



**PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION**

The Williamsburg Planning Commission will hold a public hearing on February 19, 2014, 3:30 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #14-001: Request of Williamsburg-James City County Public Schools for a special use permit for one new classroom trailer and a time extension for two existing classroom trailers at Berkeley Middle School, 1118 Ironbound Road.

PCR #14-002: Request of Williamsburg-James City County Public Schools for a special use permit to place a temporary classroom trailer at Matthew Whaley School, 301 Scotland Street.

PCR #14-006: Amend the Zoning Ordinance by requiring a special use permit for museums and art galleries with outdoor display in the B-2 Corridor Business District and B-3 Urban Business District [Secs. 21-322, 21-324, 21-352 and 21-354].

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, February 12, 2014.

A handwritten signature in black ink that reads "Reed T. Nester".

Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: January 9, 2014

SUBJECT: PCR #14-001

Request of W-JCC Public Schools for a special use permit for one new classroom trailer and a time extension for two existing classroom trailers at Berkeley Middle School, 1118 Ironbound Road

Williamsburg-James City County Public Schools is requesting a special use permit for one new double-wide classroom trailer and a time extension for the two existing classroom trailers at Berkeley Middle School, 1118 Ironbound Road until July 2018. The three trailers will contain six classrooms and will be located behind the school. The applicant notes an anticipated enrollment at Berkeley Middle School next year of 942 students some 113 over capacity. Current enrollment is 901, and the two existing trailers (four classrooms) house the 72 additional students.

COMPREHENSIVE PLAN

This property is designated as Public and Semi Public land use in the 2013 Comprehensive Plan, which includes government facilities, churches, public and private schools, fraternal organizations, nursing homes 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 Economic Development land use and land to the west is located in James City County on the west side of Strawberry Plains Road and Ironbound 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 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.

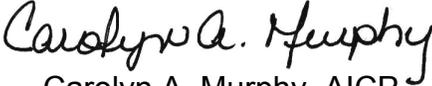
The Planning Director or Planning Commission may require the following additional information:

- (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 February 19.


Carolyn A. Murphy, AICP
Deputy Planning Director



Williamsburg-James City County Public Schools

Williamsburg, Virginia

TO: Reed Nester, Planning Director, City of Williamsburg

FROM: Alan Robertson, Facilities Manager 

DATE: December 13, 2013

CC: Marcellus Snipes, Bruce Abbott, Karen Swann, Owen Herron, Terry Stone

SUBJECT: Adding Trailer to Berkeley Middle School

We are requesting to add (1) one temporary trailer (2) two classrooms at Berkeley Middle School for fall, 2014. This trailer will go in the same general area as those previously approved by the City.

