



PUBLIC NOTICE WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold public hearings on Wednesday, June 17, 2020, at 3:30 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street. Should the COVID-19 restrictions imposed by the Governor of Virginia continue, Planning Commission may hold this meeting electronically. In that event, written comments will be accepted by Planning Commission by sending an email to virtualplanningcommission@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date. The Commission will consider the following:

- A. **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.
- 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.
- C. **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.
- D. **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.
- E. **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.
- F. **PCR#20-009:** Request of the Williamsburg James City County School Board to amend their special use permit granted for James Blair Middle School on January 14, 2016 (PCR#15-026) by adding two additional storage sheds at the school located at 101 Longhill Road.

Additional information on these cases is available at www.williamsburgva.gov/publicnotice.

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, June 10, 2020.

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: May 28, 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 the 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. 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.

The staff does not feel any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the June 17, 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.

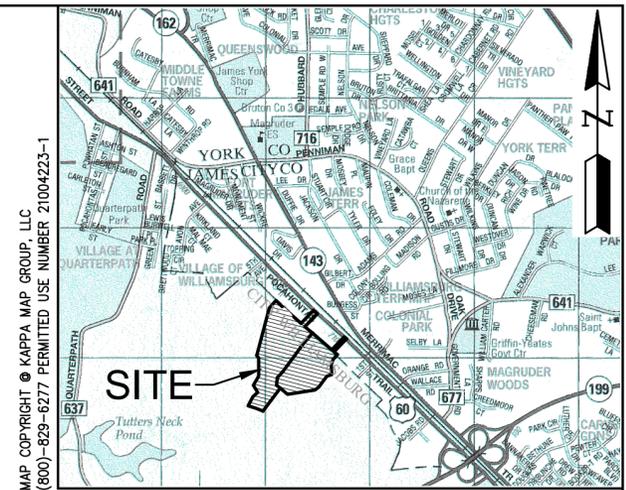
PRELIMINARY

FEBRUARY 10TH, 2020

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

GENERAL NOTES:

- 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.
- 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.
- 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
- 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.
- ADJACENT PROPERTY BEING ADJUSTED, JAMES CITY COUNTY PARCEL ID #4130640001 IS CURRENTLY ZONED B1, GENERAL BUSINESS.
- SEE AREA TABULATION FOR AREAS WITHIN EACH JURISDICTIONS, AREAS OF ADJUSTMENT AND TOTAL AREAS.
- 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.
- NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
- 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.
- 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.
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 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: _____

