



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold public hearings on Thursday, June 8, 2017, 2:00 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 City Council.

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, Thursday June 1, 2017.

Donna Scott
Clerk of Council



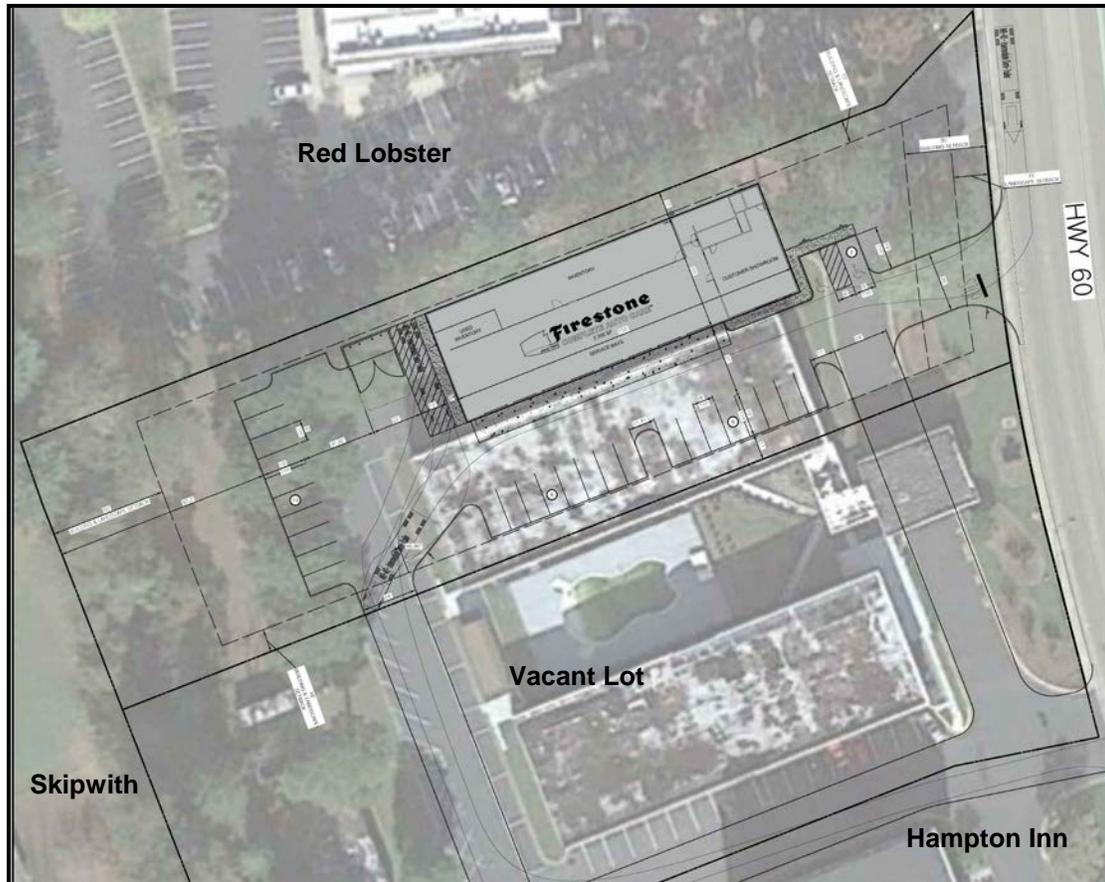
CITY OF WILLIAMSBURG
MEMORANDUM

DATE: May 18, 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.



Architectural Review

The applicant received final approval for the building and the signs from the Architectural Review Board at their April 25, 2017 meeting (ARB#17-067) with the conditions that proposed *Quik-Brik* material be a block to allow for a finished corner and that the stucco be smoother and a lighter Timson Sand (CW-140) color. The applicant has made all of these changes and has resubmitted elevations.



Site Plan Review Committee

The Site Plan Review Committee reviewed the request at their April meeting and recommended approval of the site plan.

