



PUBLIC NOTICE WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold public hearings on Wednesday, March 18, 2020, at 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street, to consider the following:

- A. **PCR#20-002:** Zoning Text Amendment to Article IV. Supplemental District Regulations by amending Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies, and the enclosure of existing unenclosed porches.
- B. **PCR#20-003:** Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.
- C. **PCR#20-004:** Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.
- D. **PCR#20-005:** Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance Article III. District Regulations. Division 11. Limited Industrial District I, by adding public transportation and maintenance facilities to Section 21-384 uses permitted with a special use permit.
- E. **PCR#20-006:** Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.
- F. **PCR#20-007:** Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand a Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.
- G. **PCR#20-008:** Zoning Text Amendment to Article VI, Signs, by amending Section 21-749(a)(3) of the Zoning Ordinance pertaining to prohibited signs in all sign districts.

Additional information is available at www.williamsburgva.gov/publicnotice or the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend these hearings and present their comments to the Planning Commission.

If you are disabled and need an accommodation to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than noon, Wednesday, March 11, 2020.

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-002
Zoning Text Amendments to update Section 21-607 Special Yard Regulations.

The Board of Zoning Appeals on November 5, 2019, directed staff to draft an ordinance for consideration by Planning Commission and City Council to amend the Zoning Ordinance to address the encroachment of open deck and porches into side and rear yards.

This amendment is due to the number of requests for unenclosed porches, that encroach into a required yard setback, to become fully enclosed as part of the footprint of the primary structure, thereby making the primary structure non-conforming.

Board of Zoning Appeals reviewed the proposed amendment on February 4, 2020 and supports the proposed ordinance.

Specifically, the following sections of the City's Zoning Ordinance require updating per the attached ordinance:

- Amends Section 21-607(c) Open decks may extend five feet into a required front yard, five feet into a required side yard, and 12 feet into a required rear yard. "Open deck" shall mean a deck with no roof and no side enclosure other than railings, and which does not have permanent foundations.
- Adds Section 21-607(d) Unenclosed porches and balconies shall not project into any required yard areas. "Unenclosed porches or balconies" shall mean a porch or balcony with a roof but no side enclosure, other than railings or screens.
- Adds Section 21-607(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.
- Renumbers existing 21-607 (d), (e) and (f) for the above changes.

PUBLIC HEARING

A Planning Commission public hearing is scheduled for the regular Planning Commission meeting on March 18, 2020.

Heather Markle
Zoning Administrator

PROPOSED ORDINANCE #20-
AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS
SECTION 21-607 SPECIAL YARD REGULATIONS
(PCR# 20-002)

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 IV. Supplemental District Regulations shall be amended to read as follows:

ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 21-607. Special yard regulations.

(a) Except as specified in this section, and except for permitted accessory buildings, a required yard shall be open and free from any building.

(b) A bay window which is not more than ten feet wide may extend three feet into a required front or rear yard.

~~(c) Unenclosed porches, terraces, balconies and decks may extend five feet into a required front yard, five feet into a required side yard, and 12 feet into a required rear yard. "Unenclosed shall mean no side enclosure, other than railings, that is more than 18 inches in height, exclusive of screens.~~

~~(c) Open decks may extend five-feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Open deck" shall mean a deck with no roof and no side enclosure other than railings, and which does not have permanent foundations.~~

~~(d) Unenclosed porches and balconies shall not project into any required yard areas. "Unenclosed porches or balconies" shall mean a porch or balcony with a roof but no side enclosure, other than railings or screens.~~

~~(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.~~

~~(d) (f) The ordinary projections of chimneys and flues may extend into a required yard.~~

~~(e) (g) Mechanical or HVAC equipment may be located in a required side or rear yard, but on corner lots shall not project beyond the required side yard on the street side of the corner lot.~~

~~(f) (h) The front, side and rear yard requirements of this chapter shall not apply to any necessary retaining wall or required screening fence.~~

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

Adopted: _____

Paul T. Freiling, Mayor

Attest: _____
Sandi, Filicko, Clerk of Council



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-003: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.

PCR#20-004: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.

PCR#20-005: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to add Public Transportation and Maintenance Facilities as a use requiring a Special Use Permit in the Limited Industrial, I Zoning District.

PCR#20-006: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.

PCR#20-007: Request of Williamsburg Area Transit Authority (WATA) on behalf of Colonial Williamsburg Foundation for a special use permit to operate and expand the Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.

APPLICANT'S REQUEST

PCR#20-003

This is a request by Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase the existing bus facility and continue its operation. WATA proposes to improve the existing facilities by adding additional administrative space and two bus bays. WATA is currently under contract to purchase Lot 1-A conditioned upon receiving the necessary approvals to continue its operation at this location.

PCR#20-004

This is a request to change the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Museum Support to Public Semi-Public. WATA is currently under contract to purchase this parcel, and the proposed change in ownership would require an amendment to the Comprehensive Plan to reflect the intended land use and new ownership. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B, and its Comprehensive Plan designation will remain Colonial Williamsburg Museum Support.

