



**PUBLIC NOTICE  
WILLIAMSBURG PLANNING COMMISSION**

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

**PCR #14-003:** Request of Evelyn Nursery to amend the Zoning Ordinance to define garden center, allow garden centers with a special use permit in the B-2 Corridor Business District, and create off-street parking requirements for garden centers [Secs. 21-2, 21-324 and 21-707].

**PCR #14-004:** Request of Evelyn Nursery for a special use permit for a garden center at 910 Capitol Landing Road. This property is zoned B-2 Corridor Business District.

Additional information is available at [www.williamsburgva.gov/publicnotice](http://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, March 12, 2014.

Reed T. Nester  
Planning Director



**CITY OF WILLIAMSBURG**  
MEMORANDUM

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**TO: Planning Commission**

**DATE: February 13, 2014**

**SUBJECT: PCR #14-003**

**Request of Evelyn Nursery to amend the Zoning Ordinance to define garden center, allow garden centers with a special use permit in the Corridor Business District B-2, and create off-street parking requirements for garden centers.**

**PCR #14-004**

**Request of Evelyn Nursery for a special use permit for a garden center at 910 Capitol Landing Road**

Patrick C Evelyn on behalf of Evelyn Nursery is proposing to open a garden center at 910 Capitol Landing Road which requires amending the Zoning Ordinance to define garden centers, to allow garden centers with a special use permit in the Corridor Business District B-2, and to create off-street parking requirements for garden centers.

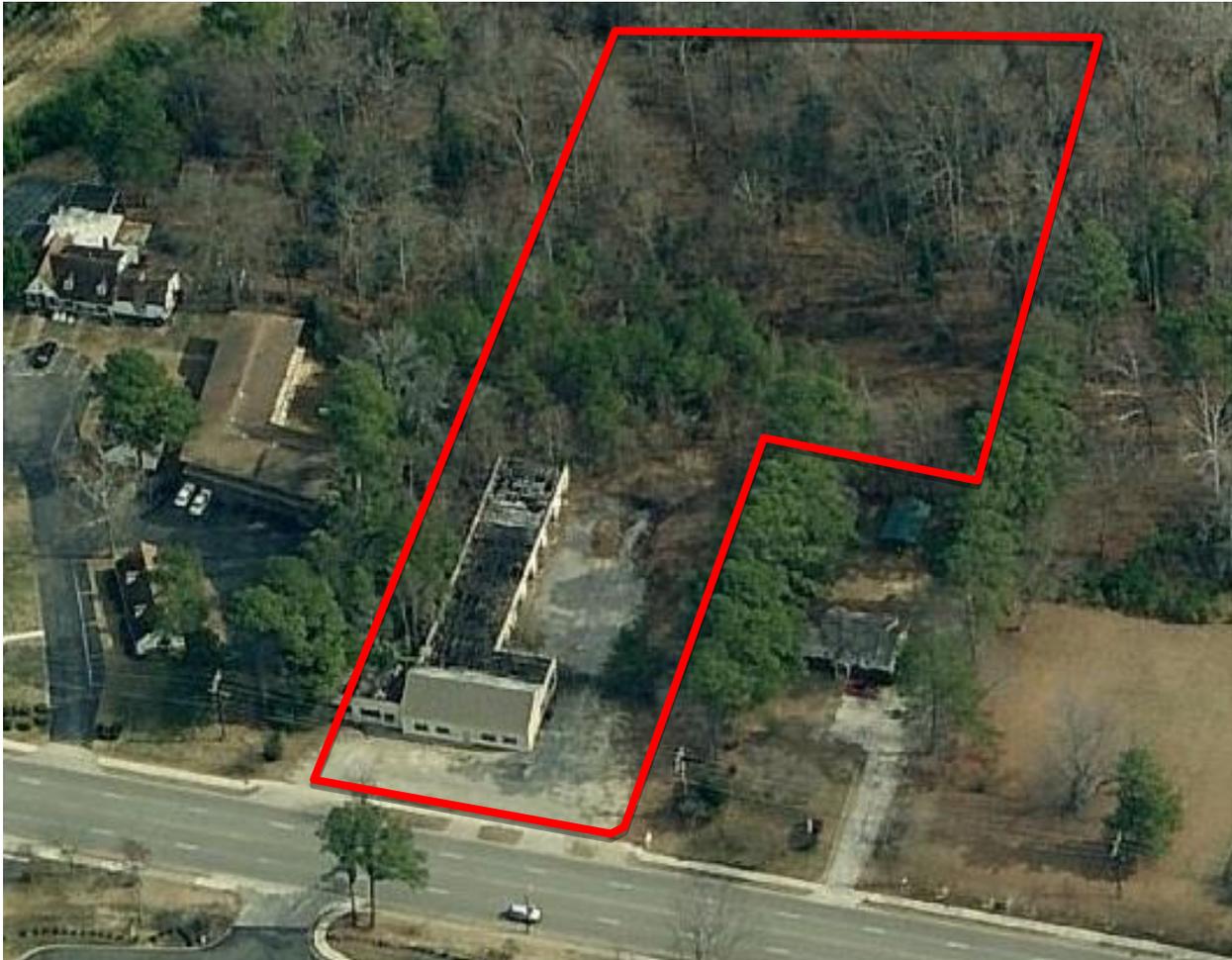
**PCR #14-003 – ZONING ORDINANCE TEXT AMENDMENTS**