CURRENT REGULATIONS

Comprehensive Plan

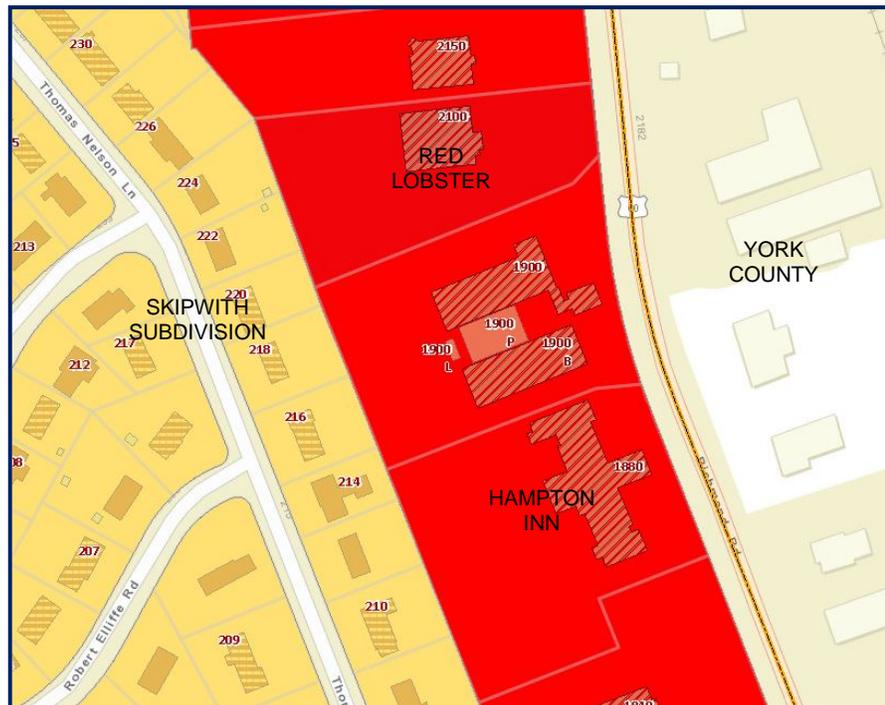
This property is designated as Corridor Commercial in the 2013 Comprehensive Plan, which notes this category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. "This category applies to local shopping areas, hotels, 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 (Red Lobster) and south (Hampton Inn) are designated Corridor Commercial. The properties to the west located in Skipwith Subdivision are designated Low-Density Single-Family Detached Residential. The properties to the east located in York County are designated General Business. In this district, along Richmond Road, there are currently seven automobile related uses in the City and one additional property with an automobile related use in York County.

Zoning

This property and the properties to the north (Red Lobster) and south (Hampton Inn) are zoned Corridor Business District B-2. The properties to the west are located in Skipwith Subdivision and are zoned Single Family Dwelling RS-2. The commercial properties to the east are located in York County and 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.

ANALYSIS

This parcel is one of two that will be created with the demolition of the former Days Inn hotel and is proposed at 1.22 acres. The site meets all basic City zoning requirements. The B-2 District requires at least 20% landscaped open space and the proposal contains approximately 47%. The rear parking lot is located 93 feet from Skipwith Subdivision which will provide a landscape buffer to the residential neighborhood. The Zoning Ordinance requires a 35 foot transitional screening buffer in addition to the required 10 foot setback for the rear parking lot for a total of 45 feet.

The proposed driveway will replace the existing driveway currently located at the northern property line, and internal access to the adjacent parcel will be preserved through a private easement. It is adequately served by public services and will not result in the destruction, loss or damage of any features of ecological, scenic or historic importance. It is designed and sited to complement adjacent properties and uses.

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that a special use permit be approved to allow Firestone Automotive Service Center to locate at 1900 Richmond Road subject to the following:

1. The special use permit approves the conceptual site plan "Firestone Conceptual Plan" prepared by CEI Engineering Associates, Inc. dated January 26, 2017.
2. The outdoor storage of tires and automotive equipment is prohibited.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on May 17. Other than the applicant and the applicant's attorney, no one spoke at the hearing. Planning Commission recommended to City Council by a vote of 3-1-3, that the special use permit be approved to allow a Firestone Service Center to locate at 1900 Richmond Road with the following conditions:

1. The special use permit approves the conceptual site plan "Firestone Conceptual Plan" prepared by CEI Engineering Associates, Inc. dated January 26, 2017.
2. The outdoor storage of tires and automotive equipment is prohibited.
3. The garage doors remain closed during operating hours and are only open to allow for the ingress and egress of vehicles.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for Thursday, June 8, 2017 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.