PCR#20-005

This is a request by WATA to add “Public Transportation and Maintenance Facility” with a special use permit in the Limited Industrial I Zoning District.

PCR#20-006

This is a request to rezone Lot 1-A from Museum Support MS to Limited Industrial I. WATA is currently under contract to purchase this parcel, and the proposed change in ownership requires a rezoning to reflect the ownership change. Lot 1-B will remain Museum Support MS and owned by the Colonial Williamsburg Foundation.

PCR#20-007

This is a request of WATA on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand the “Public Transportation and Maintenance Facility” at 7239 Pocahontas Trail.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

“The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.”

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate the newly created 13.732-acre lot located at 7239 Pocahontas Trail to Public and Semi-Public, and the 2013 Plan states:

“Public and Semi-Public uses are generally institutional buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone the newly created 13.732-acre lot located at 7239 Pocahontas to Limited Industrial I. The Statement of Intent for Limited Industrial I reads:

This district is established to encourage light-intensity industrial uses in low-density, well-landscaped settings, which will be compatible with all types of adjoining uses and will afford maximum protection to surrounding properties.

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 any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests will be scheduled for the March 18, 2020 meeting.



Erin Burke,
Principal Planner

CERTIFICATION OF SOURCE OF TITLE

CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097

THE PROPERTY SHOWN ON THIS PLAT AS WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097, WAS CONVEYED BY JOHN D. ROCKEFELLER, JR. AND MARTHA B. ROCKEFELLER, HIS WIFE, TO COLONIAL WILLIAMSBURG, INCORPORATED, A VIRGINIA CORPORATION, BY DEED DATED FEBRUARY 18, 1960 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON FEBRUARY 26, 1960 IN DEED BOOK 73, PAGES 447-450.

JAMES CITY COUNTY PARCEL ID #4130640001

THE PROPERTY SHOWN ON THIS PLAT AS JAMES CITY COUNTY PARCEL #4130640001, WAS CONVEYED BY WILLIAMSBURG INVESTORS, LTD., A VIRGINIA CORPORATION TO THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION, BY DEED DATED SEPTEMBER 18, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 21, 1984 IN DEED BOOK 255, PAGES 716-717.

REFERENCE:

ARTICLES OF AMENDMENT OF COLONIAL WILLIAMSBURG, INCORPORATED; ON JUNE 30, 1970, FOR COLONIAL WILLIAMSBURG, INCORPORATED, CHANGE NAME TO: THE COLONIAL WILLIAMSBURG FOUNDATION.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LANDS BEING CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097 AND THE BOUNDARY LINE ADJUSTMENT BETWEEN CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #4130640001 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR: THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION

BY: _____ DATE _____

PRINTED NAME: _____ TITLE: _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF _____ TO-WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

NOTARY REGISTRATION NUMBER: _____

CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF CITY OF WILLIAMSBURG _____ DATE _____

SUBDIVISION AGENT OF JAMES CITY COUNTY _____ DATE _____

VIRGINIA DEPARTMENT OF TRANSPORTATION _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA; AND ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

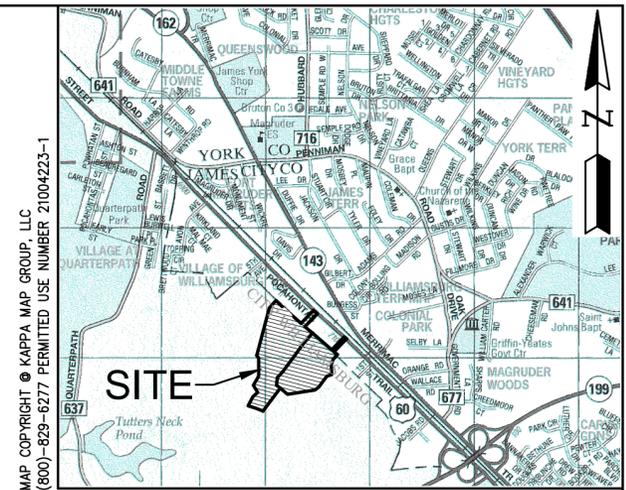
PRELIMINARY

FEBRUARY 10TH, 2020

SAMUEL J. BIKKERS, L.S. #002304 _____ DATE _____

GENERAL NOTES:

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. SEE COMMITMENT NUMBER LT19-4667 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF DECEMBER 6, 2019.
2. THE INTENT OF THIS PLAT IS A SUBDIVISION OF THE BRAFFORD TRACT - LOT 1, CREATING TWO (2) LOTS, LOT 1-A AND LOT 1-B. AND, A BOUNDARY LINE ADJUSTMENT BETWEEN THE NEWLY CREATED LOT 1-B AND THE ADJACENT PROPERTY OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION IN JAMES CITY COUNTY, PARCEL ID #4130640001, THIS ADJUSTMENT WILL GIVE LOT 1-B, AN EIGHTY (80) FOOT WIDE STRIP TO ACCESS U.S. ROUTE 60 - POCAHONTAS TRAIL.
3. THE PROPERTY WITHIN THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS LOCATED WITHIN THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.
 - CITY OF WILLIAMSBURG PARCEL ID 560-01-00-001 / JAMES CITY COUNTY PARCEL ID #5020100097
 - JAMES CITY COUNTY PARCEL ID #4130640001
4. BRAFFORD TRACT - LOT 1, CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 IS CURRENTLY ZONED MS (MUSEUM SUPPORT); THE 50' STRIPE LOCATED IN JAMES CITY COUNTY, PARCEL ID #5020100097 IS ZONED B1, GENERAL BUSINESS.
5. ADJACENT PROPERTY BEING ADJUSTED, JAMES CITY COUNTY PARCEL ID #4130640001 IS CURRENTLY ZONED B1, GENERAL BUSINESS.
6. SEE AREA TABULATION FOR AREAS WITHIN EACH JURISDICTIONS, AREAS OF ADJUSTMENT AND TOTAL AREAS.
7. WICKRE STREET VACATED, CITY OF WILLIAMSBURG ORDINANCE NO. 749, DEED BOOK 79, PAGE 521-523; AND SECOND AVENUE VACATED, JAMES CITY COUNTY ORDINANCE NO. 176, DEED BOOK 351, PAGE 827-828.
8. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
9. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0143D, MAP REVISED DATE DECEMBER 16, 2015.
10. PORTIONS OF THESE PROPERTIES MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AND RESOURCE MANAGEMENT AREAS (RMA'S) AS DEFINED BY THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY - NO PROPOSED DEVELOPMENT OR LAND DISTURBING ACTIVITIES ARE PLANNED.
11. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. THE VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG SHOWN ON LOT 1-A IS FOR THE BENEFIT OF LOT 1-B (SEE DETAIL, SHEET 3 OF 3). UPON THE DEVELOPMENT OF LOT 1-B THE OWNER / DEVELOPER IS RESPONSIBLE TO CONSTRUCT THE WATER LINE ACROSS LOT 1-A INTO LOT 1-B. THIS EASEMENT AREA IS HEREBY RESERVED AND IS TO REMAIN IN AN UNDISTURBED STATE UNTIL THE DEVELOPMENT OF LOT 1-B BEGINS.



VICINITY MAP

SCALE 1"=2000'

AREA TABULATION:

EXISTING/OLD AREAS:

EXISTING BRAFFORD TRACT - LOT 1 COMPUTED TO TIE LINE (WITHIN CITY OF WILLIAMSBURG (WITHIN JAMES CITY COUNTY)	1,456,192 S.F.± 1,441,178 S.F.± 15,014 S.F.	33.4296 ACRES± 33.0849 ACRES± 0.3447 ACRES)
EXISTING AREA OF JAMES CITY COUNTY PARCEL ID #413064001 (COMPUTED)	159,848 S.F.±	3.6696 ACRES±
TOTAL EXISTING AREA OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT	1,616,040 S.F.±	37.0992 ACRES±

NEW AREAS:

BRAFFORD TRACT LOT 1-A (WITHIN CITY OF WILLIAMSBURG (WITHIN JAMES CITY COUNTY)	598,204 S.F. 583,190 S.F. 15,014 S.F.	13.7329 ACRES 13.3882 ACRES) 0.3447 ACRES)
BRAFFORD TRACT LOT 1-B COMPUTED TO TIE LINE (WITHIN CITY OF WILLIAMSBURG (WITHIN JAMES CITY COUNTY)	882,016 S.F.± 857,989 S.F.± 24,027 S.F.	20.2483 ACRES± 19.6967 ACRES± 0.5516 ACRES)
NEW AREA OF JAMES CITY COUNTY PARCEL ID #413064001 (COMPUTED)	135,820 S.F.±	3.1180 ACRES±
TOTAL NEW AREA OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT	1,616,040 S.F.±	37.0992 ACRES±

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS _____ DAY OF _____, 20____, THE PLAT SHOWN

HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

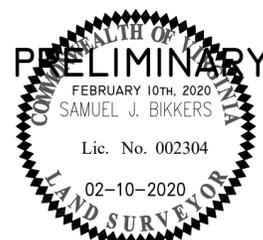
DIRECTS @ _____ AM / PM,

INSTRUMENT # _____

TESTE: _____

MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
2	2-10-2020	EASEMENT REFERENCES FROM TITLE REPORT	SJB
1	2-10-2020	ADDRESSED JCC COMMENTS	SJB