This case defines garden centers, allows garden centers with a special use permit in the Corridor Business District B-2, and creates off-street parking requirements for garden centers, as follows:

- Garden centers are defined as “a retail establishment that sells plants, horticultural and garden supplies and services. Bulk materials such as mulch, gravel, topsoil, sand and pavers may also be sold.”
- Garden centers are proposed as a special use permit use in the B-2 Corridor Business District, which may include outdoor display and storage. If outdoor display and storage are proposed it shall be screened from view by an eight-foot high wall or fence with the finished side facing the exterior of the property. As a part of the special use permit process, an alternate means of screening may be required or approved, provided that it is equivalent to the required fence or wall.
- Since current parking requirements do not address garden center, it is proposed that one parking space be provided for each 500 square feet of floor area, plus one parking space for each 5,000 square feet of outdoor display or storage area.

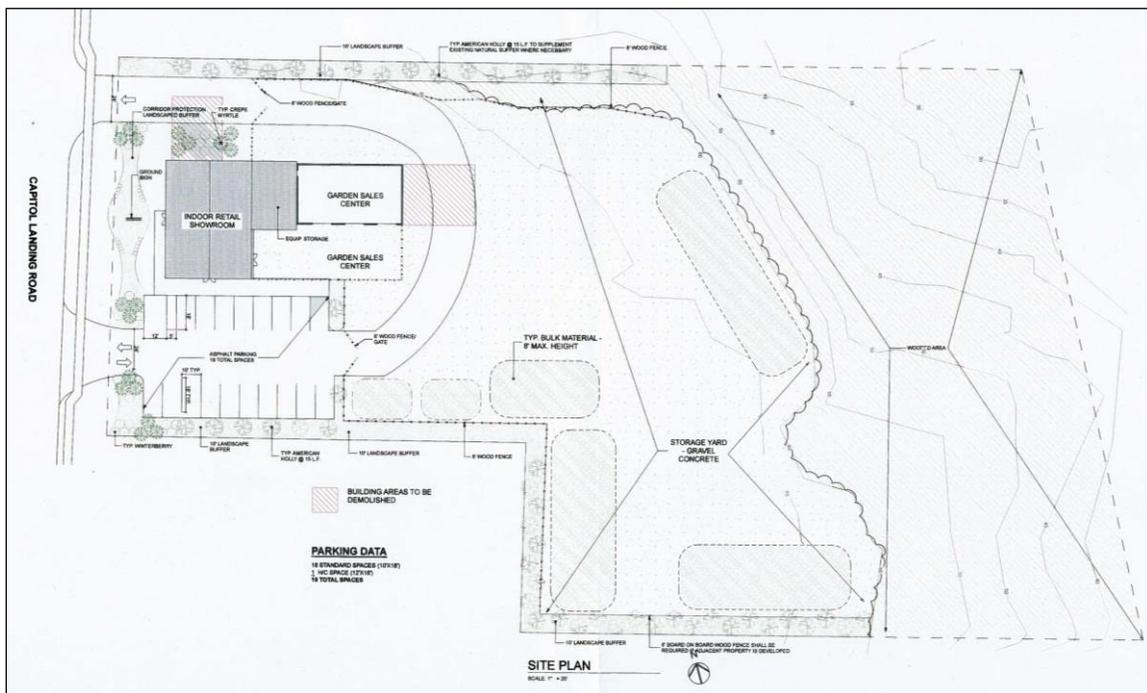
### **PCR#14-004 – SPECIAL USE PERMIT REQUEST**

