PUBLIC NOTICE WILLIAMSBURG CITY COUNCIL

The Williamsburg City Council will hold public hearings on Thursday, June14, 2018, 2:00 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

A. PCR#18-010: Request of the Williamsburg James City County Schools for a special use permit to extend the temporary classroom trailer at Mathew Whaley School at 301 Scotland Street until 2022.

B. PCR#18-011: Request of Holly Hills LLC to rezone approximately 6.8 acres at 200 Brookwood Drive from Multifamily Dwelling District RM-1 conditional (with proffers) to Multifamily Dwelling District RM-1 conditional (with proffers). The current Multifamily Dwelling District RM-1 conditional zoning allows no more than 20 dwelling units on the property and the owner shall make a cash contribution in the amount of $3,000 per lot ($60,000) towards the construction of a sidewalk from The Carriage Homes at Holly Hills to Jamestown Road. The applicant is proposing to rezone the property to Multifamily Dwelling District RM-1 conditional with a proffer the applicant shall make a cash payment in the amount of sixty-thousand dollars ($60,000) to the City within 30 days of the issuance of a Land Disturbing Permit for reimbursement to the City for the sidewalk previously constructed by the City from The Carriage Homes at Holly Hills to Jamestown Road. The applicant proposes to allow the current density allowed in the Multifamily Dwelling District RM-1 at eight dwelling units per net acre which would allow up to 38 dwelling units on the property instead of 20 dwelling units as previously proffered.

C. PCR#18-013: Request of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to allow outdoor special events with a special use permit in the Colonial Williamsburg Historic Area CW.

D. PCR#18-014: Request of the Colonial Williamsburg Foundation for a special use permit to hold the Summer Breeze concerts on the Dewitt Wallace Decorative Art Museum lawn located at 326 West Francis Street in the Colonial Williamsburg Historic Area CW.

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 hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Thursday, June 7, 2018.

Andrew Trivette
Clerk of Council

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **May 24, 2018**

SUBJECT: **PCR#18-010**
Request of Williamsburg-James City County Public Schools for a special use permit to extend the temporary classroom trailer at Matthew Whaley School at 301 Scotland Street until 2022.

Williamsburg-James City County Public Schools (WJCCPS) is requesting a four year extension of the special use permit authorized on March 13, 2014 (PCR#14-002) by City Council to place a double-wide classroom trailer (two classrooms) at Matthew Whaley School, 301 Scotland Street through July of 2022. The application states that "…the current enrollment is 480 students… currently at 98% of the 490 student capacity." Beyond that date, they will need to review other alternatives.

HISTORY

This classroom trailer was approved in March 2014 for a period lasting until July 31, 2018. Prior to that approval, temporary classroom trailers were last approved for Matthew Whaley School on April 19, 2006, when a special use permit was approved by City Council for one year expiring on July 1, 2007. The Architectural Review Board approved the classroom trailer with conditions on March 14, 2006 (ARB #06-027). Prior to 2006, a site plan for three temporary classroom trailers was approved by Planning Commission on April 19, 1988. This approval was made under the old Zoning Ordinance, which did not require a special use permit. The Board of Architectural Consultants also reviewed and approved the proposal with conditions on April 20, 1988.

CURRENT REGUALTIONS

Comprehensive Plan

This property is located in the Downtown Planning Area of the 2013 Comprehensive Plan, and is designated as Public and Semi-Public, which includes government facilities, churches, public and private schools, fraternal organizations, nursing homes and cemeteries. The Colonial Williamsburg Historic Area is located to the east with Mixed Use and Medium Density Single-Family to the west. Land to the north is designated Public & Semi-Public with land to the south designated Colonial Williamsburg Historic Area and Medium Density Single-Family.

Zoning
This property is zoned Single-Family Dwelling District RS-3. The property to the south is zoned RS-3 and Colonial Williamsburg Historic Area CW, the land to the east is zoned CW, the land to the west is zoned Single-Family Dwelling District RS-3 and Downtown Limited Business LB-1 and the land to the north is zoned Downtown Business District B-1 and Museum Support District MS. The Single-Family Dwelling District RS-3 allows, with a special use permit, "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."

The statement of intent for the Single-Family Dwelling District RS-3 reads:

> *This district is established as a single-family residential area with medium 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.*

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
The Architectural Review Board reviewed and approved the classroom trailer design at its meeting on January 14, 2014 (ARB #14-001).

Site Plan Review Committee
The Site Plan Review Committee did not meet to review this matter, as it was their consensus this use and location of the use continues to be suitable for the site.

ANALYSIS
The applicant proposes a four year extension of the special use permit authorized on March 13, 2014 (PCR#14-002) by City Council to keep the existing double-wide classroom trailer (two classrooms) at Matthew Whaley School, 301 Scotland Street through July of 2022. The applicant is not proposing any changes to the current layout. The school is currently at 98% capacity, making the continued use of the classroom trailer necessary.

STAFF RECOMMENDATION
Staff recommends that Planning Commission recommend to City Council that a special use permit be approved to allow the existing double-wide classroom trailer (two classrooms) at Matthew Whaley School, 301 Scotland Street to remain through July of 2022.

PLANNING COMMISSION RECOMMENDATION
Planning Commission held a public hearing on May 16. No one spoke at the hearing. Planning Commission recommended to City Council by a vote of 6-0 approval of the special use permit to allow the existing double-wide classroom trailer to remain through July of 2022.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for Thursday, June 14, 2018 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.

Erin Burke,
Principal Planner

[PC\PCR\18-010/M04]

Williamsburg-James City County Public Schools

Williamsburg, Virginia

TO: Erin Burke, Principal Planner City of Williamsburg

FROM: Marcellus Snipes, Senior Director for Operations

DATE: March 12, 2018

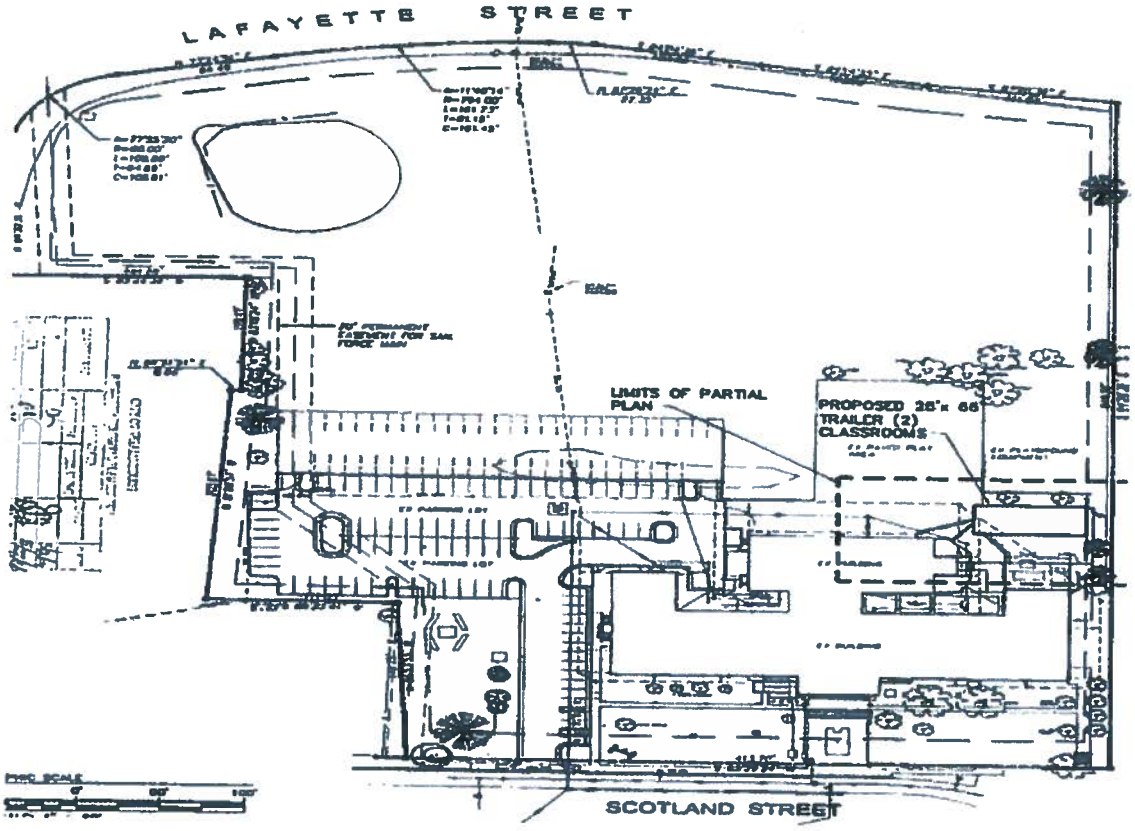
CC: Robin Ford, Owen Herron, Monique Barnes, Scott Thorpe

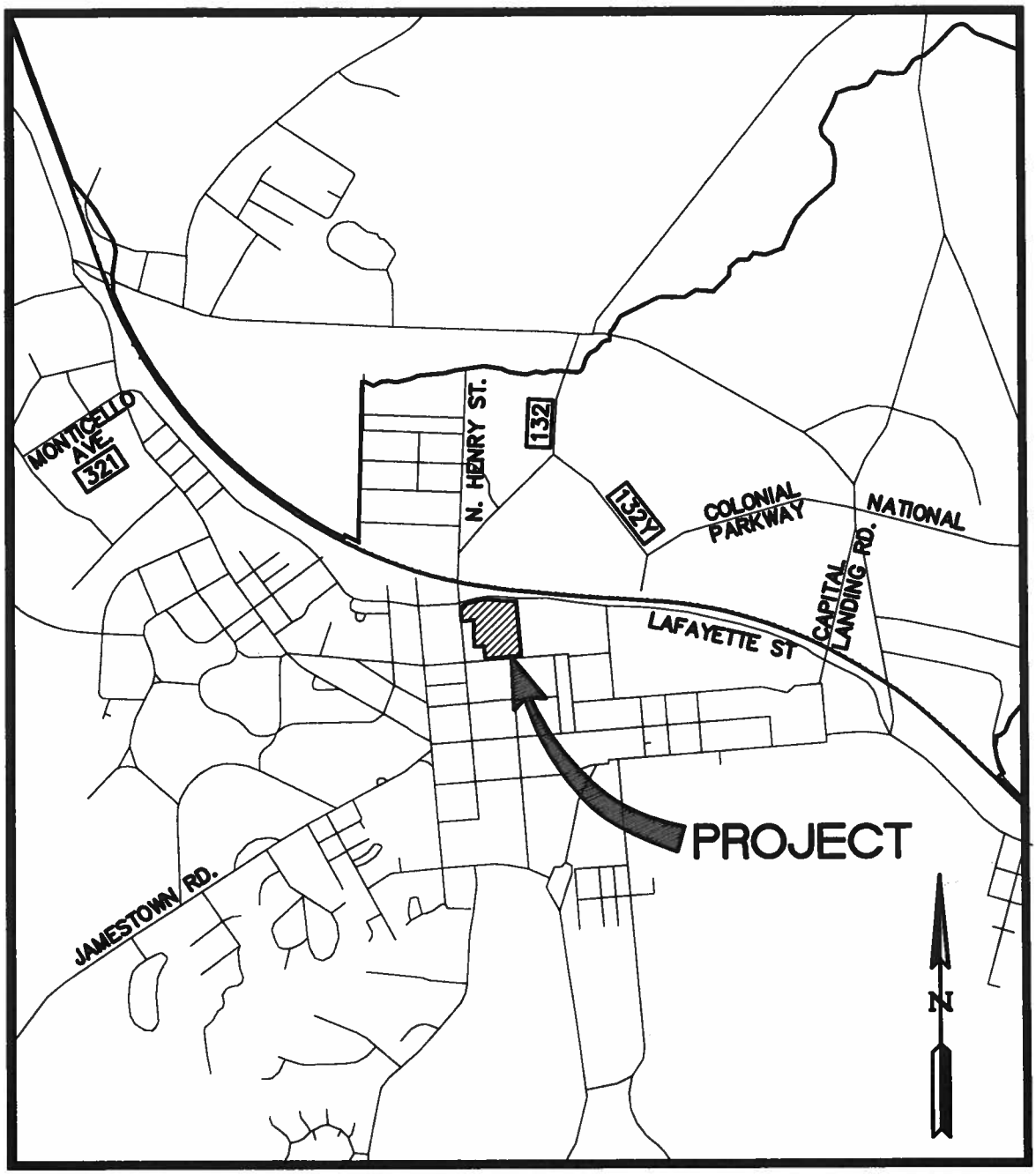
SUBJECT: Extending SUP for Trailer at Matthew Whaley Elementary

WJCCPS is requesting you extend the Standard Use Permit for (1) one temporary trailer (2) two classrooms at Matthew Whaley Elementary School for fall, 2018. This trailer will remain in the same general area as previously approved by City in 2014.

As of 11/30/17, the enrollment at Matthew Whaley is 480 students. Matthew Whaley is currently at 98% of the 490 student capacity. This trailer will be in use at Matthew Whaley until July of 2022. Beyond the 2022 date, we need to review other alternatives.

Thanks for your help with this matter and if you need any additional information please contact me at (757) 565-3838.





