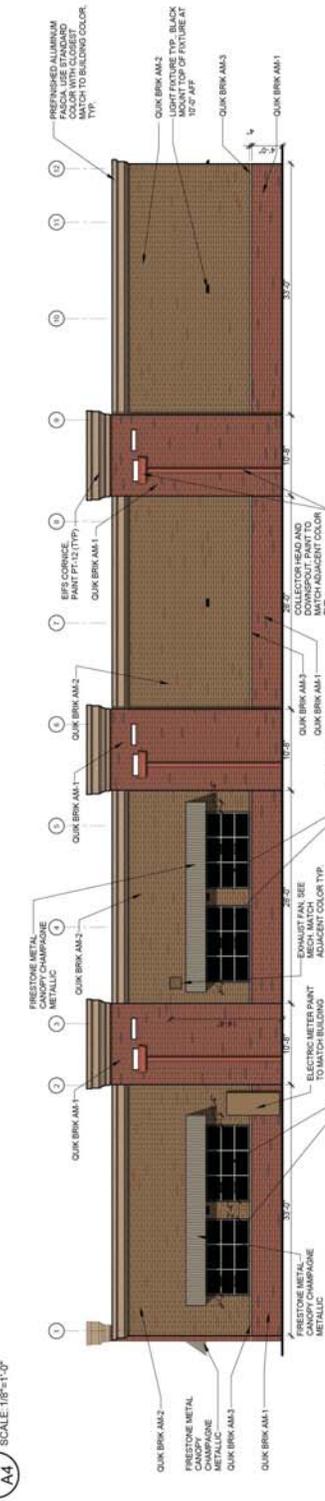
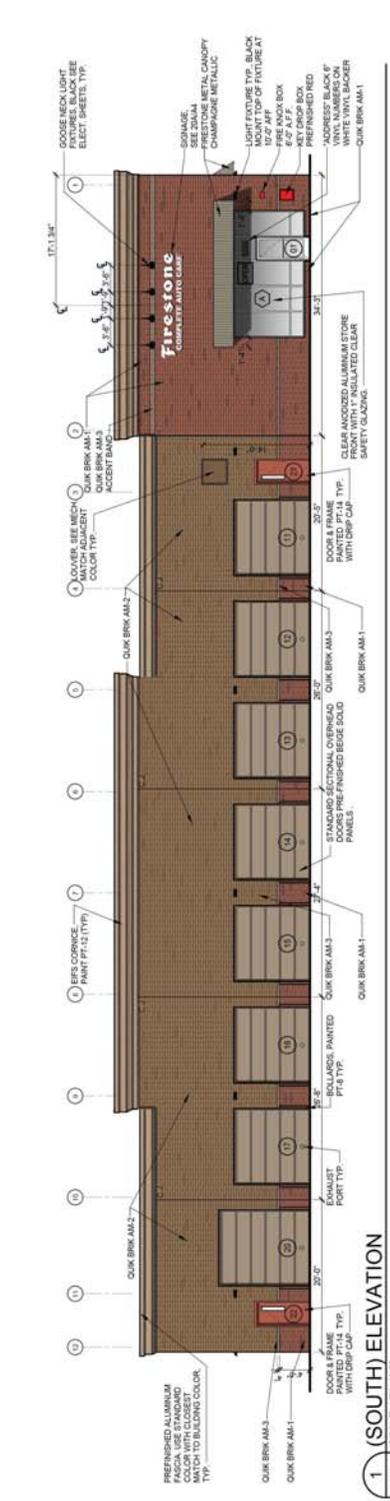
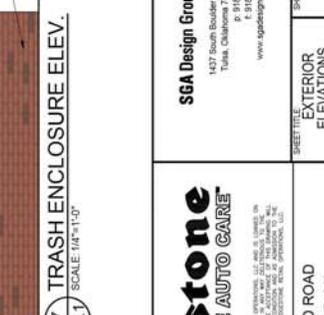
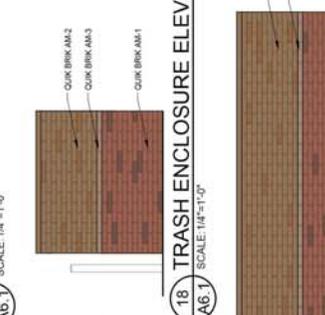
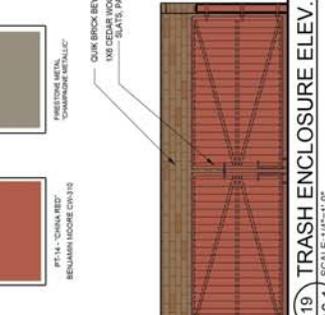
Pavilion intends to develop and construct a Firestone Automotive Service Center consistent with the site plan and elevations attached hereto. Pavilion will develop and construct the building and improvements and lease them to Firestone. Firestone is a national chain of automotive repair stores involved in the minor repair of automobiles, including oil changes, brakes, alignments, tires, etc. No major motor vehicle work, such as engine replacement or transmission replacement will be performed on the property, nor will auto body repair be done. All of the work on vehicles will be performed within the interior of the building to be constructed. The building will be constructed consistent with the front and side elevations attached and will be constructed with a concrete/brick veneer façade. Hours of operation will be Monday through Friday, 7:00 a.m. to 7:00 p.m., Saturday and Sunday, 7:00 a.m. to 6:00 p.m. It is anticipated that 12 to 15 employees will be hired by Firestone.