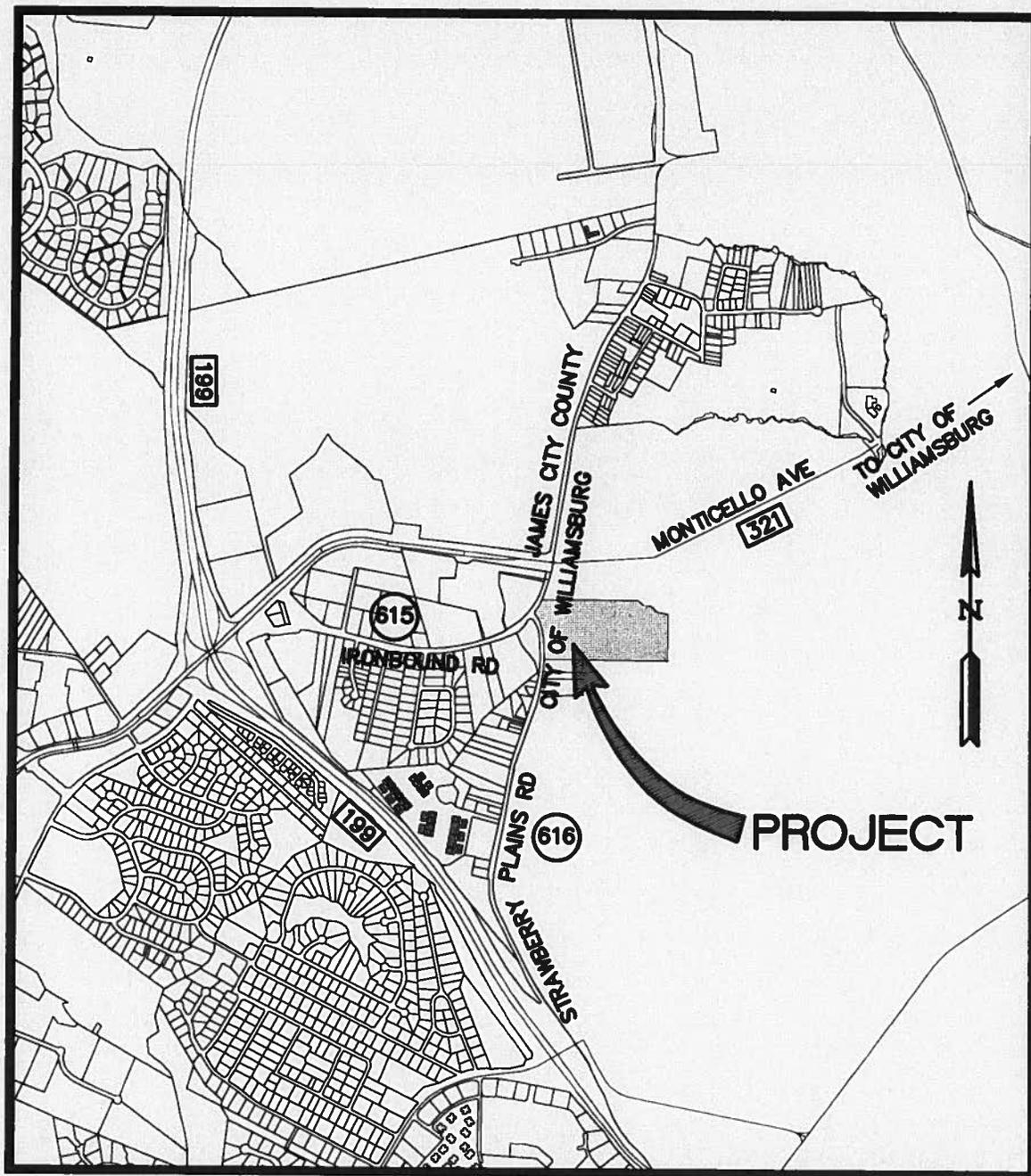
We are also requesting through the Special Use permit process that the new temporary trailer be placed until July of 2018 and ask that the two existing temporary trailers be extended to the same time period.

We anticipate an enrollment at Berkeley in FY15 of 942 students, some 113 over capacity. Current enrollment is 901. We currently have two trailers (4 classrooms) at Berkeley to house the 72 additional students.

We plan to use remaining CIP funds to expand the school cafeteria and better house the existing population. This expansion will take over two of the current classrooms, hence the temporary need for the additional trailer and two classrooms. This trailer will be in use at Berkeley for the next several years. A decision on a new middle school will determine the length of time the trailers will be used.

WJCC has collaborated with the City and AES. We are submitting for a Special Use Permit and site plan approval to install the 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 CLASSROOM

BERKELEY MIDDLE SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

BERKELEY PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

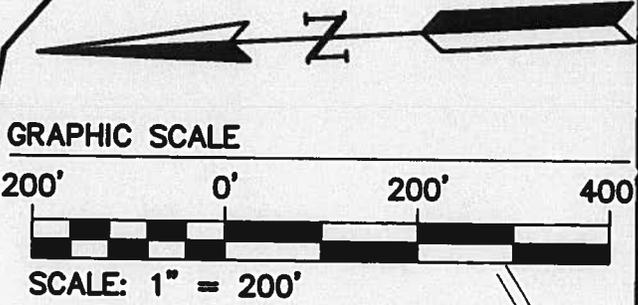
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| Project Contacts: LBA | Scale: 1"=2000' |
| Project Number: W10119-E-37 | Date: 12/18/13 |