VICINITY MAP

SCALE: 1"=2000'

TRAILER CLASSROOM

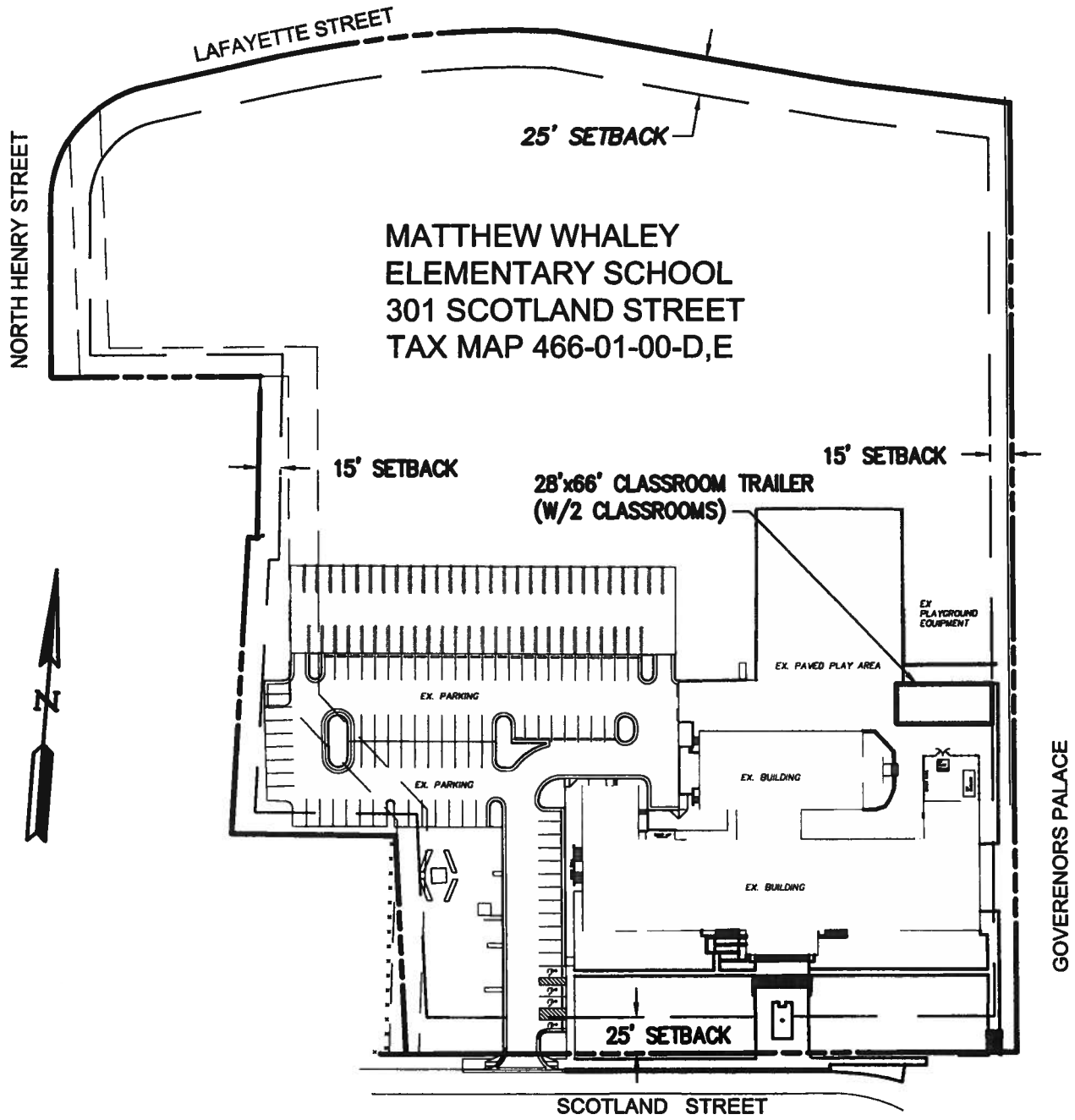
MATTHEW WHALEY ELEMENTARY SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

STRYKER PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

Project Contacts:	LBA	Scale:	1"=2000'
Project Number:	W10119-E-42	Date:	12/18/13

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula



TRAILER CLASSROOM

MATTHEW WHALEY ELEMENTARY SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

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Hampton Roads | Central Virginia | Middle Peninsula

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **May 24, 2018**

SUBJECT: **PCR#18-011**
Request of Holly Hills, LLC to rezone 6.84 acres at 200 Brookwood Drive from RM-1 conditional to RM-1 conditional

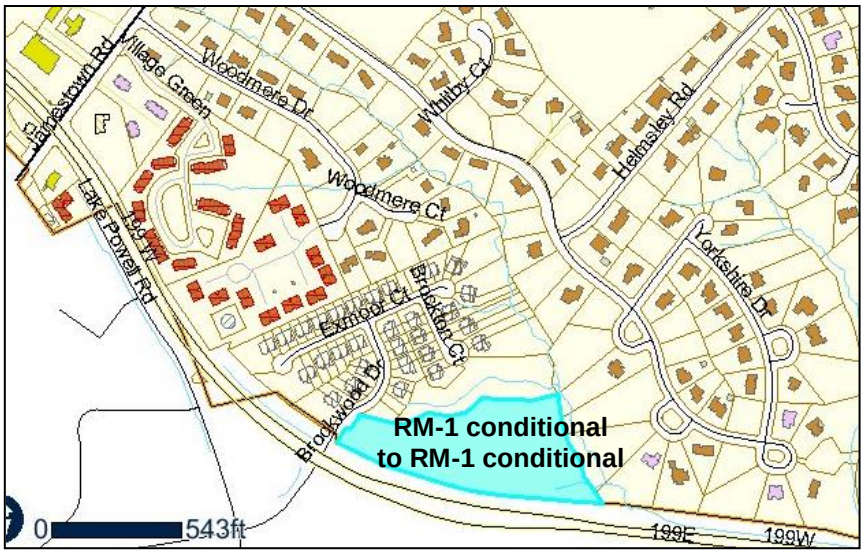
APPLICANT'S REQUEST

Holly Hills LLC is requesting to rezone approximately 6.8 acres at 200 Brookwood Drive from Multifamily Dwelling District RM-1 conditional (with proffers) to Multifamily Dwelling District RM-1 conditional (with proffers). The current Multifamily Dwelling District RM-1 conditional zoning allows no more than 20 dwelling units on the property and the owner shall make a cash contribution in the amount of $3,000 per lot ($60,000) towards the construction of a sidewalk from The Carriage Homes at Holly Hills to Jamestown Road.

The applicant is proposing to rezone the property to Multifamily Dwelling District RM-1 conditional with a proffer. The proffer is the applicant shall make a cash payment in the amount of sixty-thousand dollars ($60,000) to the City within 30 days of the issuance of a Land Disturbing Permit for reimbursement to the City for the sidewalk previously constructed by the City from The Carriage Homes at Holly Hills to Jamestown Road. The applicant proposes to allow the current density allowed in the Multifamily Dwelling District RM-1 at eight dwelling units per net acre which would allow up to 38 dwelling units on the property at 4.8 net developable acres instead of 20 dwelling units as previously proffered.

The application states that:

> *"Holly Hills, LLC seeks a change in the zoning classification of 200 Brookwood Drive (the "Property"). The Property is currently zoned RM-1 (Medium Density Multifamily Residential) conditional with proffers. The Property is a small, 6.8 acre parcel (with only 4.8 net acres for purposes of density) adjacent to Route 199 and Holly Hills Carriage Homes. The City's RM-1 zoning district permits a maximum density of eight (8) dwelling units per net acre. Accordingly, RM-1 zoning would permit 38 dwelling units on the Property as a matter of right. Historically, the Property was subject to RM-1 zoning without condition or limitation. At the present time, however, Proffers dated February 13, 2008 (the "2008 Proffers") provide that no more than twenty (20) dwelling units may be developed on the Property. The applicant requests to be relieved from the 2008 Proffers. This will enable development of the Property in manner consistent with the City's 2013 Comprehensive Plan and its prior zoning classification."*



CURRENT REGULATIONS

COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates this property as Medium Density Multi Family Residential land use. The 2013 Plan states:

> Duplexes, townhouses and apartments with densities of up to 8 dwelling units/net acre are recognized by this land use category. Design standards must be applied to ensure adequate off street parking, open space and compatibility with surroundings, especially existing residential neighborhoods. Apartments and other forms of multi-family dwellings may be allowed by a special use permit in certain areas within this residential category if they are properly designed. This category is implemented by the RM-1 zoning district.

Chapter 8, Page 27 states:

Jamestown Road Area (west of Lake Matoaka)
Jamestown Road west of Lake Matoaka is a stable residential area. Single-family residential neighborhoods in this area are Walnut Hills, Richneck Heights, Holly Hills, Yorkshire and The Woods.

> *Recommendation.* The existing *Low Density Single Family Detached Residential* land use (3 dwelling units/net acre) should be continued for the single-family areas, implemented by the RS-1 Single Family Dwelling District.

Multifamily developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes, a duplex subdivision. A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes will accommodate up to 20 new duplex or multifamily dwelling units.

Recommendation. The existing *Medium Density Multifamily Residential* land use (8 dwelling units/net acre) for these areas should be continued, implemented by the RM-1 Multifamily Dwelling District.

On the west side of the Jamestown Road/Route 199 intersection are Peppertree and Jamestown Commons condominiums, adjacent to commercial areas and developed at a higher density than the east side of the street.

Recommendation. The existing *High Density Multifamily Residential* land use (14 dwelling units/net acre) for these areas should be continued, implemented by the RM-2 Multifamily Dwelling District.

ZONING

This parcel was zoned LBR Limited Business/Residential District when the Zoning Ordinance was revised in 1991. The property was rezoned in 2007 from LBR to RM-1 Conditional. Proffers were offered and accepted limiting the density to no more than 20 dwelling units and requiring a cash contribution in an amount equal to $3,000 per dwelling unit for the construction of a sidewalk from The Carriage Homes at Holly Hills to Jamestown Road or the construction of a pedestrian activated signal, crosswalk and associated sidewalks for crossing Route 199 at the Brookwood Drive intersection. A sidewalk was constructed from The Carriage Homes to Jamestown Road along Route 199.

The Statement of Intent for the RM-1 District reads:

> *This district is established as a residential area with medium population density. Population density and height of buildings are low enough to be generally compatible with single-family residential developments in the same general area. Uses such as multifamily housing, schools, churches, public buildings and other uses that may be compatible with permitted residential uses may be allowed with special permits.*

In conjunction with the rezoning request, 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.

HISTORY

This parcel was zoned Residence District A (Single Family) when this property was annexed into the City in 1984. Following the adoption of the 1989 Comprehensive Plan,

the zoning was changed to RM-1 Multifamily Dwelling District (8 dwelling units/net acre) in 1991. In January 1997, in conjunction with an amendment to the 1989 Comprehensive Plan, the zoning was changed at the request of McCale Development Corporation to LBR Limited Business/Residential District (PCR#96-013). The reason stated by the applicant for the request was "… because proximity of State Route 199 would negatively impact (noise) previously contemplated residential development." The LBR District allowed single family and duplex dwellings by right, and multifamily and townhouse dwellings with a special use permit. As part of the implementation of the 1998 Comprehensive Plan, this area was rezoned to a new LB-4 District in July 1999 (PCR#98-032). The LB-4 District did not allow residential uses. In 2004, a site plan was approved for four office buildings totaling 40,000 square feet of office space with 200 parking spaces. The 2006 Comprehensive Plan designed this property as Office land use. A site plan was approved in 2006 (SPR#06-015) for seven office buildings totaling 22,652 square feet of office space and 200 parking spaces.

In 2007, McCale Development Corporation requested a rezoning from LB-4 to RM-1 (PCR#07-029) to permit development of a duplex/townhome project comparable to the adjacent Carriage Homes. Staff recommended denial of the request because it did not comply with the 2006 Comprehensive Plan. After discussions at Planning Commission meetings, the applicant proffered and Planning Commission recommended approval to City Council by a vote of 4-3 the rezoning to RM-1 with a density of no more than 20 dwelling units on the property and a cash contribution in an amount equal to $2,000 per dwelling unit shown on the approved development plans for the Property to the City for use in the design, acquisition of necessary easement and construction of a sidewalk and installation of screen fencing and landscaping from The Carriage Homes at Holly Hills development to Jamestown Road. City Council held a public hearing on November 8, 2007 and deferred action to allow staff to explore options for the sidewalk and methods for sound deadening other than sound walls. At the February 2008 City Council meeting, staff presented the request with revised proffers. The revised proffers kept the limitation on the property to no more than 20 dwelling units and the cash contribution was increased to $3,000 per unit based on estimates for the proposed sidewalk to Jamestown Road.

ANALYSIS

The 2013 Comprehensive Plan designates this property as Medium Density Multi Family residential land use with a maximum density of up to 8 dwelling units/net acre and is implemented by the RM-1 Multifamily Dwelling District. In the RM-1 zoning district single-family, duplex dwellings and townhomes are allowed by right. Multifamily dwellings including apartments require a special use permit in the RM-1 zoning district.

This property is currently zoned RM-1 conditional which limits the number of dwelling units to 20 and requires a $3,000 per dwelling unit totaling $60,000 towards the sidewalk improvements made along Route 199 as proffered by the applicant in 2007.

Surrounding properties in the City have the following densities:

Holly Hills Carriage Homes - 62 duplex units – 5.3 units/acre
Holly Hills (Phase 1) 40 lots – sfr – 0.84 units/acre
The Woods – 24 lots - sfr – 0.59 units/acre
Yorkshire – 45 lots - sfr – 0.66 units/acre
Village Green – 52 units – condo's – 6.81 units/acre
Woodlands Condominiums – 44 lots – condo's – 7.58 units/acre

Two properties across Route 199 in the City have higher densities which are Peppertree Condominiums at 16.26 units/acre and Jamestown Commons at 21.81 units/acre.

This application is for a rezoning of the property to RM-1 conditional with a proffer the applicant shall make a cash payment in the amount of sixty-thousand dollars ($60,000) to the City within 30 days of the issuance of a Land Disturbing Permit for reimbursement to the City for the sidewalk previously constructed by the City from The Carriage Homes at Holly Hills to Jamestown Road. It is not an application for the development of a townhome complex.

The City Engineer has reviewed the project and notes that previous plans contained more traffic volume than the 38 residential units proposed and concludes Brookwood Drive and the traffic light at Route 199 can handle 38 residential units on this property. The existing stormwater management facility was designed to handle runoff from the Carriage Home property, the adjacent undeveloped property (McCale Property) and property located across Route 199 that drains into the pond. Utilities are also available to the site.

The images submitted indicating a townhouse layout has not been proffered and has not been reviewed by staff. If the rezoning to RM-1 conditional is approved, the applicant will need to submit a site plan or subdivision which requires Planning Commission approval. Before a site plan or subdivision can be approved the Architectural Review Board must approve the buildings, structures and exterior architectural features since the property is located in a Corridor Protection District. This property is not located in an Archaeological Protection District.