The applicant believes that the proposed use will be in harmony with (i) the adopted comprehensive plan, (ii) with the intent and purpose of the B-2 zoning district, and (iii) with the character of the adjacent properties in surrounding neighborhoods and with the existing proposed development.

PAVILION DEVELOPMENT COMPANY

By 

Raymond H. Suttle, Jr., Esquire, Attorney for
Pavilion Development Company



SGA Design Group, P.C.
1437 South Boulder, Suite 100
Tulsa, Oklahoma 74116
P 918.587.8600
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www.sga-designgroup.com

Firestone
COMPLETE AUTO CARE

1900 RICHMOND ROAD
WILLIAMSBURG, VA

ZONE APPROVAL	(BY DATE)
YP.	
CONT.	
RM.	
CH.	
ENTITY ID:	7565895
SITE ID:	021857
LEGACY ID:	N/A

PROJECT CONTACTS:	PHONE #:	PROJECT CONTACTS:	PHONE #:
NS DEV MGR: ARUN MALVEA	(630) 259-9000	ARCHITECT: JEFF DALTON, AIA	(918) 587-8600
DESIGN MGR: RANDY JOHNSTON	(630) 259-9251	SGA DESIGN GROUP, P.C.	
CONST MGR: MICHAEL DONOFRIO	(610) 968-2077	ENGINEER: JEFF SMITH, P.L.A. ASLA	(478) 273-9472
MGR CONST SUPPORT: CHRIS NAGY	(630) 259-9255	CEI ENGINEERING ASSOCIATES	
ATTORNEY: JOEL MEYERS	(630) 259-9000	PROTOTYPE: 8-BAY FCAC-ER LEFT	

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNE. THE CLIENT'S AUTHORIZATION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENT'S DOCUMENTS. DESIGN MAY VARY.

CURRENT REGULATIONS

Comprehensive Plan

The 2013 Comprehensive Plan designated this parcel as Downtown Commercial land use, which is defined in the Plan as follows:

The Downtown Commercial land use category is intended to promote a variety of business uses in the Downtown Planning Area, and includes Merchants Square and other predominantly retail business areas adjacent to the Colonial Williamsburg Historic Area and the College of William and Mary. Continued use and adaptation of residential dwellings is supported in the Downtown area, and residential uses are allowed as a base density of 14 dwelling units/net acre, with increased density allowed with a special use permit. The primary consideration for the approval of increased density should be how the scale and character of the proposed project relates to its immediate surroundings and to the Downtown Planning area as a whole. This category is implemented by the B-1 zoning district and by the PDC District for student dwellings with up to four unrelated persons per dwelling unit.

Land to the east and west are designated Downtown Commercial land use. Properties to the north are designated Downtown Commercial and Mixed Use land uses, with land to the south designated William and Mary land use.

Zoning

This property along with properties to the east and west are designated Downtown Business District B-1. Lands to the north are designated LB-1 Downtown Limited Business and PUD with land to the south designated William and Mary.