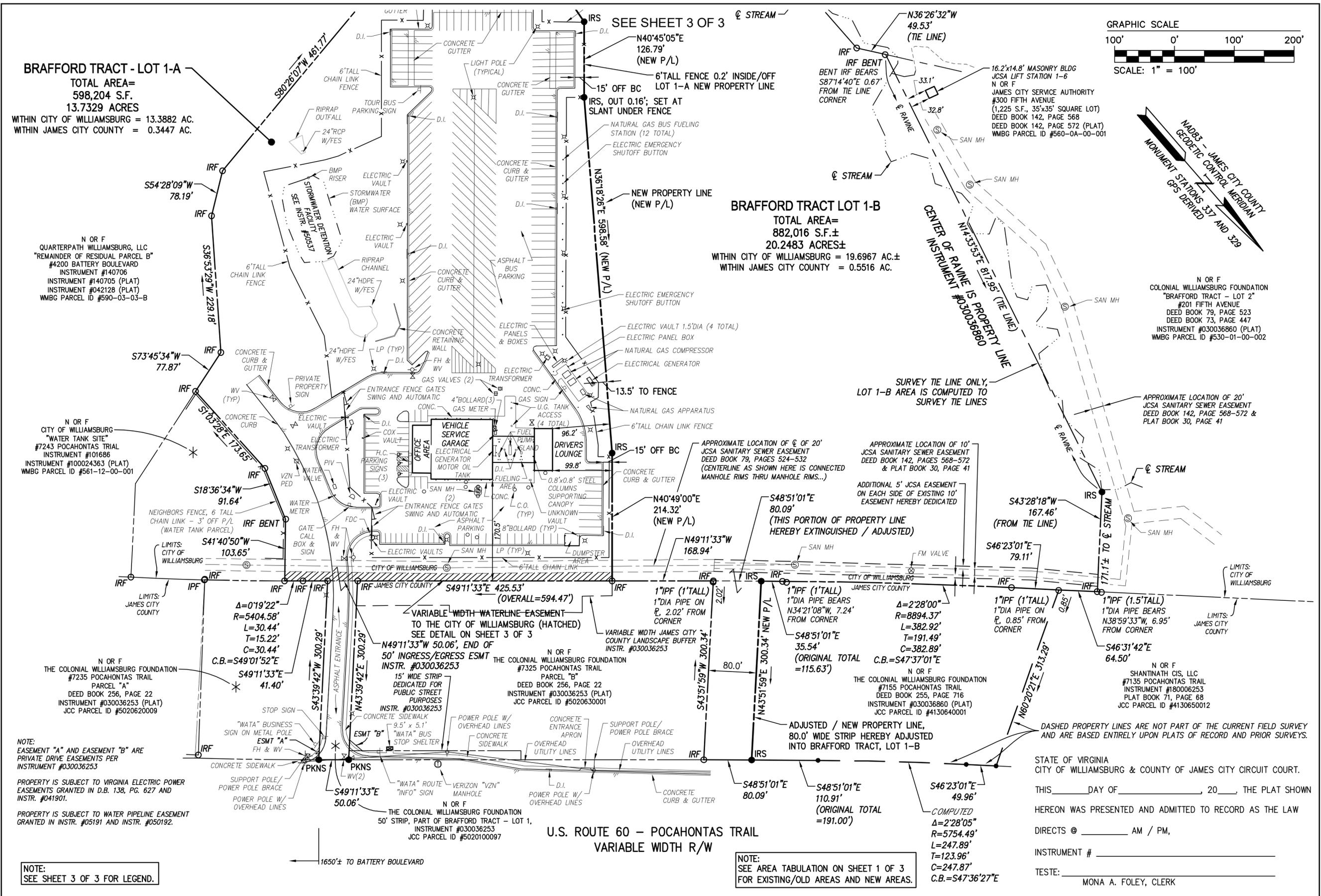
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC Case No. S-19-0108

SUBDIVISION PLAT
THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
AND BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA	
Project Number: W10601-00	
Scale: NOTED	Date: 10-14-2019
Sheet Number	
1 OF 3	



Rev.	Date	Description	Revised By
2	2-10-2020	EASEMENT REFERENCES FROM TITLE REPORT	SJB
1	2-10-2020	ADDRESSED JCC COMMENTS	SJB



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

JCC Case No. S-19-0108

SUBDIVISION PLAT
 THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
 AND BOUNDARY LINE ADJUSTMENT PLAT
 BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
 CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
 FOR
 THE COLONIAL WILLIAMSBURG FOUNDATION
 CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W10601-00
Scale:	1" = 100'
Date:	10-14-2019
Sheet Number	2 OF 3

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS _____ DAY OF _____, 20____, THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS @ _____ AM / PM,
 INSTRUMENT # _____
 TESTE: _____
 MONA A. FOLEY, CLERK