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that the request to rezone 200 Brookwood Drive from RM-1 Multifamily Dwelling District to RM-1 conditional RM-1 Multifamily Dwelling District be approved because the request meets the density allowed in the RM-1 Multifamily Dwelling District outlined in the Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on May 16. The applicant's attorney and 11 individuals spoke at the hearing. Planning Commission recommended to City Council by a vote of 5-1, approval of the rezoning request with proffers to rezone the property

from Multi Family Dwelling District RM-1 conditional with proffers to Multi Family Dwelling District RM-1 conditional with proffers.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for Thursday, June 14, 2018 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning & Codes Compliance Director

[PC\PCR\2018\#18-011M04]

AMENDED PROFFERS

THESE AMENDED PROFFERS are made this 22ND day of MARCH, 2018 by **Holly Hills, LLC**, a Virginia limited liability company (referred to herein as "Owner" and to be indexed in the land records as Grantor) and the **City of Williamsburg**, a Virginia municipal corporation (referred to herein as "City" and to be indexed in the land records as Grantee).

RECITALS

A. WHEREAS, Owner is the owner of a parcel of land comprising approximately 6.84 acres located in the City of Williamsburg, Virginia, identified by tax map #583-05-00-002 with an address of 200 Brookwood Drive, Williamsburg, Virginia (the "Property"); and

B. WHEREAS, the Property is zoned RM-1 but is subject to certain conditions memorialized in Proffers dated February 13, 2008 (the "2008 Proffers"); and

C. WHEREAS, Owner desires to be relieved of the terms and conditions of the 2008 Proffers; and

D. WHEREAS, the Owner desires to offer to the City amended conditions on the development of the Property not generally applicable to land zoned RM-1.

NOW THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Va. Code § 15.2-2303 and Article II, Division 4 of the City Zoning Ordinance, Owner agrees that it or its successors in title shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the City, these Amended Proffers shall be null and void. If the requested rezoning is granted, these Amended Proffers shall supersede and replace the 2008 Proffers.

CONDITIONS

1. Cash Contribution for Sidewalk: Owner shall make a cash contribution of sixty-thousand dollars ($60,000.00) for construction of the sidewalk completed by the City which now provides pedestrian access from Brookwood Drive to Jamestown Road. The cash payment shall be made within 30 days of the issuance of a Land Disturbing Permit for improvements shown on a subdivision plan for development on the Property approved by the City.

IN WITNESS WHEREOF, the Owner and the City have executed these Amended Proffers by their duly authorized representatives.

HOLLY HILLS, LLC

By: J. Hatcher Cale, Jr.
James Hatcher Cale, Jr.

Title: Managing Member

Date: 3/22/18

STATE/COMMONWEALTH OF Virginia

COUNTY/CITY OF Williamsburg

The foregoing Proffers were acknowledged before me in my City and State aforesaid the 22 day of March, 2018 by James Hatcher Cale, Jr. who is personally known to me or presented License as identification, and who being duly sworn, stated that he/she has executed the foregoing Amended Proffers on behalf of Holly Hills, LLC and is duly authorized to do so.

Witness my hand and notarial seal this 22 day of March, 2018.

Ann M. Freed
Notary Public

Ann M. Freed
(Printed)

Ann M Freed
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7586988
My Commission Expires June 30, 2018

My Commission expires: June 30, 2018

The City of Williamsburg joins herein to and does hereby confirm its acceptance of these Amended Proffers as part of the rezoning of the Property by amending and varying its conditional RM-1 zoning classification.

CITY OF WILLIAMSBURG, VIRGINIA

By: _____

Printed Name: _____

Title: _____

Date: _____

STATE/COMMONWEALTH OF _____

COUNTY/CITY OF_____

The foregoing Amended Proffers were acknowledged before me in my City and State aforesaid the ___ day of _____, 2018 by _____. who is personally known to me or presented _____ as identification, and who being duly sworn, stated that he/she has executed the foregoing Proffers on behalf of the City of Williamsburg, Virginia and is duly authorized to do so.

Witness my hand and notarial seal this _____ day of _____, 2018.

_____
Notary Public

_____
(Printed)

My Commission expires: _____

Project Narrative

Holly Hills Townhomes

Rezoning Application

I. Introduction

Holly Hills, LLC seeks a change in the zoning classification of 200 Brookwood Drive (the "Property"). The Property is currently zoned RM-1 (Medium Density Multifamily Residential) conditional with proffers. The Property is a small, 6.8- acre parcel (with only 4.8 net acres for purposes of density) adjacent to Route 199 and Holly Hills Carriage Homes. The City's RM-1 zoning district permits a maximum density of eight (8) dwelling units per net acre. Accordingly, RM-1 zoning would permit 38 dwelling units on the Property as a matter of right. Historically, the Property was subject to RM-1 zoning without condition or limitation. At the present time, however, Proffers dated February 13, 2008 (the "2008 Proffers") provide that no more than twenty (20) dwelling units may be developed on the Property. The applicant requests to be relieved from the 2008 Proffers. This will enable development of the Property in a manner consistent with the City's 2013 Comprehensive Plan and its prior zoning classification.

II. Conditions/Proffers

The applicant proposes the following amended proffer to replace and supersede the 2008 Proffers:

> In exchange for the rezoning, the applicant will make a cash payment in the amount of sixty-thousand dollars ($60,000.00) to the City within 30 days of the issuance of a Land Disturbing Permit as and for reimbursement to the City for the sidewalk previously constructed by the City from The Carriage Homes at Holly Hills to Jamestown Road.

III. Evolution Of The Conceptual Plan

In a November 2017 application, the applicant proposed a 53-unit luxury apartment project for the Property and sought a change in zoning classification to RM-2 to enable that plan. The prospect of renters near their community generated a great deal of opposition from the Holly Hills Carriage Home community. Although the applicant respectfully disagrees with the notion that renters cannot be good neighbors, it abandoned the rental apartment building plan. The applicant then acquiesced to the resistance to its alternative plan to develop a 50-unit townhome project at a density beyond the RM-1 threshold.

The applicant now envisions a 38-unit townhome project consistent with the attached plan (subject, of course, to the subdivision and site plan approval process). The townhomes will be owned in fee simple, and governed by a homeowner's association.

The footprint for the project has been designed to be sensitive to both the Route 199 viewshed and the adjacent carriage homes. The Property is subject to a large setback screening it from view of vehicles passing by on Rt. 199. The "single loaded" street provides an additional setback from Route 199 and ensures that the rear facade of a row of townhomes is not presented to Route 199. The Property is not visible from the majority of the Holly Hills Carriage Home units. Only a handful of Holly Hills Carriage Home units adjacent to the western boundary line have a view of the Property, and that boundary is left as undeveloped, green space.

The architectural details of the Holly Hills Townhomes and the materials used in their construction will be of high quality and will be compatible with and compliment the Holly Hills Carriage Homes. The architectural details and materials will be subject to rigorous scrutiny by the Architectural Review Board and will conform with the City's stringent Corridor Protection District guidelines.

The minor increase in density (to the amount already contemplated by the 2013 Comprehensive Plan) does not warrant any concerns regarding traffic. An analysis by Vanasse Hangen Brustlin, Inc. (attached) projected additional vehicle traffic at a rate far below the threshold for concern even when the applicant was seeking a far greater increase in density. The stoplight configuration at 199/Brookwood was already designed with the future build out of the Property in mind. In addition, VDOT recently announced that it was commencing a project in March of 2018 to improve the 199/Brookwood intersection in a manner calculated to improve safety and increase capacity. There is no doubt that the intersection has the capacity to absorb the additional 18 units the applicant seeks.

The entrance to the proposed Holly Hills Townhomes from Brookwood Drive is located such that no traffic entering the townhome project will pass by any unit in Holly Hills Carriage Homes. Vehicles traveling to the townhomes take a right turn into the Property before ever passing by any of the carriage homes.

The 2013 Comprehensive Plan map identifies the Property as RM-1. RM-1 provides for a maximum density of 8 units per net acre. But the Property is currently limited by the 2008 Proffers to only 4.16 units per net acre. The rezoning requested will bring the Property's allowed density into conformity with the Comp Plan and further the City's goal to foster a more vibrant and dynamic downtown capable of supporting thriving businesses.

IV. The Project Team

The Holly Hills Villas project is brought forward by a veteran team of residential real estate developers and managers. Holly Hills, LLC's principal, James Hatcher Cale Jr., is a Newport News native with an established track record of successful development projects. Over four decades, Hatcher Cale (through the affiliated company McCale Development Corporation) has developed more than 3,000 single family and multi-family

parcels from Richmond, Virginia to Conway, South Carolina but with a primary focus on Hampton Roads. In the Williamsburg area, some of his notable projects include Holly Hills, Holly Hills Carriage Homes and Landfall at Jamestown. All of these projects have been highly successful and desirable additions to the community framework.

SITE PROGRAM

Parcel ID: 583-05-00-002

Current Zoning: RM-1

Total: 6.88 Acres

Net: 4.75 Acres

Zoning Permits (8) DU/Net Acre Max.

Proposed (38) Units = (8.0) DU/Net Acre

Parking: (2.0) Per Unit + 0.25 per unit for Visitor

Proposed Parking: 87

Holly Hills Townhomes

Williamsburg, Virginia

March 21, 2018

North

0 40 80 120 160

SCALE IN FEET

351 McLaws Circle, Suite 3
Williamsburg, VA 23185-5797

Engineers | Scientists | Planners | Designers
www.vhb.com

PETITION AGAINST REZONING
200 Brookwood Drive

We the undersigned respectfully request that you deny Mr. Cale's request to rezone the property at 200 Brookwood Drive from Multifamily Dwelling District RM-1 (20 dwelling units) to Multifamily Dwelling District RM-1 (38 dwelling units).

	HOMEOWNER/RESIDENT	ADDRESS
1.	Pamela Pegue	173 Exmoor Ct.
2.	[illegible]	173 EXMOOR COURT
3.	Daine Lawrence	176 Exmoor Court
4.	Jerry Harrell	176 EXMOOR CT
5.	Lawrence W Langston	184 EXMOOR COURT
6.	Susan Langston	184 Exmoor Ct.
7.	Elizabeth A Harry	172 EXMOOR Ct.
8.	Peggy Falls	168 Exmoor Ct.
9.	C.O. Falls	168 Exmoor Ct.
10.	Ken Cross	148 Exmoor Ct.
11.	[illegible]	180 EXMOOR Court
12.	[illegible]	148 Exmoor Ct.
13.	[illegible] Martin	240 Brookwood Drive
14.	Jacqueline B Doyle	149 Exmoor Court
15.	Harry M. Doyle	149 EXMOOR Ct.
16.	Patricia P. Barry	144 Exmoor Ct.
17.	D. Marshall Barry	144 Exmoor Ct
18.	Carolyn B. Caprio	132 Exmoor Ct.
19.	Eric W. Caprio	132 EXMOOR Ct
20.	Harvey Margulies	112 EXMOOR CT
21.	Doris Margulies	112 Exmoor Ct
22.	Nancy J Lubram	108 Exmoor Ct.

HOMEOWNER/RESIDENT	ADDRESS
23. [illegible]	108 Exmoor Ct
24. Betty Olsen	104 Exmoor Ct
25. Dave Olsen	104 Exmoor Ct
26. Eleanor Cannon	101 Exmoor Ct.
27. Jeanne Nickel	101 Brockton Court
28. Allison Graves	108 Brockton Court
29. [illegible]	108 Brockton Court
30. Denis W. Manske	100 BROCKTON CT
31. Barbara Stegles	232 BROOKWOOD Dr.
32. Douglas Stegles	232 Brookwood Dr.
33. Sheila Snider	124 Brockton Ct.
34. Jim Snider	124 Brockton Ct.
35. Jerry & Barbara Dearman	160 Exmoor Ct
36. [illegible]	161 Exmoor Ct
37. Paralyn R. Davis	161 Exmoor Ct
38. Denise Allard	169 Exmoor Ct.
39. Claude Nguyen	240 Brookwood Drive
40. [illegible]	105 Brockton Ct
41. John Borden	117 Brockton CT
42. Russell Borden	117 Brockton Ct.
43. Pat Cyrell	224 Brookwood Dr.
44. Robert Kroeche	221 Brookwood Dr
45. Elizabeth Kroeche	221 Brookwood Dr.
46. [illegible] Daniels	145 Exmoor Ct.
47. Danny L. Driscoll	152 Exmoor CT
48. Bunny J. Driscoll	152 Exmoor Ct.
49. [illegible]	165 Exmoor Ct
50. Maxine Ellington	156 Exmoor CT.
51. Jack G. Ellington +	156 EXMOOR CT.
52. [illegible]	124 Exmoor Ct.

53. [illegible] 212 BROOKWOOD DR
54. [illegible] 212 Brook Wood Dr.
55. [illegible] 208 Brookwood DR
56. [illegible] 157 Exmoor Ct.
57. [illegible] 104 BROCKTON CT
58. [illegible] 109 BROCTON CT
59. [illegible] 113 Brockton Ct.
60. [illegible] 128 Brockton Ct.
61. [illegible] 128 BROCKTON CT
62. [illegible] Pompea 120 Brockton Ct.
63. [illegible] 130 Brockton Ct.
64. [illegible] 105 Exmoor Ct.
65. [illegible] 105 EXMOOR CT.
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Mr. & Mrs. Robert Legere
173 Exmoor Court
Williamsburg, VA 23185
May 14, 2018

Ms Carolyn Murphy
Planning Director
Williamsburg, VA 23185

Dear Ms Murphy,

I am writing to voice my opposition to Mr. Cale's request to build thirty-eight townhomes at 200 Brookwood Drive. Mr. Cale states the townhomes will be of high quality construction and complement our carriage homes but he has provided no rendering of the townhomes. The site plan shows the thirty-eight townhomes with parking spaces provided for **eight-six** cars. **No garages**. Our carriage homes have one and two car garages. Without garages where will residents store garbage and recycle cans, bicycles and other outdoor items? The carriage home governing documents require such items be stored in our garages. Will our residents have to look at these stored out back of the townhomes? Currently The Quarterpath at Williamsburg is building 184 luxury townhomes with two car garages starting at $299,000 and just down the street The Promenade in James City County townhomes with garages are also being built. You have to ask, why would anyone buy a townhome without a garage when so many are being in and around the city with garages ?