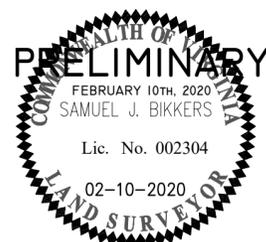
MONA A. FOLEY, CLERK

JCC Case No. S-19-0108

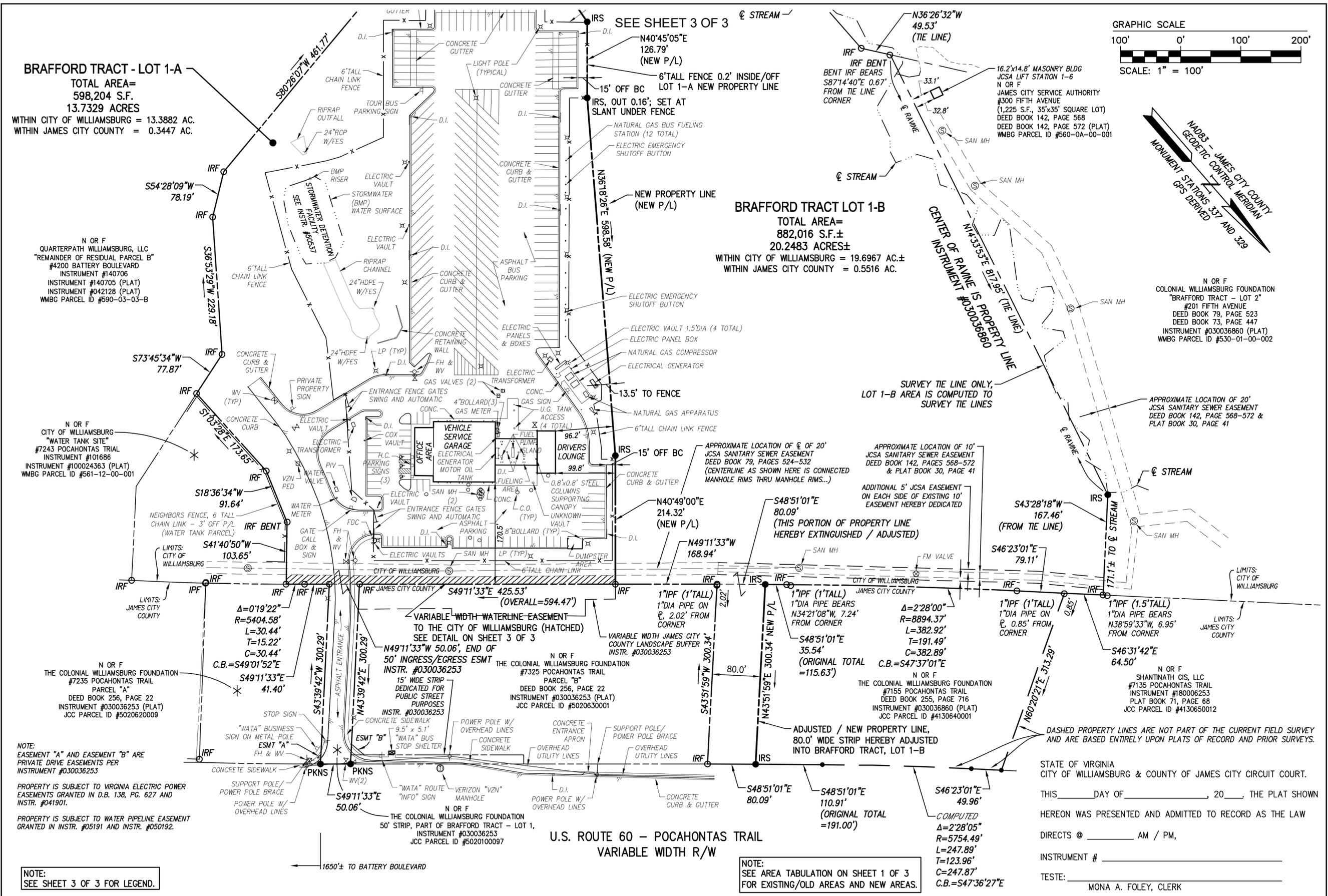
SUBDIVISION PLAT
THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B
 AND BOUNDARY LINE ADJUSTMENT PLAT
 BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND
 CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001
 FOR
THE COLONIAL WILLIAMSBURG FOUNDATION
 CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

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
 Hampton Roads | Central Virginia | Middle Peninsula



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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.

DASHED PROPERTY LINES ARE NOT PART OF THE CURRENT FIELD SURVEY
AND ARE BASED ENTIRELY UPON PLATS OF RECORD AND PRIOR SURVEYS.

ADJUSTED / NEW PROPERTY LINE,
80.0' WIDE STRIP HEREBY ADJUSTED
INTO BRAFFORD TRACT, LOT 1-B

APPROXIMATE LOCATION OF 10'
JCSA SANITARY SEWER EASEMENT
DEED BOOK 142, PAGES 568-572
& PLAT BOOK 30, PAGE 41

APPROXIMATE LOCATION OF 20'
JCSA SANITARY SEWER EASEMENT
DEED BOOK 79, PAGES 524-532
(CENTERLINE AS SHOWN HERE IS CONNECTED
MANHOLE RIMS THRU MANHOLE RIMS...)

SURVEY TIE LINE ONLY,
LOT 1-B AREA IS COMPUTED TO
SURVEY TIE LINES

APPROXIMATE LOCATION OF 20'
JCSA SANITARY SEWER EASEMENT
DEED BOOK 142, PAGE 568-572 &
PLAT BOOK 30, PAGE 41

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.

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.