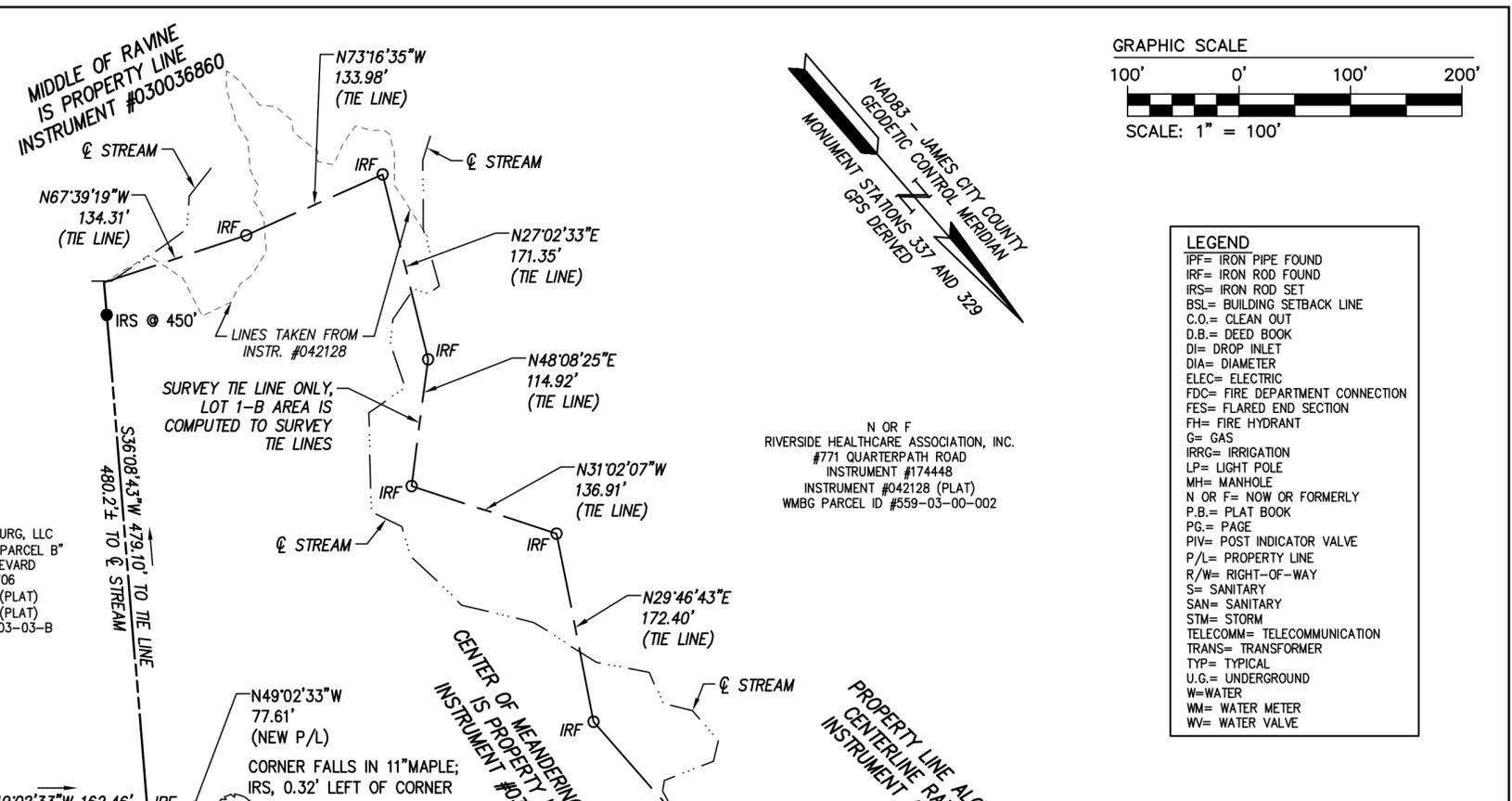
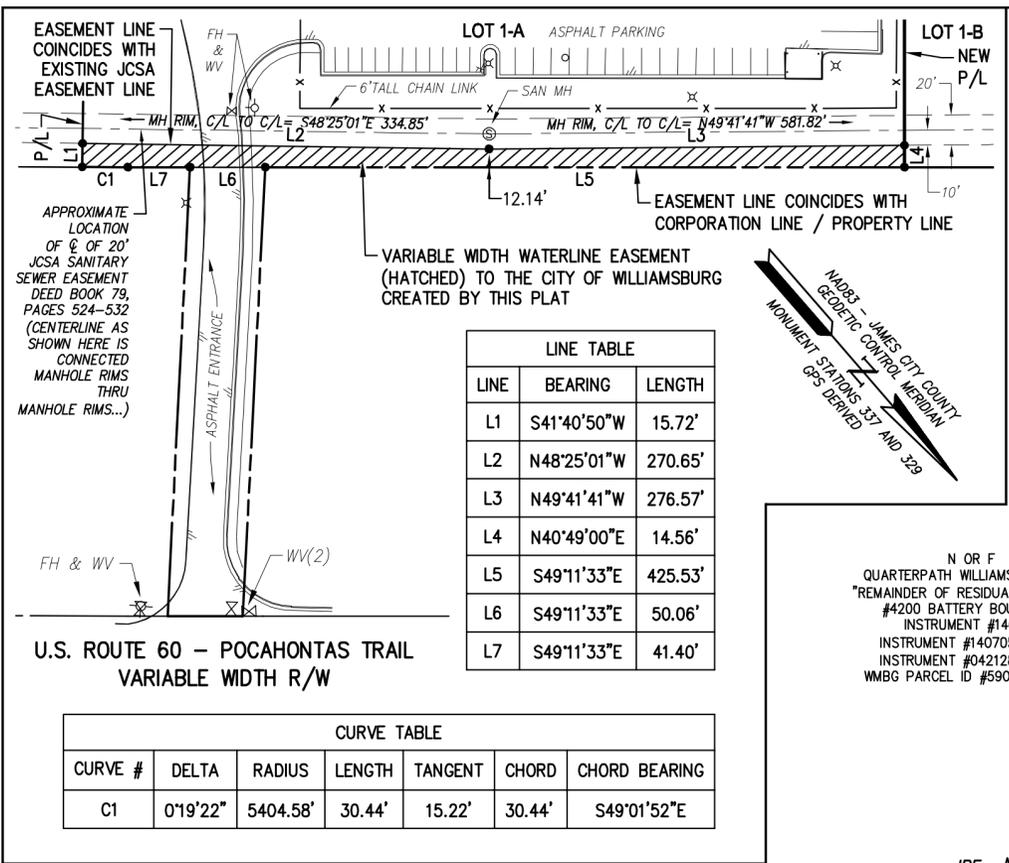
NOTE:
 SEE AREA TABULATION ON SHEET 1 OF 3
 FOR EXISTING/OLD AREAS AND NEW AREAS.