Also of concern is the number of accidents that have occurred at the Rt. 199 and Brookwood Drive intersection. The Williamsburg Police Dept. has worked **four accidents** in the past three years and James City County Police has worked **ninety-nine**. (See attached emails from Senior Police Officer Aundrea Holiday WPD and Sergeant Thomas Johnson JCC Police.) Two more accidents have occurred at this intersection since the February email. The homeowners at 201 Brookwood Drive have two small children and I am concerned with their safety with thirty-eight plus cars entering and exiting our neighborhood.

Mr. Cale has a history of being a bad neighbor as you can see by the three attached letters. When I was president of the homeowners association, I reached out to Mr. Cale on several occasions with no response. In April 2007 Councilman Mickey Chohany contacted me regarding Mr. Cale's plans to have the property rezoned. My letter in response to Mr. Chohany is enclosed.

A proffer was offered and accepted by the Planning Commission in 2007 for the rezoning from LBR to RM-1 for no more than 20 dwelling units in the amount of $3,000 per dwelling ($60,000). Now Mr. Cale is offering a proffer of only $60,000 for thirty-eight townhomes. Although I am against his rezoning request, why wouldn't that amount be $114,000 and not $60,000?

We have a rental cap of five in the carriage homes. Although these townhomes are to be homeowner owned, what assurance do we have that units not sold will not be turned into rental property? Mr. Cale is owner of Cale Property Management and his original request for fifty apartments was withdrawn due to much opposition from our community, so what's to prevent him from turning units into rental property if not sold in a timely manner?

Last of all, what assurance do we have that assistance will be provided in assisting the carriage homes with maintenance and upkeep of the retention pond?

Given past history and the above, I respectfully request that Mr. Cale's rezoning request be denied.

Pamela and Robert Legere

Accidents at Brrokwood and 199

Aundrea Holiday <aholiday@williamsburgva.gov> 1/30/2018 11:01 AM
To Pam Legere

4 attachments View Download

Pam,
I spoke with Major Janderup as well as Larry Lankston. I have found we responded to 4 accidents in the last 3 years at Brookwood and 199. JCCPD would normally work the accidents but we will occasionally help if they need our assistance. I also called and left a message with the Sgt in the traffic division with JCCPD and when I get a call back I will let you know the results.

Sincerely,

Senior Police Officer Aundrea Holiday
Community Services Unit
Williamsburg Police Department
425 Armistead Avenue
Williamsburg, Virginia 23185
P: 757.259.7212 | **F:** 757.259.7204 | **E:** aholiday@williamsburgva.gov (mailto:aholiday@williamsburgva.gov)

Connect with the City of Williamsburg
(http://www.williamsburgva.gov/) (https://twitter.com/WilliamsburgGov)
(https://www.facebook.com/Williamsburg.Virginia)
(https://www.youtube.com/user/WilliamsburgGov)

Enclosure 1

From: Aundrea Holiday
A-holiday@williamsburgva.gov
Subject: FW: Crashes Rt 199 @ Brookwood Dr
Date: Feb 5, 2018 at 10:18:29 AM
To: Pam Legere [redacted]

Here is the crash data broken down by year

Senior Police Officer Aundrea Holiday
Community Services Unit
Williamsburg Police Department
425 Armistead Avenue
Williamsburg, Virginia 23185
P: 757.259.7212 | F: 757.259.7204 | E: aholiday@williamsburgva.gov

Connect with the City of Williamsburg

From: Thomas Johnson [ ]
Sent: Monday, February 05, 2018 10:08 AM
To: Aundrea Holiday
Subject: Crashes Rt 199 @ Brookwood Dr

Good morning,

I apologize for the delay, but the FLU did a number on me. Here is the information that you requested. If there is anything else you need, please feel free to call me.

Count of Address_Formatted	year				
Address_Formatted	2015	2016	2017	2018	Grand Total
BROOKWOOD DR/HUMELSINE PKWY E		2	1	1	4
BROOKWOOD DR/HUMELSINE PKWY W	4	3			7
HUMELSINE PKWY E/BROOKWOOD DR	11	17	17	2	47
HUMELSINE PKWY W/BROOKWOOD DR	9	11	20	1	41
Grand Total	24	33	38	4	99

Thanks!
TJ

Enclosure 2

Pamela Legere
173 Exmoor Ct.
Williamsburg, VA 23185
May 23, 2007

Mr. Hatcher Cale, President
Atlantic Homes
Williamsburg, VA 23185

Dear Mr.Cale:

Enclosed is a copy of a letter from Captain Dave Arnold to Police Chief Mike Yost regarding recent incidents occurring in our community. In particular, we invite your attention to the second paragraph.

On behalf of the Holly Hills Carriage Homeowners (HHCH), I request that your company move quickly to improve security at the undeveloped office park site. Holly Hills Carriage Homeowners have observed, and noted evidence of, non-residents parking there at night, discarding trash and creating a nuisance. Until construction is begun and completed, we believe that the area should be secured. A simple link chain across the entrance should be sufficient to prevent cars from entering. Further, we request the posting of a "No Trespassing" sign, warning that violators will be prosecuted.

On another matter, our Association is still interested in negotiating a maintenance agreement for the pond retention area. We submitted such a request last year through our property management company, but we received no reply. The HHCH Association is interested in taking prudent steps to ensure the structural and ecological integrity of the pond retention area. We hope that you, as a major property owner, share that interest.

Thank you for your attention to this matter. If you have any questions, please call me at 757/345-3992.

Sincerely,

Pamela Legere
President
Holly Hills Carriage Homeowners Association

Enclosure 3

A "No Trespassing" sign was posted and a small rope was hung.

3/24/2008

HOLLY HILLS
CARRIAGE HOME OWNERS ASSOCIATION
c/o Pamela Legere
173 Exmoor Court
Williamsburg, VA 23185

Mr. Hatcher Cale
763 J. Clyde Morris Blvd., Bldg 1A
Newport News, VA 23601

Dear Mr. Cale,

Congratulations on receiving approval to rezone the professional property to multi-family housing.

I am writing in reference to your letter dated October 4, 2007 (copy enclosed) in which you agreed to reimburse the homeowners association for the cost of the additional aerator we had installed last year. I have enclosed a copy of the invoice from VA Lakes Management showing that we were charged $2,176. for the new aerator. You may send the check to me at the address shown above and I will turn it over to our Property Manager for deposit into our account.

You may contact me on my home phone (757)345-3992 or cell (757)532-2329 should you have any questions.

Best Regards,

Pamela Legere
President
HHCH
HOA

No response

Enclosure 4

Pamela Legere
173 Exmoor Court
Williamsburg, VA 23185
November 6, 2011

Hatcher Cale
% McCale Development
Newport News, VA 23608

Dear Mr. Cale,

On behalf of the Board of Directors and the residents of Holly Hills Carriage Homes I want to thank you for cleaning the BMP and mowing the professional park property.
Our board is dedicated to the beautification of the neighborhood and has been very proactive in the maintenance of our homes and property. Your participation is greatly appreciated.

The pond is a focal point in the community and is an area of much interest. The board recently approved funding for VA Lakes Management to conduct a physical survey of the pond. Based on their findings we approved additional funding for annual maintenance, and as a long-term approach, an additional aerator costing $2922 was also approved to improve the problem with stagnation and poor water quality at the western end of the pond.

Approximately four years ago you indicated that you would be installing an additional aerator upon completion of construction in the professional park. Our homeowners have asked that I contact you to see if you would be interested in sharing the cost of this additional aerator since the appearance of the pond would be to our mutual benefit.

Thank you for considering our request. Please feel free to contact me at 345-3992 should you have any questions.

Best Regards,

Pamela Legere
President, HHCHOA

No response

Enclosure 5

May 1, 2007

Pam Legere, President
Holly Hills Carriage Homeowners Association
173 Exmoor Court
Williamsburg, VA 23185

Honorable Mickey Chohany
Williamsburg City Council

Williamsburg, VA

Dear Councilman Chohany,

Thank you for your interest in knowing more about the proposed office park development site in our community. We have recently learned that the developer, Atlantic Homes, may be planning to construct carriage homes similar to ours, in lieu of the city-approved office park complex. Members of our community are concerned that they be fully informed, and have input, as to any changes in development plans.

Some history of our community's interaction with the developer, Hatcher Cale, may be useful. Approximately 3+ years ago, at 140 Exmoor Court (one of the model homes), Mr. Cale met with homeowners, shared his company's plans and answered questions about the site in question. Homeowners recall that Mr. Cale gave assurances that the proposed office park would include structures that would look very much like their homes. In response to homeowner concerns, Mr. Cale promised several things. First, he promised to share in the care and ongoing maintenance of the retention pond, which separates the office park area from a portion of our residential area. He stated, for example, that he would install, at his expense, a second aeration system in the pond. Second, he promised that a stand of tall trees along Route 199, would be largely preserved as a source of natural beauty while serving as a buffer between the highway and the community.

The community consensus is that Atlantic Homes has not only failed to keep its promises, but has shown no interest in being a good and communicating neighbor. The undeveloped site, denuded of trees that could have been preserved, is now an eyesore; and run-off from the site is adversely affecting the retention pond, to which the promised second aerator has not been added. It is also disturbing that the developer fails to respond to our Association's request that a maintenance-sharing plan be established for the pond area.

Approximately one year ago, several neighbors learned of a new plan before the Williamsburg Planning Commission, to increase the number of office park structures at the site. This plan was approved with what appeared to be fast-track backing and left our community with concerns about increased traffic and the presence of still only one entrance/egress to/from the community. We were left also with concerns that the

Enclosure 6

developer's interests received more attention than those of the affected community. Now, we learn that the developer is considering a different direction.

The Holly Hills Carriage Homeowners' Association would welcome an opportunity to meet and discuss our concerns at our Association meeting or at a mutually-convenient time. If, as we have heard, the developer plans to build identical carriage homes at the site, we would welcome such a decision. But we are also concerned about reversing the deterioration in the retention pond area and restoring it to a sustainable condition. Further, to the extent possible, we would like to have trees planted to enhance the above-mentioned buffer.

Thank you again for your interest in this matter. I look forward to discussing a convenient time where our neighbors can meet with you.

Pam Legere

Carolyn Murphy

From: Kim Arntson <kim.arntson@gmail.com>
Sent: Monday, May 14, 2018 8:01 PM
To: Carolyn Murphy
Cc: Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: PCR#18-011 Holly Hills LLC Rezoning Request

May 14, 2018

I am writing to express my opposition to the rezoning application PCR#18-011. This latest proposal is not much better than the two prior attempts, with the exception of slightly fewer units.

I respectfully ask if any of you have visited the neighborhood that is about to be ruined. Have any of you experienced the existing units and neighborhood feel and considered what is planned behind us, not just seeing on paper? It is an adjoining neighborhood, it is not a separate entity. Basically what will be marketed for students will be plopped into an established family neighborhood. How many people do you know looking for "luxury" townhouse do not want to have a garage for their car and personal items? How do we protect our neighborhood from having a rental neighborhood behind us when Cale can't sell these gems? Holly Hills Carriage Homes in general have all accepted that 20 were to be built similar to ours. Many of us purchased our homes with this information. One mans greed and need for further profit seem to be the issue here. The only person who wins with the rezoning approval is Cale, while the adjoining neighborhood sees their property values drop. This current proposal allows for far too many units for the single entrance/exit to the neighborhood.

Proffers are offered for a sidewalk that should have been put in when the neighborhood was built? Who does that help? There is No responsibility for the upkeep, maintenance and liability of the retention pond offered, which his adjoining property affects. He needs to be accountable. Where are proffers for that? His land has sat for years overgrown and unkept, but is currently being used for a VDOT staging area for work ACROSS 199, with a PortaPotty parked at our neighborhood entrance until the job is finished in July. How are we to think his consideration for our neighborhood will be any different?

There are far too many unknowns, and Cale chose to make himself unavailable to answer any resident questions. What is happening to Williamsburg in terms of growth is frightening. I chose Williamsburg for its charm and character and architectural interest. Please do not let our beautiful City succumb to overgrowth and destroy existing neighborhoods for cheap housing.

Thank you for your time and thoughtful consideration of all parties involved and deny approval for additional units above the current zoning.

Kim Arntson
208 Brookwood

Dear Members of the Planning Commission and City Council,

We would like to register our continued opposition to the proposed development of Holly Hills Villas. We have been residents of Holly Hills Carriage Homes for 15 years and have enjoyed our community and the larger Williamsburg area. The reasons we are opposed to this proposed development are:

- While this revised proposal has decreased the number of units to 32, the appearance and density is not in keeping with the existing townhomes as Mr. Kale had promised several years ago.

-The architecture design is not available at this time and if it is anything similar to the previous proposals is not in keeping with the existing carriage homes. It is unclear how many stories the buildings will be but given the density of the community, will be at least 2 stories or possible 3 stories. And given the limited information provided so far, it appears that they may not have garages.

-There is a serious concern about effect the construction and buildings will have on the pond which our community has and continues to maintain through our monthly dues. Mr. Kale has demonstrated a total lack of concern with the environment when he deforested the lot several years ago without consulting with the City.

-Holly Hills Carriage Homes has, by design, limited the number of units that can be rented to 5. There is no guarantee that there will be any limit on the number of rental units and given they are now townhouses, the number of people in each unit may be greater than the previous apartment proposal.

For these reasons we request that the board votes to not approve the proposed project.

Sincerely,

Tom & Sue Brown

105 Exmoor Court

Williamsburg, VA 23185

Carolyn Murphy

From: Jim Snider <punky23169@gmail.com>
Sent: Monday, May 14, 2018 11:14 AM
To: Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Holl Hill LLC Rezoning Request PCR #18-011

Dear Carolyn, Members of the Planning Commission, and City Council,

Well here we go again!!!! Round #3

I am not going to go on and on as you have read letters from other concerned citizens on this issue as well as my past letters. Mr. Cale has the zoning
for 20 duplex units as in the Carriage Homes where all would look the same and compliment our neighborhood. Why change it now?
I also know he is within the Comprehensive Plan allowing RM-1 Multifamily Dwellings, BUT way can't he do as he had stated when property was first
zoned. Where are people going to be able to store outside lawn chairs, tools or even trash cans. Will we have ugly dumpsters, trash in front of homes
waiting for pickup. I strongly oppose the rezoning of this property and would like to see the current zoning stay as is.We in the City of Williamsburg
have a hidden treasure within Holly Hills Carriage Homes and would greatly like to keep it that way.