Erin Burke
Principal Planner

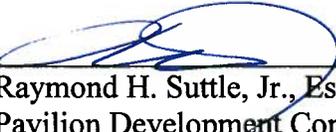
NARRATIVE STATEMENT

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



Vicinity Map

SITE DATA

LOT AREA:	52,850 S.F. (1.22 AC)
CURRENT ZONING:	B-2
TYPE OF SITE:	SHOPPING CENTER PAD
TYPE OF DEAL:	LAND LEASE
DETECTION REQ'D:	YES
DETECTION LOCATION:	TBD
OPEN SPACE REQ'D:	10,590 S.F.

BUILDING DATA

BUILDING PRGTO:	B-BAY-FAC-ERR-RIGHT
SHOWROOM AREA:	1,149 S.F.
SERVICE AREA:	3,672 S.F.
OFFICE AREA:	1,262 S.F.
USED INVENTORY AREA:	544 S.F.
ACCESSORY USE AREAS:	0 S.F.
FACADE UPGRADES:	0 S.F.
TOTAL:	7,700 S.F.

PARKING

REQUIRED:	PROVIDED
REG'D RATIO:	1500 SF=28AV
PARKING SPACES:	24 SPACES
ADA SPACES:	2 SPACES
STALL DIMENSIONS:	8' x 18'

SETBACKS

FRONT (STREET):	REQUIRED	PROVIDED
SIDE:	35'	35'
REAR:	10'	10'
PARKING FRONT:	35'x15'	35'x15'
PARKING SIDE:	15'	15'
PARKING REAR:	10'	10'
	35'x10'	35'x10'

SIGNAGE

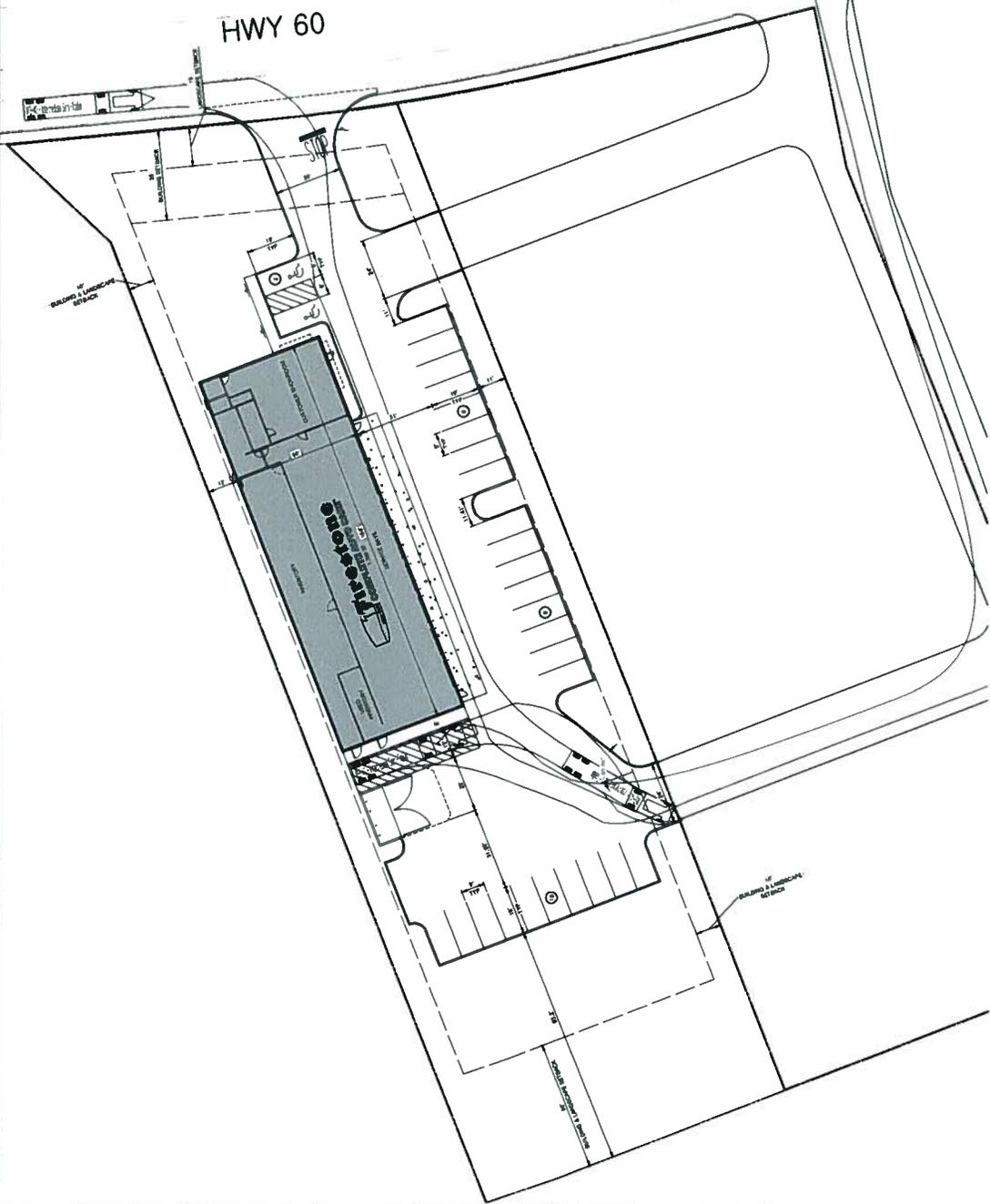
SITE:	S.F.
PYLON SIGN:	S.F.
MONUMENT SIGN:	S.F.
BUILDING:	S.F.
NORTH:	S.F.
SOUTH:	S.F.
EAST:	S.F.
WEST:	S.F.