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

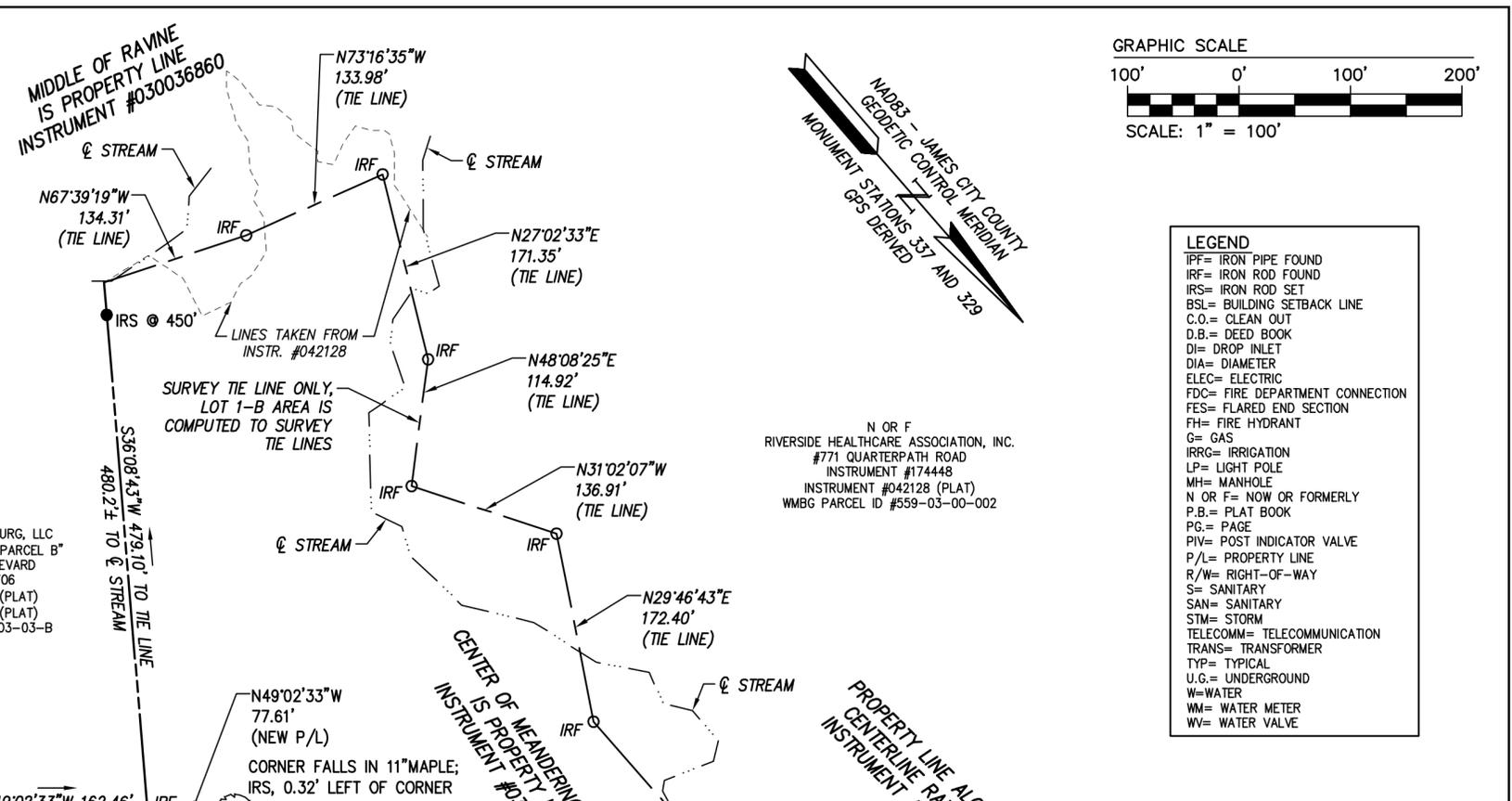
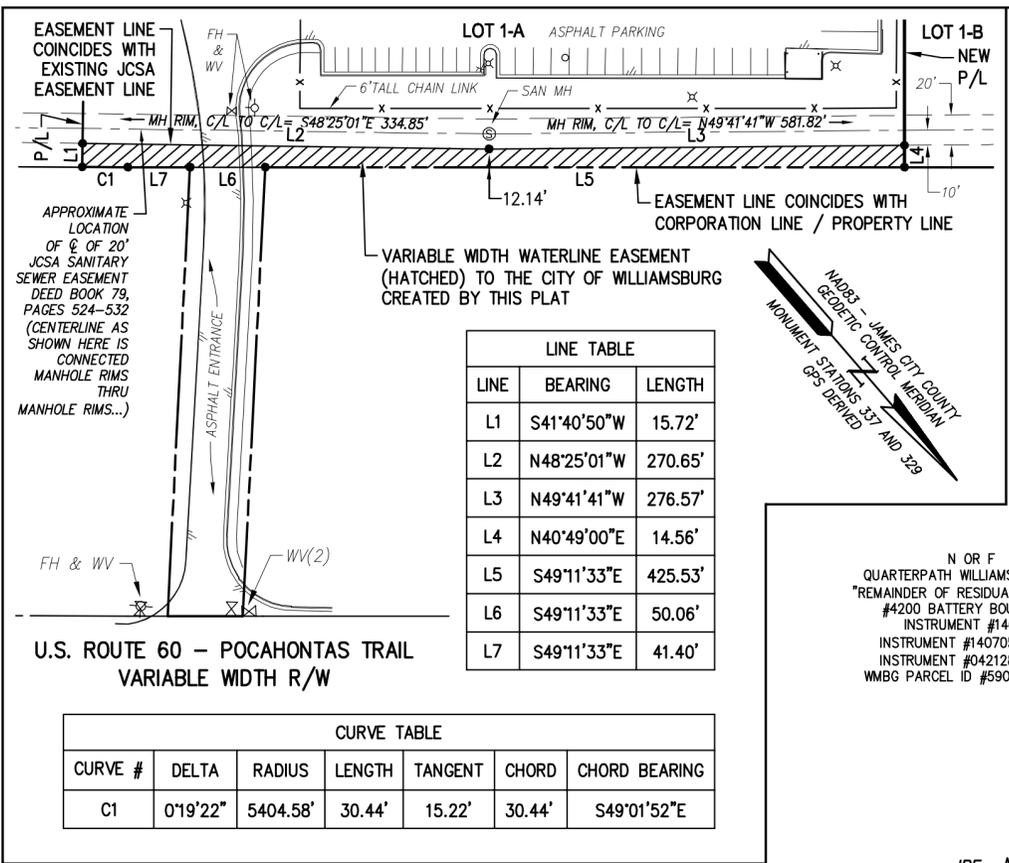
N OR F
CITY OF WILLIAMSBURG
"WATER TANK SITE"
#7243 POCAHONTAS TRAIL
INSTRUMENT #101686
INSTRUMENT #10024363 (PLAT)
WMBG PARCEL ID #561-12-00-001

N OR F
THE COLONIAL WILLIAMSBURG FOUNDATION
#7235 POCAHONTAS TRAIL
PARCEL "A"
DEED BOOK 256, PAGE 22
INSTRUMENT #030036253 (PLAT)
JCC PARCEL ID #5020620009

N OR F
THE COLONIAL WILLIAMSBURG FOUNDATION
#7325 POCAHONTAS TRAIL
PARCEL "B"
DEED BOOK 256, PAGE 22
INSTRUMENT #030036253 (PLAT)
JCC PARCEL ID #5020630001

N OR F
THE COLONIAL WILLIAMSBURG FOUNDATION
#7155 POCAHONTAS TRAIL
DEED BOOK 255, PAGE 716
INSTRUMENT #030036860 (PLAT)
JCC PARCEL ID #4130640001

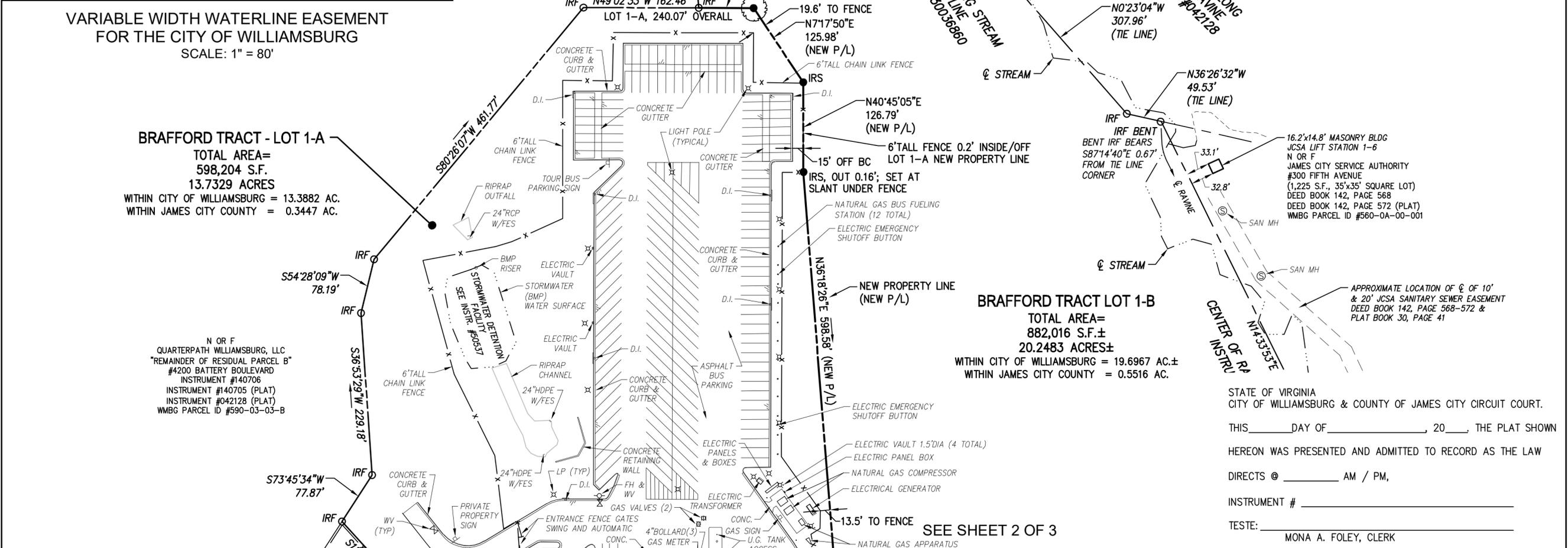
N OR F
SHANTINATH CIS, LLC
#7135 POCAHONTAS TRAIL
INSTRUMENT #180006253
PLAT BOOK 71, PAGE 68
JCC PARCEL ID #4130650012



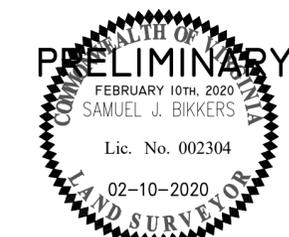
VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG
SCALE: 1" = 80'

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.



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



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JCC Case No. S-19-0108
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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	

STATE OF VIRGINIA
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TESTE: _____
MONA A. FOLEY, CLERK



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: May 28, 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.

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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. 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.

The staff does not feel any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the June 17, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: May 28, 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 the 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. 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.
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- (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.

The staff does not feel any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the June 17, 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: May 28, 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 the 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. 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:*
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- (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
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- (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.

The staff does not feel any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the June 17, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: May 28, 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 the 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. 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:

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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.

The staff does not feel any additional studies are needed to decide on these requests.

PUBLIC HEARING DATE

Public hearings on these requests are scheduled for the June 17, 2020 meeting.



Erin Burke,
Principal Planner



CITY OF WILLIAMSBURG

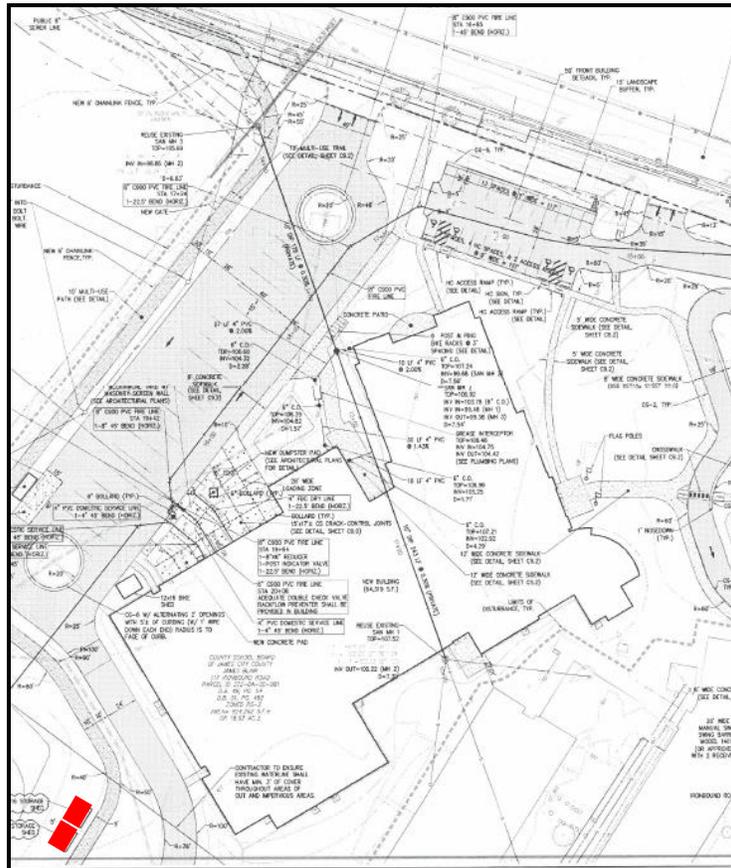
MEMORANDUM

DATE: May 28, 2020

SUBJECT: PCR#20-009

Request of the Williamsburg James City County School Board to amend their special use permit granted for James Blair Middle School on January 14, 2016 (PCR#15-026) by adding two additional 12'x16' bike sheds behind the school at 101 Longhill Road.

Williamsburg-James City County Public Schools (WJCCPS) is requesting to amend the Special Use Permit granted for James Blair Middle School on January 14, 2016 (PCR#15-026) by adding two 12'x16' bike sheds behind the school at 101 Longhill Road. The sheds will be used to store bikes used for instructional purposes at the school.



COMPREHENSIVE PLAN

This property is designated as *Public and Semi-Public* in the 2013 Comprehensive Plan, which includes government facilities, churches, public and private schools, fraternal organizations, nursing homes, and cemeteries. Land to the north and east are designated *Low-Density Single Family Detached Residential* land use and *Corridor Commercial* land use with lands to the south and west designated *Corridor Commercial, Economic Development, William and Mary and Parks, Parkway and Recreation* land use.

ZONING

This property is zoned Single-Family Dwelling District RS-2. The property to the north and east are zoned RS-2 and B-2 with lands to the south and west zoned B-2, ED-2, WM, and RS-2.

The RS-2 District 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 RS-2 District reads:

This district is established as a single-family residential area with low 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 daycare centers, may be allowed with the issuance of special permits.

The special use permit section of the Zoning Ordinance (Sec. 21-43) 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.*