I hope you all have looked at this property and will respect the home owners concerns, not just one mans to turn a buck.

Sincerely
Jim and Sheila Snider
124 Brockton Court

Carolyn Murphy

To: Carolyn Murphy
Subject: RE: Updated Rezoning Request Holly Hills LLC/Zoning #PCR #18-011

From: Carolyn Davis [mailto:crd0784@gmail.com]
Sent: Saturday, May 12, 2018 12:08 PM
To: Carolyn Murphy; Paul Freiling; Scott Foster; Doug Pons; Barbara L. Ramsey; Benming Zhang
Subject: Updated Rezoning Request Holly Hills LLC/Zoning #PCR #18-011

May 12, 2018

Members of City Council and Carolyn Murphy, Planning Department

We have written previously opposing Mr. Cale's proposed rezoning requests and; unfortunately, we are writing again with concerns about his latest proposal. Much is not known about Mr. Cale's latest proposal and the following questions are the basis of our concerns:

* What will the Units look like?
* Will they have garages or will it be a Concrete/Asphalt Parking lot?
* Will they be Owner occupied?
* What is the Price Point?
* Will the Home Owners Association documents have a Quota of how many Units can be rented out?
* Will there be a Responsibility of the Maintenance/Liability of the Retention Pond?

Thank you for considering this information in your deliberations.

Respectfully,

Jim and Carolyn Davis
161 Exmoor Court
Williamsburg, VA 23185

us Carolyn

Carolyn Murphy

To: Carolyn Murphy
Subject: RE: PCR # 18-011

From: LORRI VEDEN [mailto:lorrifedv@cox.net]
Sent: Saturday, May 12, 2018 4:33 PM
To: Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: PCR # 18-011

Dear Carolyn and Members of the City Council :

A room was reserved and an invitation was extended to Mr Cale for a Q&A meeting on Thursday May 10th 2018 with the Holly Hills Carriage Homes Owners . Mr Cale did not meet with the Holly Hills Carriage Home Owners. So questions remain. Some of those questions are :

* What will the Units look like in his Proposal?

* Will they have garages or will it be a Concrete / Asphalt Parking lot ? (Impervious cover)

*Will they be Owner occupied ?

* What is the Price Point ? (Real Estate Value of the surrounding neighborhood)

* Will the Home Owners Association documents have a ... Quota ... of how many... units can be Rented out ? (With some understanding the Developer Controls the HOA and it's documents up to a % of ownership and to a certain time)

* Will there be a Responsibility of the Maintenance of the BMP (Retention Pond) ?

*Will there be a Responsibility of Liability of the BMP (Rentention Pond) ? A BMP is at the top of the list for Liability for a HOA .

* Mr Cale stated in his proposal the entrance to the proposed Holly Hills Townhomes from Brookwood Drive is located such that NO traffic entering the Townhome project will pass by any unit in Holly Hills Carriage Homes.

Vehicles traveling to the townhomes take a right turn into the Property before ever passing by any of the Carriage homes. (This is NOT accurate the entrance to the proposed Holly Hills townhomes Do pass by 3 units in the Holly Hills Carriage Homes ... one in front of ... one slightly in front of ... and one on the complete side of .)

* If there is No sidewalk to Jamestown Road from this Proposal... for those that walk / ride a bike or walk a pet . A safe walk /ride would be through... the Holly Hills Carriage Homes neighborhood... onto Brookwood Drive ... then to Exmoor Court ... walking on the path toward the Water tower on to the sidewalk to Jamestown Road) Yes... this is additional traffic inside the Holly Hills Carriage Homes.

*Home Owners have said if Mr Cale were to build 10 buildings 20 units as stated... in previous documents looking like the existing Holly Hills Carriage Home units with some Financial and Liability responsibility to the BMP and with a few other questions to be asked. This could be acceptable to many.

* Many Questions remain ... of Mr Cale's proposal... one that is of LIKE with some responsibility to what already exist in the Holly Hills Carriage Homes Neighborhood.

Thank you.

Sincerely,

lorri veden

212 Brookwood Drive

Williamsburg Virginia

23185-3854

Carolyn Murphy

From: pitpony43 <pitpony43@gmail.com>
Sent: Thursday, May 10, 2018 8:12 AM
To: Carolyn Murphy
Subject: Holly hills town homes.

Dear Ms Murphy,
Regarding Mr Cale's request for building town houses. I am apposed to the number of homes he wants to build, he needs to revert back to what he was originally approved for.
Mr Cale said that the road into the neighborhood was not adjacent to any homes, well he is wrong,there is a home belonging to Mr Sowell who has two small children.
Please do not give Mr Cale permission to build the requested town homes.
Yours sincerely,
Elizabeth A Horney
172 Exmoor,
Williamsburg, Va; 23185

Sent from my Galaxy Tab® E

Carolyn Murphy

From: Suzanne Kelsey <sdmcmenamy@gmail.com>
Sent: Tuesday, May 8, 2018 9:54 AM
To: Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Rezoning for Holly Hills Carriage Houses

Dear Members of the Planning Commission and City Council,

I am writing my third letter to speak upon the rezoning of Holly Hills. In my view not much has changed. Reducing from 50 units to 38 units is still over population for the size of the land. It is definitely NOT comparable to Holly Hills Carriage Homes. The flow of traffic will still jam up at the entrance and be hazardous to our community both with emergency vehicles and high risk of car accidents.
Mr. Cale sketch drawing is vague and deceptive. Mr. Cale refuse to meet with the residents of Holly Hills to discuss his plans. So many unanswered questions, which is totally unacceptable before any permanent decision can be made. The sketch in question bears no resemblance to the carriage houses.
The home owners of Holly Hills Carriage Houses bought their homes confidently that the land next door would stay as originally zone to build the same building plan. To do anything less will decimated the property values of Holly Hills Carriage Homes. Neighbors will lose their only investment to secure them in their next phase of life which is nursing homes, assisted living etc. We are largely a over 50 community. We as a community should not have to lose our investment to Mr. Cale so he can make a higher profit to secure his own wealth.

I ask the council to please protect our neighborhood and citizens and to stay with the original plan. It is the right thing to do. Thank you for your time.

Respectfully,

Suzy and John Kelsey

To: Carolyn Murphy, Planning Director
Marvin Collins, III, City Manager

Re: PCR #18-011, Holly Hills LLC Rezoning Request for 38 Townhomes

Date: May 7, 2018

We have delayed our response to this new proposal in the hopes that Mr. Cale would accept an invitation from our Holly Hills Carriage Homes community to discuss it in person. As of this date, Mr. Cale has not even had the courtesy of replying to our invitation to meet. So we again, for the third time, join our neighbors in opposing his latest request to change the currently approved development of his property.

This third proposal is also unacceptable. If he had any concern for his original planned community as well as his reputation, he would complete the project as now approved. Why does he choose to continue to try to change these approved plans after his earlier promises of completing our community in the same style as our carriage homes? Why is he unwilling to meet with us to discuss it?

Mr. Cale states that these proposed townhomes will be of high quality construction and complement our carriage homes, but how can we trust him again this time? The previous two versions were totally incompatible with our beautiful carriage homes in both size and exterior appearance and also did not include garages. Once again, Mr. Cale does not provide any specifics about these townhomes. This or any project should not be approved without knowing the details, including size, elevations, exterior materials and price point. And, without garages, where does he propose that the owners store trash and recycling cans as well as storage for other outdoor items, e.g. bicycles, lawn furniture, gardening tools and supplies, ladders, etc? Will these just be left outside these (LUXURY?) homes for the neighbors and other passers-by on 199 to observe the unsightly mess? Is he planning to install large dumpsters to accommodate the trash? The devil is in the details!

Regarding his statements again dismissing traffic concerns, an additional 18 townhomes beyond the approved 20 carriage homes translate into possibly 36 more cars, which will indeed have a negative impact on the congestion of vehicles exiting and entering our community in our restricted entrance area. The VDOT project he refers to, which is now in progress, will only alleviate traffic issues on the other side of Rte 199 and not on our side.

As we have previously stated, Mr. Cale has a history of being a bad and untrustworthy neighbor. Even after repeated attempts by both our association manager and the city codes compliance officials for him to clean up his property, he has totally ignored these requests and left it as an eyesore for over twelve years. Due to his egregious neglect of his property, our stormwater management facility (BMP) has been continually contaminated with the erosion of silt and other trash from his location. This has caused our HOA additional expense in maintaining it and he has never offered or responded to our requests to share in these expenses.

We implore Mr. Cale to redeem himself by dropping this and any further alternative proposals. Complete the project as currently approved!

We further urge the City officials to follow the Comprehensive Plan and protect our Holly Hills Carriage Homes community by maintaining the current approved zoning.

Thank you for your continued consideration of our concerns.

Larry and Susan Langston
184 Exmoor Court
lslang2@cox.net

Carolyn Murphy

From: udijay.arrishay@gmail.com
Sent: Sunday, May 6, 2018 7:27 PM
To: Carolyn Murphy
Subject: RE: Holly Hills L Rezoning Request

May 6, 2018

Ms. Murphy and members of the Williamsburg City Planning Commission,

I am writing this message to urge the members of Williamsburg's Planning Commission to deny Mr. Cale's third request (PCR#18-011) to rezone the property that is located at 200 Brookwood Drive, which is at the entrance to the Holly Hills Carriage Homes community in which I live. Given that the rezoning request, if approved, would change the density of a small 6.8-acre property so that 38 townhomes can be squeezed into a space that is currently approved (by the Planning Commission) to contain only 20 at maximum, it is clear that the rezoning, if approved, would cause unnecessary crowding, traffic issues, and potential safety risks.

Moreover, on page 8-27 of the current Williamsburg Comprehensive Plan (2013), it clearly states that the density of this parcel should not exceed 20 living units. To quote the Plan, which is even more conservative in its recommended limits than the current medium-density zoning for the parcel that is in effect:

"Multifamily developments on the east side of Route 199 are Village Green and Woodlands Condominiums, as well as the adjoining Holly Hills Carriage Homes, a duplex subdivision. A 6.8 acre parcel between Route 199 and Holly Hills Carriage Homes will accommodate up to 20 new duplex or multifamily dwelling units.

Recommendation
The existing Medium Density Multifamily Residential land use (8 dwelling units/net acre) for these areas should be continued, implemented by the RM-1 Multifamily Dwelling District."

The City's Housing Plan clearly states the Planning Commission's intention to "preserve and protect the City's single-family neighborhoods," which the current rezoning request would fail to do, given the number of units that are proposed and the fact that they will not contain garages, making it necessary to park 76 cars or more in a very small parking lot. Moreover, this third request for rezoning the parcel has not been documented with detailed architectural drawings or descriptions, to permit the homeowners in the area to ascertain the proposed buildings' architectural congruence (or absence thereof) with the existing Holly Hills Carriage Homes.

Even more importantly, given that there is only one road in and out of the current subdivision, the 61% increase in dwellings (38 new added to 62 existing) located close to the entrance/exit to the neighborhood will cause serious ingress and egress problems, incurring continual risk to residents of both the proposed townhomes and the existing duplexes. In the one-paragraph reference to traffic analysis included in the letter from Stephen Romeo of Vanasse Hangren Brustlin, Inc. that accompanied Mr. Cale's second rezoning request, it was claimed that traffic impact analysis is not required "unless the peak hour trips are greater than 100." Indeed, peak hour trips for the combined Holly Hills Carriage Homes and proposed Holly Hills Townhomes (using the .52 per dwelling unit figure that Mr. Romeo cited) would total 52 during each peak travel hour.

However, also using Mr. Romeo's figure of "average trip generation per dwelling unit" of "5.81 VPD per unit for townhouses," the total vehicle trips per day (VPD) of the existing Holly Hills Carriage Homes plus the proposed additional 38 Holly Hills Townhomes would be 581. On pages 43 and 44 of VDOT's Updated Administrative Guidelines for the Traffic Impact Analysis Regulations (24VAC20-155), dated November 2014

(http://www.vdot.virginia.gov/projects/resources/chapter527/Administrative_Guidelines_TIA_Regs_Nov_2014.pdf), it is stated that "low volume road submissions" – that is, "more than 400 vehicle trips per day" (p. 43) require traffic impact analyses that comprise seven elements, which are listed on page 45 of the guidelines document. Should the mandatory traffic impact analysis be done (which it has not been, to our knowledge), the information required by these elements (e.g., a 10-part "safety inventory study") would yield clear evidence of the proposed density of the Holly Hills Townhomes to be too high for the safety of the residents of these two contiguous residential communities that would be accessed by just one two-lane road.

There are many living spaces of the type that Mr. Cale is proposing to add that are either already built or that have been approved for construction nearby in Williamsburg. The 6.8 acres located at the entrance to the Holly Hills Carriage Homes should be used as they are currently zoned, and as the current Williamsburg Comprehensive Plan describes: to house another 20 duplex or similar dwellings, with garages. Therefore, please hear my urging to deny Mr. Cale's current rezoning request, and all such future requests for this small parcel of R-1 land that do not comply with the city's current Comprehensive Plan.

Ms. Murphy, thank you in advance for sharing this letter with the members of the Planning Commission in preparation for the meeting on May 16th.

Sincerely,

Judith B. Harris
113 Brockton Court
Williamsburg, VA 23185

From: Carolyn Murphy [mailto:cmurphy@williamsburgva.onmicrosoft.com]
Sent: Friday, April 6, 2018 9:59 AM
To: Carolyn Murphy <cmurphy@williamsburgva.onmicrosoft.com>
Cc: Carolyn Murphy <cmurphy@williamsburgva.onmicrosoft.com>
Subject: Holly Hills L Rezoning Request

Good morning all,

I am attaching a copy of a new request of Holly Hills, LLC to rezone the property adjacent to the Carriage Homes from RM-1 conditional with proffers to RM-1 conditional with proffers.

The applicant is basically requesting rezoning to remove the 20 units previously proffered to allow 8 dwelling units per net acre which would allow up to 38 units on the property. The applicant is also proffering to make a cash payment in the amount of $60,000 toward the sidewalk that was previously constructed from the Carriage Homes to Jamestown Road. The applicant notes in their narrative that they envision a 38-unit townhome project on the property. I am attaching the narrative, amended proffers and site sketch.