UNUSUAL CONDITIONS

- A SPECIAL USE PERMIT WILL BE REQUIRED FOR THIS DEVELOPMENT.
- UPGRADED ARCHITECTURAL ELEVATIONS WILL BE REQUIRED FOR THIS BUILDING.
- REGIONAL DETENTION IS PROVIDED, HOWEVER ONSITE DETENTION MAY BE REQUIRED PENDING DRAINAGE REPORT.
- WATER QUALITY IS PROVIDED BY REGIONAL DETENTION SYSTEM.

CONSTRUCTION COST ESTIMATE

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
TOTAL	



CEI Engineering Associates, Inc.
 10000 W. 10th Ave., Suite 1000
 Denver, CO 80202
 (303) 755-9000
 www.cei-engineering.com

FIRESTONE
 1900 RICHMOND RD., WILLIAMSBURG, VIRGINIA
 (800) 255-9000

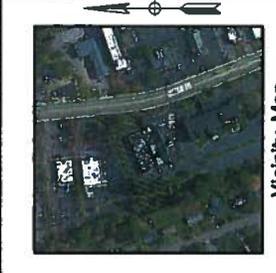
Firestone COMPLETE AUTO CARE

1900 RICHMOND RD., WILLIAMSBURG, VIRGINIA
 (800) 255-9000

PROJECT CONTACTS:	PHONE #:
NS DEV MGR: ARUN MALVEA	(630) 259-9000
DESIGN MGR: RANDY JOHNSTON	(630) 259-9251
CONST MGR: MICHAEL DONOFRO	(610) 898-2077
MGR CONST SUPPORT: CHRIS MAGEY	(630) 259-9225
ATTORNEY: JOEL MEYERS	(630) 259-9000
PROJECT CONTACTS:	PHONE #:
ENGINEER: JEFF SMITH, RIA, ASLA	(479) 773-9472
CEI ENGINEERING ASSOCIATES	
ARCHITECT: SGA DESIGN GROUP	(919) 987-8600
SGA DESIGN GROUP	
PROJECT IDENTIFICATION:	
ENTITY ID: 756556	SITE ID: 191
LEGACY ID: XXX	

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCRNEKX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENT'S DOCUMENTS, DESIGN SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING PATTERNS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.