CONSULTING ENGINEERS

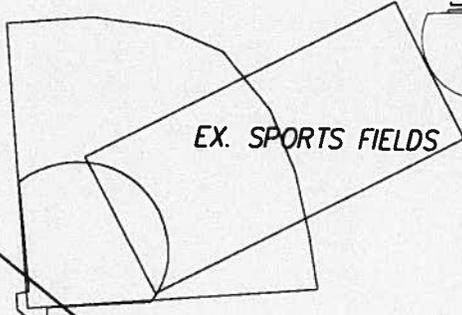
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

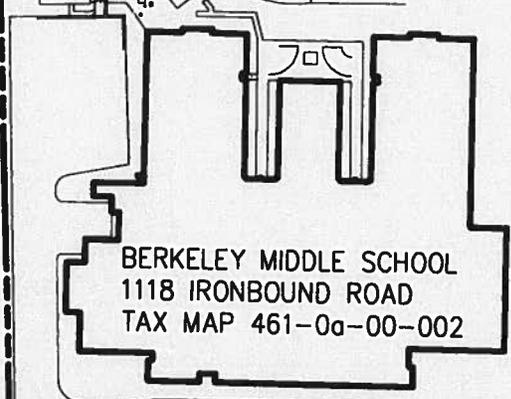


PROP. (1) 24'x 60'
CLASSROOM TRAILERS
(2 CLASSROOMS)

EX. (2) 24'x 60'
CLASSROOM TRAILERS
(4 CLASSROOMS)



EX. SPORTS FIELDS



BERKELEY MIDDLE SCHOOL
1118 IRONBOUND ROAD
TAX MAP 461-0a-00-002



EX. BUS
PARKING

IRONBOUND
ROAD
RT. 615

STRAWBERRY PLAINS ROAD RT.616

TRAILER CLASSROOM

BERKELEY MIDDLE SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

BERKELEY PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

| | | | |
|-------------------|-------------|--------|----------|
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CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: January 9, 2014

SUBJECT: PCR #14-002

Request of Williamsburg-James City County Public Schools for a special use permit to place a temporary classroom trailer at Matthew Whaley School, 301 Scotland Street

Williamsburg-James City County Public Schools is requesting a special use permit to place a double-wide classroom trailer (two classrooms) at Matthew Whaley School, 301 Scotland Street, beginning July 2014 and expiring July 2018. The application states that "...the current enrollment is 532, 60 students over the September 2013 enrollment of 472. We anticipate that this trend will continue, gaining about 20 students each year". The applicant notes this trailer is proposed at Matthew Whaley until July 2018. Beyond that date, they will need to review other alternatives.

The proposed classroom trailer requires approval by the Architectural Review Board. It is proposed to use Hardiplank siding, an upgraded room shingle and Hardiplank skirting. The Architectural Review Board will review the classroom trailer design at its meeting on January 14 (ARB #14-001).

COMPREHENSIVE PLAN

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

ZONING

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

high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.”

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

This district is established as a single-family residential area with medium population density. The regulations for this district are designed to stabilize and protect the essential characteristics of the land and to promote and encourage a suitable environment for family life. To these ends, development is limited to a relatively low density and permitted uses are limited basically to providing homes for the residents. Certain additional uses that may be compatible with single-family neighborhoods, such as churches, schools and day care centers, may be allowed with the issuance of special permits.

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.*
- (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 offstreet 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.

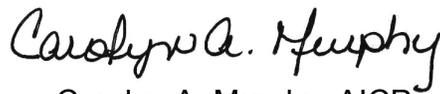
Staff does not feel that any additional studies are needed in order to make a decision on this request.

HISTORY

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

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on February 19.