We are posting the green notification sign on the property today. Since you previously requested information or sent correspondence on the previous proposal, I am notifying you of the new proposal.

A public hearing will be scheduled for the **May 16** Planning Commission meeting at 3:30 p.m. in the Council Chambers of Stryker Center.

If you have any questions, let me know.

Carolyn Murphy
Planning Director

Carolyn Murphy

From: Doris Margulies <grandemargulies@cox.net>
Sent: Friday, May 4, 2018 12:37 PM
To: Carolyn Murphy
Cc: Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Rezoning for Building Apartments at 199 and Brookwood

112 Exmoor Court

Williamsburg, VA 23185

May 4, 2018

Ms. Carolyn Murphy

Director of Planning

401 Lafayette Street

Williamsburg, VA 23185

Dear Ms. Murphy,

Thank you very much for keeping us informed of the revised plan brought to your office by Hatcher Cale and his colleagues concerning the rezoning of his property located at Brookwood and 199. It would seem this builder is in denial of the agreement reached by the city, our neighborhood and your office in 2008 in which the maximum density on his property should be 20 dwelling units. If 38 units are added there is a potential of at least 76 extra people with 76 extra cars flowing onto Brookwood at an extremely busy intersection adjacent to a four-lane highway. The safety of our existing neighborhood as well as the new one will be at risk. Still there remains a SINGLE entrance/exit for the entire community. This could result in tragic gridlock in the event of an emergency.

The conceptualized drawing of the new site looks over-crowded even in a black and white rendering and is certainly not of the standard expected in Williamsburg, Virginia. People move here because of our reputation for adherence to rules of architecture. This project as presented has the potential of looking like an inner-city slum. Thus there could be a down-grading of the value of surrounding neighborhoods, including the Holly Hills Subdivision as well as the Carriage Homes.

Once again, the issues of the inadequacy of the storm water holding facility have not been addressed. These row homes would be located extremely close to the water's edge. The safety of the residents as well as the "health" of the water would be at risk.

For these reasons we urge you to reject the rezoning request for these row homes.

Thank you for your time and attention.

Sincerely,

Doris and Harvey Margulies

112 Exmoor Court

757-258-1067

Carolyn Murphy

From: Pat Ewell <pastyewell@gmail.com>
Sent: Thursday, May 3, 2018 11:57 PM
To: Carolyn Murphy
Cc: Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Holly Hills L Rezoning Request - Mr. Cale's Third Rezoning Request
Attachments: NARRATIVE.pdf; AMENDED PROFFERS.pdf; SITE SKETCH.pdf

This is in response to Mr. Cale's third request to rezone the property adjacent to Holly Hills Carriage Homes at the intersection of Rt. 199 and Brookwood Drive.

As I understand it, the property is currently zoned/limited to no more than 20 dwelling units. Mr. Cale is seeking to increase the number of dwelling units to 38, almost doubling the current approved number.

I personally oppose this action because, in my opinion, it will effect the quality of life within the community of Holly Hills Carriage Homes (HHCH). This community is safe for its residents. We have rules and regulations that we can control through mutual consent of its owners and its board. There is a restriction of only five (5) rentals at one time. HHCH has been my home since 2002. A large proportion of its residents has lived here since HHCH was built. There are only 62 dwelling units in HHCH. I don't know the acreage within the community but it is a very large area.

Rather than abide by the current 20 dwelling units, Mr. Cale wishes to build 38 dwelling units on a very small section of property. He is a businessman who wants to do what businessmen do and that is to make money. He doesn't look at HHCH as its owners do. HHCH is HOME to its residents. He sees it as another business deal, i.e. build the proposed 38 units on the adjacent property of HHCH, be done with it and then go on to his next business venture.

Naively, I believed that Mr. Cale's property was an extension of HHCH where, in the future, 20 dwelling units would be built and added to the existing HHCH — becoming part of HHCH and coming under HHCH's rules and regulations. Never did I think it would be a completely separate community, having its own home association.

As I understand it, the proposed dwelling units will be fee simple. One of my concerns is whether or not the proposed dwelling units will be investment property to be rented out on short-term leases. What happens then to HHCH's safe and quite neighborhood. Will there be tourists renting these dwelling units. After all, Williamsburg is such a wonderful place to visit. I wonder how Mr. Cale would feel if his own personal homestead was threatened. I don't believe he would like it!

The traffic at the intersection of Rt 199 and Brookwood is already increasing. The Landings community across Rt. 199 plans to increase its building/living areas, thereby causing more traffic at this major intersection. There is currently highway construction at this intersection, adding more traffic lanes. Mr. Cale's rezoning request, if approved, will only make a bad situation get worse with more traffic. More traffic means more accidents, injuries, and possibly even death. Rt. 199 is already beginning to feel like 64. The traffic on 199 has definitely increased and it is not unusual to be delayed during certain times of the day.

Again, I implore you and the Planning Commission to please deny Mr. Cale's third rezoning request!

Pat Ewell

Carolyn Murphy

From: JoAnn Borden <jborden1948@yahoo.com>
Sent: Sunday, April 29, 2018 5:21 AM
To: Carolyn Murphy
Subject: Holly Hills Townhomes Rezoning of 200 Brookwood Drive

Dear Ms. Murphy,

We are homeowners in the Carriage Houses of Holly Hills and once again find the proposed plan for rezoning to be unacceptable to our neighborhood and adjacent neighborhoods. The "minor" increase in density most certainly does warrant concerns regarding traffic entering from Route 199 and exiting to Route 199; in addition to the increase in traffic, there are young children living in the unit directly across from 200 Brookwood Drive who would be place at risk.

It is all well and good that Mr. Cale claims the buildings will be built of high quality materials and will be compatible with and compliment the Holly Hills Carriage Houses, yet he fails, once again, to submit actual architectural designs of the units. The Carriage Houses are built of brick and each unit has 2200-2700 square feet of living space in addition to garages, not simply parking spaces near each unit. Anything less than these basic features would not be consistent with our neighborhood and adjacent neighborhoods. Also, anything more than the original plan for 20 units should not be acceptable.

There would still be numerous environmental impacts: additional erosion and pollution with runoff into the retention pond, wild life would be destroyed, and, yes, an increase in volume of traffic entering and exiting the community would create safety and security issues.

Let's not saturate the area with units that do not meet the architectural design of Colonial Williamsburg. If buyers wish to purchase new condos/townhomes, there is a new complex being built, The Promenade, less than one and a quarter miles from the Holly Hills Carriage Homes. There are also new units being built near the Riverside Hospital.

We enjoy living in Historic Williamsburg and hope the City of Williamsburg will reject this application for rezoning to protect the historic area.

Respectfully submitted,

Russell & JoAnn Borden
117 Brockton CT
Williamsburg, VA

Carolyn Murphy

From: gordon white <gewhite@crosslink.net>
Sent: Wednesday, April 25, 2018 8:30 AM
To: Carolyn Murphy
Subject: Holly Hills

Mary Anne Ford Harris-White
213 Brookwood Drive
Williamsburg, Virginia, 22185
(757) 565-0710

April 24, 2018
Carolyn Murphy
Planning Director, City of Williamsburg
RE: Holly Hills LLC project

Dear Ms Murphy,

The latest revised plan of Holly Hills LLC is seeking to overturn the agreement the developer made in 2008 regarding density of housing on the undeveloped portion of the Holly Hills Carriage Homes tract. As a resident of one of the carriage homes, I see no reason why Mr. Cale should be let out of that agreement in order to build homes that are objectionable to the residents. We have not even been shown the latest elevation view of the proposed buildings.

In fact, I wonder why Mr. Cale has not been held to his 2008 proffer to finance the sidewalk to Jamestown Road that he agreed to pay for then. The fact also is, that, in violation of the city's regulations, he cut down scores of trees and that action does not give residents any assurance that he would live up to any new proffers or agreements.

Since Mr. Cale has offered no elevation view of his newest proposed buildings,we in the Holly Hills Carriage Homes have no way of telling whether his design would be compatible with our existing community. The fact alone that, unlike Holly Hills Carriage Homes, the proposed units do not have their own garages would be a significant difference.

The reduction to 38 units is a move in the right direction, but is still of a density 119% greater than the existing agreement would permit. As a homeowner, I am confident it would still add a significant traffic burden to the intersection of Rt 199 and Brookwood Drive.

Also, the developer states that "The Wet Pond BMP previously constructed as part of the Holly Hills Carriage Homes development was designed to accommodate runoff from development of the subject property."

I believe that the design of the Wet Pond anticipated development of the subject property with only the allowed eight similar units of the
2008 proposal, rather than one with 38 units and 87 parking spots which would have considerably more impervious surface.

Also, the Holly Hills Carriage Homes owns the pond and is (and has
been) responsible for its maintenance. Does Mr. Cale have the right to use it for drainage for his project? To my knowledge, Holly Hills LLC has not contacted Holly Hills Carriage Homes HOA to offer to purchase a share of the pond or to assist with its maintenance.

The developer's proffer of $60,000 to the city to cover the cost of the existing sidewalk provides nothing additional to the owners and residents of Holly Hills Carriage Homes.

I could support Holly Hills LLC in building eight additional units on the subject property, which is the density of the existing development, if the new dwellings were of similar design to the existing Holly Hills Carriage Homes, but I must oppose building more than that number of units.

Mary Anne Harris-White

Carolyn Murphy

From: Alison Graves <markowitz2@cox.net>
Sent: Thursday, April 19, 2018 2:45 PM
To: Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Proposed Holly Hills Townhouse (3rd proposal)

Dear Carolyn, Members of the Planning Commission, and City Council,

We are once again writing regarding the proposed town homes which would be adjacent to the Holly Hills Carriage Homes. This letter shall stand for this proposal, as well as any future proposals by Mr. Cale, UNLESS the proposal is for the original planned 20 units which would be part of the Holly Hills Carriage Homes and governed by its HOA. In addition, it would be expected that Mr. Cale would assume responsibility for any damage to the pond incurred from said building, along with additional fountains added to prevent further algae growth.

We have read the letters sent by the Mutters and the Vedens. Rather than having you read the same thing over again in our letter, we wish to echo ALL of their sentiments and reasons for concern. In addition, we would like to note that the VDOT improvement to Brookwood Drive does not in any way provide additional access for our community. It simply provides a right turn lane onto 199 East from the other side of Brookwood Drive.

We love our neighborhood and do not want to see our property value plummet nor the beauty of it diminished. Simply because the new proposal barely squeaks by the 2013 Comprehensive plan does not necessarily make it appropriate for the existing neighborhood. We also hope that you would take time to visit our neighborhood so that you might better understand why we are opposed to the current proposal.

Thank you very much for your continued attention to this most important matter.

Sincerely,

Alison Graves
Dr. Michael Markowitz

Carolyn Murphy

From: Ken Gross <ken73gross@gmail.com> on behalf of Ken Gross <ken73gross@cox.net>
Sent: Friday, April 20, 2018 9:50 AM
To: Carolyn Murphy
Subject: Rezoning PCR#18-011

Dear Ms. Murphy,

Thank you yet again for keeping the Holly Hills Carriage Homes and surrounding neighborhood informed of zoning requests for the undeveloped 6.8 acres.

I acknowledge that Mr. Cale strives to address the objections raised by the City Planning Department and our neighborhood in the previous two rezoning proposals. The current proposal for 38 Townhouse units has a housing density of 7.9 Dwelling Units/Net Acre, just below the maximum 8.0 Dwelling Units/Net Acre for the RM-1 category. This is better than the two previous proposals, but still nearly twice the density than the currently approved 20 units.

I am more concerned about the very nature of the Townhouse proposal than the density. Most of us purchased in Holly Hills Carriage Homes with the expectation that the 6.8 acres would be a continuation of the established neighborhood. This was exactly the plan when the trees were removed and the road was built (quite a bit prematurely it turned out). It would have been so easy to seamlessly integrate the third and final phase of the HHCH build-out into our well established Homeowner Association and carriage home community.

Now, however, the proposed concept is entirely different with four, five, and six attached townhouse buildings. There is precious little green space due to outside parking. This does not at all fit into our community and will always be a foreign entity, although it is physically part of it.

I circle back to the Williamsburg Comprehensive Plan *Goals for the Future of Williamsburg* statement:

*"Encourage appropriate scale and character for new and **infill residential development**, taking into consideration **the scale and character of existing neighborhoods**, environmental constraints, and the capacity of existing and proposed services.* (Emphasis added)

This proposal is far off the mark from the ***scale and character*** of our existing neighborhood. I encourage the Planning Staff to give this serious contemplation and recommend disapproval to the Committee. If this goes through, 62 homeowners in Holly Hills Carriage Homes will have the rug yanked out.

Respectfully,
Ken Gross
148 Exmoor Ct.

--
~~~~ Fair Winds ~~~~
Ken Gross
~~~~

Carolyn Murphy

From: Alison Graves <markowitz2@cox.net>
Sent: Thursday, April 19, 2018 2:45 PM
To: Carolyn Murphy; Paul Freiling; Doug Pons; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Proposed Holly Hills Townhouse (3rd proposal)

Dear Carolyn, Members of the Planning Commission, and City Council,

We are once again writing regarding the proposed town homes which would be adjacent to the Holly Hills Carriage Homes. This letter shall stand for this proposal, as well as any future proposals by Mr. Cale, UNLESS the proposal is for the original planned 20 units which would be part of the Holly Hills Carriage Homes and governed by its HOA. In addition, it would be expected that Mr. Cale would assume responsibility for any damage to the pond incurred from said building, along with additional fountains added to prevent further algae growth.

We have read the letters sent by the Mutters and the Vedens. Rather than having you read the same thing over again in our letter, we wish to echo ALL of their sentiments and reasons for concern. In addition, we would like to note that the VDOT improvement to Brookwood Drive does not in any way provide additional access for our community. It simply provides a right turn lane onto 199 East from the other side of Brookwood Drive.

We love our neighborhood and do not want to see our property value plummet nor the beauty of it diminished. Simply because the new proposal barely squeaks by the 2013 Comprehensive plan does not necessarily make it appropriate for the existing neighborhood. We also hope that you would take time to visit our neighborhood so that you might better understand why we are opposed to the current proposal.

Thank you very much for your continued attention to this most important matter.