SITE DATA

LOT AREA	52,860 S.F. (1.22 AC)
CURRENT ZONING	B-2
TYPE OF SITE	SHOPPING CENTER PAD
LAND LEASE	YES
DETECTION REQ'D.	TBD
DETECTION LOCATION	
OPEN SPACE REQ'D.	10,560 S.F.

BUILDING DATA

BUILDING PROTO:	8-BAY-FDQC-ER-RIGHT
SHOWROOM AREA	1,148 S.F.
SERVICE AREA	3,872 S.F.
INVENTORY AREA	1,432 S.F.
OFFICE AREA	594 S.F.
ACCESSORY USE AREAS	0 S.F.
FACADE UPGRADES	0 S.F.
TOTAL	7,708 S.F.

PARKING

REQUIRED	PROVIDED
1,500 8'-20' BAY	1,641 8'-20' BAY
24 SPACES	28 SPACES
2 SPACES	2 SPACES
STALL DIMENSIONS 8' x 18'	8' x 18'

SETBACKS

FRONT (STREET):	REQUIRED	PROVIDED
SIDE:	10'	35'
REAR:	10'	10'
PARKING FRONT:	35'x15'	35'x15'
PARKING SIDE:	10'	10'
PARKING REAR:	35'x10'	35'x10'

SIGNAGE

SIZE	S.F.
PYLON SIGN:	S.F.
MONUMENT SIGN:	S.F.
BUILDING:	S.F.
NORTH:	S.F.
SOUTH:	S.F.
EAST:	S.F.
WEST:	S.F.

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CONSTRUCTION COST ESTIMATE

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- TOTAL**

PROJECT CONTACTS

NS DEV MGR:	ARUN MALVEA	PHONE #	(630) 259-9000
DESIGN MGR:	RANDY JOHNSTON	PHONE #	(630) 259-9251
CONST MGR:	MICHAEL DONOFRO	PHONE #	(610) 958-2077
MGR CONST SUPPORT:	CHRIS MAGY	PHONE #	(630) 259-9255
ATTORNEY:	JOEL MEYERS	PHONE #	(630) 259-9000

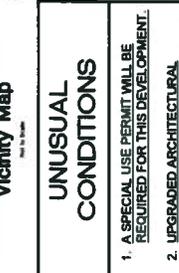
PROJECT CONTACTS

ENGINEER:	JEFF SMITH, RLA, ASLA	PHONE #	(479) 273-9472
ARCHITECT:	SSA DESIGN GROUP	PHONE #	(810) 587-6800
PROJECT IDENTIFICATION:	SSA DESIGN GROUP	PROJECT ID:	191
LEGACY ID:	XXX	LEGACY ID:	XXX

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNE AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

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1900 RICHMOND RD, WILLIAMSBURG, VIRGINIA



Engineering Associates, Inc.
 1000 W. 100TH AVENUE, SUITE 200
 DENVER, CO 80231
 (303) 751-1000

Firestone
 COMPLETE AUTO CARE

8-BAY
 1900 RICHMOND RD, WILLIAMSBURG, VIRGINIA

CONCEPTUAL SITE PLAN
 10/27/17

SCALE: 1" = 100'

DATE: 10/27/17

PROJECT: 1900 RICHMOND RD

1900 RICHMOND RD, WILLIAMSBURG, VIRGINIA

1900 RICHMOND RD, WILLIAMSBURG, VIRGINIA



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: May 19, 2017

SUBJECT: PCR#17-011

Request of Amber Ox Kitchen & Brewery for a text change amendment to allow “micro-brewery, micro-distillery, micro-winery and/or micro-cidery, with a capacity of not more than 15,000 barrels per year” with a special use permit in the Downtown Business District B-1.

