



PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on December 14, 2011, 3:30 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street, to consider the following:

PCR 11-022: Special Use Permit request and Site Plan approval to install two temporary classroom trailers for four additional classrooms until July 2017 at Berkeley Middle School, 1118 Ironbound Road. This property is zoned RS-2 Single Family Dwelling District, and identified as Williamsburg Tax Map No. 461-0A-00-002.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=1036 or at the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, December 7, 2011.

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive, flowing style.

Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: November 9, 2011

**SUBJECT: PCR #11-022
Request of W-JCC Public Schools for a special use permit for two
classroom trailers at Berkeley Middle School, 1118 Ironbound Road**

Williamsburg-James City County Public Schools is requesting a special use permit for two double-wide classroom trailers at Berkeley Middle School, 1118 Ironbound Road until July 2017. The two trailers will contain four classrooms and will be located behind the school in the same location as previous trailers. The applicant notes an anticipated enrollment at Berkeley Middle School next year of 942 students which is 58 over capacity.

COMPREHENSIVE PLAN

This property is designated as Public/Semi Public land use in the 2006 Comprehensive Plan, which is described as "... generally institutional and municipal buildings and lands. These uses include the Municipal Center, Court House, public and private hospitals, churches and cemeteries." The Williamsburg/James City County Courthouse is located to the west, and land to the east is designated William and Mary land use. Land to the south is designated Mixed Use land use. James City County is located on the west side of Strawberry Plains Road.

ZONING

This property is zoned Single Family Dwelling District RS-2. The property to the south is zoned LB-4 and RS-2, and the Courthouse property to the west is zoned LB-4. 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 day care centers, may be allowed with the issuance of special use permits.

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

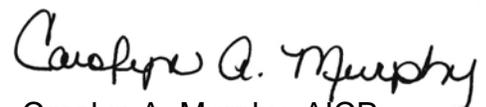
The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

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

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on December 14, 2011 at 3:30 p.m. in the Stryker Building.


Carolyn A. Murphy, AICP
Deputy Planning Director



Memorandum

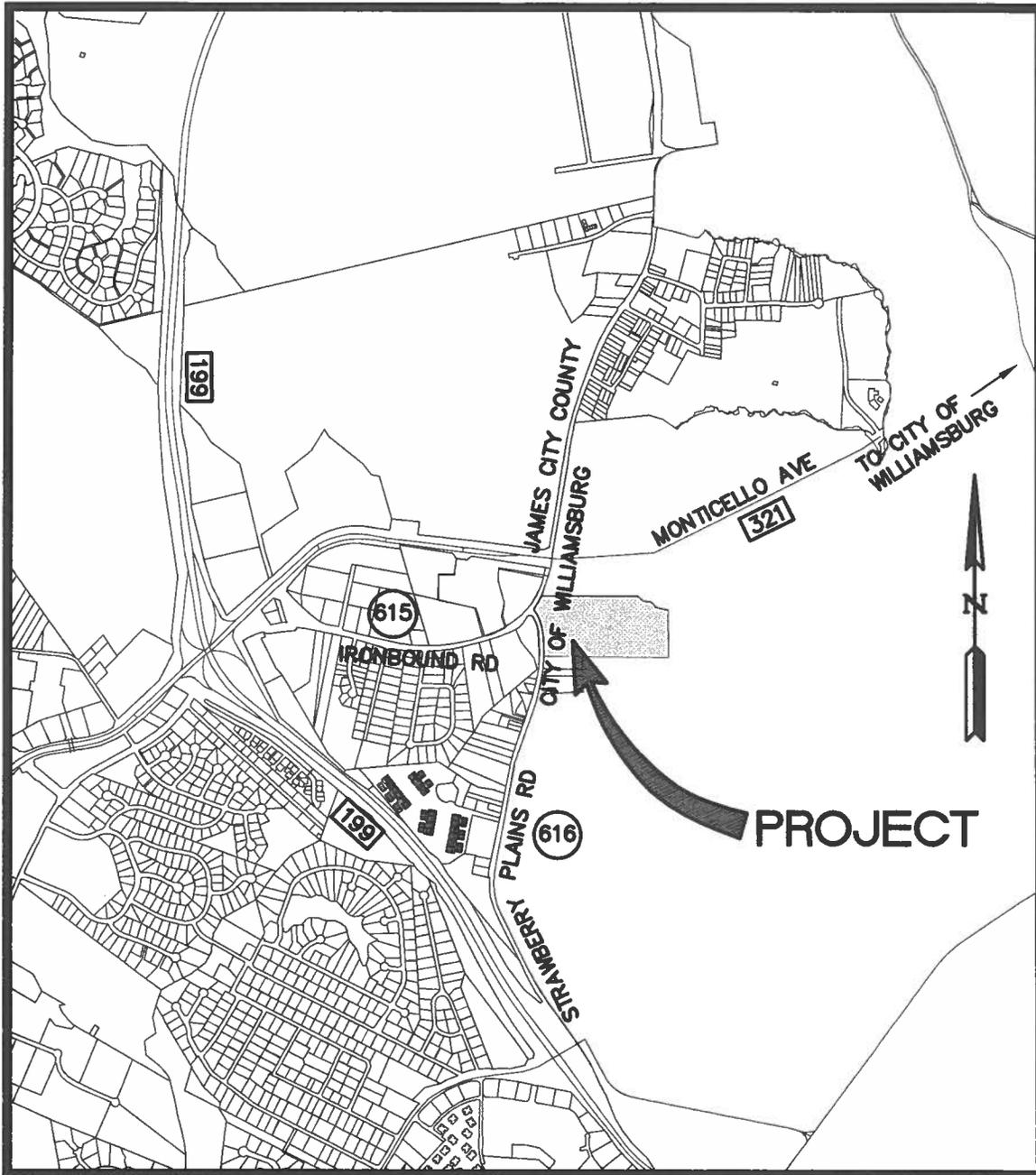
To: Reid Nester
From: Alan Robertson *AR*
Subject: Adding Trailers to Berkeley Middle School
Date: September 27, 2011

We are requesting to add (2) two temporary trailers (4) four classrooms at Berkeley Middle School for fall, 2012. These trailers will go in the same location as those previously approved by the City. We anticipate an enrollment at Berkeley that year of 942 students, some 58 over capacity. Those additional students will be accommodated by the trailers. These trailers will be in use at Berkeley for at least the next five years, during which period the school enrollment is expected to grow to 960 students.

The WJC staff and School Board considered the option of expanding space at Berkeley to house the growth in student population. After much discussion, the Board opted to use trailers instead.

Working closely with the City and AES, we are submitting for a Special Use Permit and site plan approval to install needed classrooms. We feel this plan will meet the needs of our students and requirements of the City. Please call me if you need any additional information

Thanks for your help with this matter.



VICINITY MAP

SCALE: 1"=2000'

TRAILER CLASSROOMS

BERKELEY MIDDLE SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

BERKELEY PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

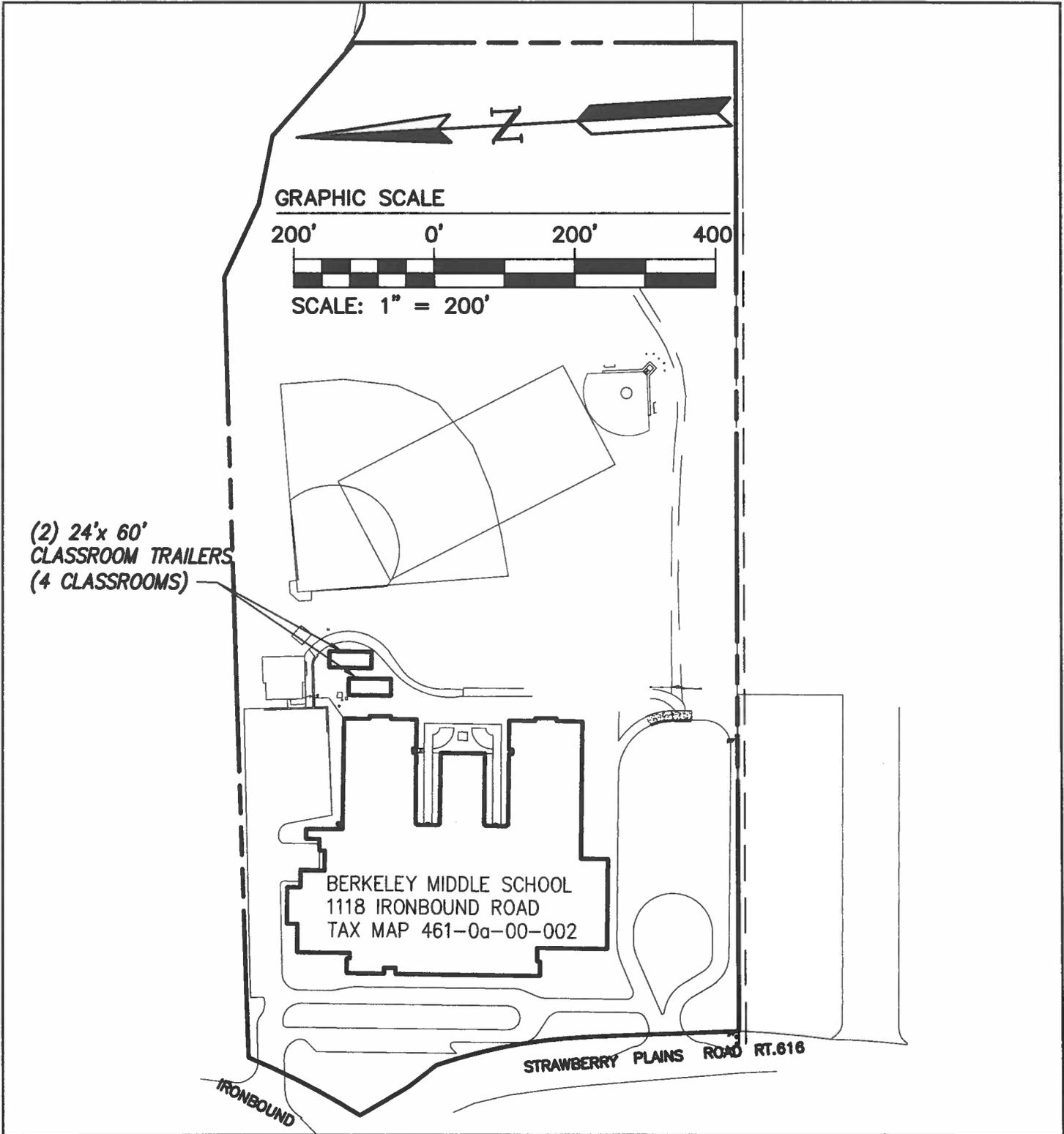
Project Contacts: LBA	Scale: 1"=2000'
Project Number: W10119-E-07	Date: 10/14/11



CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
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Hampton Roads | Central Virginia | Middle Peninsula



TRAILER CLASSROOMS

BERKELEY MIDDLE SCHOOL

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