Sincerely,

Alison Graves
Dr. Michael Markowitz

Carolyn Murphy

From: Noel Veden <nveden212@gmail.com>
Sent: Wednesday, April 18, 2018 2:31 PM
To: Carolyn Murphy; Paul Freiling; dpons@williamsburgva.goc; Barbara L. Ramsey; Benming Zhang; Scott Foster
Subject: Holly Hills Townhomes proposal

I would hope that the members of the Planning Commission and the members of our City Council would take a moment to come down to see the land that Mr. Cale wishes to develop. I believe you all would agree that this land is part and parcel a part of Holly Hills Carriage Homes neighborhood. With that realization, it makes sense that what is built here could forever change the character of the total area.When the development began, I believe it was seen as one development package.. Why else stipulate to building 20 more units of like kind and character back in 2008.

For this reason, we are quite concerned about the type of structures proposed. Will they compliment ours? Will they have garages? Will they sell for about what our properties are selling for, or will they tend to pull our values down? A few years ago, Mr. Cale had meetings with our board of directors at which he proposed a project of 35 units very complimentary to ours. Similar architecture with garages. Similar pricing. The board was cautiously amenable to this project and awaited a full discussion with the neighborhood, but nothing came of it. We were never told why Now Mr. Cale is moving along with speed without any direct contact with us. Why?

Our other pressing concerns are what will happen to our storm water retention pond which Mr. Cale graciously gave us over our objections, and what, if any, restrictions will be placed on his new development regarding the number of units that can be rented. The pond maintenance and attendant liabilities are a big part of our quarterly dues. His new development will undoubtedly accelerate changes to the pond requiring increased maintenance costs as well as new liability hazards with our new neighbors. Will we be forced to fence off the pond to protect ourselves? As to rentals, will the city limit the number of units that can be rented as they did at Quarterpath?

As you can see, we have lots of questions and concerns. We welcome the addition to our neighborhood, but we would surely hope that the powers that be would protect us from a jolting change to what we know as a quiet owner-occupied middle-of-the-road neighborhood.

Many thanks for your continued good service to our community.

Sincerely,

Noel & Lorri Veden
212 Brookwood Dr.
23185

Carolyn Murphy

From: Edward Whitcomb <tanwhit3@yahoo.com>
Sent: Wednesday, April 18, 2018 8:25 AM
To: Carolyn Murphy
Subject: Cale plans

Hello Carolyn:

Just a few concerns regarding the latest Cale proposal.
First, there are too few details such as whether there are garages or not. If you have 38 units and 2 cars per unit you have many more cars in the area.
Second, the pond is a great concern. How will the new buildings affect drainage and the area surrounding the pond.
Cale also does not describe the units. What will they look like, what price will they be and what construction?
He also does not address the problem of possible rentals. What's to prevent him from making more than 10 percent rentals if they do not sell at first?
I'm sorry we will be unable to attend the May meeting but we want you to know we still have many concerns over Cale's latest plan.

Sincerely, Edward and Carolina Whitcomb
244 Brookwood Drive

Carolyn Murphy

From: Elizabeth Horney <pitpony43@gmail.com>
Sent: Tuesday, April 17, 2018 1:50 AM
To: Carolyn Murphy
Subject: Cale proposal for Holly Nhills

Dear Ms Murphy,
I totally concur with Mr Mutters proposals, I could of put it better myself. More information is needed, 30 units is too many, garages are needed, and Mr Cale mentioned in his proposal that
When entering the property, there where no homes across front the entryway, well he is wrong,
There are two homes directly across from the entryway.
I remain, yours sincerely,
Elizabeth A Horney
172 Exmoor Court,
Williamsburg, Va; 23185

Carolyn Murphy

From: Davida Mutter <dmutter@cox.net>
Sent: Monday, April 16, 2018 7:47 PM
To: Carolyn Murphy
Subject: RE: Holly Hills L Rezoning Request

Dear Carolyn,
Thank you very much once again for notification of Mr. Cale's site revision request for Holly Hills Townhomes.
Four major concerns remain:

1. **Pond**: The first pertains to the pond (BMP) bordering Mr. Cale's proposed project. To date Mr. Cale has not taken responsibility for correcting the erosion and silt build up in the pond from the development of Holly Hills Carriage Homes. Further development will exacerbate the existing problem. Our fear is that Mr. Cale will develop his property, damage the pond and embankment further, and leave the long-term correction to the HOAs. It is requested, therefore, that approval of his project be contingent upon City evaluation of the current status of the pond prior to construction and obtaining assurances that Mr. Cale will share in the long-term cost of preventing erosion and the buildup of silt. Additionally, other fountains need to be installed to ensure the proper circulation of pond water to prevent algae growth. These items need to be part of the prior approval process.

2. **Rental Cap**: The second concern pertains to a rental cap for his town home community. Currently Holly Hills Carriage Homes has a ten percent rental cap in order to maintain our property value and prevent another rental community in the City. If Mr. Cale's townhomes fail to sell in a timely manner, he may be tempted to rent them since one of his prior proposals was for an apartment complex. Therefore, we request that a rental cap of ten percent be part of the approval process.

3. **Density**: The third concern pertains to the density issue. It appears that by increasing density to thirty-eight units rather than the current twenty, he is unable to provide garages in his townhomes, which are a major selling point. His increased profit motive will potentially lower our property values due to the density of parking spaces provided, which decrease the attractiveness of any community. Also, the site plan provided is low on details as to architecture, materials (brick, hardy board rather than siding), and landscaping.

4. **Tree Ordinance:** The fourth concern pertains to the City's tree ordinance, which Mr. Cale blatantly ignored nearly a decade ago when he arbitrarily cleared his entire property of all trees without City permission and then apologized after the fact. We trust that the City arborist will monitor and approve the removal of any trees from his property, if this project is approved to preserve those left in the protection area and to maintain wetlands.

Thank your again for your due diligence in helping to preserve our beautiful City.

Best wishes,
David and Davida Mutter

Carolyn Murphy

To: Jerry Dearmon
Subject: RE: Holly Hills L Rezoning Request

From: Jerry Dearmon [mailto:jerry23@cox.net]
Sent: Friday, April 6, 2018 2:48 PM
To: Carolyn Murphy
Subject: Re: Holly Hills L Rezoning Request

Thank you. You and your staff are doing a great job. I for one am not opposed to this offer. Mr. Cale seems to be attempting to placate our concerns and meet his objectives for use of the property he owns. The issue for me is what the city ARB will agree to if the Rezoning is approved.
Thanks Again,

Jerry Dearmon
Sent from my iPhone

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **May 24, 2018**

SUBJECT: **PCR#18-013**
Request of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to allow outdoor special events with a special use permit in the Colonial Williamsburg Historic Area CW.

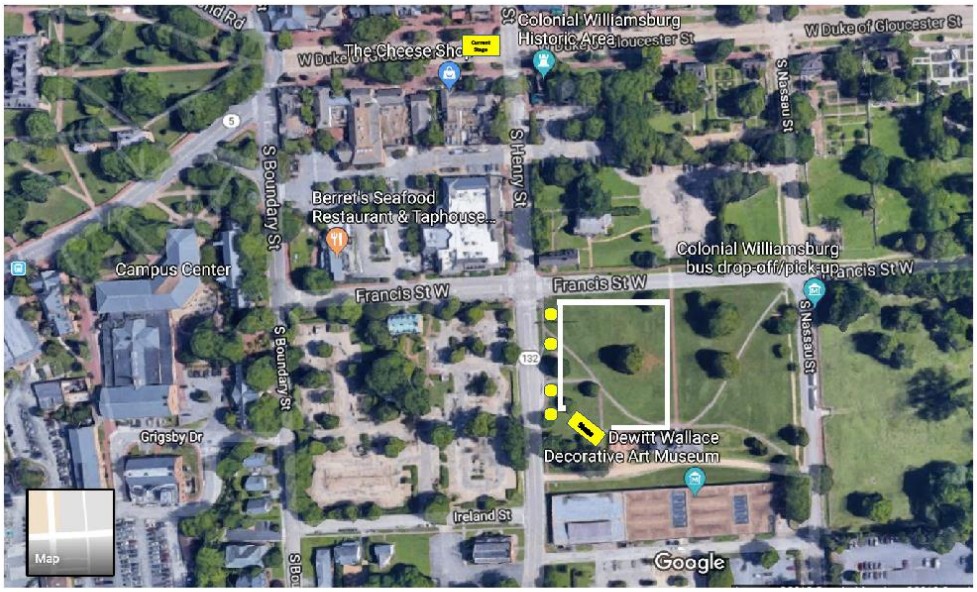
PCR#18-014
Request of the Colonial Williamsburg Foundation for a special use permit to hold the Summer Breeze concerts on the Dewitt Wallace Decorative Art Museum lawn located at 326 West Francis Street in the Colonial Williamsburg Historic Area CW.

APPLICANT'S REQUEST

Colonial Williamsburg Foundation is proposing to relocate the Summer Breeze concerts from Duke of Gloucester Street to the lawn of the Dewitt Wallace Decorative Art Museum at 326 West Francis Street. The applicant is proposing to amend the zoning text to require a special use permit for outdoor special events in the Colonial Williamsburg Historic District CW. The second part of the request is for a special use permit to allow the Summer Breeze concerts for 16 weeks at this location as shown on the sketch provided by the applicant.

The applicant notes in their application that "this year we are re-imaging the Summer Breeze concerts that have taken place for the past 27 years on Duke of Gloucester Street in Merchants Square with plans to expand the concert series to 16 weeks from 8 weeks; expanding to 2 musical acts rather than 1, Wednesdays from 6-9, rather than 7-9; and rebranding the series as "Summer Breeze – Unleashed". The applicant notes "while the past location on Duke of Gloucester Street is enchanting, moving the concerts to the museum lawn and expanding the number of weeks will allow us to enlarge the venue beyond the confines of DOG Street, which as you can see from the following photo, on many concert evenings becomes so crowded as to block the entry way to several of the retail shops and takes up outdoor seating for extended periods at the restaurants that front the current concert venue". The applicant states the Merchants Square Association Marketing Committee expresses full support of the move during their most recent meeting.

The Colonial Williamsburg Foundation
Merchants Square – Summer Breeze Concert Series Location Options
March 2018



The applicant proposes a 30' x 30' tent with a stage under the tent and fencing on the lawn as shown on the sketch. They propose signage on the tent, sponsorship signage on the fencing and a ground mounted sign at the sidewalk entrance to the museum as noted in the narrative to advertise the schedule. The sponsorship signage on the fence and tent will be removed weekly along with the fencing. The request is to leave the tent and stage up at this location for the 16 week event with the fencing and smaller tents being removed following each week's concert.

The applicant notes they are "collaborating with Culture*fix* who will provide concert oversight for setup and security. Culture*fix* will coordinate food and beverage service at the concerts, working with local food establishments, restaurants and microbreweries. Small 10' x 10' canopy tents will be set up for those operations". The concerts will be free and open to the public. Outside food and non-alcoholic drinks will be allowed within the fenced area but no outside alcoholic beverages will be allowed inside the fenced area.

CURRENT REGULATIONS

Comprehensive Plan

The 2013 Comprehensive Plan designates this parcel as Colonial Williamsburg Historic Area, which is defined in the Plan as follows:

> *The district encompasses the Colonial Williamsburg Historic Area and is established to preserve, protect and maintain the distinctive character and*

> *historic importance of the restored area. This category is implemented by the CW zoning district.*

Land to the north and east are designated Colonial Williamsburg Historic Area land use. Properties to the south are designated Colonial Williamsburg support land use, with land to the east designated Downtown Commercial land use.

Zoning

This property along with properties to the north and east are designated Colonial Williamsburg Historic Area CW. Lands to the south are designated Museum Support District MS with land to the east being designated Downtown Business District B-1.

The statement of intent for the Colonial Williamsburg Historic Area CW District reads:

> *This district is established to preserve, protect and maintain the unique character and historic importance of the Colonial Williamsburg Historic Area.*

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 site currently contains a large lawn in front of the Public Hospital and the DeWitt Wallace Museum. The Public Hospital including the lawn is located in the Colonial Williamsburg Historic Area CW and the DeWitt Wallace Museum is located in the Museum Support District MS. The lawn has previously been used for special events such as FunhouseFest and other smaller venues. These venues were considered a temporary use since the use was less than three days. However, the use of the site for sixteen weeks is not a temporary use and requires the use being listed in the Zoning Ordinance. Since the proposed use will be located in the Colonial Williamsburg Historic District area of the site and the use is not of a historic nature the proposal is to add outdoor special events as a special use in this district. A text amendment is attached to add “outdoor special events” as a special use permit in the Colonial Williamsburg Historic Area CW.

The applicant has also applied for a special use permit to allow the event at the site for 16 weeks starting June 6th. The proposal is to install a 30’ x 30’ tent with a stage and fencing on the lawn as shown on the sketch provided by the applicant. The applicant proposes signage on the tent, sponsorship signage on the fence and a ground mounted sign at the sidewalk entrance to the museum. The fence, smaller tents and sponsorship signage will be removed weekly. The applicant proposes to install the large tent and stage to remain up for the 16 weeks except the tent and stage will be removed for the FunhouseFest and be reinstalled for the remainder of the summer concerts after FunhouseFest.

The applicant proposes signage on the tent, temporary signage on the fence advertising sponsors of the event and a freestanding sign with the concert schedule on the front with bathroom locations on the rear of the sign along the existing sidewalk to the museum. The fence and all sponsorship signage on the fence will be removed each week. A 12 square foot freestanding sign is allowed and one 32 square foot sign on each street is allowed on the tent.

The request has been reviewed by staff and the two bathroom locations at the Shops on Henry Street and adjacent to the ticket office on Henry Street will meet code requirements. The Fire Department has requested weekly inspections of the stage and tent to ensure fire code and safety requirements are met.

Parking for the concerts will be provided across South Henry Street in P6 and across Francis Street in P4 and other parking lots around Merchant's Square. Culture*fix* will coordinate food and beverage service, concert oversight and security for the concerts.

The applicant notes the event is being relocated to enlarge the venue and has the full support of Merchants Square Association Marketing Committee. Enlarging the venue and keeping it in the downtown area will bring additional visitors and residents to downtown.