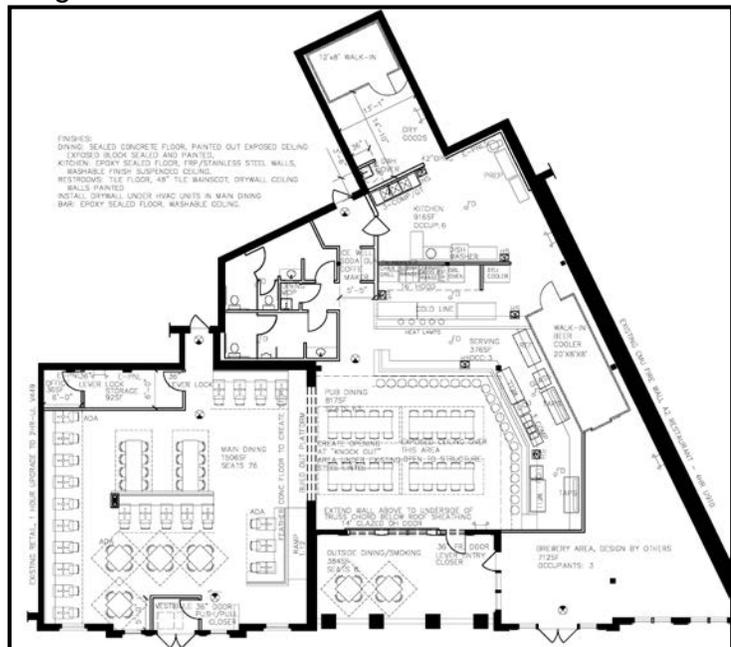
PCR#17-012

Request of Amber Ox Kitchen & Brewery for a special use permit to operate a restaurant and micro-brewery at 525-101 Prince George Street in the Downtown Business District B-1.

APPLICANT’S REQUEST

Chris Cook with Amber Ox Kitchen and Brewery is proposing to operate a restaurant and brewery at 525-101 Prince George Street (Prince George Commons). The applicant proposes to amend the zoning text in the Downtown Business District B-1 to require a special use permit for a micro-brewery, micro-distillery, micro-winery and/or micro-cidery to be located in the Downtown Business District B-1. The second part of the request is for a special use permit to operate a micro-brewery at this location. The proposed ordinance is attached.

The applicant is proposing to operate a 5,360 square foot restaurant and brewery. A small portion (approximately 712 square feet) of the restaurant will house the micro-brewery as shown on the enclosed floor plan. The applicant’s statement is attached.



CURRENT REGULATIONS

Comprehensive Plan

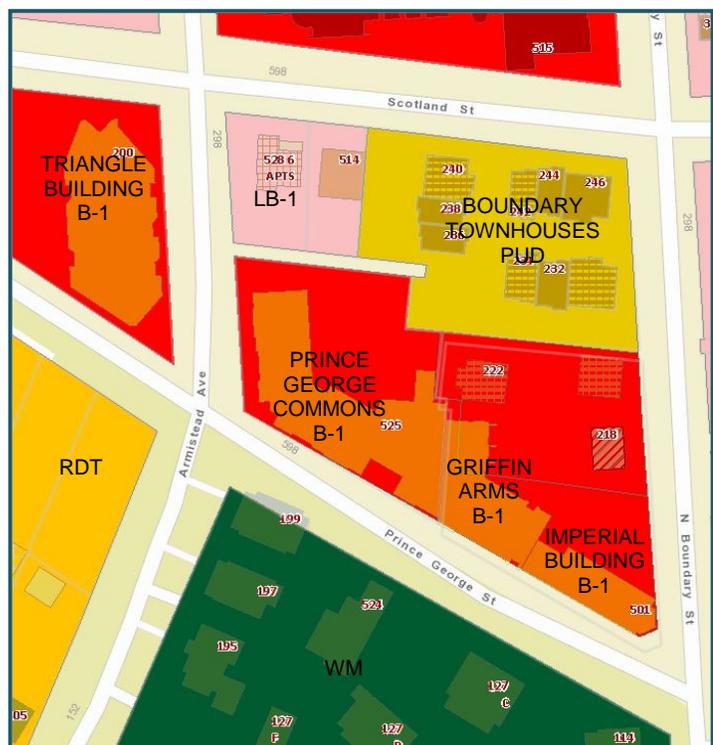
The 2013 Comprehensive Plan designated this parcel as Downtown Commercial land use, which is defined in the Plan as follows:

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

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

The Architectural Review Board at their April 11, 2017 (ARB#17-071) meeting approved the removal of windows on the patio for replacement with a roll-up door and patio door.