NOTE:
 EASEMENT "A" AND EASEMENT "B" ARE
 PRIVATE DRIVE EASEMENTS PER
 INSTRUMENT #030036253

PROPERTY IS SUBJECT TO VIRGINIA ELECTRIC POWER
 EASEMENTS GRANTED IN D.B. 138, PG. 627 AND
 INSTR. #041901.

PROPERTY IS SUBJECT TO WATER PIPELINE EASEMENT
 GRANTED IN INSTR. #05191 AND INSTR. #050192.

NOTE:
 SEE SHEET 3 OF 3 FOR LEGEND.



VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG
SCALE: 1" = 80'

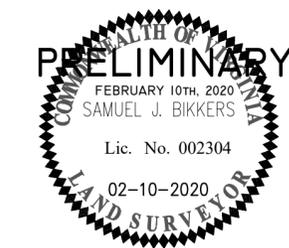
BRAFFORD TRACT - LOT 1-A
TOTAL AREA= 598,204 S.F.
13.7329 ACRES
WITHIN CITY OF WILLIAMSBURG = 13.3882 AC.
WITHIN JAMES CITY COUNTY = 0.3447 AC.

BRAFFORD TRACT LOT 1-B
TOTAL AREA= 882,016 S.F.±
20.2483 ACRES±
WITHIN CITY OF WILLIAMSBURG = 19.6967 AC.±
WITHIN JAMES CITY COUNTY = 0.5516 AC.

N OR F
QUARTERPATH WILLIAMSBURG, LLC
"REMAINDER OF RESIDUAL PARCEL B"
#4200 BATTERY BOULEVARD
INSTRUMENT #140706
INSTRUMENT #140705 (PLAT)
INSTRUMENT #042128 (PLAT)
WMBG PARCEL ID #590-03-03-B

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS _____ DAY OF _____, 20____, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS @ _____ AM / PM,
INSTRUMENT # _____
TESTE: _____
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
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1	2-10-2020	ADDRESSED JCC COMMENTS	SJB



JCC Case No. S-19-0108
SUBDIVISION PLAT
THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
AND BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA	
Project Number: W10601-00	
Scale: NOTED	Date: 10-14-2019
Sheet Number	
3 OF 3	



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-003: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.

PCR#20-004: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.

PCR#20-005: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to add Public Transportation and Maintenance Facilities as a use requiring a Special Use Permit in the Limited Industrial, I Zoning District.

PCR#20-006: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.

PCR#20-007: Request of Williamsburg Area Transit Authority (WATA) on behalf of Colonial Williamsburg Foundation for a special use permit to operate and expand the Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.

APPLICANT'S REQUEST

PCR#20-003

This is a request by Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase the existing bus facility and continue its operation. WATA proposes to improve the existing facilities by adding additional administrative space and two bus bays. WATA is currently under contract to purchase Lot 1-A conditioned upon receiving the necessary approvals to continue its operation at this location.

PCR#20-004

This is a request to change the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Museum Support to Public Semi-Public. WATA is currently under contract to purchase this parcel, and the proposed change in ownership would require an amendment to the Comprehensive Plan to reflect the intended land use and new ownership. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B, and its Comprehensive Plan designation will remain Colonial Williamsburg Museum Support.

PCR#20-005

This is a request by WATA to add “Public Transportation and Maintenance Facility” with a special use permit in the Limited Industrial I Zoning District.

PCR#20-006

This is a request to rezone Lot 1-A from Museum Support MS to Limited Industrial I. WATA is currently under contract to purchase this parcel, and the proposed change in ownership requires a rezoning to reflect the ownership change. Lot 1-B will remain Museum Support MS and owned by the Colonial Williamsburg Foundation.

PCR#20-007

This is a request of WATA on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand the “Public Transportation and Maintenance Facility” at 7239 Pocahontas Trail.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

“The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.”

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate the newly created 13.732-acre lot located at 7239 Pocahontas Trail to Public and Semi-Public, and the 2013 Plan states:

“Public and Semi-Public uses are generally institutional buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone the newly created 13.732-acre lot located at 7239 Pocahontas to Limited Industrial I. The Statement of Intent for Limited Industrial I reads:

This district is established to encourage light-intensity industrial uses in low-density, well-landscaped settings, which will be compatible with all types of adjoining uses and will afford maximum protection to surrounding properties.