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

This district is established to promote harmonious development and redevelopment in the downtown business areas adjacent to the Colonial Williamsburg district and the College of William and Mary. The regulations are designed to maintain and encourage the existing small scale pedestrian character of this area, and to encourage a harmonious mixture of commercial, residential, office and institutional uses.

Special Use Permit

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 - (1) *In harmony with the adopted comprehensive plan;*

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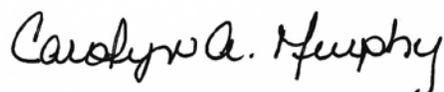
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Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



FROM
SCRATCH
TO
Small Batch

The Amber Ox team has a passion for great beer, an obsession with delicious local food, and an unwavering dedication to providing unforgettable customer experiences. Yes, we're a brewery, but we're not your average brewery. We serve our own meticulously crafted beer along with the best beers from a carefully curated list of top-notch brewers from the surrounding states. We are thrilled to offer our patrons the most interesting beer list in the region. And if beer isn't your thing, no worries, we also offer a robust beverage program centered on wines and spirits sourced from local producers and distilleries.

And, yes, we're a restaurant, but we're not your average restaurant either. Here, you'll discover a mix of eclectic, elevated and unexpected dishes — many of which pay ode to classic Southern cuisine. But with a contemporary twist. We place a spotlight on crafting fresh seasonal dishes that feature the best regionally-sourced produce and ingredients available. With subtle odes to classic Southern fare, paired with modern inspiration, our menu features food that is prepared with finesse but no pretense.

We satisfy cravings with a diverse menu inspired by local cuisine and the freshest seasonal ingredients. Our chef and brew master apply thoughtful precision and focus to each killer beer brewed and every flavorful dish served. Featuring daily specials and unique creations, our menu constantly evolves to reflect new ideas and the best of the season.

With a lineup of soon-to-be iconic local beers, The Amber Ox is a welcoming culinary-focused brewery, always looking for innovative ways to create dishes that pair perfectly with our beer. By tapping into the rich culinary and brewing history of Virginia, we believe we have created something unique to Williamsburg. We proudly honor our past while keeping our focus on the future. It's through food and drink that we connect to our roots — and then to each other.

✂ **WHETHER IT'S IN A GLASS OR ON A PLATE,**
YOU'LL APPRECIATE THE PRIDE AND PASSION **✂**
THAT GOES INTO EVERYTHING WE CREATE.

ORDINANCE #17-__
PROPOSED ORDINANCE #17-

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 8. DOWNTOWN BUSINESS
DISTRICT B-1
BY ADDING
(PCR #17-011)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III. District Regulations, Division 8. Downtown Business District B-1, Sec. 21-294. Uses permitted with a special use permit, shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 8. DOWNTOWN BUSINESS DISTRICT B-1

Sec. 21-294. Uses permitted with special use permit.

Uses permitted in the downtown business district B-1 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Automobile rental agencies with storage of vehicles on the premises.
- (2) Bus and railroad stations.
- (3) Convenience stores with gasoline sales.
- (4) Farmers' markets, subject to the provisions of chapter 9, article II, of this Code.
- (5) Hotels/motels and timeshare units with more than ten bedrooms, and associated meeting facilities. Hotels/motels are further regulated by chapter 0, Licenses, Permits and Business Regulations.
 - (5.1) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (6) Meeting facilities for hotels/motels and timeshare units with ten or less bedrooms.
- (7) Micro-brewery, micro-distillery, micro-winery and/or micro-cidery, with a capacity of not more than 15,000 barrels per year.

~~(7)~~ (8) Parking garages.

~~(8)~~—[Reserved.]

(9) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.

(10) Radio communications towers and antennae, provided that no such tower or antenna is visible from the Colonial Williamsburg historic area, and provided that the height of the tower shall not exceed 50 feet.

(10.1) Retail sales establishments in buildings with a gross floor area exceeding 50,000 square feet.

(11) Service stations, provided that repair of vehicles and components thereof takes place in a fully enclosed building.

(12) Tourist or visitor information centers.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

Paul T. Freiling, Mayor

Attest: _____
Donna Scott, Clerk of Council