Existing patio elevation

Proposed patio elevation



ANALYSIS

A site plan was approved in 2011 (SPR#11-001) for 9,770 square feet of commercial area on the first floor with seven apartments on the second floor. The development is known as Prince George Commons and was completed in 2015.

The applicant proposes to occupy two units (101 and 102) along Prince George Street. Currently, these two units and one unit (106) on Armistead Avenue are vacant. The corner unit is occupied by Three Sister's Boutique which opened in 2016.

This property is located in the Downtown Parking District which does not require off-street parking for non-residential uses.



The brewery portion is approximately 712 square feet which is a small portion of the total restaurant which is approximately 5,360 square feet. The applicant will produce beer to be sold at the restaurant only. The kitchen, bar, brewery, bathrooms, storage and walk-in coolers of the restaurant will be located in the one-story portion of the building. The main dining room will be located in the two story portion.

The proposed use of a micro-brewery for this site is an appropriate use for this property. The use will bring another use Downtown and will help diversify the economy of the Downtown Business District area and the City.

STAFF RECOMMENDATION

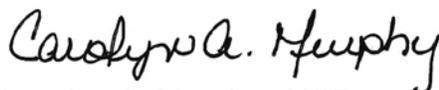
Staff recommends that Planning Commission recommend to City Council approval of the text change to add micro-brewery, micro-distillery, micro-winery and/or micro-cidery to the Downtown Business District B-1 with a special use permit as detailed in the attached ordinance and approval of a special use permit for Amber Ox Kitchen and Brewery to operate a micro-brewery at 525-101 Prince George Street.

PLANNING COMMISSION RECOMMENDATION

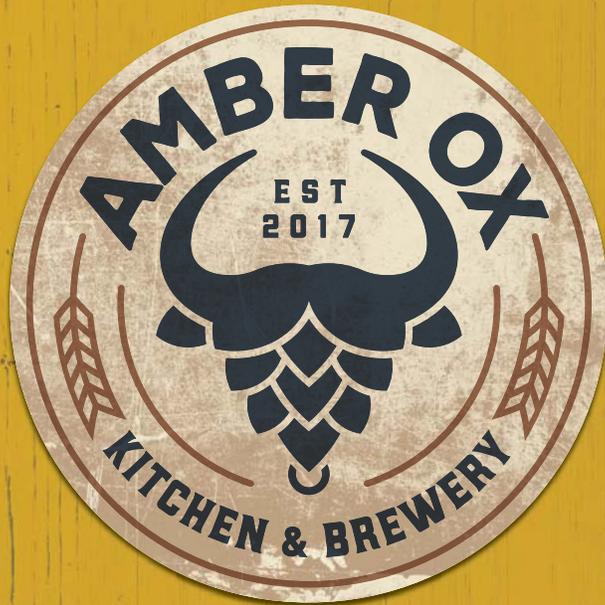
Planning Commission held public hearings on May 17. Other than the applicant, no one spoke at the hearings. Planning Commission recommended to City Council by a vote of 4-3 approval of the text change as detailed in the attached ordinance and approval of a special use permit for Amber Ox Kitchen and Brewery to operate a micro-brewery at 525-101 Prince George Street as recommended by staff.

CITY COUNCIL PUBLIC HEARING

City Council public hearings are scheduled for Thursday, June 8 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



FROM
SCRATCH
TO
Small Batch

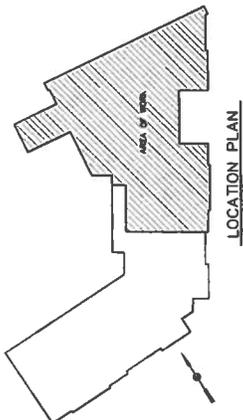
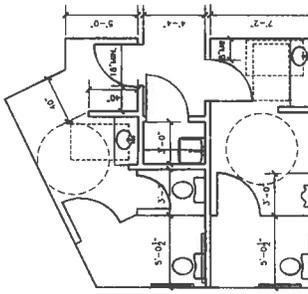
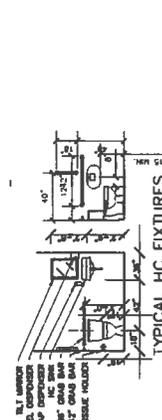
The Amber Ox team has a passion for great beer, an obsession with delicious local food, and an unwavering dedication to providing unforgettable customer experiences. Yes, we're a brewery, but we're not your average brewery. We serve our own meticulously crafted beer along with the best beers from a carefully 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.