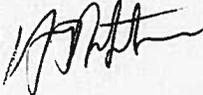

Carolyn A. Murphy, AICP
Deputy Planning Director



Williamsburg-James City County Public Schools

Williamsburg, Virginia

TO: Reed Nester, Planning Director, City of Williamsburg

FROM: Alan Robertson, Facilities Manager 

DATE: December 13, 2013

CC: Marcellus Snipes, Bruce Abbott, Robin Ford, Owen Herron, Terry Stone

SUBJECT: Adding Trailer to Matthew Whaley Elementary School

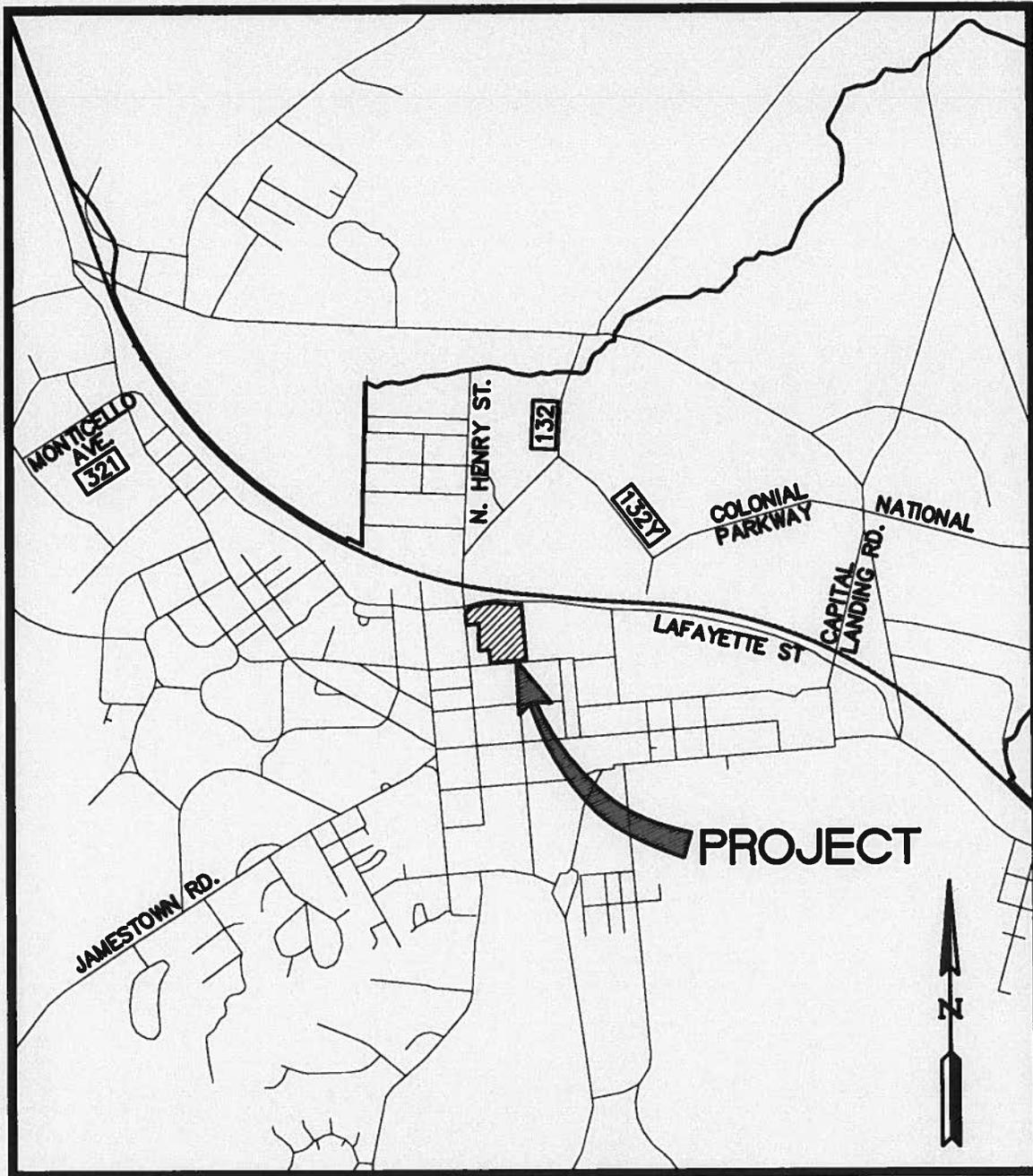
We are requesting to add (1) one temporary trailer (2) two classrooms at Matthew Whaley Elementary School for fall, 2014. This trailer will go in the same general area as previously approved by City in 2006 under PCR# 06-005.