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 any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests will be scheduled for the March 18, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-003: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.

PCR#20-004: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.

PCR#20-005: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to add Public Transportation and Maintenance Facilities as a use requiring a Special Use Permit in the Limited Industrial, I Zoning District.

PCR#20-006: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.

PCR#20-007: Request of Williamsburg Area Transit Authority (WATA) on behalf of Colonial Williamsburg Foundation for a special use permit to operate and expand the Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.

APPLICANT'S REQUEST

PCR#20-003

This is a request by Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase the existing bus facility and continue its operation. WATA proposes to improve the existing facilities by adding additional administrative space and two bus bays. WATA is currently under contract to purchase Lot 1-A conditioned upon receiving the necessary approvals to continue its operation at this location.

PCR#20-004

This is a request to change the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Museum Support to Public Semi-Public. WATA is currently under contract to purchase this parcel, and the proposed change in ownership would require an amendment to the Comprehensive Plan to reflect the intended land use and new ownership. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B, and its Comprehensive Plan designation will remain Colonial Williamsburg Museum Support.

PCR#20-005

This is a request by WATA to add “Public Transportation and Maintenance Facility” with a special use permit in the Limited Industrial I Zoning District.

PCR#20-006

This is a request to rezone Lot 1-A from Museum Support MS to Limited Industrial I. WATA is currently under contract to purchase this parcel, and the proposed change in ownership requires a rezoning to reflect the ownership change. Lot 1-B will remain Museum Support MS and owned by the Colonial Williamsburg Foundation.

PCR#20-007

This is a request of WATA on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand the “Public Transportation and Maintenance Facility” at 7239 Pocahontas Trail.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

“The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.”

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate the newly created 13.732-acre lot located at 7239 Pocahontas Trail to Public and Semi-Public, and the 2013 Plan states:

“Public and Semi-Public uses are generally institutional buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone the newly created 13.732-acre lot located at 7239 Pocahontas to Limited Industrial I. The Statement of Intent for Limited Industrial I reads:

This district is established to encourage light-intensity industrial uses in low-density, well-landscaped settings, which will be compatible with all types of adjoining uses and will afford maximum protection to surrounding properties.

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 any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests will be scheduled for the March 18, 2020 meeting.



Erin Burke,
Principal Planner

ORDINANCE #20-__
PROPOSED ORDINANCE #20-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS,
DIVISION 11. LIMITED INDUSTRIAL, SEC. 21-384,
TO ALLOW PUBLIC TRANSPORTATION AND VEHICLE MAINTENANCE
FACILITIES AS A SPECIAL USE PERMIT USE
(PCR #20-005)**

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 11. Limited Industrial District I, Sec. 21-384. Uses permitted with a special use permit, shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 11. LIMITED INDUSTRIAL DISTRICT I

Sec. 21-384. Uses permitted with special use permit.

Uses permitted in the limited industrial district I with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Public transportation and vehicle maintenance facilities, which may include bus parking, fueling facilities, offices, bus driver lounges, and accessory facilities.
- ~~(1)~~ (2) Radio communication towers and antennas provided that no such tower is visible from the Colonial Williamsburg historic area.

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

Adopted: _____

Paul Freiling, Mayor

Sandy Filicko, Clerk



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-003: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.

PCR#20-004: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.

PCR#20-005: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to add Public Transportation and Maintenance Facilities as a use requiring a Special Use Permit in the Limited Industrial, I Zoning District.

PCR#20-006: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.

PCR#20-007: Request of Williamsburg Area Transit Authority (WATA) on behalf of Colonial Williamsburg Foundation for a special use permit to operate and expand the Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.

APPLICANT'S REQUEST

PCR#20-003

This is a request by Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase the existing bus facility and continue its operation. WATA proposes to improve the existing facilities by adding additional administrative space and two bus bays. WATA is currently under contract to purchase Lot 1-A conditioned upon receiving the necessary approvals to continue its operation at this location.

PCR#20-004

This is a request to change the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Museum Support to Public Semi-Public. WATA is currently under contract to purchase this parcel, and the proposed change in ownership would require an amendment to the Comprehensive Plan to reflect the intended land use and new ownership. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B, and its Comprehensive Plan designation will remain Colonial Williamsburg Museum Support.

PCR#20-005

This is a request by WATA to add “Public Transportation and Maintenance Facility” with a special use permit in the Limited Industrial I Zoning District.

PCR#20-006

This is a request to rezone Lot 1-A from Museum Support MS to Limited Industrial I. WATA is currently under contract to purchase this parcel, and the proposed change in ownership requires a rezoning to reflect the ownership change. Lot 1-B will remain Museum Support MS and owned by the Colonial Williamsburg Foundation.

PCR#20-007

This is a request of WATA on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand the “Public Transportation and Maintenance Facility” at 7239 Pocahontas Trail.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

“The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.”