While the location is not in the Downtown Area it is adjacent to the downtown and will allow for tourists and locals to continue to enjoy the free concerts and will provide for a larger location with trees and parking adjacent to the venue.

RECOMMENDATION

PCR#18-013

Staff supports the request to allow "outdoor special events" with a special use permit in the Colonial Williamsburg Historic Area CW and recommends that the Planning Commission recommend to City Council approval of the text change as outlined in the attached proposed ordinance.

PCR#18-014

Staff recommends approval of the request to allow an "outdoor special event" for the Summer Breeze concerts as requested by the applicant subject to the following conditions:

1. The Fire Department must inspect and approve the tent and stage weekly prior to each concert.
2. The bathroom facilities must remain open during the event.
3. All temporary fencing must be installed the day of the event and removed the day of the event. Any sponsorship signage installed on the fencing must be installed the day of the event and removed the day of the event.
4. Only the name of the event "Summer Breeze Unleashed" shall be permitted on the tent for the duration of the event. Any temporary signage for sponsorships is allowed only on the day of the event and must be removed the day of the event.
5. This permit shall expire on October 1, 2018. The tent, stage, fencing and signage for the Summer Breeze Concert Series must be removed by this date.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on May 23. Other than the applicant no one spoke at the hearing. Planning Commission recommended to City Council by a vote of 5-1-1 approval of PCR#18-013 to add "outdoor special event" with a special use permit to the Colonial Williamsburg Historic District CW and approval of PCR#18-014 with five conditions as recommended by staff to allow the Summer Breeze concerts on the lawn of the Dewitt Wallace Decorative Art Museum at 326 West Francis Street.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for Thursday, June 14, 2018 at 2:00 p.m. in the Council Chambers of the Stryker Center, 412 North Boundary Street.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

[PC/PCR/18-013&014/MMO4]

The Colonial Williamsburg Foundation

TO FEED THE HUMAN SPIRIT BY SHARING AMERICA'S ENDURING STORY

May 1, 2018

Ms. Carolyn A. Murphy
Director of Planning and Codes Compliance
City of Williamsburg
401 Lafayette Street
Williamsburg, VA 23185-3617

Dear Ms. Murphy:

Thank you for reviewing Colonial Williamsburg's plans for its new Summer Breeze – Unleashed concert series adjacent to Merchants Square.

By this letter, along with the attached application, Colonial Williamsburg is requesting a Zoning Text Change to the uses permitted within the Museum Support District with a Special Use Permit in order to complete our planning and scheduling for the upcoming concert season, which will begin on June 6 and run through September 19.

Our specific request is to include new wording to Section 21-434 – Uses permitted with special use permit, that will permit Outdoor Special Events within the Museum Support District.

Pending approval of the attached applications, we are making plans to hold the concerts on a corner of the lawn located in front of the Art Museums of Colonial Williamsburg (site of the upcoming Funhouse Fest).

We also request that the stage and tent be kept in the concert location for the entirety of the concert season, or 16 weeks. The concert schedule will be attached to the side of the tent for the duration of the season. An additional concert schedule sign, approximately 2'x6', will be ground mounted at the sidewalk entrance to the museum, near the corner of S. Henry Street and Francis Street.

With respect to the weekly concerts, Colonial Williamsburg is collaborating with Culture*fix*, which will provide concert oversight for setup and security. Culture*fix* will coordinate food and beverage service at the concerts, working with local food establishments, restaurants, and microbreweries. Small, 10x10, canopy tents will be set up for those operations.

The concerts will be free and open to the public. Outside food and non-alcoholic drinks will be allowed within the fenced area. However, no outside alcoholic beverages will be allowed inside the fenced area, which will be restricted to alcoholic beverages sold at the venue.

Post Office Box 1776, Williamsburg, Virginia 23187-1776, Telephone: (757) 229-1000

Parking near the concerts will be abundant and available across Francis Street, S. Henry Street, and Nassau Street, as well in other lots around Merchants Square.

The proposed stage location, along with the planned placement of the fencing enclosure is shown in the following Image #1. Alcoholic beverages will be restricted to the interior of the fenced venue.

Image #1 Summer Breeze concert venue

Image #2 shows the type of fencing that will enclose the venue. While the stage and tent will remain in place, the fencing will be installed prior to and removed following each week's concert.

Sponsor signage will be placed on the tent and fencing during the concerts and removed weekly when the fencing is removed.

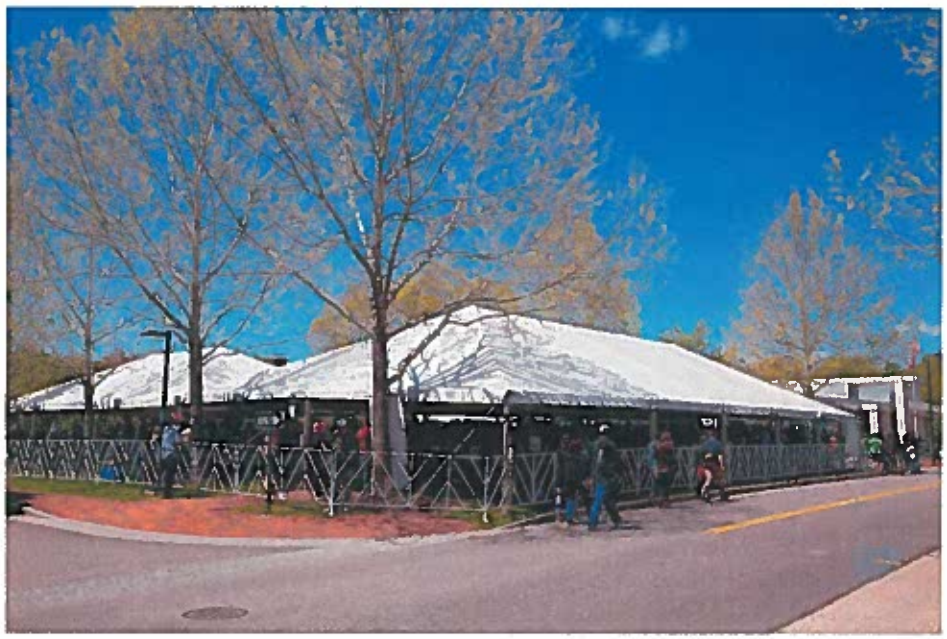


Image #2 Sample venue fencing

The stage and tent setup are shown in Images 3 and 4, and are the same size as in past years, with a 30x30 tent over top of a slightly smaller stage.

Image #3 Stage and tent setup

Image #4 Stage and tent setup

This year we are re-imagining the Summer Breeze concerts that have taken place for the past 27 years on Duke of Gloucester Street in Merchants Square with plans to expand the concert series to 16 weeks from 8 weeks; expanding to 2 musical acts rather than 1, Wednesdays from 6-9, rather than 7-9; and, rebranding the series as "Summer Breeze – Unleashed" (unleashed from DoG St).

While the past location on Duke of Gloucester Street is enchanting, moving the concerts to the museum lawn and expanding the number of weeks will allow us to enlarge the venue beyond the confines of DoG Street, which as you can see from the following photo, on many concert evenings becomes so crowded as to block the entry way to several of the retail shops and take up outdoor seating for extended periods at the restaurants that front the current concert venue.

Image #5 Crowds

As you know, summer evenings in Merchants Square can be crowded with or without an event happening, and the Merchants Square Association Marketing Committee expressed full support of the move during its most recent meeting.

We also have an expectation of increased crowd size, building upon the popularity of the Virginia Arts Festival/Funhouse Fest event in late June – also on the museum lawn. And, by starting at 6pm rather than 7pm, many attendees will be able to travel to the concerts directly from their workday.

Thanks again Carolyn for your assistance with this process. I look forward to hearing back.

Jeffrey A. Duncan
Vice President – Real Estate
The Colonial Williamsburg Foundation

Copy to: Steve Rose, Culture*fix*

ORDINANCE #18-__
PROPOSED ORDINANCE #18-

AN ORDINANCE AMENDING CHAPTER 21, ZONING, ARTICLE III. DISTRICT REGULATIONS, DIVISION 12. COLONIAL WILLIAMSBURG HISTORIC AREA CW BY ADDING OUTDOOR SPECIAL EVENTS WITH A SPECIAL USE PERMIT (PCR #18-013)

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 12. Colonial Williamsburg Historic Area CW, Sec. 21-414. Uses permitted with a special use permit, shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 12. COLONIAL WILLIAMSBURG HISTORIC AREA CW

Sec. 21-414. Uses permitted with special use permit.

Uses permitted in the Colonial Williamsburg Historic Area CW with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

(1) Parking Lots for employees working in and visitors to the Colonial Williamsburg Historic Area CW and the museum support district MS.

(2) Outdoor Special Events.

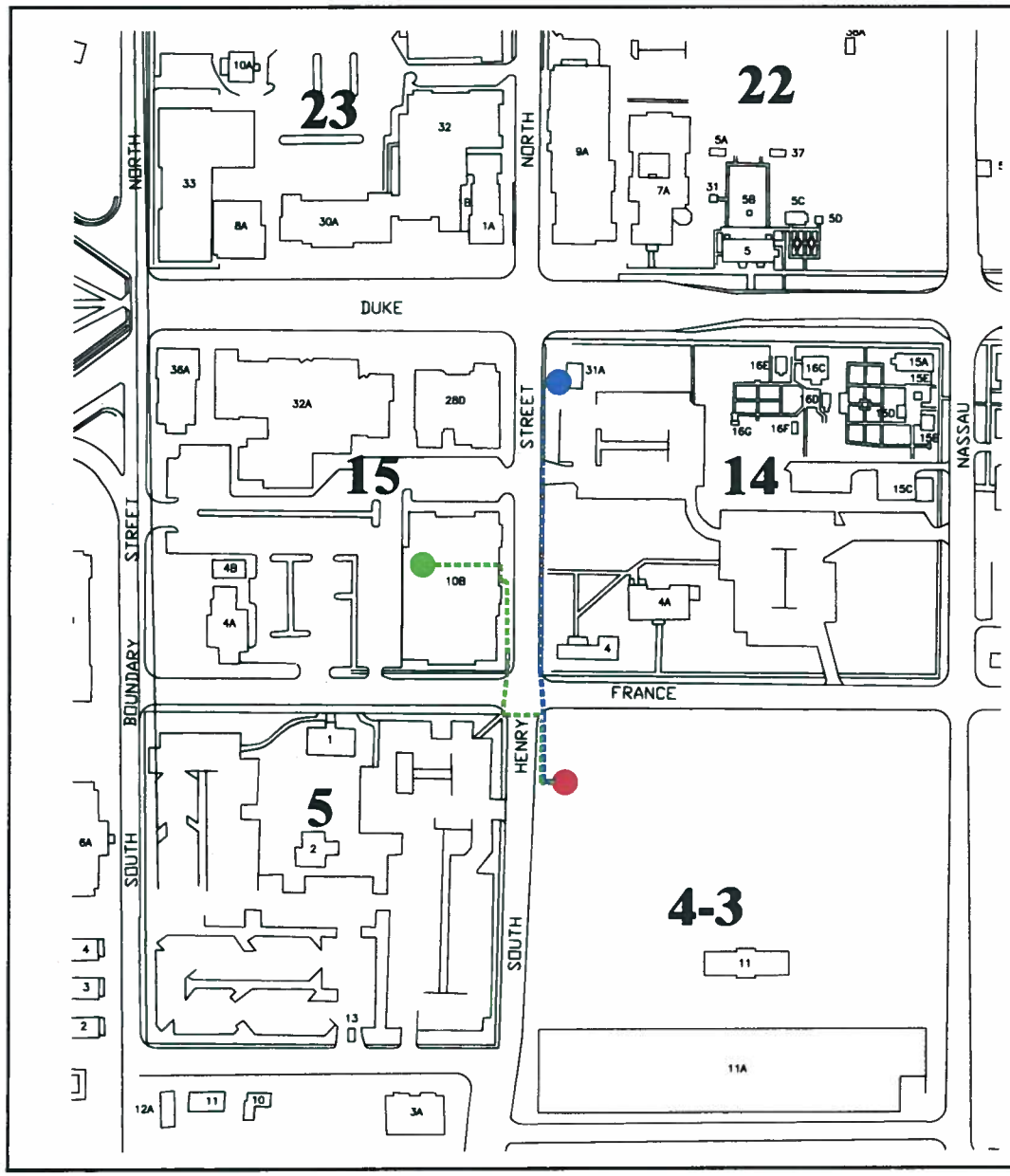
EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

_____
Paul T. Freiling, Mayor

Attest: _____
Andrew Trivette, Clerk of Council

[PC\PCR\2018\18-014 OD1]



PUBLIC ACCESS RESTROOMS
(MERCHANTS SQUARE TICKET OFFICE)
523' TRAVEL DISTANCE

PUBLIC ACCESS RESTROOMS
(HENRY ST. SHOPS)
440' TRAVEL DISTANCE

VENUE ENTRANCE

EXPECTED OCCUPANCY: 250-500 ATTENDEES

PER VCC 2902.3.2, MAX 500' TRAVEL DISTANCE

THE FOLLOWING CALCULATIONS ARE BASED ON
A-5 OCCUPANCY FOR OUTDOOR EVENTS
PER TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

A-5 OCCUPANCY FOR OUTDOOR EVENTS								
	WATERCLOSETS		URINALS	LAVATORIES		UNISEX/ FAMILY RR	DRINKING FTN	OTHER
	MALE	FEMALE	--	MALE	FEMALE			
REQUIRED	1 PER 75	1 PER 40		1 PER 200	1 PER 150	--	1 PER 1000	1 SERVICE SINK
	2-4	4-7		1-2	1-2	--	1	
PROVIDED	2	5	3	2	2	0	2	1
[illegible]	[illegible]	4	[illegible]	4	4	1	2	1
PROVIDED TOTAL	5	10	8	6	6	1	3	2

PROJ. NO.	PROJECT
	PUBLIC HOSPITAL LAWN

TITLE
EVENT VENUE
PUBLIC-USE RESTROOM VICINITY

NUMBER
SK
1

SCALE	DATE	DRAWN	CHECKED	APPROVED	BLK. 4-3
NTS	[illegible]	IMS			BLDG. 11

THE COLONIAL WILLIAMSBURG FOUNDATION
ARCHITECTURE AND ENGINEERING