The current enrollment at Matthew Whaley is 532, 60 students over the September 2012 enrollment of 472. We anticipate that this trend will continue, gaining about 20 students each year. This trailer will be in use at Matthew Whaley until July of 2018.

. Beyond that, we need to review other alternatives.

Working closely with the City and AES, we are submitting for a Special Use Permit and site plan approval to install the 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 CLASSROOM

**MATTHEW WHALEY
 ELEMENTARY SCHOOL**

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

STRYKER PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

Project Contacts: LBA

Scale: 1"=2000'

Project Number: W10119-E-42

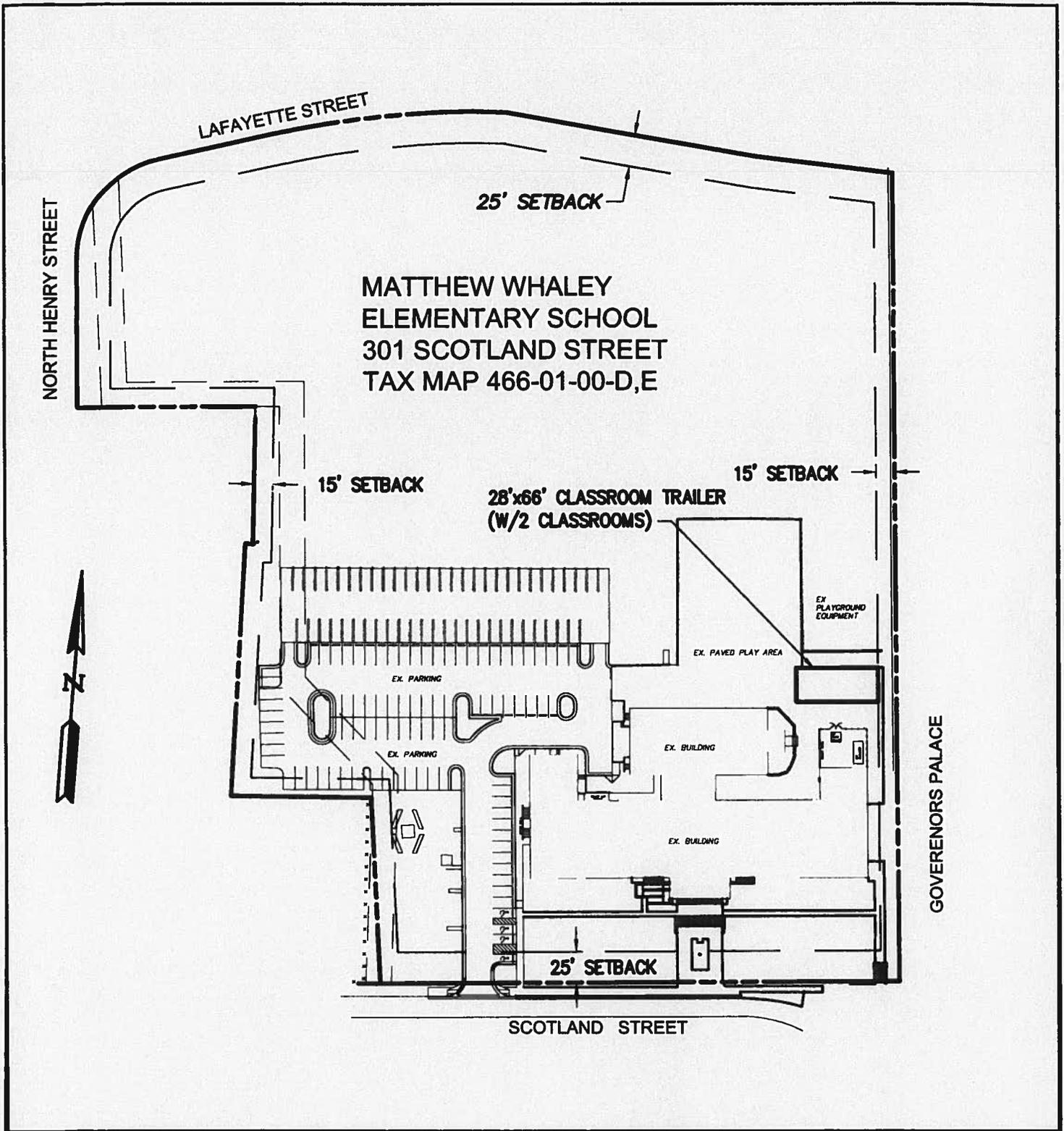
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TRAILER CLASSROOM