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate the newly created 13.732-acre lot located at 7239 Pocahontas Trail to Public and Semi-Public, and the 2013 Plan states:

“Public and Semi-Public uses are generally institutional buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone the newly created 13.732-acre lot located at 7239 Pocahontas to Limited Industrial I. The Statement of Intent for Limited Industrial I reads:

This district is established to encourage light-intensity industrial uses in low-density, well-landscaped settings, which will be compatible with all types of adjoining uses and will afford maximum protection to surrounding properties.

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 any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests will be scheduled for the March 18, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-003: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase Lot 1-A to own and operate their transit operation. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B.

PCR#20-004: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Support to Public Semi-Public. Lot 1-B will remain Colonial Williamsburg Support.

PCR#20-005: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to amend the Zoning Ordinance to add Public Transportation and Maintenance Facilities as a use requiring a Special Use Permit in the Limited Industrial, I Zoning District.

PCR#20-006: Request of Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to rezone Lot 1-A from Museum Support MS to Limited Industrial I. Lot 1-B retained by the Colonial Williamsburg Foundation will remain Museum Support MS.

PCR#20-007: Request of Williamsburg Area Transit Authority (WATA) on behalf of Colonial Williamsburg Foundation for a special use permit to operate and expand the Public Transportation and Maintenance Facility at 7239 Pocahontas Trail.

APPLICANT'S REQUEST

PCR#20-003

This is a request by Williamsburg Area Transit Authority (WATA) on behalf of the Colonial Williamsburg Foundation to subdivide 37.0992 acres into two lots for WATA to purchase the existing bus facility and continue its operation. WATA proposes to improve the existing facilities by adding additional administrative space and two bus bays. WATA is currently under contract to purchase Lot 1-A conditioned upon receiving the necessary approvals to continue its operation at this location.

PCR#20-004

This is a request to change the Comprehensive Plan designation for Lot 1-A from Colonial Williamsburg Museum Support to Public Semi-Public. WATA is currently under contract to purchase this parcel, and the proposed change in ownership would require an amendment to the Comprehensive Plan to reflect the intended land use and new ownership. The Colonial Williamsburg Foundation will retain ownership of Lot 1-B, and its Comprehensive Plan designation will remain Colonial Williamsburg Museum Support.

PCR#20-005

This is a request by WATA to add “Public Transportation and Maintenance Facility” with a special use permit in the Limited Industrial I Zoning District.

PCR#20-006

This is a request to rezone Lot 1-A from Museum Support MS to Limited Industrial I. WATA is currently under contract to purchase this parcel, and the proposed change in ownership requires a rezoning to reflect the ownership change. Lot 1-B will remain Museum Support MS and owned by the Colonial Williamsburg Foundation.

PCR#20-007

This is a request of WATA on behalf of the Colonial Williamsburg Foundation for a special use permit to operate and expand the “Public Transportation and Maintenance Facility” at 7239 Pocahontas Trail.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

“The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district.”

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate the newly created 13.732-acre lot located at 7239 Pocahontas Trail to Public and Semi-Public, and the 2013 Plan states:

“Public and Semi-Public uses are generally institutional buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.”

CURRENT ZONING

This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

“This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods.”

PROPOSED ZONING

The applicant is proposing to rezone the newly created 13.732-acre lot located at 7239 Pocahontas to Limited Industrial I. The Statement of Intent for Limited Industrial I reads:

This district is established to encourage light-intensity industrial uses in low-density, well-landscaped settings, which will be compatible with all types of adjoining uses and will afford maximum protection to surrounding properties.

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 any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests will be scheduled for the March 18, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: February 27, 2020

SUBJECT: PCR#20-008: Zoning Text Amendment to Article VI, Signs, Section 21-749 of the Zoning Ordinance pertaining to Signs specifically to prohibited signs in all sign districts.

This is a request to amend Article VI, Signs, Section 21-749(a)(3) of the Zoning Ordinance by adding additional text to prohibited uses for moving devices, as well as costumes and signs held or worn by a person that are in motion by any means, including fluttering or rotating as outlined in the attached proposed ordinance. Staff has received complaints concerning individuals dressed in costume displaying signs or advertising signs in the City.

PUBLIC HEARING DATE

A Planning Commission public hearing is scheduled for the March 18, 2020, regular meeting in the Council Chambers of the Stryker Center at 3:30 p.m. at 412 North Boundary Street.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

ORDINANCE #20-__
PROPOSED ORDINANCE #20-

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
(PCR #20-008)**

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 VI. Signs, Sec. 21-749. – Signs prohibited in all sign districts, shall be amended to read as follows:

ARTICLE VI. SIGNS

Sec. 21-749. Signs prohibited in all sign districts.

(a) The following types of signs are prohibited in all sign districts.

- (3) Any sign that consists of pennants, ribbons, spinners, blades, inflatables, **floating and stationary balloons, string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that are in motion by any means, including fluttering or rotating. ~~These devices, when not part of any sign, are similarly prohibited.~~**

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

Adopted:

Paul T. Freiling, Mayor

Attest: _____
Sandi Filicko, Clerk of Council