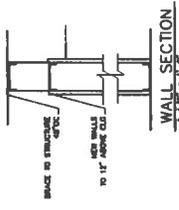
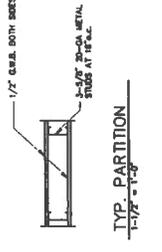
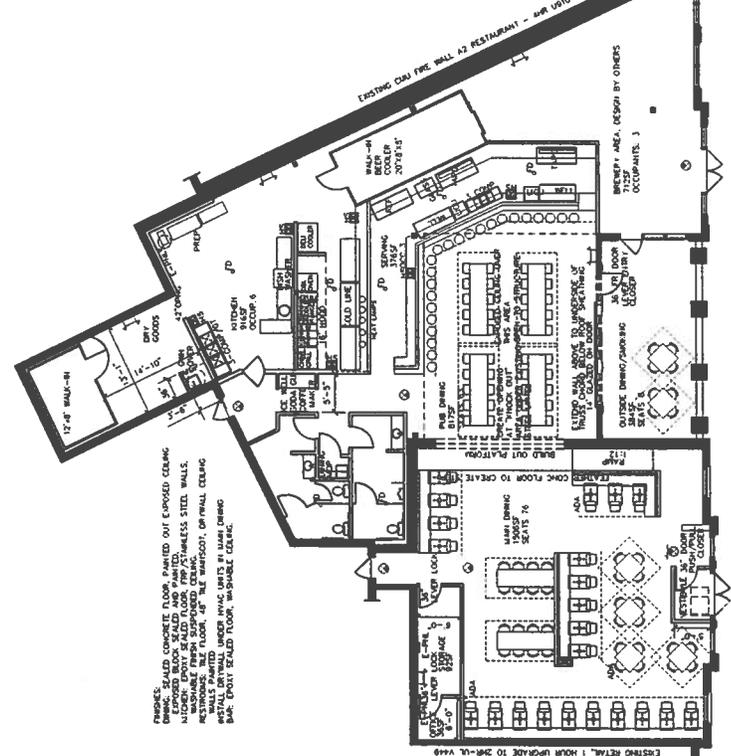


COMMERCIAL HOURLY:
INSULATION R-12 @ 3\"/>

GENERAL NOTES:
1. HANDICAP PARKING IS LOCATED IN STREET OUT FRONT.
2. SERVICE SINK IN KITCHEN.
3. ACCESSIBLE TOILET SHALL COMPLY WITH SECTION 1108.2.
4. WATER CLOSET AND LAV MUST BE ACCESSIBLE TO ALL.
5. SHOWER SHALL BE LOCATED IN KITCHEN AREA.
6. ALL WORK AND SYSTEMS TO COMPLY WITH IBC 2012.

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2. SERVICE SINK IN KITCHEN.
3. ACCESSIBLE TOILET SHALL COMPLY WITH SECTION 1108.2.
4. WATER CLOSET AND LAV MUST BE ACCESSIBLE TO ALL.
5. SHOWER SHALL BE LOCATED IN KITCHEN AREA.
6. ALL WORK AND SYSTEMS TO COMPLY WITH IBC 2012.
7. NEW WORK SHALL COMPLY WITH ICC/ANSI 1171.1.
8. ALL TOILET ACCESSIBLE AT THE PROPER HEIGHT.
9. TOILET SHALL BE ACCESSIBLE TO ALL.
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TYPICAL NON-RATED INTERIOR PARTITION IS 1-1/2\"/>

FLOOR PLAN
PARTITION LEGEND
--- EXISTING WALL TO REMAIN
--- CONSTRUCT NEW WALLS
] EXIST. LIFE SHOWN ON ELEC. PLAN
⊙ EXIST. BOB W/ OVER LIGHT
⊙ FLOOR GRATE

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