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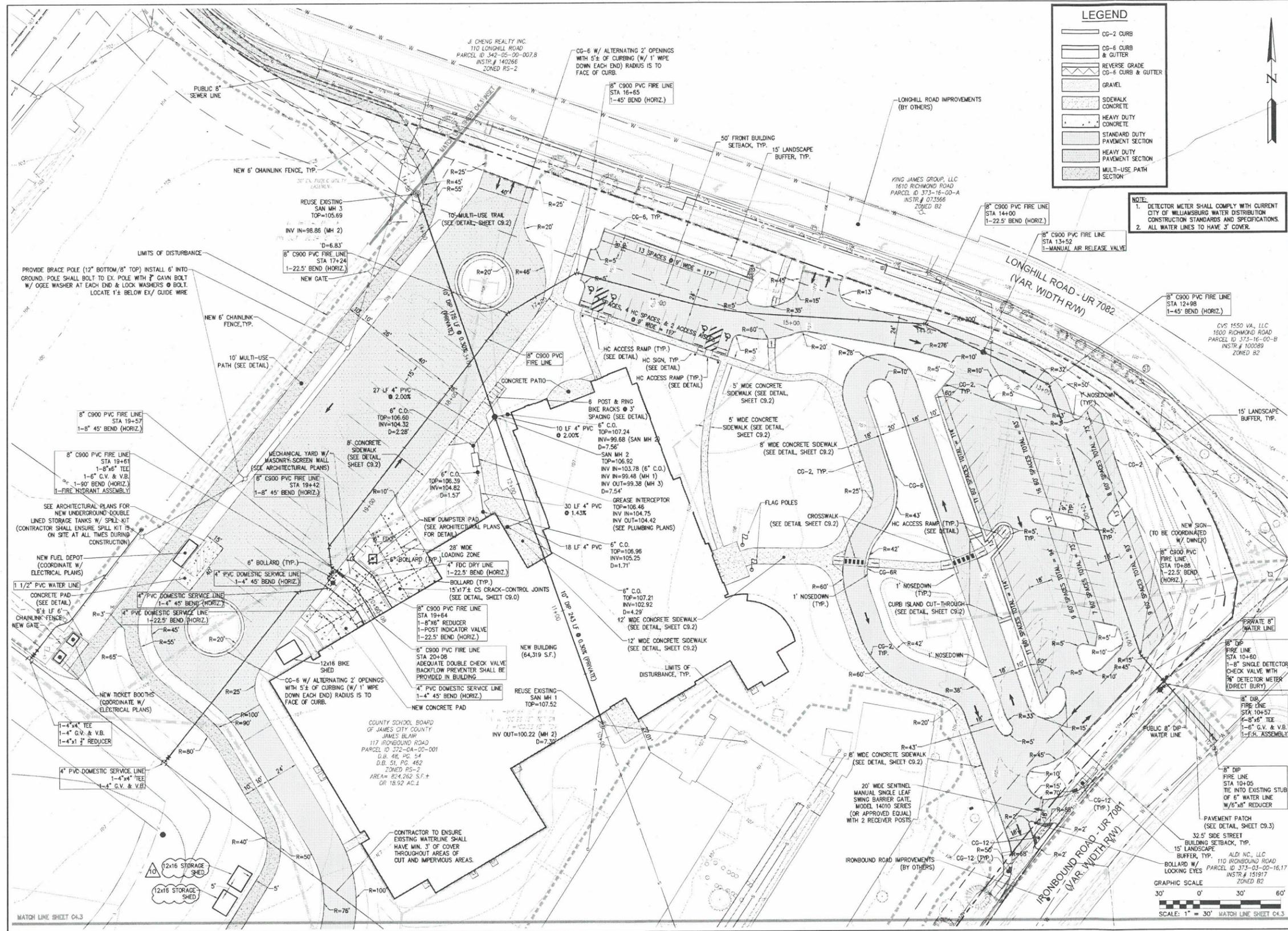
The staff does not feel that any additional studies are needed in order to make a decision on this request.

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on June 17, 2020.

A handwritten signature in black ink, appearing to read 'E. B.', with a long horizontal line extending to the right.

Erin Burke,
Principal Planner



LEGEND

[Symbol]	CG-2 CURB
[Symbol]	CG-6 CURB & GUTTER
[Symbol]	REVERSE GRADE CG-6 CURB & GUTTER
[Symbol]	GRAVEL
[Symbol]	SIDEWALK CONCRETE
[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	STANDARD DUTY PAVEMENT SECTION
[Symbol]	HEAVY DUTY PAVEMENT SECTION
[Symbol]	MULTI-USE PATH SECTION

NOTE:
 1. DETECTOR METER SHALL COMPLY WITH CURRENT CITY OF WILLIAMSBURG WATER DISTRIBUTION CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. ALL WATER LINES TO HAVE 3' COVER.

2/27/20	AMENDMENT #1 - ADDED TWO (2) BFL SHEDS	OV
6/7/19	AMENDMENT #2 - PARKING	OV
9/29/18	AMENDMENT #3 - ADDED BKE SHED	OV
8/29/18	ADDED DUMPSTER PAD & GRAVE OVERFLOW LOT	OV
6	ADD SET	OV
5	REVISED FOR 100% PLAN	OV
4	REVISED PER CITY COMMENTS	OV
4/27/18		OV
		OV



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 Phone: (757) 253-0040
 Fax: (757) 253-0988
 www.alsva.com

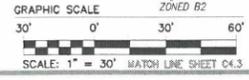
**PHASE 1B
 JAMES BLAIR MIDDLE SCHOOL
 101 LONGHILL ROAD**

STROVNER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

Project Controls: GVC
 Project Number: W10485-03
 Scale: 1"=30'
 Date: 6/1/2018

Sheet Title: **PHASE 1B SITE & UTILITY PLAN**

Sheet Number: **C4.2**



MATCH LINE SHEET C4.3