



PUBLIC NOTICE WILLIAMSBURG PLANNING COMMISSION

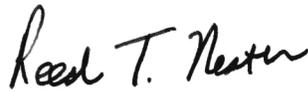
The Williamsburg Planning Commission will hold a public hearing on September 18, 2013, 3:30 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #13-029: Revision of the City of Williamsburg Design Review Guidelines and associated changes to the Official Zoning Map – Architectural Review Districts. The Design Review Guidelines provide guidance to the Architectural Review Board and to property owners in the Architectural Preservation and Corridor Protection Districts. The complete draft of the Design Review Guidelines is available at www.williamsburgva.gov/DRG2013. In conjunction with this revision, three changes are proposed to the Architectural Review District map: the Crispus Attucks Subdivision (400-422 Harriet Tubman Drive) is proposed to be changed from Architectural Preservation AP-2 District to the Architectural Preservation AP-3 District, properties along Richmond Road in the Arts and Cultural District [727portion-1220, 12,23, 1233, 1233A, 1305 and 1307 Richmond Road] and 107 Matoaka Court are proposed to be changed from Corridor Protection CP District to Architectural Preservation AP-3 District, and properties at 1209 and 1229 Lafayette Street are proposed to be changed from Architectural Preservation AP-3 District to Corridor Protection CP District.

PCR #13-031: Amend the Zoning Ordinance by revising the regulations for visual obstruction on corner lots [Sec. 21-612]. The proposed regulation will be based on the actual physical characteristics of the intersection.

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

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, September 11, 2013.


Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: August 28, 2013

SUBJECT: PCR #13-029
Design Review Guidelines Update

The Architectural Review Board started the process on March 5 with a public hearing. Seven citizens provided comments on the current ***Design Review Guidelines***. After that meeting, staff and the Architectural Review Board spent four months updating the guidelines. A second public hearing on the proposed draft was held by the Architectural Review Board on August 8 and two individuals spoke on the draft. The draft of the updated ***Design Review Guidelines*** is located on the City's website at www.williamsburgva.gov/DRG2013.

Each chapter has been revised and updated as follows:

Chapter I Executive Summary – Minor wording changes

Chapter II Aesthetic Objectives – Minor wording changes

Chapter III Inventory of Architectural Styles – Minor wording changes and updated pictures

Chapter IV Design Review Districts – Updated wording and map. The paragraph that indicates the number of buildings in the **Architectural Preservation Districts** has been modified and the building types list has been updated on Page 2.

Chapter V Architectural Preservation Districts – This chapter has been completely revised with new wording, pictures and mapping. The separate districts (**AP-1**, **AP-2** and **AP-3**) have been broken down into existing buildings and new buildings with specific requirements and materials for each section. Each district has a map at the end which outlines that district only to visually understand the boundaries of each district.

- **AP-1** contains the Colonial Williamsburg Historic Area, areas adjacent to the Historic Area, the old campus of William and Mary, and the National Register of Historic Districts of Pollard Park and Chandler Court.

- **AP-2** surrounds **AP-1** and contains the older neighborhoods such as College Terrace, Burns Lane, Indian Springs, West Williamsburg and Capitol Landing Road. This District allows more flexibility in materials for new construction.
- **AP-3** contains post World War II Colonial Revival and more modern style dwellings such as those located in Pinecrest, Capitol Court, Crispus Attucks and West Williamsburg Heights (including all of the Arts and Cultural District). The Board determined that a new district was not necessary for the Arts and Cultural District when the main difference would be colors allowed for building and signage. The size and type of signage allowed is regulated by the Zoning Ordinance, and it is planned to update the sign regulations later this year. The Board also recommends that Crispus Attucks subdivision be changed from **AP-2** to **AP-3** to allow more flexibility for this new subdivision. **AP-3** is the least restrictive and allows more flexibility in materials.

The new Benjamin Moore Williamsburg colors have been included in this rewrite.

Chapter VI Corridor Protection District – This chapter has been completely rewritten to include specific requirements for Commercial and Residential buildings. A common comment from users was that this chapter was written for commercial buildings when in fact several residential areas are located in the **Corridor Protection District**. Therefore it was broken into two areas to simplify specific requirements between residential and commercial properties. All pictures and maps have been updated. The new Benjamin Moore Williamsburg colors have been included in this update.

Chapter VII Signs – This chapter was also completely rewritten to include new pictures, approved colors and the Arts and Cultural Sign District has been added to reflect the new district in the Zoning Ordinance. Sign colors have been updated from the Avery 900 Supercast Color Palette to include opaque and translucent colors. Additional colors have been added from the current ***Design Review Guidelines***.