This case is the request for a special use permit for a garden center at 910 Capitol Landing Road (formerly the old City Shop). The applicant proposes to demolish two small additions (left front building and rear addition to the bay area) of the existing building and to remodel the remaining building into the garden center. The front portion of the building will contain an office, indoor retail showroom and equipment storage. The rear bay areas and area in front of the bay areas will contain garden sales.



A conceptual plan has been submitted to the Architectural Review Board (ARB #14-004) for review and comment. A majority of the concrete will be removed in front of the building and replaced with landscaping. Two entrances will be constructed with 19 parking spaces on the right side of the property. A wooden board-on-board fence and gate is proposed to screen the front and sides of the property from view. A ten-foot landscape strip proposed in front of the fence to meet our landscape requirements. The proposed storage will be located behind the fenced area and will not exceed eight feet in height and is proposed to be screened from the street by the fence and landscaping.

The area behind the fence is approximately 40,000 with approximately 3,250 square feet of indoor retail showroom. The applicant notes "Evelyn Garden Center will unload, store, and load garden materials and supplies outdoors.... In addition to shrubs and trees, the garden center will contain a variety of landscaping and hardscaping products which include items such as mulch, gravel, pavers, topsoil, hay, straw, and sand products." They further note that they will not store trash, debris or rubbish of any kind and that no manufacturing of products will occur on site. The applicant also proposes to provide landscape consultation, design and off-site installation services.



### COMPREHENSIVE PLAN

This property is designated as Corridor Commercial land use in the 2013 Comprehensive Plan. This land use category designates land on the City's heavily traveled entrance corridors for commercial and service uses primarily oriented to the automobile. This category applies to local shopping areas, hotels, restaurants and substantial sections of Richmond Road, Capitol Landing Road, York Street, Second Street and the small portion of Mooretown Road located within the City limits are currently developed in this land use pattern. To ensure high quality development, the more intensive commercial uses should require special use permits. Corridor Commercial land use is intended to promote the City's economic development policy for its limited, remaining high-visibility commercial sites.

Land to the north, south and west are designed as Corridor Commercial land use. The land to the east is designated Conservation Area and High-Density Multifamily Residential.

## ZONING

This property along with the property to the north, south and west are zoned Corridor Business District B-2. The property to the east is zoned Multi-Family Dwelling District RM-2.

The statement of intent for the B-2 District reads:

*This district is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses primarily oriented to the automobile. This district is applied along those streets primarily used to access local shopping areas, and providing locations for existing and future hotels, restaurants and other tourist retail uses.*

## SPECIAL USE PERMIT

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

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

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

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

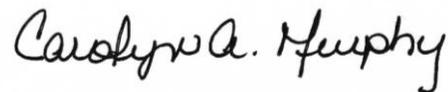
- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.

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

Staff does not feel 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 March 19.



Carolyn A. Murphy, AICP  
Deputy Planning Director