**MATTHEW WHALEY
ELEMENTARY SCHOOL**

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

STRYKER PRECINCT CITY OF WILLIAMSBURG, VIRGINIA

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CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: January 28, 2014

SUBJECT: PCR #14-006
Revisions to Museum and Art Gallery Uses in B-2 and B-3 Districts

Museums and art galleries are allowed by right in the LB-1 Limited Business Downtown District (in buildings not exceeding 10,000 square feet), LB-2 Limited Business Neighborhood District (in buildings not exceeding 10,000 square feet), LB-3 Limited Business Mixed Use District (in buildings not exceeding 15,000 square feet), B-1 Downtown Business District, B-2 Corridor Business District, B-3 Urban Business District, MS Museum Support District (as support facilities for the Colonial Williamsburg historic area) and in the PDC Planned Development College District (rezoning required). Museums dealing primarily with various aspects of 18th century life are allowed in the CW Colonial Williamsburg Historic Area in restored and reconstructed buildings constructed prior to the year 1800 with a special exception approved by the Board of Zoning Appeals. Museums and art galleries in buildings exceeding 10,000 square feet are allowed with a special use permit in the LB-1 and LB-2 Districts. Museums and art galleries in buildings exceeding 15,000 square feet are allowed with a special use permit in the LB-3 District.

Because of recent inquiries we have received for museum use along the City's entrance corridors, we feel that the use regulations for the B-2 Corridor Commercial District and B-3 Urban Commercial District should be changed to require additional review for museums and art galleries with outdoor display. Because large lots exist in these districts, and because of the importance that the Comprehensive Plan places on preserving the character of the entrance corridors, staff feels that special use permits should be required for museums and art galleries with outdoor display in the B-2 and B-3 Districts. This review will require public hearings by Planning Commission and City Council, and a final decision by City Council. This change is detailed in the attached ordinance.

PLANNING COMMISSION PUBLIC HEARING

A public hearing is scheduled for the regular Planning Commission meeting on February 19.

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

ORDINANCE #14-__
PROPOSED ORDINANCE #14-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 9, B-2 DISTRICT AND DIVISION
10, B-3 DISTRICT, PERTAINING TO ART GALLERIES AND MUSEUMS AS
PERMITTED AND SPECIAL USE PERMIT USES
(PCR #14-003)**

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 9, Corridor Business District B-2, Sec. 21-322 Permitted Uses and Sec. 21-234 Uses Permitted with Special Use Permit; and Division 10, Urban Business District B-3, Sec. 21-352 Permitted Uses and Sec. 21-354 Uses Permitted with Special Use Permit be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 9. CORRIDOR BUSINESS DISTRICT B-2

Sec. 21-322. Permitted uses.

The uses permitted in the corridor business district B-2 are as follows:

- (11) Museums and art galleries without outdoor display.

Sec. 21-324. Uses permitted with special use permit.

Uses permitted in the corridor business district B-2 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (10.1) Museums and art galleries with outdoor display.

DIVISION 10. URBAN BUSINESS DISTRICT B-3

Sec. 21-352. Permitted uses.

The uses permitted in the urban business district B-3 are as follows:

- (10) Museums and art galleries without outdoor display.

Sec. 21-354. Uses permitted with special use permit.

Uses permitted in the urban business district B-3 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (8.1) Museums and art galleries with outdoor display.

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

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Lisa C. Judkins, City Council Clerk