Chapter VIII Awnings – This chapter has some minor wording changes.

Chapter IX Rehabilitation – This chapter has some changes to simplify wording.

Chapter X Relocation - This chapter has some changes to simplify wording.

Chapter XI Demolition – This chapter has minor wording changes.

Chapter XII Appendix – Appendix 1 was updated to include changes that occurred since the last update, including the Merchants Square and Resorts Historic District that is listed on the National Register of Historic Places. Names and dates were updated to reflect current information.

Appendix 2 is has been rearranged to reflect Neighborhoods as listed in the Comprehensive Plan with the date of construction, name of the building and type of building if known. All buildings located in each neighborhood have been listed with buildings over 50 years of age highlighted in **bold**. All buildings have been included to give a better sense of how each neighborhood has developed over time.

Appendices 3, 4, 5, 6 and 7 had some minor wording changes.

Chapter XII Bibliography – Minor updating.

Zoning Map It is proposed to amend the *Official Zoning Map Part 2 of 3: Architectural Review Districts* to change of Crispus Attucks Subdivision from AP-2 to AP-3 and to consolidate the Arts and Cultural District into one AP-3 District instead of a combination of AP-3 and CP.

STAFF RECOMMENDATION

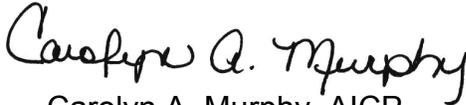
Staff recommends that the Architectural Review Board recommend to Planning Commission and City Council approval of the revised **Design Review Guidelines** and the changes to the Architectural Preservation District that are outlined in the attached ordinance.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION

The Architectural Review Board at their regular meeting on August 27 recommended that Planning Commission and City Council approve the revised **Design Review Guidelines** and the changes to the Architectural Preservation District that are outlined in the attached ordinance.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission public hearing on this case is scheduled for the regular Planning Commission meeting on September 18.


Carolyn A. Murphy, AICP
Deputy Planning Director



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: August 8, 2013

SUBJECT: PCR 13-031
Amend the Zoning Ordinance by revising the Visual Obstruction regulations [Sec. 21-612]

Section 21-612 of the Zoning Ordinance regulates visual obstructions on street corners for specified zoning districts. These regulations, which have been in place since 1991, are based on a “visibility triangle” that is the same throughout the City regardless of traffic speed, grades and type of traffic control used as the intersection. In order to have a regulation that is based more closely on the actual physical characteristics of an intersection, a revision is proposed that is tied into standards of the Association of State Highway and Transportation Officials (AASHTO). This is a better, less arbitrary regulation that is based on the actual characteristics of the intersection. It also allows the Zoning Administrator to make an exception, if justified, after consultation with the City Engineer.

The present standard allows no visual obstructions between three and eight feet above the street grade in a “visibility triangle” defined as being 30 feet from the point of intersection. The proposed standard creates a “clear site triangle” based on standards of the AASHTO, and takes into consideration the site-specific design speed of the intersecting roadways, roadway grades, and the type of traffic control used at the intersection. This standard is more fully detailed in the attached ordinance. This standard will not apply to the B-1, LB-1, PDC, WM and PUD Districts, as is the case with the present regulation.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission public hearing on this case is scheduled for the regular Planning Commission meeting on September 18.

Reed T. Nester
Reed T. Nester, AICP
Planning Director

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS,
SEC. 21-612 VISUAL OBSTRUCTION
(PCR #13-031)**

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, Sec. 21-612. Visual Obstruction shall be amended to read as follows:

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 21-612. Visual Obstruction.

~~On a corner lot in any residential district, and in the LBR, B-2, B-3, I and MS districts, no visual obstructions between three feet and eight feet above the street grade level shall be maintained in the area bounded by the curblines, or edge of pavement where there are no curbs adjacent to such corner lots, and a line joining points along said lines 30 feet from the point of intersection. This section shall not apply to light poles, telephone poles or sign poles.~~

On a corner lot in any residential district, and in the LB-2, LB-3, LB-4, B-2, B-3, ED, ED-2 and MS Districts, no visual obstruction shall be maintained that blocks a driver's view of potentially conflicting vehicles traveling on the adjacent roadways. The specified areas are known as clear sight triangles whose dimensions depend on the site-specific design speed of the intersecting roadways, roadway grades, and the type of traffic control used at the intersection. Clear site triangle dimensions shall be computed by the guidelines and methods published in the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) publication entitled *A Policy on Geometric Design of Highways and Streets*. Written requests for exceptions to this paragraph shall be subject to review and approval by the zoning administrator after consultation with the city engineer.

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

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk