

A G E N D A
JAMES CITY COUNTY BOARD OF SUPERVISORS
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 13, 2021
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. PUBLIC COMMENT

F. CONSENT CALENDAR

G. PUBLIC HEARING(S)

1. Public Hearing on Fiscal Year 2022 James City County Budget
2. Adoption of Continuity of Government Ordinance
3. Z-20-0006. 8189 & 8193 Richmond Road
4. Z-21-0001. Strawberry Plains Proffer Amendment
5. SUP-21-0002. James River Elementary School Learning Cottage
6. Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan
7. Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation
8. Lease Amendment - Cell Tower at 5301 Longhill Road

H. CLOSED SESSION

1. Consideration of the acquisition of an interest in real property along Ironbound Road, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia
2. Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

I. ADJOURNMENT

1. Adjourn until 1 pm on April 27, 2021 for the Business Meeting

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Sharon B. Day, Director of Financial and Management Services

SUBJECT: Public Hearing on Fiscal Year 2022 James City County Budget

The purpose of the Public Hearing is to invite public comment on any aspect of the proposed Fiscal Year 2022 Budget.

The Budget document is available on the County
Website: <https://jamescitycountyva.gov/Archive.aspx?ADID=288>

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 10:56 AM

MEMORANDUM

DATE: April 13, 2021
TO: The Board of Supervisors
FROM: Sharon B. Day, Director, Financial and Management Services
SUBJECT: Fiscal Year 2022 County Budget

The purpose of the Public Hearing is to invite public comment on any aspect of the proposed Fiscal Year 2022 Budget, with the expectation that those public comments would become part of the agenda for the upcoming budget business meeting.

No action is required of the Board at this meeting; however, any questions would be helpful as we prepare for the budget business meeting. The business meeting is scheduled for Tuesday, April 27, 2021, at 1 p.m. The Board is scheduled to adopt the budget as amended at its meeting on Tuesday, May 11, 2021.

SBD/md
FY22BudgetPH-mem

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Adoption of Continuity of Government Ordinance

ATTACHMENTS:

	Description	Type
☐	memo	Cover Memo
☐	Ordinance	Ordinance
☐	Ordinance - Final	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Attorney	Kinsman, Adam	Approved	3/18/2021 - 2:59 PM
Publication Management	Daniel, Martha	Approved	3/18/2021 - 3:04 PM
Legal Review	Kinsman, Adam	Approved	3/22/2021 - 8:00 AM
Board Secretary	Fellows, Teresa	Approved	3/29/2021 - 3:28 PM
Board Secretary	Rinehimer, Bradley	Approved	3/30/2021 - 4:19 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 10:12 AM

MEMORANDUM

DATE: April 13, 2021
TO: The Board of Supervisors
FROM: Adam R. Kinsman, County Attorney
SUBJECT: Adoption of a Revised Continuity of Government Ordinance

At the September 8, 2020 meeting of the Board of Supervisors (the "Board"), the Board readopted its Continuity of Government Ordinance as permitted by section 15.2-1413 of the Code of Virginia, 1950, as amended (the "Virginia Code"). This Ordinance is only effective for six (6) months and therefore expires on April 14, 2021. The effects of the COVID-19 pandemic continue and the States of Emergency declared by the Governor and the Board remain in place. However, the spread of the virus appears to be decreasing and vaccines are becoming more available. Nearly all County employees have been given the opportunity to be vaccinated.

Accordingly, the Board may wish to adopt a revised Continuity of Government Ordinance allowing for the continuation of some emergency measures but largely scaling back the original Continuity Ordinance. The attached revised Continuity Ordinance is effective April 14, 2021 until October 14, 2021 unless it is repealed by the Board before that date.

I recommend adoption of the Ordinance, effective April 14, 2021.

ARK/md
AdoptRevGovtCont-mem

Attachment

READOPTED

ORDINANCE NO. _____

AN ORDINANCE TO ENSURE THE CONTINUITY OF GOVERNMENT

WHEREAS, on January 31, 2020, the Secretary of Health and Human Resources declared a public health emergency in response to the spread of novel coronavirus, or COVID-19 (the “virus”); and

WHEREAS, on March 12, 2020, the Governor of the Commonwealth of Virginia declared a State of Emergency in the Commonwealth of Virginia in response to the spread of the virus; and

WHEREAS, on March 13, 2020, the President of the United States declared a National Emergency, beginning March 1, 2020, in response to the spread of the virus; and

WHEREAS, at 11:30 a.m. on March 13, 2020, the James City County Director of Emergency Management declared a local State of Emergency (the “declaration”) in James City County (the “County”) due to the outbreak of the virus in the County and the resulting danger to the public’s health, safety, and welfare due to the transmission and contraction of the virus; and

WHEREAS, on March 17, 2020, the Board of Supervisors of James City County (the “Board”) convened in a special meeting, confirmed the declaration, and further found the emergency to be a “disaster” and amended the declaration accordingly; and

WHEREAS, on April 14, 2020, the Board found that emergency measures are necessary to mitigate the ongoing emergency and disaster that is occurring in the County and to protect the health, safety, and welfare of the citizens and, in response, adopted a continuity of government ordinance pursuant to section 15.2-1413 of the Code of Virginia, 1950, as amended (the “Virginia Code”) and Section 3.6 of the Charter of James City County (the “Continuity Ordinance”); and

WHEREAS, on September 8, 2020, the Board found that continued emergency measures are necessary to mitigate the ongoing emergency and disaster and, in response, readopted the Continuity Ordinance effective through April 14, 2021; and

WHEREAS, the effects of the disaster have been addressed by all levels of government but have not been entirely abated and the national, state, and local states of emergency remain in place and the Board desires to continue to ensure the continuity of government pursuant to section 15.2-1413 of the Virginia Code and Section 3.6 of the Charter of James City County.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that the following rules, laws, actions, and regulations are effective at 12:00 A.M. on April 14, 2021 and shall remain so until this Ordinance is repealed by the Board or until six (6) months from April 14, 2021, whichever comes first; further, normal governmental activity shall resume subsequent to repeal or expiration of this Ordinance.

BE IT FURTHER ORDAINED that the James City Service Authority - a public body created by resolution of the Board of Supervisors dated June 30, 1969, and whose Board of Directors is the Board of Supervisors, is a critical component of the County’s government and may

hold meetings as authorized under Part C of this Ordinance to carry on the functions of the Authority, which are essential during this emergency and disaster.

BE IT FURTHER ORDAINED that the Economic Development Authority of James City County, Virginia, which is a public body created by Ordinance No. 55 adopted by the Board of Supervisors on September 8, 1969 - is a critical component of the County's government and may hold meetings as authorized under Part C of this Ordinance to carry on the functions of the Authority, which are essential during this emergency and disaster.

PART A. - GENERAL PROVISIONS

Sec. A-1. Declaration of policy.

Because of the continued spread of the novel coronavirus, COVID-19 (the "virus") in James City County the Board of Supervisors of James City County (the "Board") desires to ensure the continuation of effective, legally constituted leadership, authority, and responsibility in the governance of the County during this disaster. Recognizing that spread of the virus is decreasing, a majority of County employees have been vaccinated, and that vaccines will likely be available to all adult County citizens in the coming months, the Board desires to discontinue certain provisions of the original Continuity Ordinance but continue to adopt those provisions necessary to ensure the safe and effective operation of essential government functions and responsibilities. The Board has found and declared it necessary to continue to: (1) temporarily suspend certain policies and regulations and (2) temporarily allow for the limitation of certain public interaction at County meetings, in County offices, and with County employees.

Sec. A-2. Definitions.

- (a) Board means the Board of Supervisors of James City County.
- (b) County Administrator means the County Administrator of James City County or his successor, Deputy, or emergency interim successor.
- (c) County Charter means the Charter of the County of James City.
- (d) County Code means the Code of the County of James City, as amended.
- (e) Disaster means the effects caused by or related to the spread of the novel coronavirus, COVID-19, including but not limited to the injury or threat of injury to the public health, safety, and welfare and related damage, hardship, suffering, or loss of life.
- (f) Manual means the James City County *Personnel Policies and Procedures Manual*, as amended.
- (g) Virginia Code means the Code of Virginia, 1950, as amended.

PART B. - SUSPENSION OF ADOPTED POLICIES

Sec. B-1. Suspension of Certain Chapters, Sections of the Manual

1. The following sections in Chapter 2, Employment, of the Manual are suspended in their entirety:
 - a. Section 2.5, to allow the County to hire employees as needed without delay.

- b. Section 2.8, to allow the County to promote, transfer, reinstate, and other needed job changes without delay.
 - c. Section 2.13, prior to initiating a reduction in workforce.
 - d. Section 2.14, to eliminate certain requirements prior to reducing Limited Term or Other positions.
2. The following sections in Chapter 4, Compensation Plan, of the Manual are suspended in their entirety:
- a. Section 4.7, to allow greater flexibility in setting wages for new, reinstated, and rehired employees.
 - b. Section 4.14(G), to suspend pay discrepancy complaint process timelines.
3. The following sections in Chapter 5, Employee Benefits, of the Manual are suspended in their entirety:
- a. Section 5.4, to allow the County to publish new leave guidance and categories as Federal/State Legislation emerges.
 - b. Sections 5.6(C)(1) and (D) to allow Employee Assistance Counseling benefits to be extended to all staff and temporarily suspends the requirement to assist employees to access at least one fitness center.
 - c. Section 5.10 to allow the County to temporarily suspend new requests for Employer Assisted Home Ownership program.

Sec. B-2. Suspension of Inconsistent Policies

The following are suspended to the extent they are inconsistent with this ordinance and its authorizations:

- (a) Policies adopted by the Board or its subordinate committees, commission, or boards;
- (b) James City County Administrative Regulations.

Sec. B-4. Tolling of all Time Limits in the Event of an Order or Declaration that Requires the Complete or Partial Closure of County Offices.

Upon a declaration that residents of the County are ordered to stay at home or are otherwise prevented from conducting business with any County office, all deadlines, wherever found, including but not limited to the Virginia Code, the County Code, County Ordinances, the Manual, or otherwise, shall be tolled during such time.

PART C. - LIMITATION ON PERSON-TO-PERSON CONTACT

Sec. C-1. Public Buildings, Facilities, and Real Property

The County Administrator is empowered and directed to restrict public from entering or congregating around County-owned buildings, facilities, and real property in the least restrictive manner as reasonably necessary to ensure the health, safety, and welfare of the public and County staff.

Sec. C-2. Public Meetings

The Board encourages public meetings to be held at a physical location and encourages members of public bodies to attend meetings in person when safe to do so. However, any regularly scheduled, special, or emergency meeting of the Board of Supervisors or any subordinate board, committee, or commission, or the School Board, may be held by solely electronic or telephonic means without a quorum of members physically present if, at the discretion of the chair, such precautions are needed to protect the health and safety of members of the public body and members of the public wishing to attend. Any such remote meeting of the Board of Supervisors or any subordinate board, committee, or commission shall follow the following criteria:

- (a) All meetings shall have a live audio or video broadcast accessible through the County website, a public access channel, or a dial-in audio number.
- (b) The agenda for any meeting held under this ordinance shall:
 - (1) affirmatively state that the meeting shall be held remotely pursuant to this ordinance;
 - (2) identify a person responsible for receiving public comment (the “Deputy Clerk”); and
 - (3) contain a notice of the opportunities for public access and participation.
- (c) Regular Meetings:
 - (1) Agendas and the associated materials shall be posted on the County website at least seven (7) days in advance of the meeting.
 - (2) Public Comment: Citizens may provide written comments (including email) to the Deputy Clerk. If available, citizens may provide audio comments to a dedicated voicemail as may be indicated on the agenda. Normal rules of order shall apply to all comments and any comments found to be out of order or obscene shall not be included in the record of the meeting.
 - (3) Public Hearings: Any non-emergency public hearing items may be postponed until a date certain unless inconsistent with other statutory requirements. If an item requires statutory notice and hearing, including under Virginia Code § 15.2-2204, the following procedures shall apply:
 - i. The notice shall specify the time and place of hearing and the means by which persons affected may appear and present their views.
 - ii. The hearing shall occur not less than five days nor more than 21 days after the second advertisement appears in such newspaper.
 - iii. Applicant shall be given the opportunity to provide an electronic presentation to the public body of up to fifteen (15) minutes.
 - iv. Interaction between the applicant and public body will occur via an interactive video or audio chat.
 - v. Following the applicant’s presentation, if any, to the public body, affected citizens shall be allowed to provide written comments, or audio comments of up to five (5) minutes.

(d) Special Meetings:

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Any item on an agenda for a regularly scheduled, special, or emergency meeting held hereunder may be continued until a later time or date.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

READOPTED

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AdoptRevGovtCont-ord-final

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Terry Costello, Deputy Zoning Administrator/Senior Planner

SUBJECT: Z-20-0006. 8189 & 8193 Richmond Road

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Attachment #1 Ordinance	Ordinance
☐	Attachment #2 Location Map	Exhibit
☐	Attachment #3 Signed Proffers	Backup Material
☐	Attachment #4 Master Plan	Exhibit
☐	Attachment #5 Metal Building Drawings	Exhibit
☐	Attachment #6 Proposed Building Elevations	Exhibit
☐	Attachment #7 Current proffers Z-7-97	Exhibit
☐	Attachment # 8 Unapproved minutes from the March 3, 2021 Planning Commission meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	3/26/2021 - 8:19 AM
Development Management	Holt, Paul	Approved	3/26/2021 - 8:20 AM
Publication Management	Daniel, Martha	Approved	3/26/2021 - 10:26 AM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:27 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:25 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 8:09 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:39 AM

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

SUMMARY FACTS

Applicant: Mr. Rob Lang
Land Owner: Rob the Builder, Inc.
Proposal: To rezone two parcels of land totaling ± 2.44 acres from B-1, General Business with proffers to M-1, Limited Business/Industrial with proffers
Locations: 8189 and 8193 Richmond Road
Tax Map/Parcel Nos.: 1240100009B and 1240100009C, respectively
Project Acreage: ± 1.32 acres (8189 Richmond Road) and ± 1.12 acres (8193 Richmond Road)
Zoning: B1, General Business with Proffers
Comprehensive Plan: General Industry
Primary Service Area (PSA): Inside
Staff Contact: Terry Costello, Deputy Zoning Administrator/Senior Planner

PUBLIC HEARING DATES

Planning Commission: March 3, 2021, 6 p.m.
Board of Supervisors: April 13, 2021, 5 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal consistent with the 2015 Comprehensive Plan, *Toward 2035: Leading the Way*.
2. Staff finds the proposal will not negatively impact surrounding zoning and development.
3. Impacts: See Impact Analysis on Pages 3-5.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-5.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors approve the application and acceptance of the voluntary proffers.

PLANNING COMMISSION RECOMMENDATIONS

At its March 3, 2021 meeting, the Planning Commission recommended approval of this application by a vote of 7-0.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION

None.

PROJECT DESCRIPTION

This rezoning proposal includes the following:

- Two parcels for a total of approximately 2.44 acres from B-1.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

- General Business with proffers to M-1, Limited Business/Industrial with proffers.
- The proposal is for the construction of a two-story, 10,000 ± -square-foot building for a company that assembles metal parts to fabricate fuel injectors for high performance engines, such as those found on race cars.
- This use is classified in the Zoning Ordinance as the manufacturing, compounding, assembly, or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone. This use is not permitted within the B-1 Zoning District, but is a permitted use within the M-1 Zoning District.
- According to the applicant, the company currently has four full-time employees (which includes the owners) and one part-time employee.
- With the proposed proffers, staff finds the proposed use is not expected to have any impacts on adjoining property or the surrounding area with regards to outdoor dust, odor, or noise. The entire operation will be conducted entirely indoors. During a site visit to their existing operation, staff did not notice any evidence of outdoor dust, odors, or noise while the business was in operation. (Attachment No. 3, Proffer No. 4)
- As part of the rezoning to the M-1 Zoning District, the applicant proposes to limit the other by-right uses that could be on-site in the future. (Attachment No. 3, Proffer No. 12)

PLANNING AND ZONING HISTORY

- In 1997, the Board of Supervisors approved the rezoning of both properties from B-1, General Business to B-1, General Business with proffers. These two properties were part of Z-7-97, which is currently known as Toano Business Center. The proposed proffers would replace these current proffers.

SURROUNDING ZONING AND DEVELOPMENT

- Properties directly to the north of the site are zoned B-1, General Business and A-1, General Agriculture. These areas are designated General Industry on the 2035 Comprehensive Plan.
- Properties east and west are zoned A-1, General Agriculture. These areas are designated General Industry and Low Density Residential on the 2035 Comprehensive Plan.
- Properties to the south are zoned M-1, Limited Business/Industrial and M-2, General Industrial. These areas are designated General Industry on the 2035 Comprehensive Plan.
- Surrounding properties to the north contain single-family residential dwellings and small businesses. Properties to the east across Richmond Road are agricultural use and largely vacant. Properties to the west are largely undeveloped or used for farming. Properties to the south are home to several industrial, manufacturing and warehouse uses, such as Toano Business Center and Hankins Industrial Park.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - Project receives public water and sewer. - Applicant will develop water conservation standards subject to approval by James City Service Authority (JCSA) (Attachment No. 3, Proffer No. 9)
<u>Watersheds, Streams, and Reservoirs</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - The project is located within the Diascund Creek watershed. - The Stormwater and Resource Protection (SRP) Division has reviewed the proposal and has no objections. The master plan is general in nature and a stormwater management approach is currently depicted; the applicants and SRP concur that the stormwater details will be worked through at the plan of development stage to meet all current regulations. - There is no Resource Protection Area, natural heritage resources, or special flood hazard area within the project boundaries.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - These parcels are surrounded by commercial and undeveloped agricultural parcels. - These parcels are located adjacent to Toano Business Center and across Route 60 from Hankins Industrial Park. - Staff finds this proposal compatible with the character of the existing surrounding development, which is generally commercial and industrial in nature. - All outdoor storage, HVAC units, and dumpsters will be screened by approved landscaping or fencing and cannot be located within landscape buffers (Attachment No. 3, Proffer Nos. 2, 6, and 7). - The proposed proffers limit the time of day for deliveries to 6 a.m.-6 p.m. on weekdays only. (Attachment No. 3, Proffer No. 10)
<u>Community Character</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - These parcels are located directly on a Community Character Corridor (CCC). - A 50-foot CCC landscaped buffer will be required along Richmond Road. - All outdoor storage, HVAC units, and dumpsters will be screened by approved landscaping or fencing and cannot be located within landscape buffers (Attachment No. 2, Proffer Nos. 6 and 7). - The architectural drawings for the new building and any future expansions will be required to obtain the approval of the Planning Director. (Attachment No. 3, Proffer No. 2)

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Cultural/Historic</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - The area is not located within an ultra or highly sensitive area, therefore a Phase IA archaeological study as required by the Zoning Ordinance will be not required as part of this application. However, further studies for the area will be required for the area within the limits of disturbance as part of the site plan process.
<u>Public Transportation: Vehicular</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - Under the manufacturing (code 140) and warehouse (code 150) building use, the Institute of Transportation Engineers estimates an average of 5.75 weekday vehicle trips during the PM peak hours. - Currently the business has four full-time employees plus one part-time employee, with business hours 8 a.m.-6 p.m. Monday-Friday. With peak hour estimates below 100, no traffic study is required by the Zoning Ordinance or the Virginia Department of Transportation. - Deliveries are anticipated to be UPS, Fed Ex, and similar vehicle delivery daily, and larger truck deliveries three times a month. Larger tractor-trailer truck deliveries are not anticipated. - No changes to the right-of-way are proposed. - Proposed proffers provide for entrance to the site to be taken from Industrial Boulevard only. (Attachment No. 3, Proffer No. 3)
<u>Public Transportation: Bicycle/ Pedestrian</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, a bike lane is required along Richmond Road. - Bicycle and pedestrian accommodations will be addressed during the development stage.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

COMPREHENSIVE PLAN

- The site is designated General Industry on the 2035 Comprehensive Plan Land Use Map.
- General Industry describes areas within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses.
- General Industry uses usually require access to interstate and arterial highways, public water and sewer; adequate supply of electric power and other energy sources; access to a sufficient labor supply; and moderate to large sized sites with natural features such as soils, topography, and buffering suitable for intense development.
- Primary uses include uses that maximize the industrial opportunities of an area. Typical uses can be found in the M-1, General Industrial section of the Zoning Ordinance. Secondary uses in General Industry areas may include office uses and a limited amount of commercial development generally intended to support the needs of employees and other persons associated with an industrial development.
- Staff finds that the proposed industrial use to be compatible with the surrounding industrial uses. This application would support the creation and retention of local small businesses in keeping with the intent of the Economic Development section of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and consistent with the 2035 Comprehensive Plan.

Staff recommends that the Board of Supervisors approve the proposed rezoning and acceptance of the voluntary proffers.

TC/md
RZ20-6-8189-93RichRd

Attachments:

1. Ordinance
2. Location Map
3. Signed Proffers
4. Master Plan
5. Metal Building Drawings
6. Proposed Building Elevations
7. Current Proffers, Z-7-97
8. Unapproved Minutes of the March 3, 2021 Planning Commission

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 2.447 ACRES LOCATED AT 8189 RICHMOND ROAD (TAX MAP PARCEL NO. 1240100009B) AND 8193 RICHMOND ROAD (TAX MAP PARCEL NO. 1240100009C) FROM B-1, GENERAL BUSINESS, WITH PROFFERS TO M-1, LIMITED BUSINESS/INDUSTRIAL, WITH PROFFERS, AND TO AMEND THE EXISTING MASTER PLAN AND PROFFERS APPLICABLE AS DESCRIBED IN CASE NO. Z-20-0006.

WHEREAS, on October 14, 1997, the Board of Supervisors approved Case No. Z-7-97 which rezoned the above-described properties from B-1, General Business to B-1, General Business with proffers, currently known as Toano Business Center; and

WHEREAS, the proposed proffers would replace these current proffers; and

WHEREAS, Planning Commission of James City County, following its consideration on March 3, 2021, recommended approval of Case No. Z-20-0006, by a vote of 7-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-20-0006 to be required by public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-20-0006 is hereby approved as described therein and the voluntary proffers are accepted.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

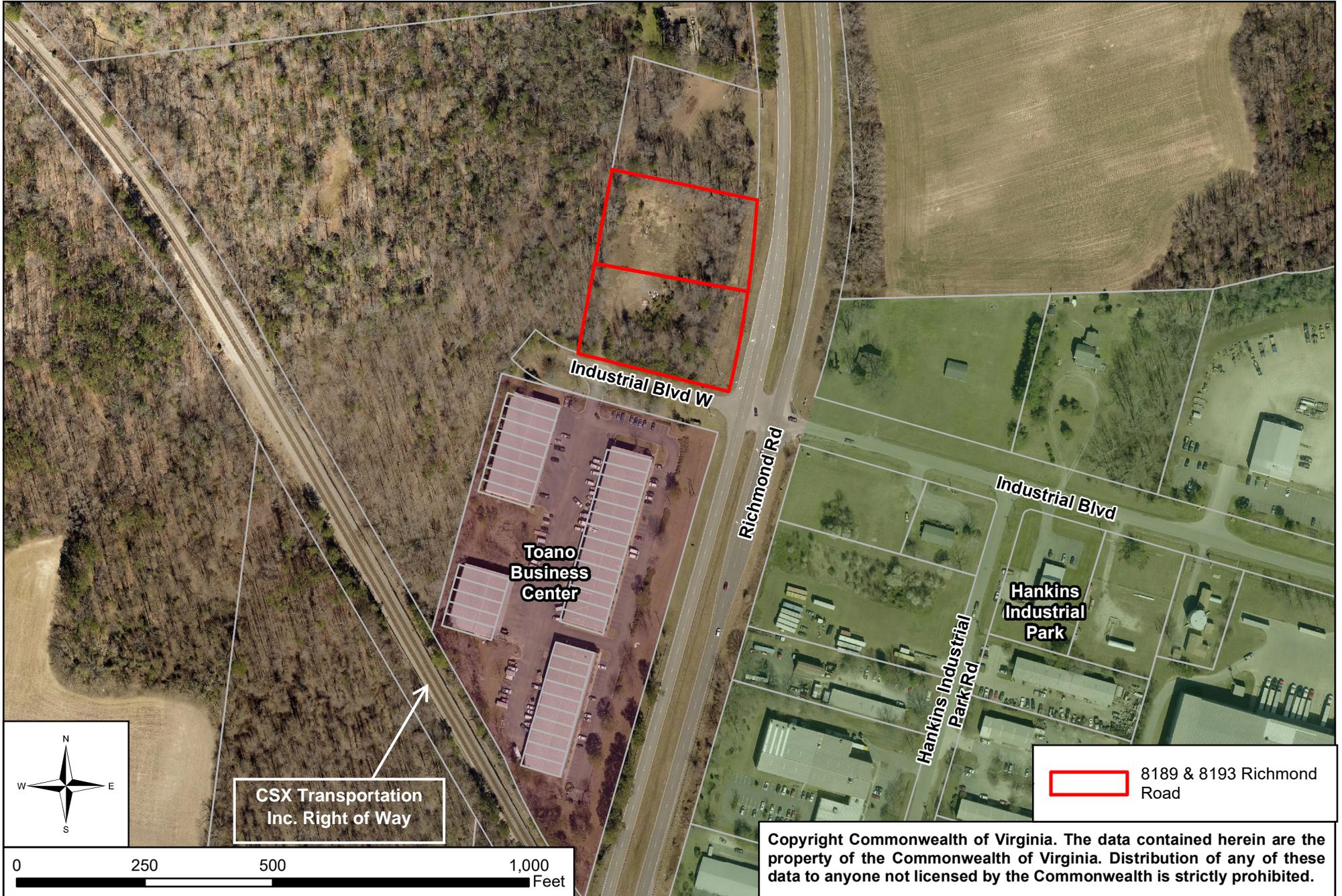
Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	___	___	___
ICENHOUR	___	___	___
LARSON	___	___	___
MCGLENNON	___	___	___
HIPPLE	___	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

Z20-6-8189-93RichRd-res

Z-20-0006 8189 & 8193 Richmond Road



Prepared by: Rob D. Lang Rob the Builder, Inc. 8813 Six Mount Zion Rd Toano, VA 23168	Return to: County Attorney's Office 101-D Mounts Bay Road P.O. Box 8784 Williamsburg, VA 23185
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JCC Tax Map Nos. 1240100009B
1240100009C

PROFFERS

THESE PROFFERS are made this 23 day of March, 2021, by ROB THE BUILDER, INC., a Virginia corporation (together with its successors in title and assigns, the "Owner"), to be indexed as the Grantor, and the COUNTY OF JAMES CITY, VIRGINIA, (the "County"), to be indexed as the Grantee.

RECITALS

The Owner owns two parcels of land in James City County, Virginia, located at 8189 Richmond Road and 8193 Richmond Road, and further identified as James City County Tax Map Parcel Nos. 1240100009B and 1240100009C, respectively, further described on Exhibit A (together, the "Property").

The Owner has applied to rezone the Property from B-1, with proffers, to M-1, Limited Business/Industrial, with proffers. These proffers will replace any proffers previously recorded for the Property.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, the Owner agrees that it shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the County, these proffers shall be null and void.

CONDITIONS

1. Master Plan. The use and layout of the Property shall be generally located as shown on the document entitled "Conceptual Site Plan 8189 Richmond Road Parcel B1 and B2" and date stamped December 12, 2020.
2. Architectural Review. All building elevations, colors, and future expansions shall be generally consistent with the building elevations submitted, as shown on the document entitled "Building Elevations" and date stamped February 23, 2021, and shall be submitted to the Director of Planning for review and approval prior to any site plan approval. The goal of this proffer is to ensure consistency with the adjacent Toano Business Center Property.
3. Limited Access. There shall be no direct access from the Property onto Route 60. All access to the Property shall be from the strip of land located south of the Property and shown as "Industrial

Boulevard West” on the subdivision plat entitled “Plat of Subdivision Being Parcel “B1” and “B2” Containing 2.447 Acres± Owned by Michael C. Brown, LTD.” made by AES Consulting Engineers, dated 11/19/1999, and recorded in the Williamsburg-James City County Circuit Court Clerk’s Office in Plat Book 77 at Page 72.

4. Noise/Dust/Odor. All noise, dust, or odor effects from any use on the Property shall be limited to inside a fully enclosed building.
5. Lighting. No light poles shall exceed twenty (20) feet in height unless otherwise approved in writing by the Director of Planning prior to site plan approval.
6. Dumpster/HVAC. All dumpsters and heating and cooling units visible from any public street or adjoining property shall be screened from view with landscaping or fencing and approved by the Director Planning prior to site plan approval.
7. Fencing. Any fencing on the Property shall be brown, black, or another neutral color, and shall be submitted to the Director of Planning for review and approval for consistency with this condition prior to site plan approval.
8. Irrigation. Irrigation systems serving the Property shall not use the James City Service Authority (“JCSA”) public water supply.
9. Water Conservation. The Owner shall be responsible for enforcing water conservation standards for the Property agreed upon and approved by JCSA. The standards may include, but are not limited to, such water conservation measures as limitation on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought tolerant plants, warm season grasses, and the use of water conserving fixtures and appliances to promote water conservation. The standards shall be approved by JCSA prior to approval of the site plan for development of the Property.
10. Deliveries. Deliveries to the Property shall be limited to between 6:00 A.M to 6:00 P.M Monday to Friday.
11. Outdoor Storage. All outdoor storage on the Property, including heavy machinery, trucks, equipment, and materials, shall be screened from the right-of-way and adjacent properties with landscaping or fencing as approved by the Director of Planning prior to site plan approval.
12. Uses.
 - a. Uses that require a Special Use Permit in the M-1 Zoning District use list, as amended, shall be permitted with the approval of a Special Use Permit.
 - b. Any use otherwise permitted in M-1, not listed below, is not permitted. The following uses otherwise permitted by-right in M-1 are permitted:

Accessory uses and structures as defined in Section 24-2

Barber shops and beauty salons.

Business and professional offices.

Catering and meal preparation.

Contractor office, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property).

Data processing centers.

Dry cleaners and laundries.

Janitorial service establishments.

Laboratories, research and development centers.

Laser technology production.

New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).

Photography, artist or sculptor stores and studios.

Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property).

Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments.

Radio and television stations and accessory antenna or towers, self-supported (not attached to buildings) which are 60 feet or less in height.

Research, development and design facilities or laboratories.

Security service offices.

Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property).

Water well drilling establishments.

Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).

Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.

Manufacture and processing of textiles and textile products.

Manufacture and storage of ice, including dry ice.

Manufacture, assembly or fabrication of sheet metal products.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn and stone.

Manufacture, compounding, processing and packaging of cosmetics, toiletries, and pharmaceutical products.

Manufacture of cans and other products from previously processed metals.

Manufacture of carpets and carpet yarns.

Manufacture of furniture.

Manufacture of glass and glass products.

Manufacture of pottery and ceramic products using kilns fired by gas or electricity.

Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment.

Manufacture of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment.

WITNESS the following signature:

Rob the Builder, Inc.



Robert D Lang 23 March 2021

Robert D Lang

Date

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, to wit:

The foregoing instrument was acknowledged before me this 23 day of MARCH, 2021, by Robert D Lang, as owner of Rob the Builder, Inc.

Michael Miller

NOTARY PUBLIC

My commission expires: 08/31/2022

Registration Number: 7612238



EXHIBIT A

Those certain pieces or parcels of land in Stonehouse District of James City County, Virginia, more particularly shown and described as "PARCEL 'B1'" and "PARCEL 'B2'" on a plat of survey entitled, "PLAT OF SUBDIVISION BEING 'B1' AND 'B2' CONTAINING 2.447 ACRES+/- OWNED BY MICHAEL C. BROWN, LTD., STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA," which plat is dated November 19, 1999, made by AES, Consulting Engineers, a copy of which is recorded in the Clerk's Office for the City of Williamsburg and County of James City in Plat Book 77, at page 72 and to which plat reference is here made for a more complete description of the property.

CONCEPTUAL SITE PLAN 8189 RICHMOND ROAD PARCEL B1 & B2

P.B. 77, PG. 72

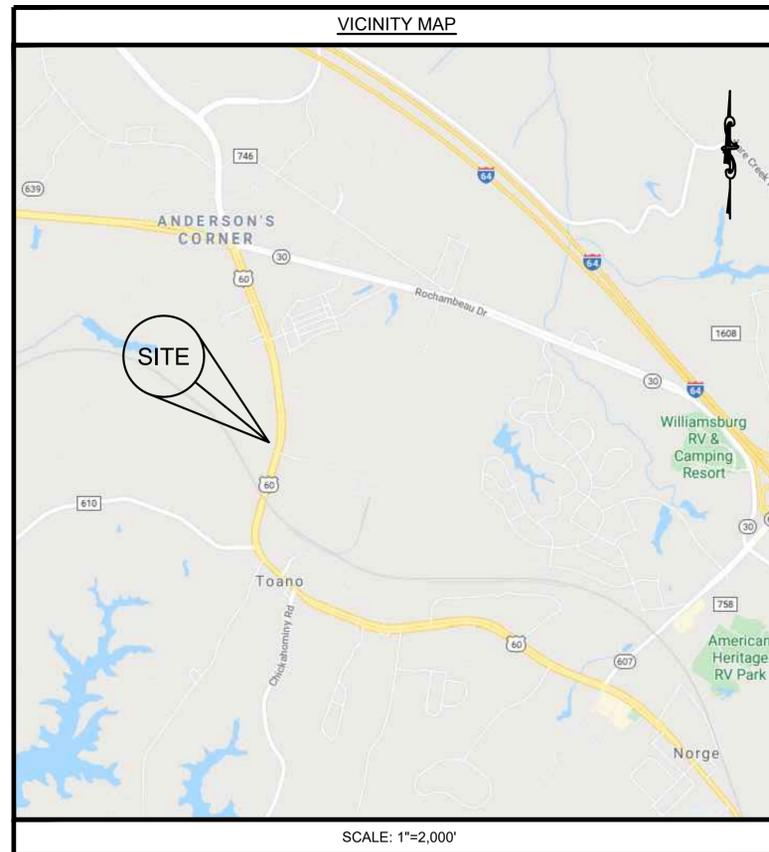
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

PROJECT INFORMATION:

PROPERTY ADDRESS 8189 & 8193 RICHMOND ROAD
 PARCEL NUMBER 1240100009B & 1240100009C
 CURRENT ZONING B1 (GENERAL BUSINESS)
 PROPOSED ZONING M1 (LIMITED INDUSTRIAL)
 FRONT YARD SETBACK 75' (PUBLIC RIGHT-OF-WAY GREATER THAN 50' IN WIDTH)
 REAR YARD SETBACK 20'
 SIDE YARD SETBACK 20'
 CURRENT USE VACANT
 PROPOSED USE INDUSTRIAL / WAREHOUSING / MANUFACTURING
 WATER PUBLIC (JCSA)
 SEWER PRIVATE (JCSA)
 VAHU6 JL27 (DIASCUND CREEK - MILL CREEK)

PARKING CALCULATIONS:

JAMES CITY COUNTY ZONING ORDINANCE
 LIMITED INDUSTRIAL USE 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT
 REQUIRED PARKING 9 (ANTICIPATED EMPLOYEES NOT TO EXCEED 18)
 PROVIDED PARKING 9
 REQUIRED HANDICAP SPACES 1
 PROVIDED HANDICAP SPACES 1 (1 VAN ACCESSIBLE)



DEVELOPER / OWNER

ROB THE BUILDER, INC.
 CONTACT: ROB LANG
 (OWNER)
 P.O. BOX 250
 TOANO, VIRGINIA 23168
 P: 757-532-6562

TABLE OF CONTENTS

C0001	COVER SHEET
CS101	CONCEPTUAL LAYOUT PLAN



CONCEPTUAL SITE PLAN
8189 RICHMOND ROAD
PARCEL B1 & B2
 P.B. 77, PG. 72
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

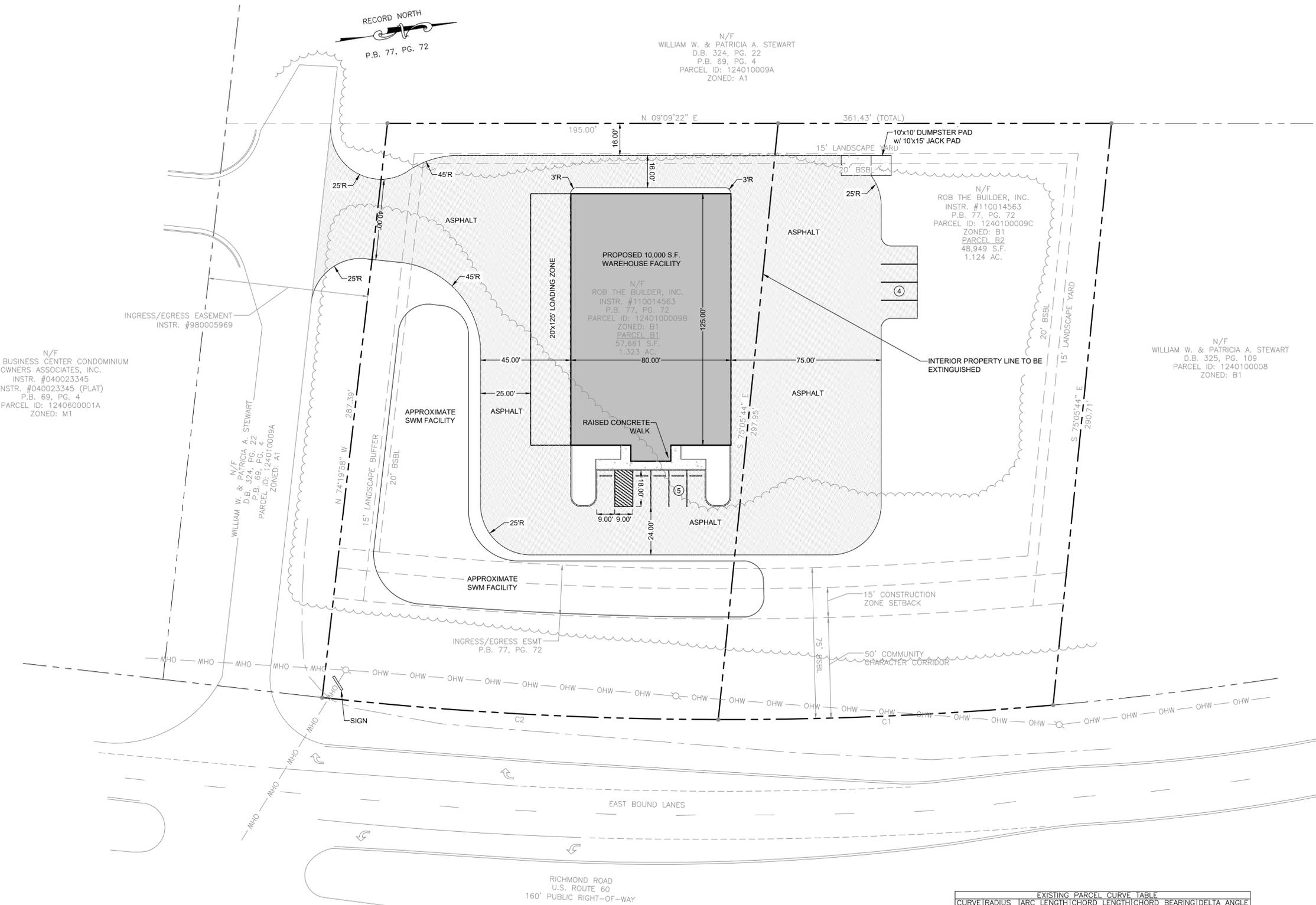
DOMESTIC WATER CALCULATIONS

DISCHARGE FACILITY	GALLONS PER DAY/UNIT	UNITS	AVERAGE FLOW	MAX DAILY FLOW (1.7 x AVG.)	PEAK FLOW (4.0 x AVG.)	DURATION
WAREHOUSE	0.05	10,000 S.F.	500 GPD / 0.35 GPM	850 GPD / 0.60 GPM	2,000 GPD / 1.40 GPM	24
TOTAL			500 GPD / 0.35 GPM	850 GPD / 0.60 GPM	2,000 GPD / 1.40 GPM	

SANITARY SEWER CALCULATIONS

DISCHARGE FACILITY	GALLONS PER DAY/UNIT	UNITS	AVERAGE FLOW	PEAK FLOW	PEAK FACTOR	DURATION
WAREHOUSE	0.05	10,000 S.F.	500 GPD / 0.35 GPM	2,000 GPD / 1.40 GPM	4	24
TOTAL						

Scale: N/A
Date: 12/12/2020
Job Number: 20-041
Drawn By: WSF
Sheet Title: COVER SHEET
Sheet Number: C0001



N/F
TOANO BUSINESS CENTER CONDOMINIUM
OWNERS ASSOCIATES, INC.
INSTR. #040023345
INSTR. #040023345 (PLAT)
P.B. 69, PG. 4
PARCEL ID: 1240600001A
ZONED: M1

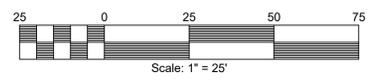
N/F
WILLIAM W. & PATRICIA A. STEWART
D.B. 324, PG. 22
P.B. 69, PG. 4
PARCEL ID: 124010009A
ZONED: A1

N/F
WILLIAM W. & PATRICIA A. STEWART
D.B. 324, PG. 22
P.B. 69, PG. 4
PARCEL ID: 124010009A
ZONED: A1

N/F
ROB THE BUILDER, INC.
INSTR. #110014563
P.B. 77, PG. 72
PARCEL ID: 1240100009C
ZONED: B1
PARCEL B2
48,949 S.F.
1.124 AC.

N/F
WILLIAM W. & PATRICIA A. STEWART
D.B. 325, PG. 109
PARCEL ID: 1240100008
ZONED: B1

EXISTING PARCEL CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1860.86'	167.37'	167.31'	S 06°41'20" W	5°09'12"
C2	1860.86'	198.14'	198.05'	S 12°18'57" W	6°06'03"

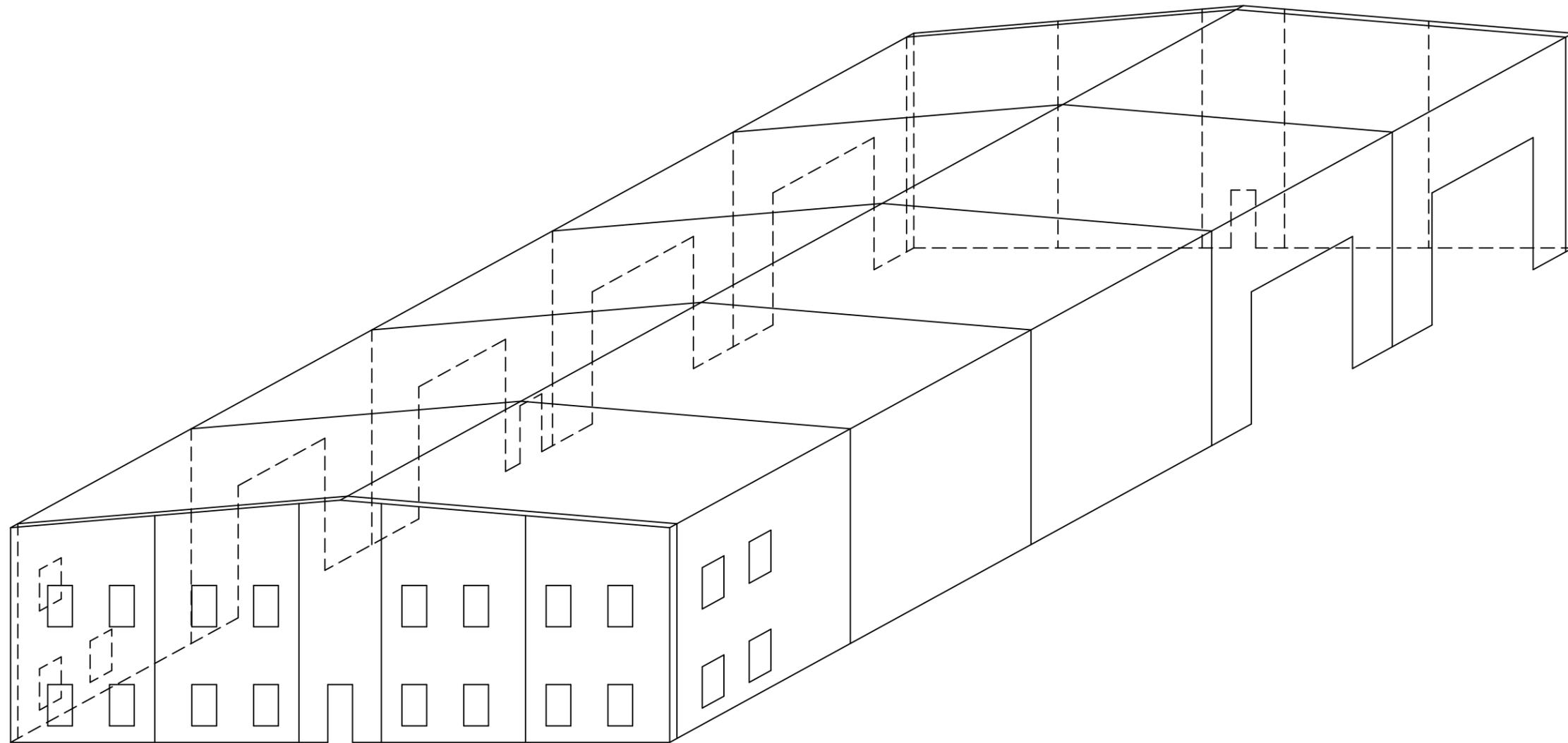


NO.	DATE	REVISION / COMMENT / NOTE



CONCEPTUAL SITE PLAN
8189 RICHMOND ROAD
PARCEL B1 & B2
P.B. 77, PG. 72
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

Scale: 1" = 25'
 Date: 12/12/2020
 Job Number: 20-041
 Drawn By: WSF
 Sheet Title:
CONCEPTUAL LAYOUT PLAN
 Sheet Number:
 CS101



250554919

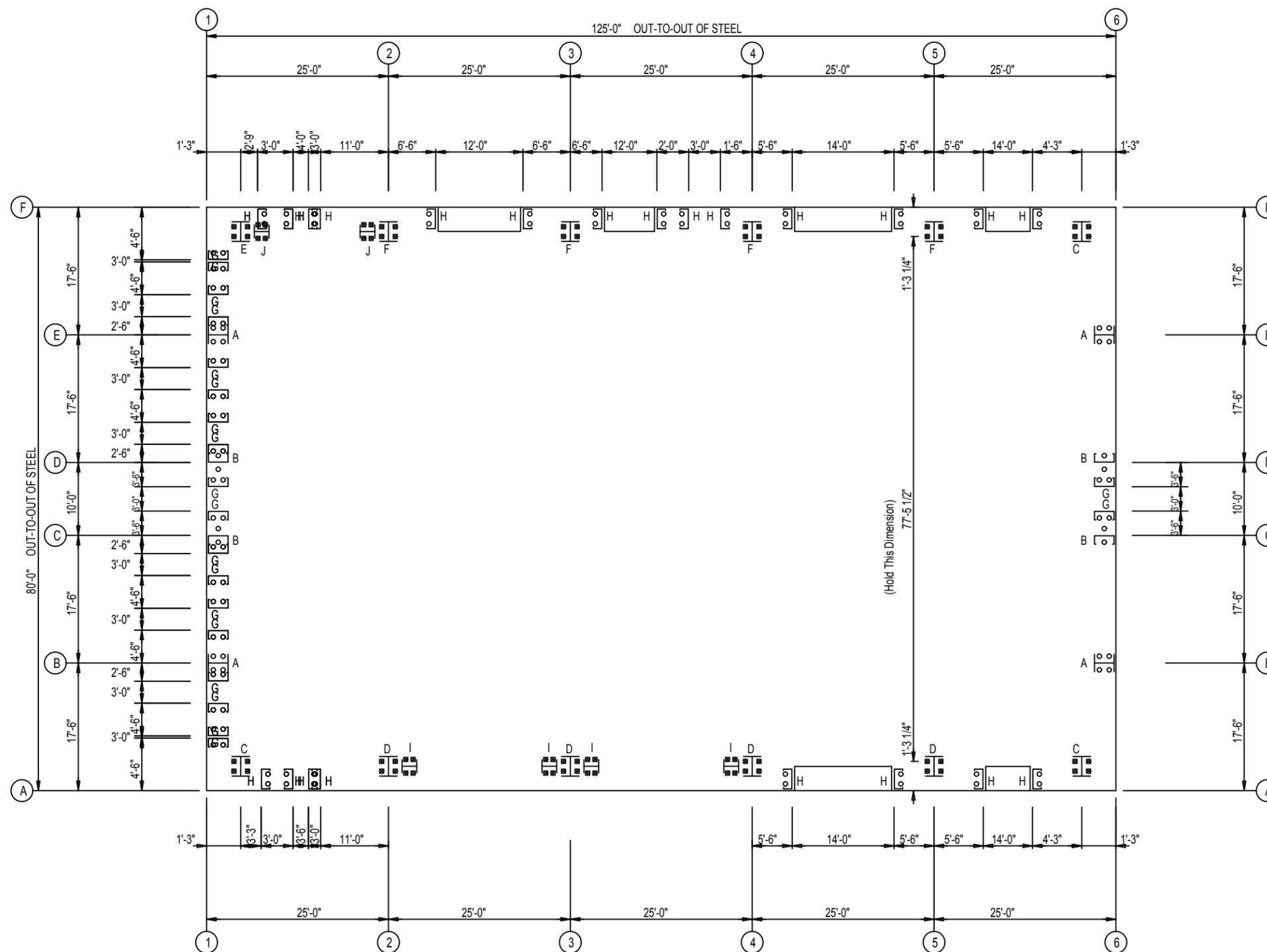
Building Layout

12/23/20

NOT FOR CONSTRUCTION

○ Dia= 5/8"

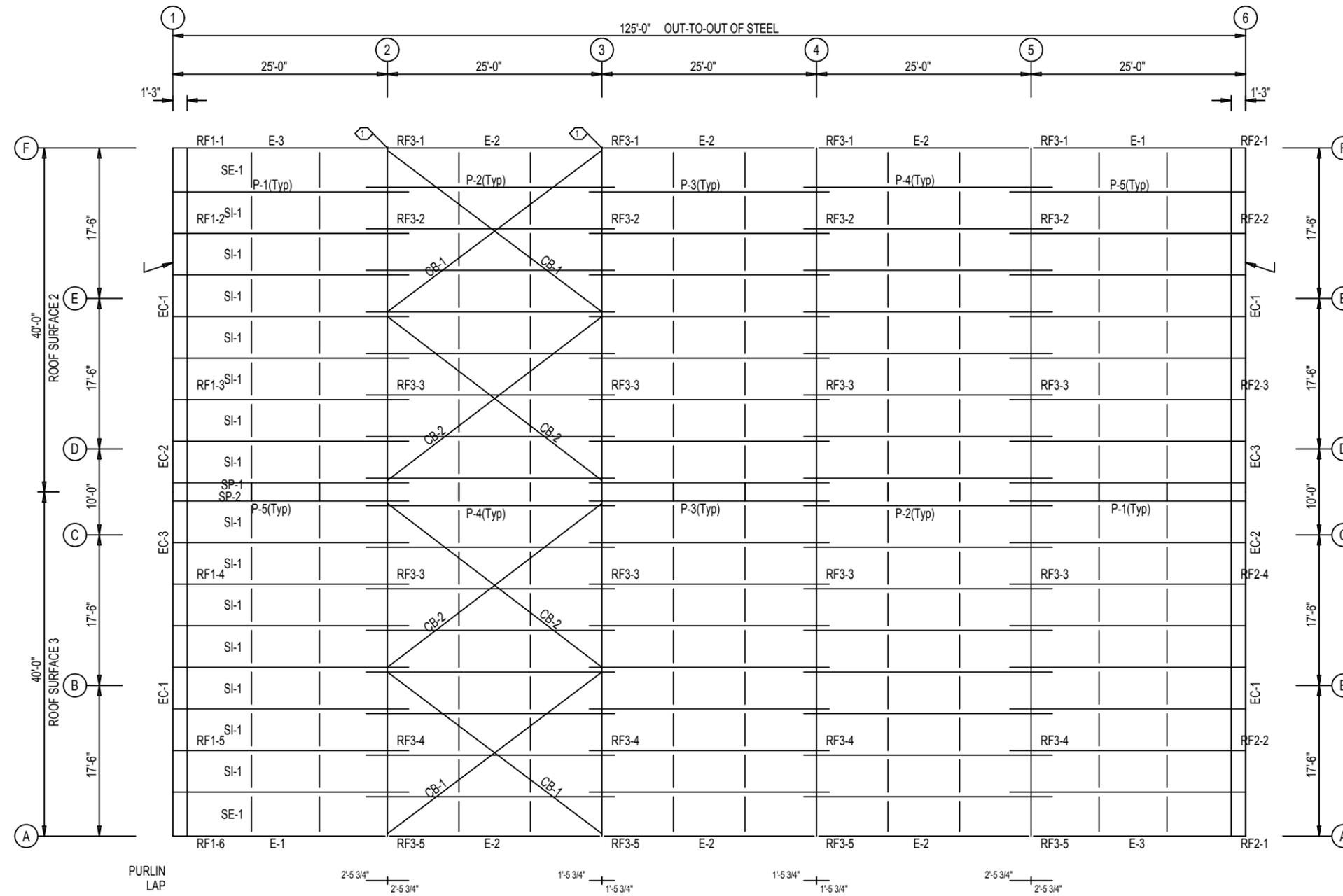
⊗ Dia= 3/4"



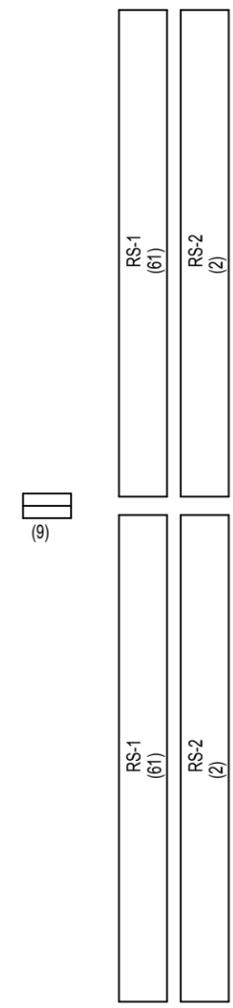
ANCHOR BOLT PLAN

NOT FOR CONSTRUCTION

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	2	A325	1/2"	1 1/4"	2



ROOF FRAMING PLAN

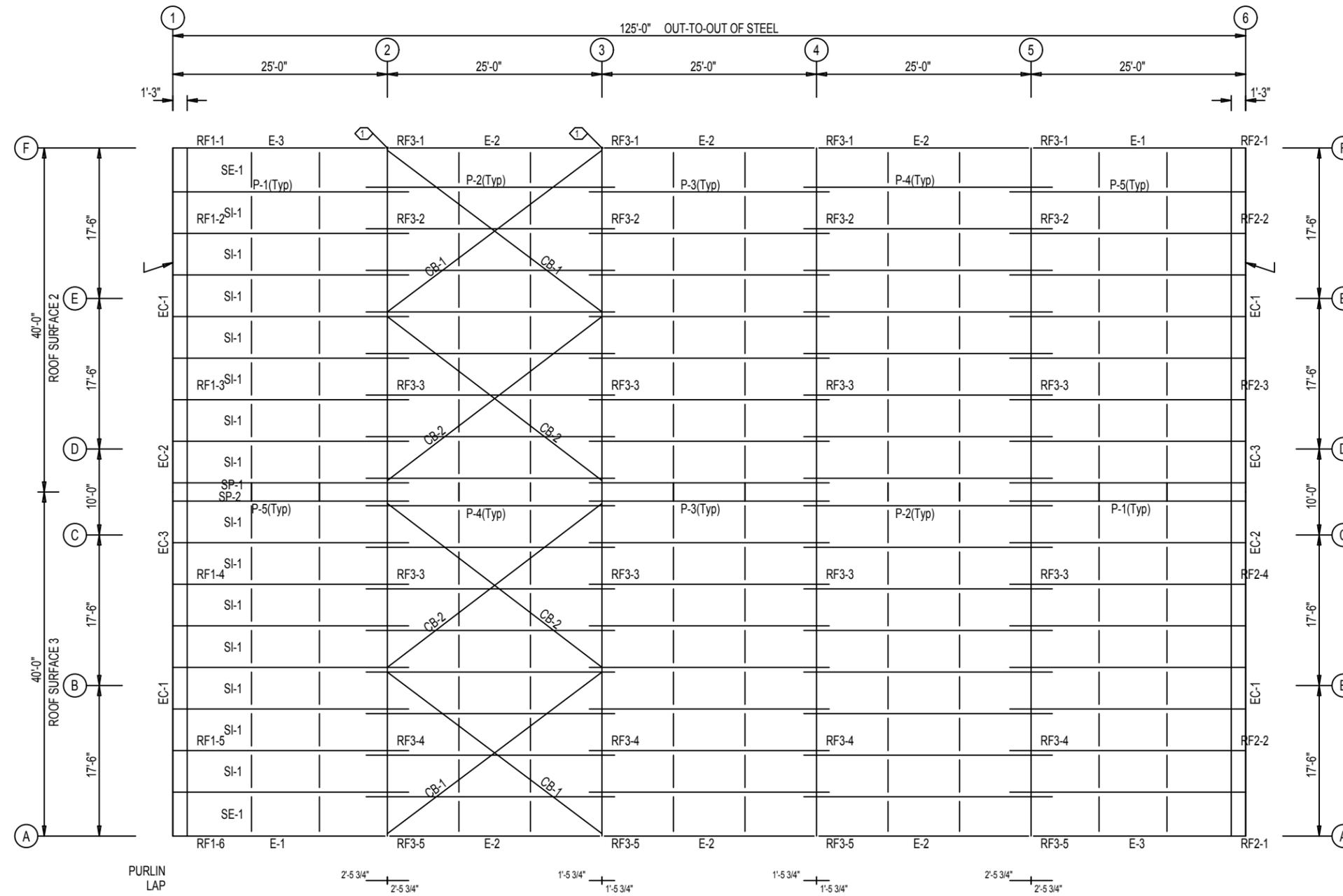


ROOF SHEETING

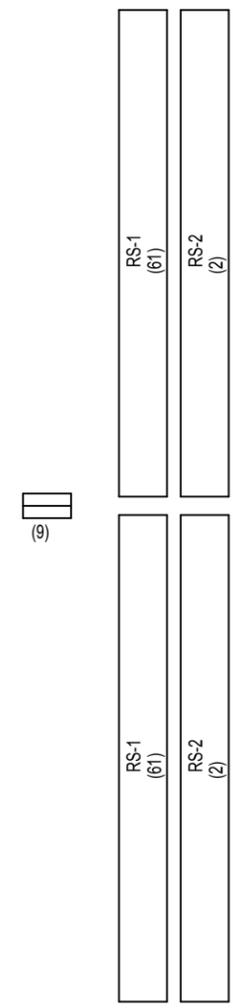
PANELS: 24 Gauge ULTRA-DEK Galvalume

NOT FOR CONSTRUCTION

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	2	A325	1/2"	1 1/4"	2



ROOF FRAMING PLAN



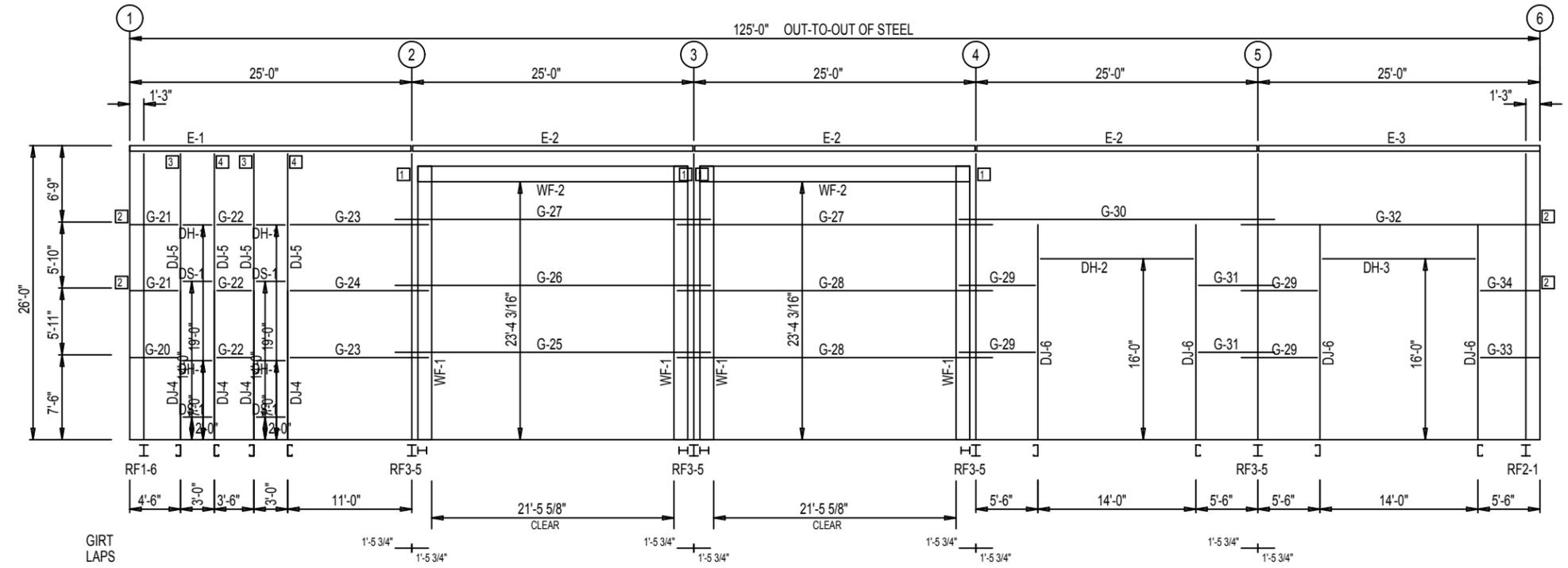
ROOF SHEETING

PANELS: 24 Gauge ULTRA-DEK Galvalume

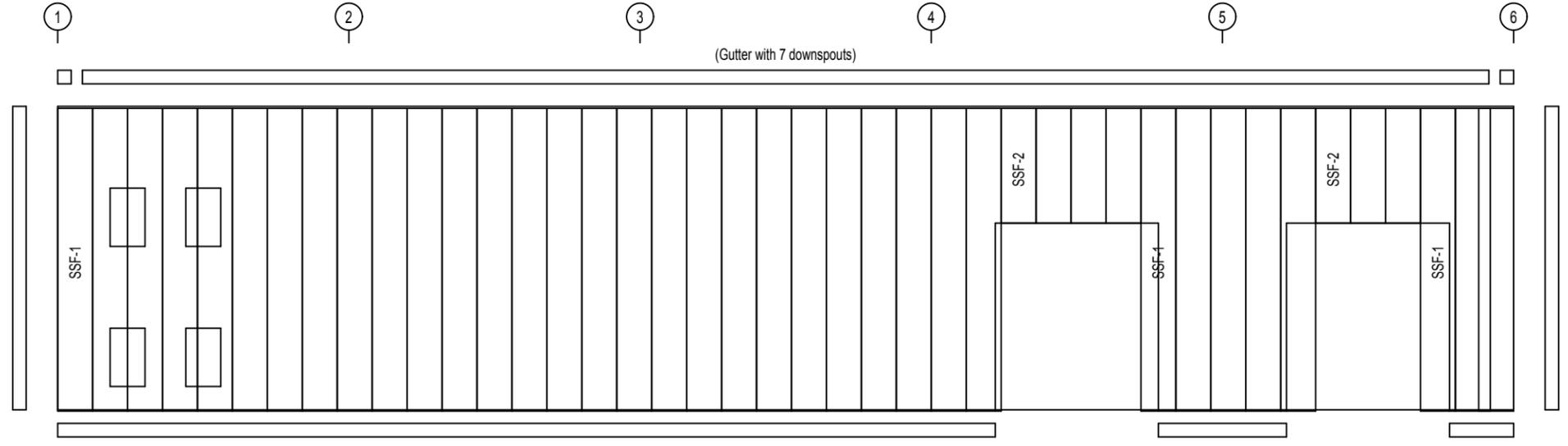
NOT FOR CONSTRUCTION

BOLT TABLE				
FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	3/4"	1 3/4"
WF-1 - RF3-5	8	A325	5/8"	1 1/2"

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	SC-480
2	SC-5
3	SC584_L
4	SC584_R

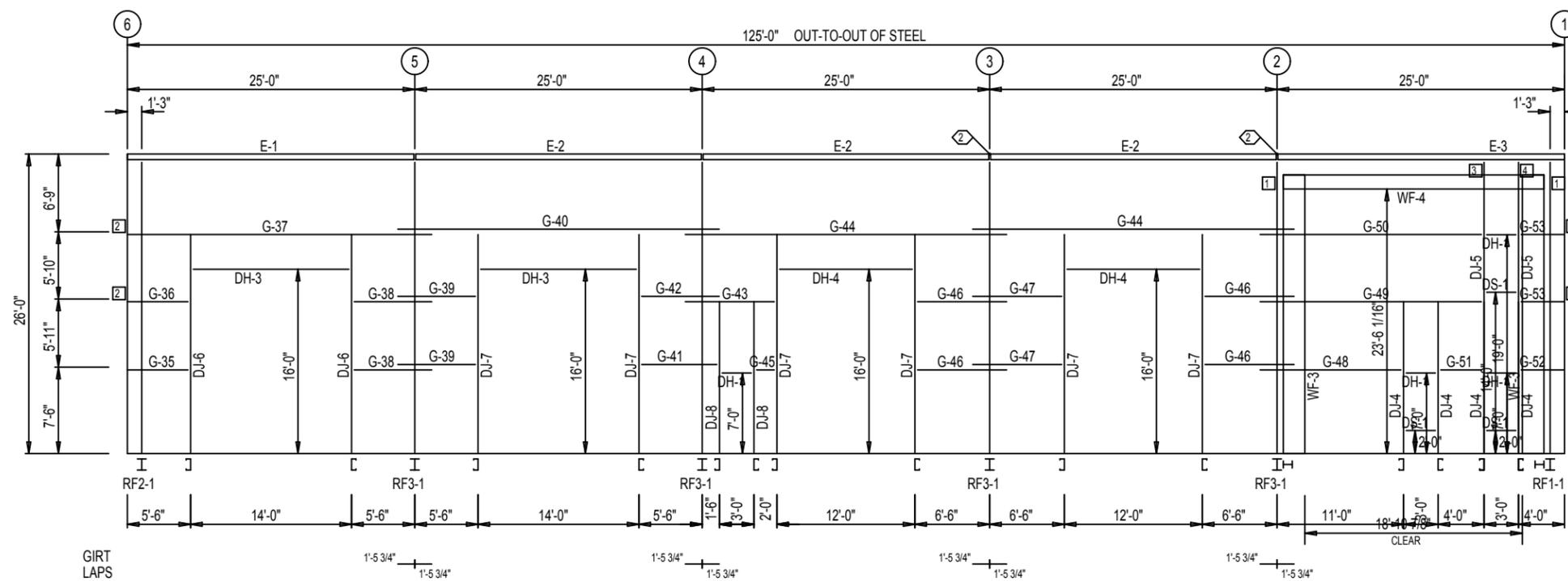


SIDEWALL FRAMING: FRAME LINE A

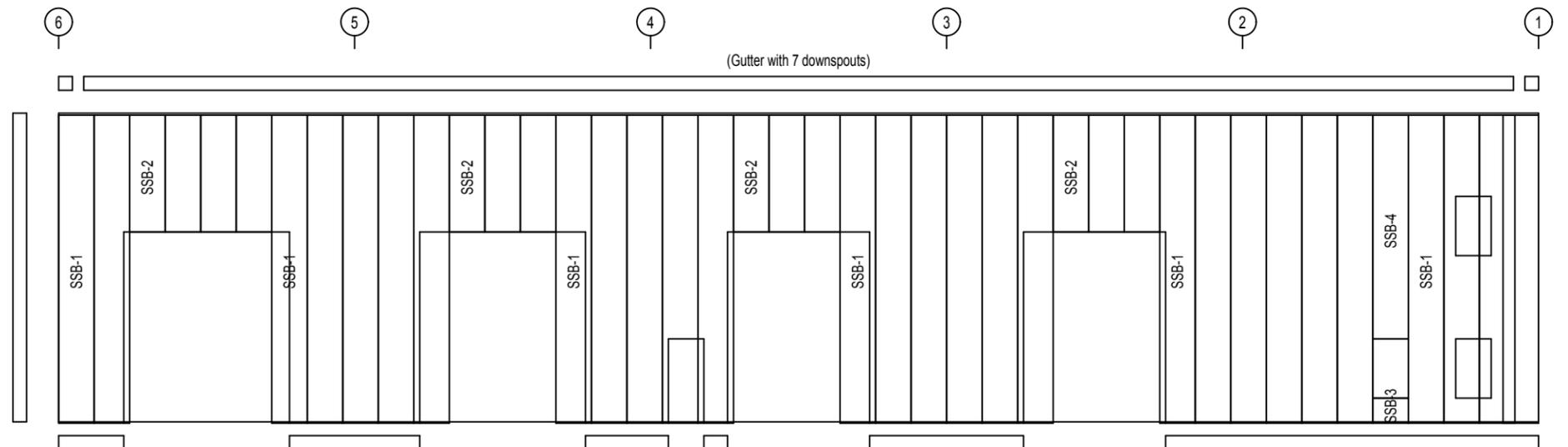


SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Gauge PBR - Polar White

NOT FOR CONSTRUCTION



SIDEWALL FRAMING: FRAME LINE F



SIDEWALL SHEETING & TRIM: FRAME LINE F

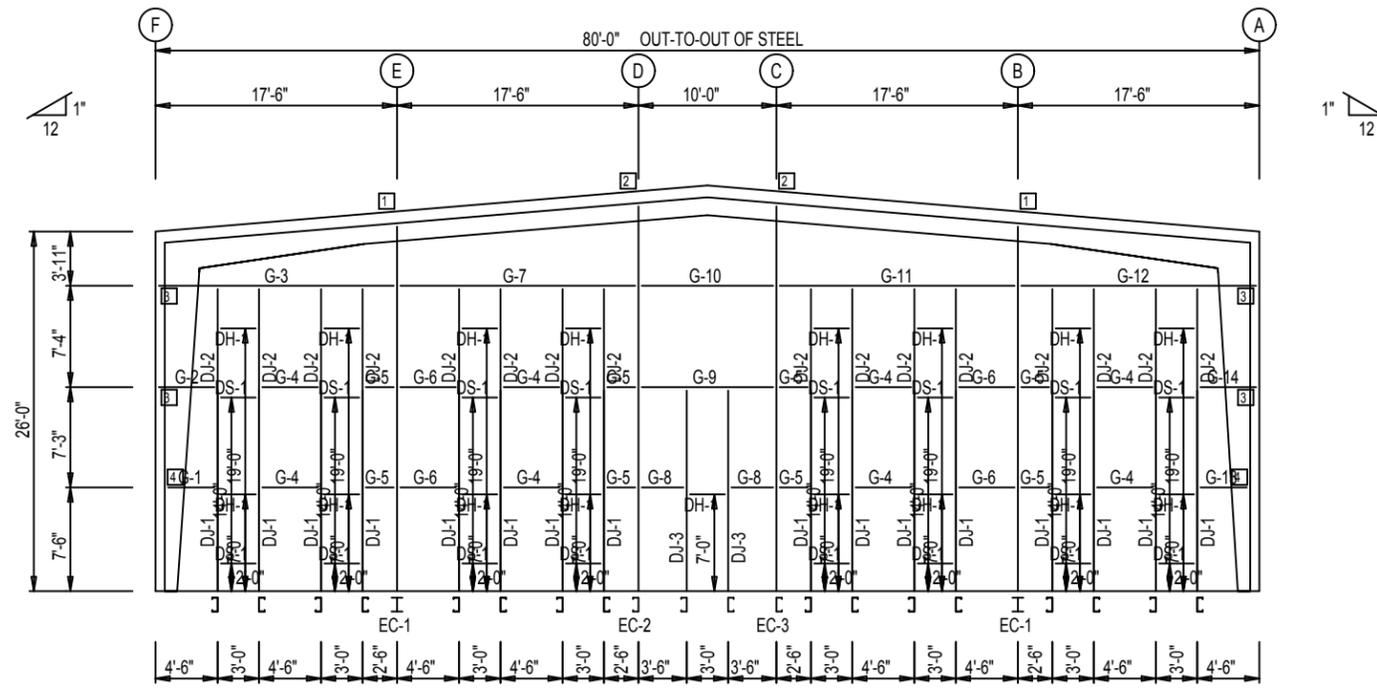
PANELS: 26 Gauge PBR - Polar White

BOLT TABLE				
FRAME LINE F				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-3 - WF-4	8	A325	3/4"	2"
WF-3 - RF3-1	8	A325	5/8"	1 1/2"
WF-3 - RF1-1	8	A325	5/8"	1 1/2"

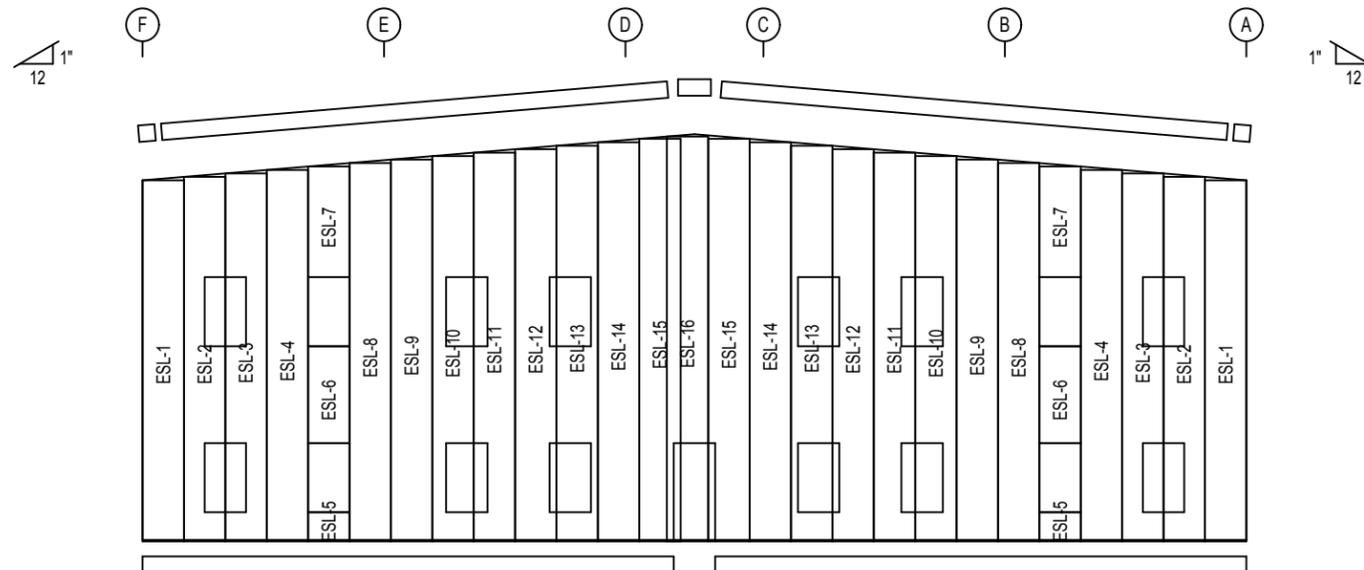
SPECIAL BOLTS					
ID	QUAN	TYPE	DIA	LENGTH	WASH
2	2	A325	1/2"	1 1/4"	2

CONNECTION PLATES	
FRAME LINE F	
ID	MARK/PART
1	SC-480
2	SC-5
3	SC584 L
4	SC584 R

NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 1



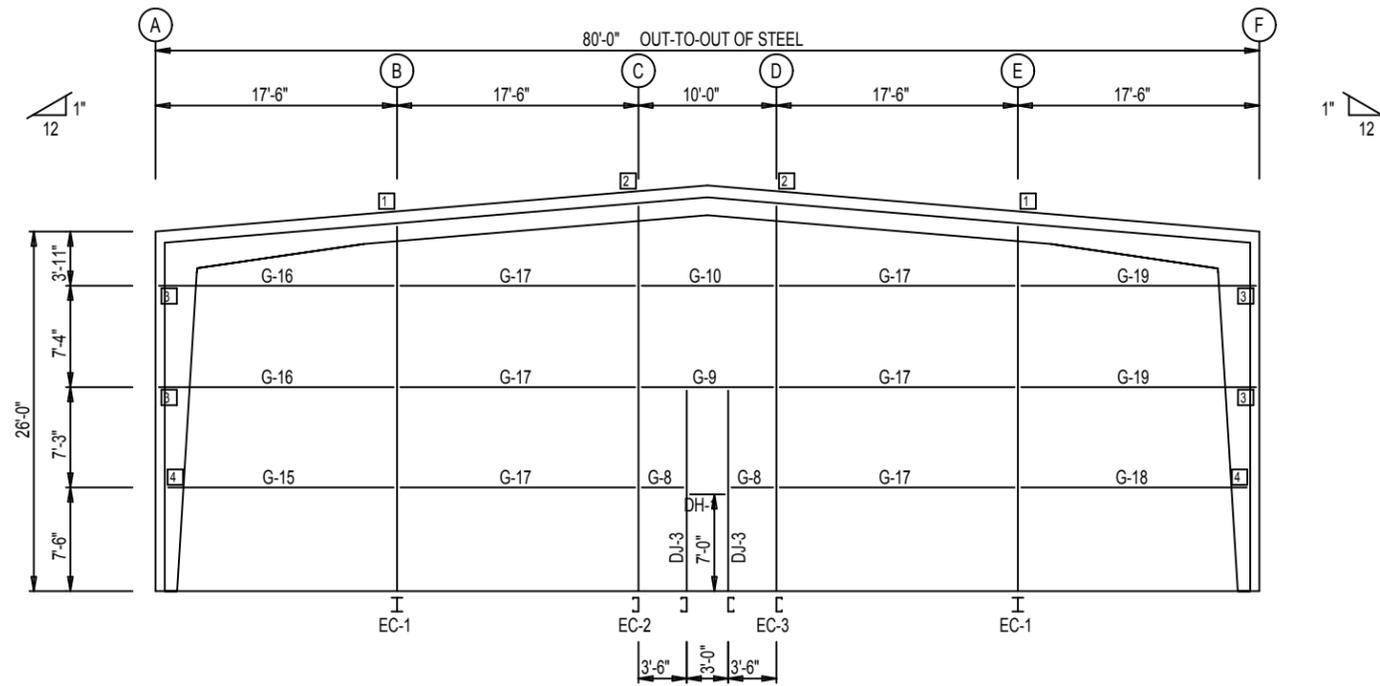
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Polar White

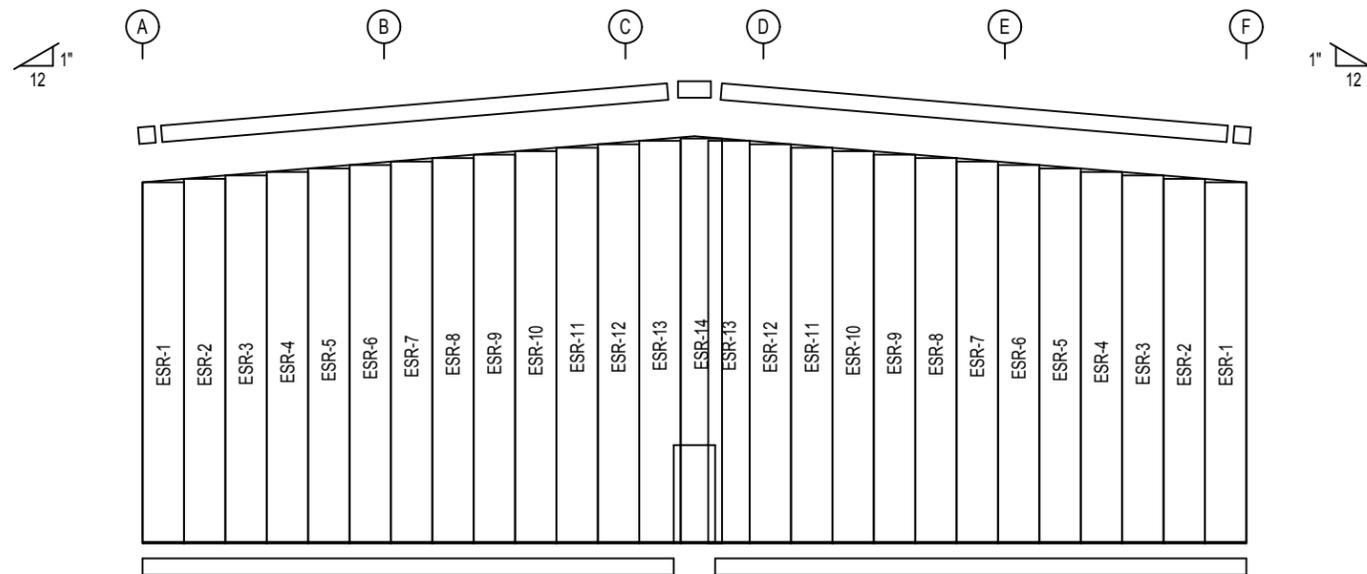
BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
EC-1/FRAME	8	A325	1/2"	1 1/4"
EC-2/FRAME	4	A325	1/2"	1 1/4"
EC-3/FRAME	4	A325	1/2"	1 1/4"

CONNECTION PLATES FRAME LINE 1	
ID	MARK/PART
1	n1
2	n2
3	d1
4	SC-484

NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 26 Gauge PBR - Polar White

BOLT TABLE				
FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
EC-1/FRAME	8	A325	1/2"	1 1/4"
EC-2/FRAME	4	A325	1/2"	1 1/4"
EC-3/FRAME	4	A325	1/2"	1 1/4"

CONNECTION PLATES	
FRAME LINE 6	
ID	MARK/PART
1	n1
2	n2
3	d1
4	SC-484

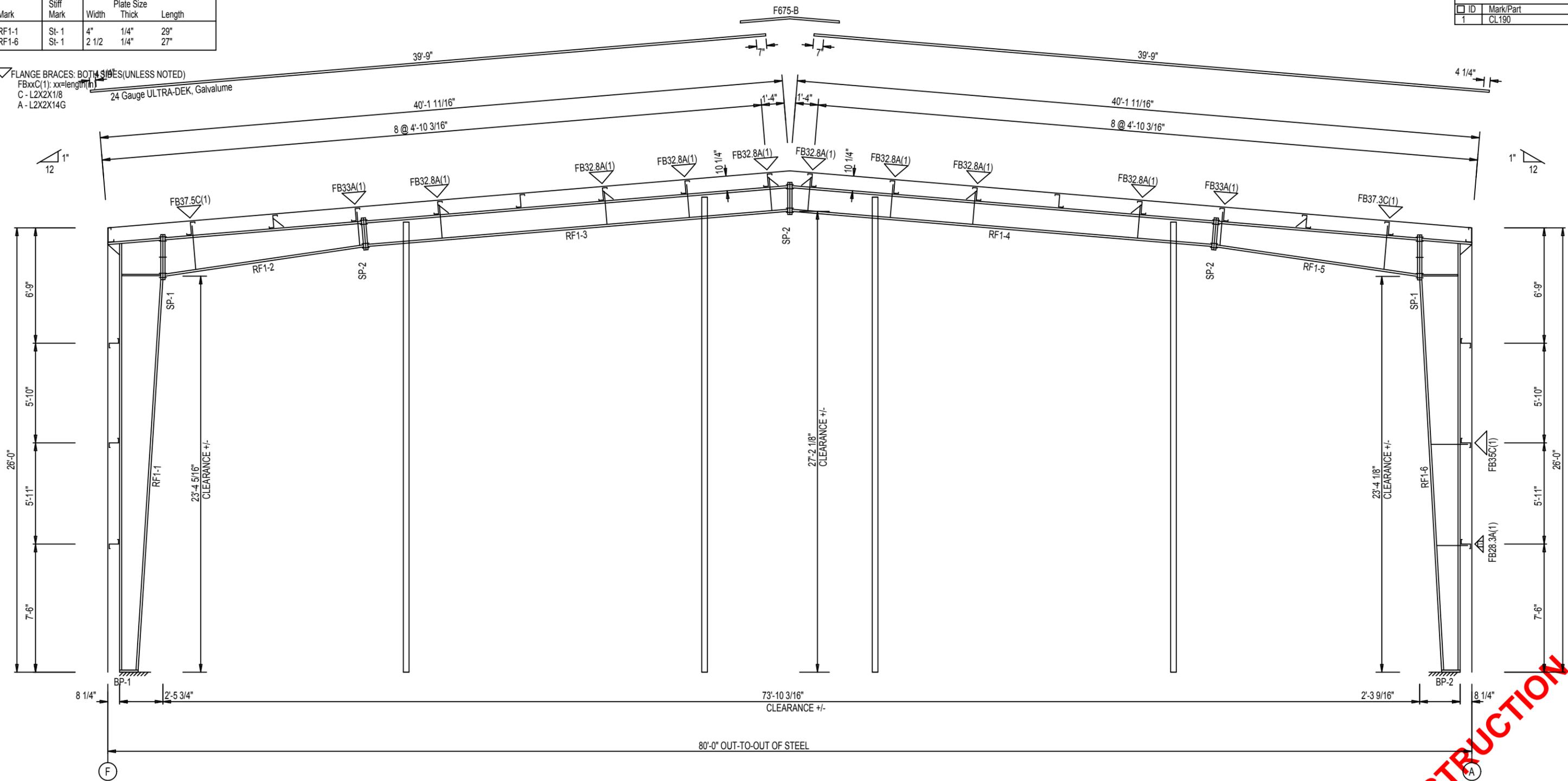
NOT FOR CONSTRUCTION

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF1-1	St-1	4"	1/4"	29"
RF1-6	St-1	2 1/2"	1/4"	27"

CONNECTION PLATES	
ID	Mark/Part
1	CL190

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)

FBxxC(1): xx=length
 C - L2X2X1/8
 A - L2X2X1/4



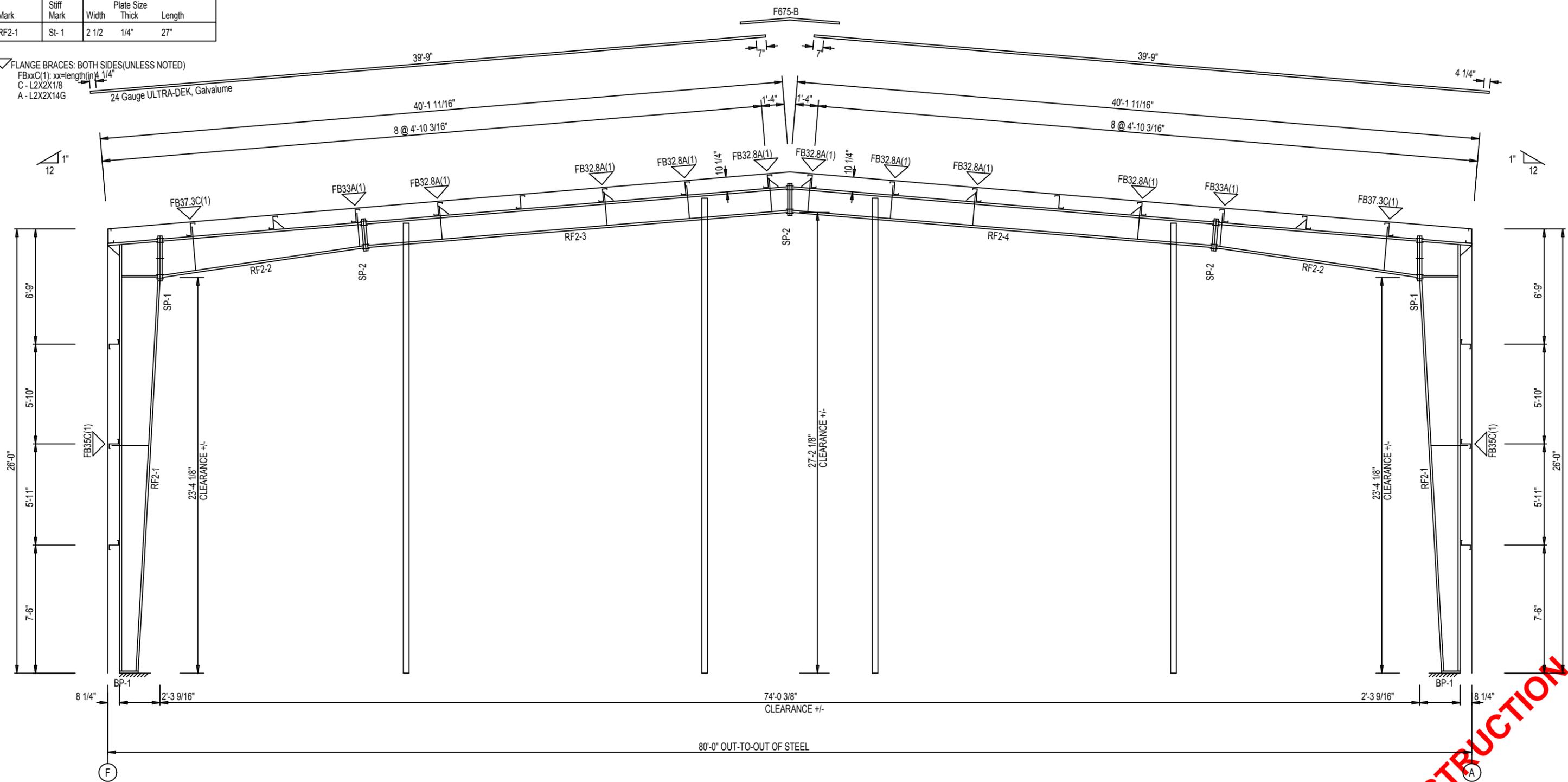
FRAME CROSS SECTION: FRAME LINE 1

NOT FOR CONSTRUCTION

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF2-1	St-1	2 1/2	1/4"	27"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)

FBxxC(1): xx=length(in) # 1/4"
 C - L2X2X1/8
 A - L2X2X1/4G



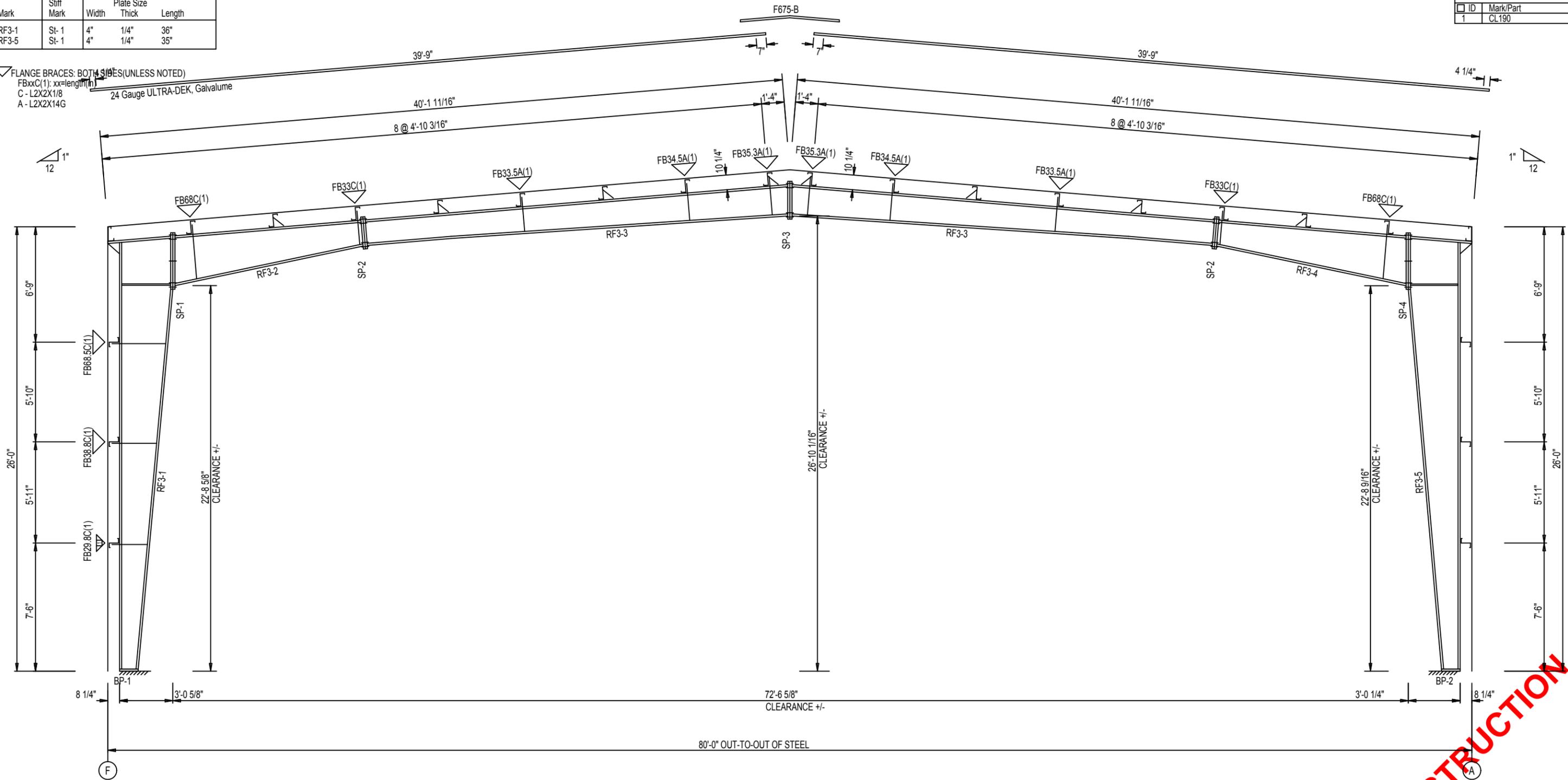
FRAME CROSS SECTION: FRAME LINE 6

NOT FOR CONSTRUCTION

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF3-1	St-1	4"	1/4"	36"
RF3-5	St-1	4"	1/4"	35"

CONNECTION PLATES	
ID	Mark/Part
1	CL190

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FBxxC(1): xx=length
 C - L2X2X1/8
 A - L2X2X1/8

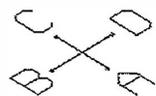
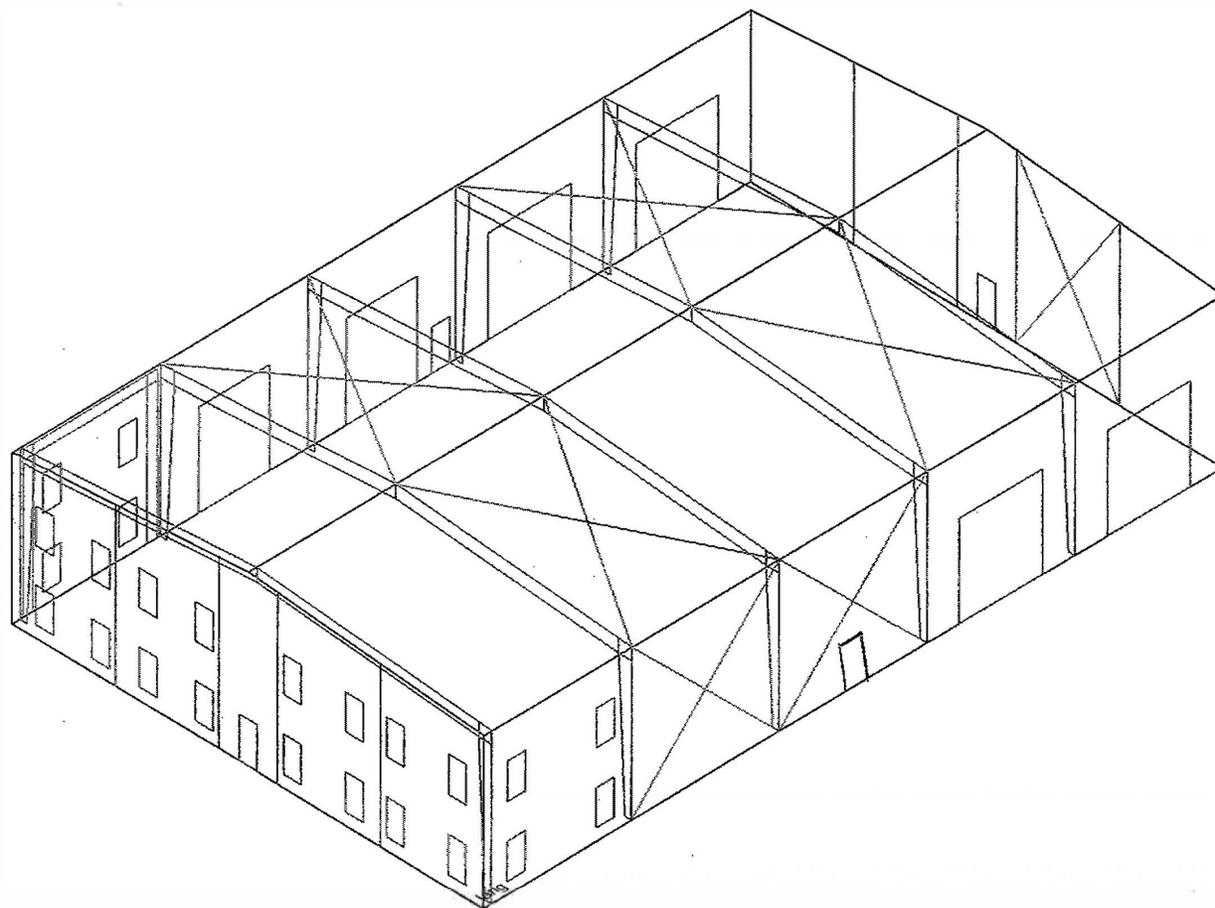


FRAME CROSS SECTION: FRAME LINE 2 3 4 5

NOT FOR CONSTRUCTION

Exhibit - 2

Dec 28, 2020





Z-7-97. Toano Business Center/Michael Brown

**These proffers are provided for reference purposes only and are not official documents. Please refer to the Proffer Books in the Planning Division or Zoning Division for copies of officially recorded proffers.*

THESE PROFFERS are made as of this 9th day October 1997, by MICHAEL C. BROWN, LTD., a Virginia corporation, and WILLIAM W. and PATRICIA A. STEWART, husband and wife (together with their successors and assigns, the "Owners").

RECITALS

A. Owners are the owners of certain real property (the "Property") in James City County, Virginia more particularly described on Exhibit A attached hereto and made a part hereof. A portion of the Property is owned by Michael C. Brown, Ltd. and a portion is owned by William W. and Patricia A. Stewart. Michael C. Brown, Ltd. has contracted to purchase the portion of the Property now owned by the Stewarts.

B. A portion of the Property is now zoned A-1 and a portion of the Property is now zoned B-1.

C. Owners have applied for a rezoning of the Property from A-1 and B-1 to M-1, Limited Business/Industrial, with proffers (Parcel A), and to B-1, with proffers (Parcel B).

D. Owners desire to offer to the County certain conditions on the development of the Property not generally applicable to land zoned M-1 and B-1 for the protection and enhancement of the community and to provide for the high-quality and orderly development of the Property.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of James City County of the applied for rezoning, Owners agree that it shall meet and comply with all of the following conditions in developing the Property. If the applied for rezoning is not granted by the County, the Proffers shall thereupon be null and void.

CONDITIONS

1. Prohibited Uses. (a) The uses with strike marks through them on the attached copy of Sections 20-410 and 20-411 of the Zoning Ordinance, otherwise permitted in the M-1 zoning district by right or with a special use permit, shall not be permitted on Parcel A of the Property.

(b) The uses with strike marks through them on the attached copy of Sections 20-390 and 20-391 of the Zoning Ordinance, otherwise permitted in the B-1 zoning district by right or with a special use permit, shall not be permitted on Parcel B of the Property.

(c) If the following uses are located on the Property, no more than 25% of the floor area of the use shall be devoted to retail use that is accessory to the principal use and no more than a total of 10,000 square feet of accessory retail floor space for the following uses shall be permitted on the Property:

- carpet store
- dressmaking store
- home appliance sales and service
- bakery

2. Road Improvements. The County shall not be obligated to issue a certificate of occupancy for any buildings on the Property until (i) a left turn lane from west bound Route 60 into the entrance serving the Property and (ii) a right turn lane and taper from east bound Route 60 into the entrance serving the Property have been constructed or construction thereof has commenced and completion bonds acceptable to the County Attorney have been posted with the County. All road improvements proffered hereby shall be constructed in accordance with VDOT standards.

3. Landscaping. Owners shall submit with the site plan for development on the Parcel A a landscaping plan (the "Landscape Plan") for review and approval by the Director of Planning. The goals of the Landscaping shall be to provide a buffer emphasizing trees rather than shrubs trees along the Route 60 frontage of the Property and locating trees within the interior of the site to breakup and screen rooftops. Parcel A shall be landscaped in accordance with the approved Landscape Plan.

4. Limited Access. There shall be no direct access from the Property on to Route 60. The entrances to the property shall be from the strip of land located between the Parcel A and Parcel B across Route 60 from Industrial Boulevard as shown on the plat entitled "Plat of Subdivision & Property Line Extinguishment Between the Properties of William W. and Patricia A. Stewart and Michael C. Brown, Ltd." made by AES Consulting Engineers and dated 4/2/97.

5. Design Colors. The colors of the external finish materials of buildings, other than the roof tops, on Parcel A shall be limited to earth tones that blend with the natural features of the Property as approved by the Director of Planning. Color samples and descriptions of external finish materials shall be submitted with the site plan for development of Parcel A. There shall be no flat roofs on buildings on Parcel A fronting on Route 60 or the entrance road.

6. CSX Right-of-way. Owner shall dedicate at the request of the County an easement of up to 15 feet in width on the Property along the CSX rail road right-of-way to accommodate a rail spur line to serve the property to the rear of the Property. The easement area shall continue to count toward meeting applicable open space and buffer requirements.

EXHIBIT A

Those certain parcels of land located in the Stonehouse District of James City County shown and set out as Parcel A and Parcel B on the plat entitled "Plat of Subdivision & Property Line Extinguishment Between the Properties of William W. and Patricia A. Stewart and Michael C. Brown, Ltd." made by AES Consulting Engineers and dated 4/2/97.

DIVISION 10. GENERAL BUSINESS DISTRICT, B-1

Sec. 20-390. Permitted uses.

In the General Business District, B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Adult day care center.

Apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises which is clearly secondary to the commercial use of the property.

~~Automobile service stations, if fuel is sold, then in accordance with section 20-38.~~

Banks and other similar financial institutions.

Business, governmental and professional offices.

Contractor's offices with storage of materials and equipment limited to a fully enclosed building.

Day care and child care centers.

~~Department stores, wearing apparel, furniture, carpet, shoe, tailor, dressmaking, candy, ice cream, florist, furrier, locksmith, pet, picture framing, stamp and coin, travel bureau, upholstery, yard goods, toys, music and records, tobacco and pipes, jewelry sales and service, books, greeting cards and sporting goods stores.~~

Drug stores, barber shops and beauty shops.

Dry cleaners and laundries.

Feed, seed and farm supply stores.

Funeral homes.

Gunsmith (excluding shooting ranges).

Health clubs, exercise clubs, fitness centers.

~~Hotels, motels, tourist homes and convention centers.~~

~~Indoor theaters, museums and public meeting halls.~~

Lodges, civic clubs, fraternal organizations and service clubs.

Lumber and building supply (with storage limited to a fully enclosed building or fully screened from view with a structural barrier approved by the development review committee, located within the building setback area with a maximum height of 12 feet).

Machinery sales and service (with storage and repair limited to a fully enclosed building).

~~Marinas, docks, piers, yacht clubs, boat basins, and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 20-38.~~

~~Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packing or distribution.~~

Medical clinics or offices.

New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building).

Off-street parking as required by section 20-53.

Office supply stores, secretarial and duplicating services.

Parking lots and garages.

Photography studios and sales, artist and sculptor studios, art and crafts and handicraft shops, antique shops, reproduction and gift shops.

~~Plants and garden supply, hardware and paint, and home appliance sales and service stores.~~

Plumbing and electrical supply (with storage limited to a fully enclosed building).

Printing and publishing.

~~Public billiard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement.~~

Radio and television stations and accessory antenna or towers which are 60 feet or less in height.

~~Restaurants, fast food restaurants, tea rooms and taverns.~~

~~Retail food stores, bakeries and fish markets.~~

Schools, fire stations, post offices, houses of worship and libraries.

Telephone exchanges and telephone switching stations gap.

Timbering in accordance with Section 2043.

Veterinary offices.

Wholesale and warehousing (with storage limited to a fully enclosed building).

Sec. 20-391. Uses permitted by special use permit only.

In the B-1, General Business District, buildings to be erected or the land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a special use permit by the board of supervisors:

~~Airports~~

~~Antennas and towers in excess of 60 feet in height.~~

~~Campgrounds.~~

~~Convenience stores; if fuel is sold, then in accordance with section 20-38.~~

Design, research, and evaluating laboratories.

~~Drive-in theaters.~~

Electrical generation facilities (public or private), electrical substations with a capacity or 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.

~~Flea markets.~~

~~Hospitals and nursing homes.~~

Limousine service.

Nonemergency medical transport.

~~Outdoor centers of amusement.~~

~~Outdoor sport facilities.~~

Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors and under cover, with no dust, noise, odor or other objectionable effect.

Railroad facilities including tracks, bridges and, stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways and track and safety improvements in existing railroad right-of-ways, are permitted generally and shall not require a special use permit.

~~Sanitary landfills in accordance with section 20-40, waste disposal and publicly owned solid waste container sites.~~

Taxi service.

~~Theme parks of ten acres or more.~~

Tire, transmission, glass) body and fender and other automotive repair and service (with storage and major repair limited to a fully enclosed building).

Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions for private connections to existing pipelines, which are intended to serve an individual customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit.

~~Vehicle rentals.~~

~~Vehicle and trailer sales and service (with major repair limited to a fully enclosed building).~~

Water facilities (public or private), and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, private connections to existing mains, with no additional connections to be made to the line which are intended to serve an individual customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a development, including pump stations, are permitted generally and shall not require a special use permit.

Water impoundments, new or expansion of, 50 acres or more or with dam heights of 25 feet or more.

DIVISION 11. LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1

Sec. 20-411. Permitted uses.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Accessory uses as defined in section 20-2.

~~Antennas and towers, self supported, (not attached to buildings) less than 60 feet in height.~~

Apartment or living quarters for a guard, caretaker or other person employed on the premises which is clearly secondary to the business or industrial use of the property.

~~Automobile sales and service with major repair limited to a fully enclosed building.~~

~~Automobile service stations; if fuel is sold, then in accordance with section 20-38.~~

Banks and other similar financial institutions.

Barber and beauty shops.

~~Book stores.~~

Business, professional and governmental offices.

Cabinet and upholstery shops.

~~Candy stores.~~

Carpet stores.

Contractor offices, equipment storage yards, shops and warehouses with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Courier services.

Data processing centers.

~~Department stores.~~

Dressmaking stores.

~~Drugstores.~~

Dry cleaners and laundries.

Employment services or agencies.

~~Farmer's markets.~~

~~Feed, seed and farm supply stores.~~

Fire stations.

~~Florist stores.~~

~~Furniture stores.~~

~~Furrier stores.~~

~~Greeting card stores.~~

Heavy equipment sales and service, with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Home appliance sales and service.

~~Hotels, motels or convention centers with accessory retail sales, barber shops and beauty shops located within the hotel, motel or convention center for the principal benefit of the resident guest.~~

~~Ice cream stores.~~

~~Indoor sport facilities, health clubs, exercise clubs and fitness centers.~~

Industrial and technical training schools.

Janitorial service establishments.

~~Jewelry sales and service.~~

Laser technology production.

~~Locksmith and gunsmith shops excluding shooting ranges.~~

Lumber and building supply stores with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Machinery sales and service with major repair limited to a fully enclosed building.

Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.

Manufacture and bottling of soft drinks and wine.

Manufacture and processing of textiles and textile products.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair, and yarn.

Manufacture, compounding, processing or packaging of cosmetic, toiletry and pharmaceutical products.

Manufacture of carpets and carpet yarns.

Manufacture of pottery and ceramic products using kilns fired only by gas or electricity.

Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilating equipment.

Manufacture or assembly of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments.

~~Manufactured home or mobile home sales.~~

~~Marine or waterfront businesses to include receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing and distribution.~~

Medical clinics and offices.

~~Music and record stores.~~

Nonemergency medical transport.

~~Nurseries.~~

Off-street parking as required by section 20-53.

~~Pet stores.~~

~~Picture framing stores.~~

~~Places of worship.~~

~~Plant and garden supply and hardware and paint stores.~~

Plumbing and electrical supply stores with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

~~Post offices.~~

Printing, lithographing, engraving, photocopying, blueprinting and publishing establishments.

Private streets within "qualifying industrial parks" in accordance with section 20-55.

~~Publicly owned solid waste container sites.~~

~~Radio and television stations and accessory antenna or towers, self supported (not attached to buildings) which are 60 feet or less in height.~~

Research, development and design facilities.

~~Restaurants, tearooms and taverns.~~

~~Retail food stores, bakeries and fish markets.~~

Security service offices.

~~Shoe stores.~~

~~Sporting good stores.~~

~~Stamp and coin stores.~~

~~Tailor shops.~~

Timbering in accordance with Section 20-43.

Tire, transmission, glass, body and fender and other automotive product sales and service with major repair limited to a fully enclosed building and vehicle storage screened from adjacent property by landscaping and fencing.

~~Tobacco and pipe stores.~~

~~Toy stores.~~

~~Travel bureaus.~~

~~Vehicle and trailer sales and service with major repair limited to a fully enclosed building.~~

Veterinary hospitals and kennels.

Warehouse, storage and distribution centers with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet.

Water well drilling establishments.

~~Wearing apparel stores.~~

Welding and machine shops with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

~~Yard goods stores.~~

Sec. 20-412. Uses permitted by special use permit only.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a special use permit by the board of supervisors:

~~Airports and landing fields, heliports, helistops and accessory uses.~~

~~Antennas and towers (not attached to buildings) in excess of 60 feet in height.~~

~~Commercial marinas, docks, piers, yacht clubs, boat basins and servicing areas for same; if fuel is sold, then in accordance with section 20-38.~~

~~Convenience stores, if fuel is sold, then in accordance with section 20-38.~~

Day care and child care centers.

Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.

~~Hospitals.~~

Manufacture and sale of glass and glass products.

Manufacture and storage of ice, including dry ice.

Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals.

Manufacture of furniture.

~~Outdoor sports facilities with water and sewer facilities for golf courses as approved by the board of supervisors.~~

Petroleum storage.

Railroad facilities including tracks, bridges, switching yards and stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways and track and safety improvements in existing railroad right-of-ways are permitted generally and shall not require a special use permit:

~~Resource recovery facilities.~~

~~Sanitary landfills in accordance with section 20-0 and waste disposal facilities.~~

~~Shooting ranges, indoor.~~

~~Solid waste transfer stations.~~

~~Theme parks of ten acres or more.~~

Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions or private connections to existing pipelines, which are intended to serve an individual customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit.

~~Truck stops, if fuel is sold, then in accordance with section 20-38.~~

Water facilities (public or private), and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. However, private connections to existing mains, with no additional connections to be made to the line, which are intended to serve an individual customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a development, including pump stations, are permitted generally and shall not require a special use permit.

Water impoundments, new or expansion of; 50 acres or more or with dam heights of 25 feet or more.

**Unapproved Minutes of the March 3, 2021
Planning Commission Regular Meeting**

Z-20-0006. 8189 and 8193 Richmond Road Rezoning

Ms. Terry Costello, Deputy Zoning Administrator, stated that Mr. Rob Lang has applied for a rezoning for a properties located at 8189 & 8193 Richmond Road. Ms. Costello stated that the properties total approximately 2.44 acres, and are located just north of the Toano Business Center and across the road from Hankins Industrial Park.

Ms. Costello stated that this property was rezoned from B-1, General Business to B-1, General Business with proffers in 1997. Ms. Costello further stated that the current development known as Toano Business Center was also a part of this rezoning.

Ms. Costello stated that this proposal is to rezone both B-1 properties to M-1, Limited Business/Industrial with Proffers and to replace the existing B-1 proffers. Ms. Costello stated that both properties are designated General Industry on the 2035 Comprehensive Plan and Land Use Map and are located within the Primary Service Area.

Ms. Costello stated that the use proposed with this rezoning is for the construction of a two-story, approximately 10,000 square-foot building for a company that assembles metal parts to fabricate fuel injectors for high performance engines, such as those found on race cars.

Ms. Costello further stated that the use is classified in the Zoning Ordinance as the manufacturing, compounding, assembly, or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone. Ms. Costello stated that the use is not permitted within the B-1 Zoning District, but is a permitted use within the M-1 Zoning District.

Ms. Costello stated that according to the applicant, the company currently has four full-time employees including the owners, and one part-time employee.

Ms. Costello stated that with the proposed proffers, staff finds the proposed use should not any impacts on adjoining property or the surrounding area with regards to outdoor dust, odor, or noise. Ms. Costello further stated the entire operation will be conducted entirely indoors. Ms. Costello stated that during a site visit to their existing operation, staff did not notice any evidence of outdoor dust, odors, or noise while the business was in operation.

Ms. Costello stated that as part of the rezoning to the M-1 Zoning District, the applicant proposes to limit the other by-right uses that could be on-site in the future.

Ms. Costello stated that public hearing notification letters were sent to adjacent property owners, including all of the condo units in the Toano Business Center. Ms. Costello stated that staff received one inquiry as to the type of business proposed.

Ms. Costello stated that staff finds this proposal to be compatible with surrounding development, and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Ms. Costello stated staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed proffers.

Mr. Haldeman inquired which road the building would front on.

Ms. Costello stated that it faces Richmond Road.

Mr. Haldeman inquired if there would be parking would be in front of the Building.

Ms. Costello stated that the parking is on the front.

Mr. Haldeman inquired where the entrance would be.

Ms. Costello stated that the property would take access from Industrial Boulevard.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Rob Lang, applicant, stated that the front of the building would face Richmond Road. Mr. Lang further stated that the entrance to the property would be off Industrial Boulevard. Mr. Lang further stated that there would be some parking in front of the building, along with the ADA Accessible parking. Mr. Lang stated that there would also be several parking spaces on the right side of the structure. Mr. Lang stated that the front of the building would have a brick veneer that is compatible with the surrounding buildings.

Mr. Haldeman inquired why the parking was sited at the front of the building and not at the rear.

Mr. Lang stated that the parking spaces at the front are intended for visitor parking.

Mr. Holt noted that the back half of the building is comprised of the warehouse area and the workshop. Mr. Holt further noted that the business counter portion of the building is at the front, closest to Richmond Road. Mr. Holt stated that for ADA purposes, you want to have those spaces and customer parking closest to the business end of the building.

Mr. Tim O'Connor noted that some of the newer businesses in the area have adjusted the placement of the store entrance and the angle of the building so that parking could be placed on the sides. Mr. O'Connor stated that he felt this was a good treatment for a Community Character Corridor (CCC).

Mr. Krapf stated that because Richmond road is a CCC, there will be requirements for enhanced buffering.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Haldeman made a motion to recommend approval of the application and acceptance of the voluntary Proffers.

On a roll call vote the Commission voted to recommend approval of Z-20-0006. 8189 and 8193 Richmond Road Rezoning and acceptance of the voluntary Proffers. (7-0)

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Thomas Wysong, Senior Planner

SUBJECT: Z-21-0001. Strawberry Plains Proffer Amendment

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Ordinance	Ordinance
☐	2. Location Map	Exhibit
☐	3. Proposed signed Proffers	Backup Material
☐	4. Existing Proffers	Backup Material
☐	5. Master Plan	Exhibit
☐	6. Project Narrative	Backup Material
☐	7. Unapproved March 3, 2021 Planning Commission Minutes	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	3/26/2021 - 4:40 PM
Development Management	Holt, Paul	Approved	3/26/2021 - 4:40 PM
Publication Management	Daniel, Martha	Approved	3/26/2021 - 4:43 PM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:27 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:25 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 8:11 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:40 AM

REZONING-21-0001. Strawberry Plains Road Proffer Amendment
Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

SUMMARY FACTS

Applicant: Mr. Vernon Geddy, III

Land Owner(s): John Grier Construction Company, Inc.

Proposal: An amendment to the existing proffers to permit the following uses: accessory uses, antique shops, barber and beauty shops, dry cleaners and laundries, gift and souvenir stores, janitorial service establishments, pet stores and pet supply sales, photography, artist and sculptor stores and studios, printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, and security service offices. The intended use of the property is a dry cleaner and laundry facility.

Locations: 3737 and 3741 Strawberry Plains Road

Tax Map/Parcel Nos.: 3840100029C and 3840100029D

Project Acreage: .99 acres

Zoning: LB, Limited Business with Proffers

Comprehensive Plan: Moderate Density Residential

Primary Service Area: Inside

Staff Contact: Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: March 3, 2021, 6:00 p.m.

Board of Supervisors: April 13, 2021, 5:00 p.m.

FACTORS FAVORABLE

1. The proposed proffer amendment allows for uses considered “very limited commercial,” which is consistent with the recommendations of the Moderate Density Residential Land Use designation.
2. The proposed proffers provide access management on Strawberry Plains Road by limiting access to the two parcels to the existing driveway location.
3. The proposed proffers restrict outdoor storage for all uses, which mitigate visual impacts to surrounding properties and to the roadway.

FACTORS UNFAVORABLE

1. None.

SUMMARY STAFF RECOMMENDATION

Approval and acceptance of amended proffers.

PLANNING COMMISSION RECOMMENDATION

At its March 3, 2021 regular meeting, the Planning Commission recommended approval of this application with proposed proffers by a vote of 7-0.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

- This proposal is to amend the existing proffers to allow for otherwise “by-right” uses within the LB, Limited Business District that are currently prohibited by the existing proffers.
- The immediate proposed use for this property is a dry cleaner and laundry facility (Swan Cleaners), which is planned to be located within the existing building on-site.

PLANNING AND ZONING HISTORY

The subject parcels were rezoned in 1986 from the Limited Agricultural, A-2 Zoning District to the Limited Business Zoning District. As part of that rezoning, the applicant requested the following permitted uses within the LB District: banks and other financial institutions, office supply stores, secretarial and duplicating services, business, governmental, and professional offices, doctors, dentists, and other medical clinics or offices, contractor’s offices without the storage of construction equipment or building materials, and off-street parking. The other uses in the LB District consisted of mostly non-office uses and were proffered out as part of the rezoning. The existing building on Parcel No. 3840100029D was constructed in 1950. The structure is currently vacant.

SURROUNDING ZONING AND DEVELOPMENT

The subject parcels front on Strawberry Plains Road. They are located adjacent to the Strawberry Plains Center, which has commercial

structures abutting to the west and south. This development has its own access to Strawberry Plains Road and cannot be accessed through these parcels. The Nelsen Williamsburg Funeral Home is located to the north. The Midlands Townhouse development is located behind the shopping center and the funeral home. The College of William & Mary’s Lake Matoaka parcel is located to the east, on the other side of Strawberry Plains Road within the limits of the City of Williamsburg.

COMPREHENSIVE PLAN

This portion of Strawberry Plains Road is identified as a unique area within the County in which the current zoning does not align with the Land Use Map Designation. Describing this property, the plan states “Most of the property designated Moderate Density is already developed with small commercial uses associated with the Midlands townhouse complex. A portion of the property zoned B-1 is owned by the County and has been utilized for Route 199 right-of-way and buffers, and the rest has been developed as the Strawberry Plains Center commercial area. The County believes that no change in Comprehensive Plan designation is warranted. Given this area’s proximity to nearby residential development, including the Strawberry Plains subdivision in the City of Williamsburg, it is ill-suited for further intense business and commercial development. For the B-1 property, the County discourages development or redevelopment of this property in a strip commercial fashion.”

The subject parcels are designated Moderate Density Residential on the Comprehensive Plan Land Use Map. Recommended uses include multifamily units, apartments, recreation areas, manufactured home parks and subdivisions in accordance with location standards, very limited commercial and community-oriented facilities, timeshares, retirement and care facilities and communities.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

Staff finds the proposed proffer amendment would allow for the use of this property to have more options to fulfill the “limited commercial” use recommended within the Moderate Density Residential and still ensure that no intense business or commercial development be allowed. Furthermore, the immediate proposed use of the property is anticipated to be a dry cleaner and laundry facility, which will offer in-store pick-up and drop-off services. This use would provide an additional service option for the adjacent neighborhoods in the area, such as the Strawberry Plains subdivision and the nearby townhouse development, which would be in keeping with the recommendation of the Comprehensive Plan.

PUBLIC IMPACTS

The Comprehensive Plan encourages proposed developments to mitigate their impacts, including impacts on traffic and community character. As part of this application, the applicant has provided two proffers that address these issues, respectively. The first proffer guarantees that ingress and egress for these two parcels will be limited to the one existing entrance located on-site, which will help facilitate traffic on Strawberry Plains Road via access management. This is in accordance with the recommendations of the Transportation section of the Comprehensive Plan. The second proffer prohibits outdoor storage from occurring on the property, which helps ensure community character will not be impacted in that manner as a result.

This proposal to allow previously proffered out uses is not expected to generate significant traffic impacts on Strawberry Plains Road. Strawberry Plains Road is a two-lane road that is classified as a minor arterial per the Virginia Department of Transportation. The Level of Service for this segment of road is A-C and is not expected to be changed as a result of this proffer amendment. This proposal includes a proffer to limit ingress and egress to the existing entrance location,

which provides access management and prevents the impacts of additional entrances.

Per the County’s adopted bicycle/pedestrian plan, a sidewalk is designated along the frontage of these two parcels on Strawberry Plains Road. This sidewalk is required to be shown on the site plan and installed as part of the development plan process, pursuant to the requirements of the LB Zoning District.

The subject property is located within a six-minute radius of Fire Station 3. The proposal does not generate impacts that require mitigation to the County’s emergency services or facilities.

The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

The proposed proffer amendment is not expected to generate significant impacts to nearby and surrounding properties that exceed that which is currently permitted within the zoning district. Staff finds the proposed proffer restricting all outdoor storage on both parcels will mitigate impacts to surrounding properties.

PROPOSED PROFFERS

Proposed proffers are provided as Attachment No. 2.

STAFF RECOMMENDATION

With the proposed proffers, staff finds the proposal to be compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan. Staff recommends the Board of Supervisors approve this application, subject to the attached proffers.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

TW/md

Z21-1StrwbrryPlns

Attachments:

1. Ordinance
2. Location Map
3. Proposed Proffer Amendment
4. Existing Proffers (1986)
5. Master Plan (1986)
6. Project Narrative
7. Unapproved March 3, 2021 Planning Commission Minutes

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

ORDINANCE NO.

AN ORDINANCE TO AMEND EXISTING PROFFERS RECORDED IN DEED BOOK 346 AT PAGE 50 (INSTRUMENT NUMBER 870006930), APPROVED AS PART OF Z-11-86, TO PERMIT PREVIOUSLY PROHIBITED COMMERCIAL USES ON THE PROPERTY AND AS DESCRIBED IN CASE NO. Z-21-0001

WHEREAS, on October 29, 1986, the Board of Supervisors approved Case No. Z-11-86 which included proffers that permitted banks and other financial institutions, office supply stores, secretarial and duplicating services, business, governmental and professional offices, doctors, dentists, and other medical clinics or offices, contractor's offices without the storage of construction equipment or building materials, and off-street parking as required, but excluded all other uses otherwise permitted "by-right" within the LB, Limited Business District on the parcels located at 3737 and 3741 Strawberry Plains Road, James City County, Virginia, further identified as James City Tax ID Parcel Nos. 3840100029D and 3840100029C, respectively (together, the "Property"); and

WHEREAS, Mr. Vernon Geddy has applied for an amendment to the existing proffers on behalf of the owner, John Grier Construction Company, Inc., to permit additional commercial uses on the Property; and

WHEREAS, the Planning Commission, following its public hearing on March 3, 2021, recommended approval of Case No. Z-21-0001 by a vote of 7-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-21-0001 to be required by public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-21-0001 is hereby approved as described therein and the amended voluntary proffers are accepted.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

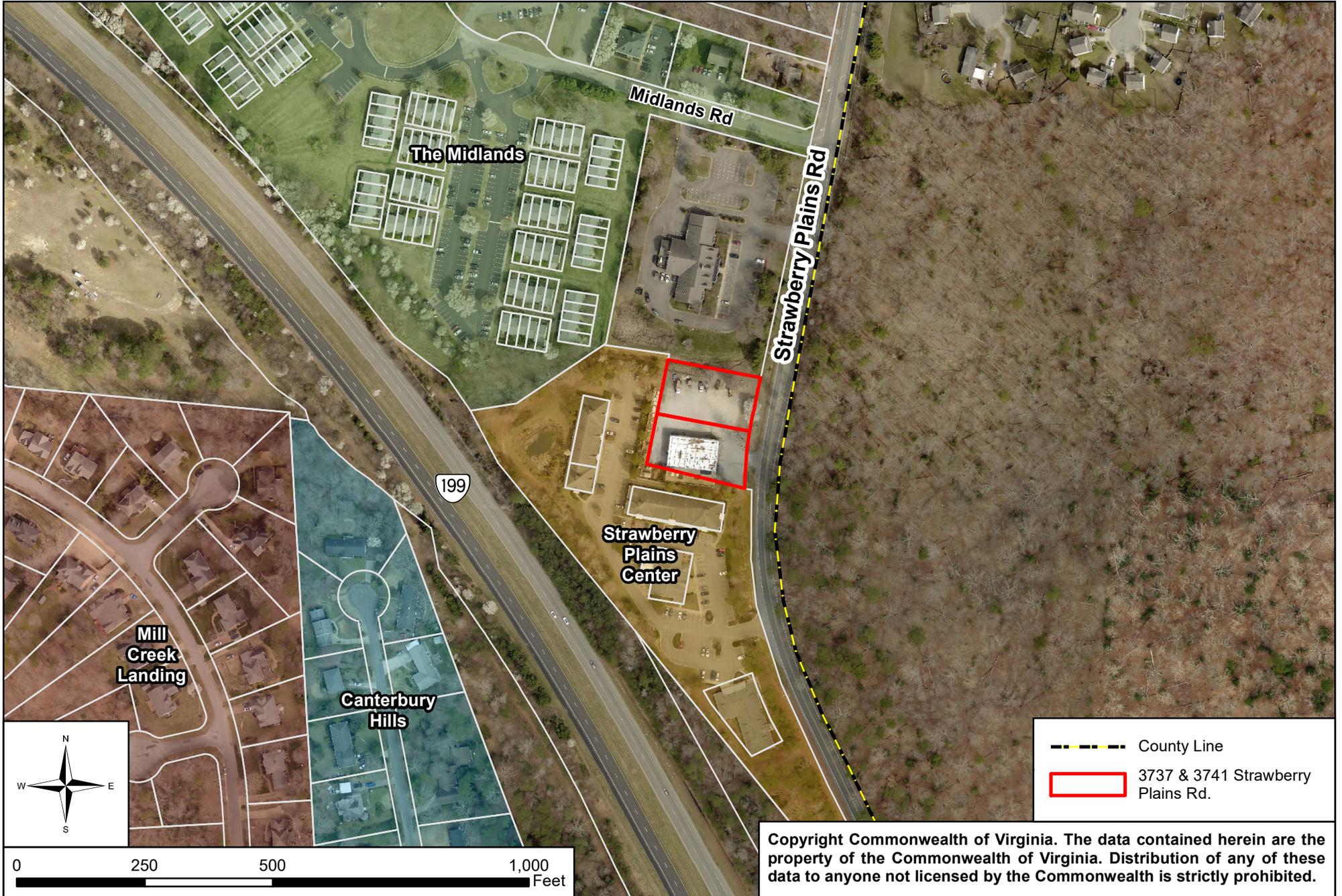
Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

JCC Z-21-0001

3737 & 3741 Strawberry Plains Rd. Proffer Amendment



Prepared by:
Vernon M. Geddy, III, Esquire (VSB #21902)
Geddy Harris Franck & Hickman, L.L.P.
1177 Jamestown Road
Williamsburg, Virginia 23185

Tax Parcels: 3840100029C and 3840100029D

This AMENDMENT TO PROFFER AGREEMENT is made this 17th day of March, 2021 by JOHN GRIER CONSTRUCTION COMPANY, INC., a Virginia corporation (together with its successors in title and assigns the "Owner") to be indexed as "Grantor." James City County, Virginia shall be indexed as "Grantee."

RECITALS

A. Owner is the owner of the real property and improvements thereon located at 3737 and 3741 Strawberry Plains Road, James City County, Virginia, James City Tax Parcels 3840100029D and 3840100029C, which is more particularly described on Exhibit A attached hereto (the "Property").

B. The Property is zoned LB, Limited Business and is subject to a Proffer Agreement made by Joseph and Essie Terrell recorded on July 22, 1986 in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 346 at page 59 (the "Existing Proffers").

C. Owner desires to amend the Existing Proffers as set forth below to offer to the County certain amended conditions on the development of the Property not generally applicable to land zoned LB. If the requested proffer amendment is not approved by James City County, this Amendment to Proffer Agreement shall be void and the Existing Proffers shall remain unchanged, in full force and effect.

CONDITIONS

The Existing Proffers as they apply to the Property only are hereby amended to read as follows:

1. Permitted Uses. All buildings or structures on the Property shall be used only for one or more of the following uses:

- Banks and other financial institutions
- Office supply stores 10,000 sq. ft. or less
- Business and professional offices
- Governmental offices
- Medical clinics or offices
- Contractor's offices (with materials and equipment storage limited to a fully

- enclosed building)
- Accessory uses
- Antique shops
- Barber and beauty shops
- Dry cleaners and laundries
- Gift and souvenir stores
- Janitorial service establishments
- Pet stores and pet supply companies
- Photography, artist and sculptor stores and studios
- Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments
- Security service offices.

2. Access. There shall only be one entrance/exit to and from the Property and it shall be located in the location of the existing entrance/exit with minor changes thereto approved by the Development Review Committee.

3. Outdoor Storage. There shall be no outdoor storage permitted on the Property.

WITNESS the following signatures and seals:

JOHN GRIER CONSTRUCTION COMPANY, INC.

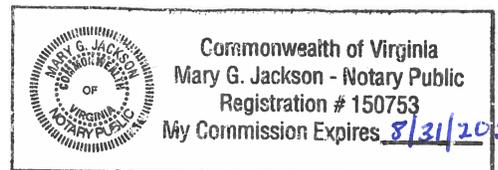
By: *ASTM*
 Title: _____

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, to-wit:

The foregoing instrument was acknowledged before me this 17th day of March, 2021 by Joseph S. Terrall, President of JOHN GRIER CONSTRUCTION COMPANY, INC., a Virginia corporation, on behalf of the corporation.

Mary G. Jackson
 NOTARY PUBLIC

My commission expires: 8/31/2024
 Registration No.: 150753



**EXHIBIT A
PROPERTY DESCRIPTION**

All those certain lots or parcels of land situated in Berkeley (formerly Jamestown) Magisterial District, James City County, Virginia, shown and designated as Lots No. Two (2) and No. Three (3) on a certain plat entitled "Plat Showing Subdivision of Littlefield Farms Belonging to Jessie F. and Helen V. Slauson, Located in James City County, Virginia", dated April, 1958, and made by W. D. Thomas, C.L.S., said plat being recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in James City Deed Book 64, page 555.

WHEREAS, Joseph S. Terrell, Essie G. Terrell, and Joseph S. Terrell, Inc. (hereinafter collectively called "the Owners") own certain real property in James City County, Virginia, (hereinafter called "the Property") and more particularly described as follows:

All that certain tract, piece or parcel of land now or formerly situated in Jamestown District, James City County, Virginia, containing 8.0219 acres, more or less, shown and set forth as "Proposed LB Zone" on a plat entitled: "PROPOSED REZONING, SECTION 1 & 3, MIDLANDS, OWNER: JOSEPH S. TERRELL, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" made by AES, a professional corporation, dated July, 1985 (hereinafter called "The Plat").

WHEREAS, the Owners have applied for rezoning of the Property from the Limited Agricultural District, A-2, to the Limited Business District, LB; and

WHEREAS, the County of James City may be unwilling to rezone the Property from the Limited Agricultural District, A-2, to the Limited Business District, LB, because the Limited Business District, LB, zoning regulations may be deemed inadequate for the orderly development of the Property, because competing and incompatible uses may conflict; and

WHEREAS, more flexible and adaptable zoning methods are deemed advisable to permit the use of the Property; and

WHEREAS, the Owners are desirous of offering certain conditions for the protection of the community that are not applicable to land similarly zoned in addition to the regulations provided for in the Limited Business District, LB,

NOW, THEREFORE, this agreement witnesseth that for and in consideration of the County of James City rezoning the Property from the Limited Agricultural District A-2 to the Limited Business District, LB, and pursuant to Section 20-15 et seq of Chapter 20 of the Code of James City County, Virginia, the Owners agree that in addition to the regulations provided for in the Limited

Business District, LB, they will meet and comply with all of the following conditions for the development of the Property.

CONDITIONS

All buildings or structures to be erected shall be used solely for one or more of the following uses:

Banks and other financial institutions

Office Supply Stores, Secretarial and Duplicating Services

Business, governmental and professional offices

Doctors, dentist and other medical clinics or offices

Contractor's Offices without the storage of construction equipment or building materials

Off street parking as required

Joseph S. Terrell (SEAL)
JOSEPH S. TERRELL

Essie G. Terrell (SEAL)
ESSIE G. TERRELL

JOSEPH S. TERRELL

By Joseph S. Terrell (SEAL)
President

STATE OF VIRGINIA

COUNTY OF JAMES CITY, TO-WIT:

The foregoing was signed before me this 22nd day of July 1986, by Joseph S. Terrell, Essie G. Terrell, and Joseph S. Terrell, President of Joseph S. Terrell, Inc. on behalf of the said corporation.

Cecelia Louise Powers
Notary Public

My commission expires: June 27th 1990



REF

VIRGINIA: City of Williamsburg and County of James City, to wit:

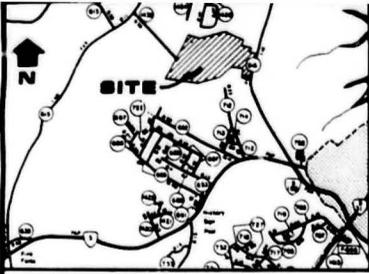
In the Clerk's office of the Circuit Court of the City of Williamsburg and County of James City the

29 day of May, 1917 This Agreement

was presented with certificate annexed and admitted to record at 8:50 o'clock

Teste: Richard S. Ward Clerk
Richard S. Ward
Clerk

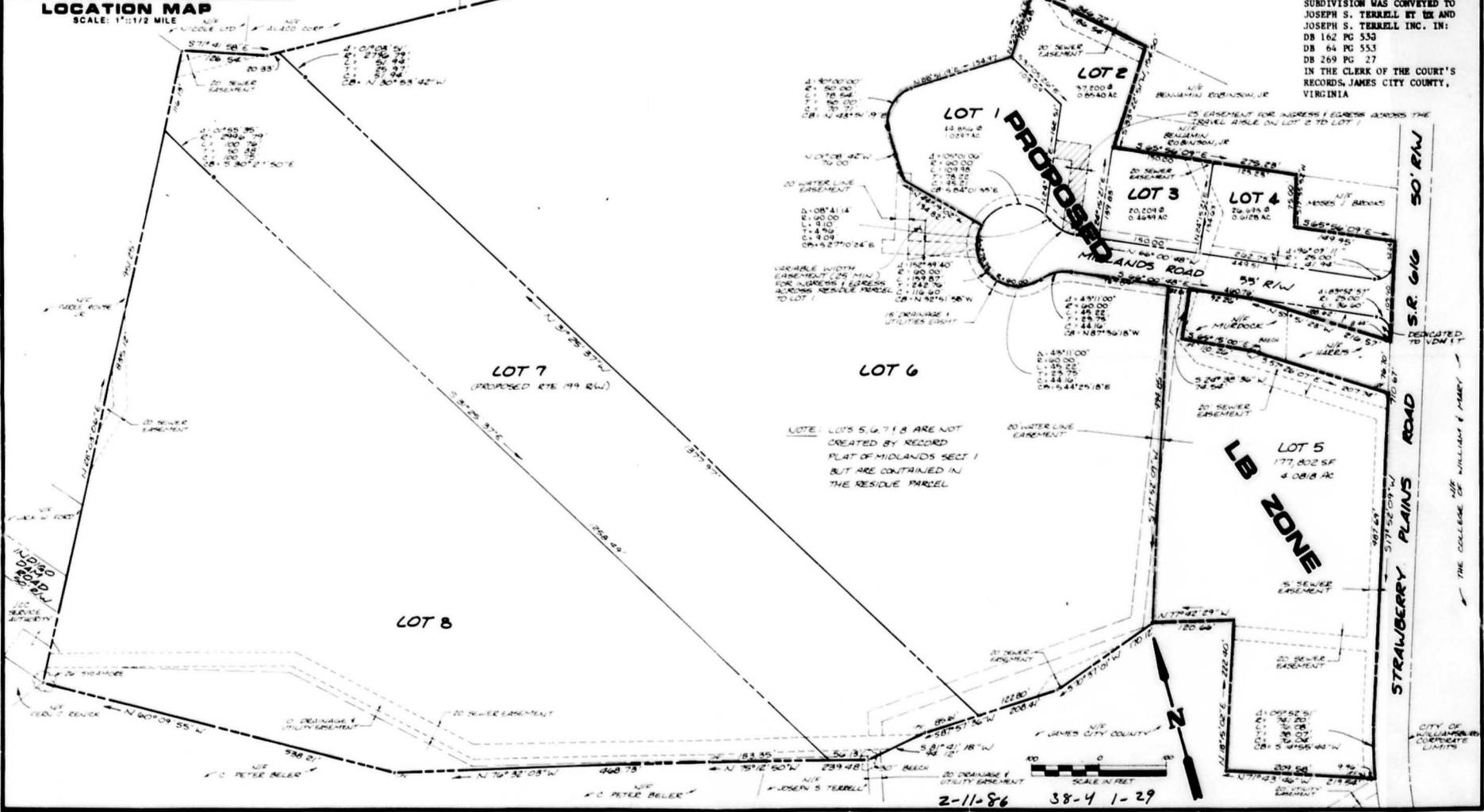
6873



AREA TABULATION

AREA OF LOTS 1-4	128,959 SF	2.9005 AC
AREA OF MIDLANDS ROAD R/W	39,531 SF	0.9075 AC
AREA TO BE DEDICATED TO VDN ET	3,139 SF	0.0721 AC
AREA OF RESIDUE	1,709,959 SF	40.6327 AC
TOTAL AREA OF PARCEL	1,941,588 SF	44.5727 AC
AREA OF LOTS 1-5	306,761 SF	7.0423 AC

LOCATION MAP
SCALE: 1"=1/2 MILE



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

PROPOSED REZONING SECTION 1 & 3 MIDLANDS
OWNER: JOSEPH S. TERRELL
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



DESIGNED	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY
REVISION / COMMENT / NOTE		

Designed L/W	Drawn VMB
Scale 1"=100'	Date JULY 1986
Project No. 5863	Drawing No. 1 of 1

Applicant proposes to amend undated proffers at Deed Book 346, page 59, as they apply to James City County Tax Map Parcels 3840100029C and 3840100029D (3741 and 3737 Strawberry Plains Road) to (1) clarify that they apply to the buildings and structures existing or to be erected and to the uses to be made of the land; and (2) add certain additional commercial Limited Business uses similar in size, scale and impact as those permitted under the current proffers, and which are compatible with the size of the parcels and surrounding B1 and LB uses, including the following specific uses: Accessory uses, Antique shops, Barber and beauty shops, Dry cleaners and laundries, Gift and souvenir stores, Janitorial service establishments, Pet stores and pet supply companies, Photography, artist and sculptor stores and studios, Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, Security service offices.

**Unapproved Minutes of the March 3, 2021
Planning Commission Regular Meeting**

Z-21-0001. 3737 and 3741 Strawberry Plains Road Proffer Amendment

Mr. Thomas Wysong, Senior Planner, stated that Mr. Vernon Geddy has applied on behalf of the John Grier Construction Company Inc. to amend the existing proffers for the two parcels to permit the following uses: accessory uses, antique shops, barber and beauty shops, dry cleaners and laundries, gift and souvenir stores, janitorial service establishments, pet stores and pet supply sales, photography, artist and sculptor stores and studios, printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, and security service offices.

Mr. Wysong stated that the intended use of the property is a dry cleaner and laundry facility.

Mr. Wysong stated that this property is zoned Limited Business with Proffers is located within the Primary Service Area and is designated Moderate Density Residential within the adopted Comprehensive Plan. Mr. Wysong further stated that the recommended uses for Moderate Density Residential include multifamily units, apartments, recreation areas, manufactured home parks and subdivisions in accordance with location standards, very limited commercial and community-oriented facilities, timeshares, retirement and care facilities and communities. Mr. Wysong stated that staff finds the proposed proffer amendment would allow for the use of this property to have more options to fulfill the “limited commercial” use recommended within the Comprehensive Plan and still ensure that no intense business or commercial development be allowed. Mr. Wysong stated that the immediate proposed use of the property is anticipated to be a dry cleaner and laundry facility, which will offer in-store pick-up and drop-off services. Mr. Wysong stated that this use would provide an additional service option for the adjacent neighborhoods in the area, which would be in keeping with the recommendation of the Comprehensive Plan.

Mr. Wysong stated that staff also considered the impacts resulting from this development. Mr. Wysong stated that this proposal is not projected to generate significant traffic impacts on Strawberry Plains Road, nor is lighting or noise a concern. Mr. Wysong further stated that the applicant has provided two additional proffers as part of this proposal: one limiting the ingress and egress of the property to the one existing location on site and the other proffer prohibited outdoor storage throughout the property.

Mr. Wysong noted that staff received one email in support of the application, which was shared with the Commission.

Mr. Wysong stated that staff recommends that the Planning Commission recommend approval of the proffer amendment to the Board of Supervisors, subject to the draft proffers.

Mr. Krapf called for disclosures from the Commission.

Mr. Krapf stated that he spoke with Mr. Geddy.

Mr. Polster stated that he also spoke with Mr. Geddy.

There were no other disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Vernon Geddy, Geddy, Harris, Franck & Hickman, LLP, 1177 Jamestown Road, made a presentation to the Commission in support of the application.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Mr. Polster made a motion to recommend approval of the application and acceptance of the voluntary Proffers.

Mr. O'Connor stated that this was an excellent example of adaptive re-use of a property and that he would support the application.

On a roll call vote, the Commission voted to recommend approval of Z-21-0001. 3737 and 3741 Strawberry Plains Road Proffer Amendment and acceptance of the voluntary Proffers. (7-0)

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Thomas Wysong, Senior Planner

SUBJECT: SUP-21-0002. James River Elementary School Learning Cottage

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Resolution	Resolution
☐	2. Location Map	Backup Material
☐	3. Narrative & Plan	Backup Material
☐	4. Future Think Enrollment	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	3/26/2021 - 4:38 PM
Development Management	Holt, Paul	Approved	3/26/2021 - 4:38 PM
Publication Management	Daniel, Martha	Approved	3/26/2021 - 4:40 PM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:27 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:25 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 8:07 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:39 AM

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting

SUMMARY FACTS

Applicant: Mr. Stephen Talley, PLA
Land Owner(s): Williamsburg-James City County Schools
Proposal: Installation of one modular learning cottage (two classrooms) at James River Elementary School for classroom use, which will accommodate up to 50 additional students. The units are expected to be in use from 2021/2022 through the 2024/2025 school years.
Location: 8901 Pocahontas Trail
Tax Map/Parcel No.: 5920100046
Project Acreage: ± 32.82 acres
Zoning: PL, Public Lands
Comprehensive Plan: Federal, State, and County Land
Primary Service Area: Inside
Staff Contact: Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: N/A
Board of Supervisors: April 13, 2021, 5:00 p.m.

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.
2. With the proposed conditions, staff finds the proposal consistent with the recommendations of the adopted 2015 Comprehensive Plan.
3. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

PROJECT DESCRIPTION

- The proposal is to install one modular learning cottage. This structure would contain two classrooms. The cottage would accommodate up to 50 additional students during the 2021/22-2024/25 school years.
- According to the “Projected Enrollment-Low” in the *Final Report: Enrollment Projections Update October 2020* (see Attachment No. 4), James River Elementary School is anticipated to have an enrollment of 424 students in the 2021/22 school year.* Per staff’s correspondence with Williamsburg-James City County (WJCC), the effective capacity of James River Elementary School is 528 students. Per the applicant’s narrative, WJCC is in the process of modifying the ratio of students-to-teachers based on the

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting

percentage of students in each school that are receiving free or reduced lunches. With smaller class sizes, WJCC faces an immediate need for two additional classrooms at Norge Elementary School. The new classrooms will further enhance WJCC’s efforts to provide more spacing for students in light of COVID-19. This temporary learning cottage is expected to be in-use through the 2024/2025 school year while the School Division plans for the expansion of an existing elementary school or the construction of a tenth elementary school. The cottage would be placed where previous cottages have been located on-site.

**School system projected enrollment does not account for Pre-K/Bright Beginnings, which is not offered at James River Elementary, per March 23, 2021 correspondence.*

***Maximum effective capacity based on WJCC’s analysis of facility, as of March 23, 2021.*

PLANNING AND ZONING HISTORY

No temporary school trailer Special Use Permit (SUP) applications have been approved for this property.

SURROUNDING ZONING AND DEVELOPMENT

James River Elementary School is zoned Public Lands. Properties located north of the site are zoned R-2, General Residential. Properties west and south of the site are zoned R-8, Rural Residential and M-1, Limited Industry, respectively. Properties to the east of the site are zoned M-1, Limited Industry.

COMPREHENSIVE PLAN

The surrounding properties are designated Open Space or Recreation to the west, Low Density Residential and Moderate Density Residential to the north, and Mixed Use-Grove to the east and south. The 2035 Comprehensive Plan Land Use Map designates this property as Federal, State, and County. Federal, State, and County designated properties are publicly owned lands, which include the Eastern State Hospital, military installations, County offices and facilities (schools), and larger utilities such as the Hampton Roads Sanitation District Treatment Plant.

Staff finds the proposed use consistent with the Comprehensive Plan as it is accessory to a recommended land use. From a land use perspective, staff finds that the installation of one classroom learning cottage will have no impact on the school site and adjacent properties.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	- The proposal is anticipated to generate traffic typical to the use of this property as a school.
<u>Public Transportation: Pedestrian/Bicycle</u>	<u>No Mitigation Required</u>	- Pedestrian/bicycle accommodations are not necessitated as a result of this proposed use.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Subject property is located within a six-minute radius of Fire Station 2. - The proposal does not generate impacts that require mitigation to the County’s emergency services or facilities.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- The proposal is expected to help accommodate the projected increase of students at James River Elementary School and facilitate proper school function, especially in light of the spacing needs prompted by COVID-19.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts that require mitigation to the County’s parks and recreation services or facilities.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.
<u>Watersheds, Streams, and Reservoirs</u>	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection Division offered no objections after reviewing this proposal. No new impervious surface is included in this proposal. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed. The approved site plan for this school does show an archaeological area in the proximity of the proposed limits of disturbance. Assessment will be done during the site plan review to ensure there is no disturbance of any protected archaeological features identified as part of the previous site plan approval for this parcel.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Nearby and Surrounding Properties</u>	<u>No Mitigation Required</u>	- The school learning cottage will be interior to the subject property and is not expected to have any negative impact on surrounding properties.
<u>Community Character</u>	<u>No Mitigation Required</u>	- The location of this learning cottage is located adjacent to Pocahontas Trail, which is a Community Character Corridor. The proposed cottage is not expected to impact this corridor.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting

PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Overall, staff finds the proposal compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan. Staff recommends that the Board of Supervisors approve this application, subject to the attached conditions (Attachment No. 1).

TW/md

SUP21-2JRESCott

Attachments:

1. Resolution
2. Location Map
3. Applicant Narrative and Plan
4. Final Report: Enrollment Projections Update October 2020

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

RESOLUTION

CASE NO. SUP-21-0002. JAMES RIVER ELEMENTARY SCHOOL TRAILER

WHEREAS, the Board of Supervisors of James City County, Virginia, has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. Stephen Talley, PLA, on behalf of Williamsburg-James City County Schools, owner of James River Elementary School, has applied for an SUP to allow one temporary classroom trailer on property owned and developed by the applicant located at 8901 Pocahontas Trail, further identified as James City County Real Estate Tax Map Parcel No. 5920100046; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-21-0002.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case No. SUP-21-0002 for the placement of a temporary classroom trailer as described above and on the attached site location map subject to the following conditions:

1. This SUP shall be valid until July 1, 2025.
2. The SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

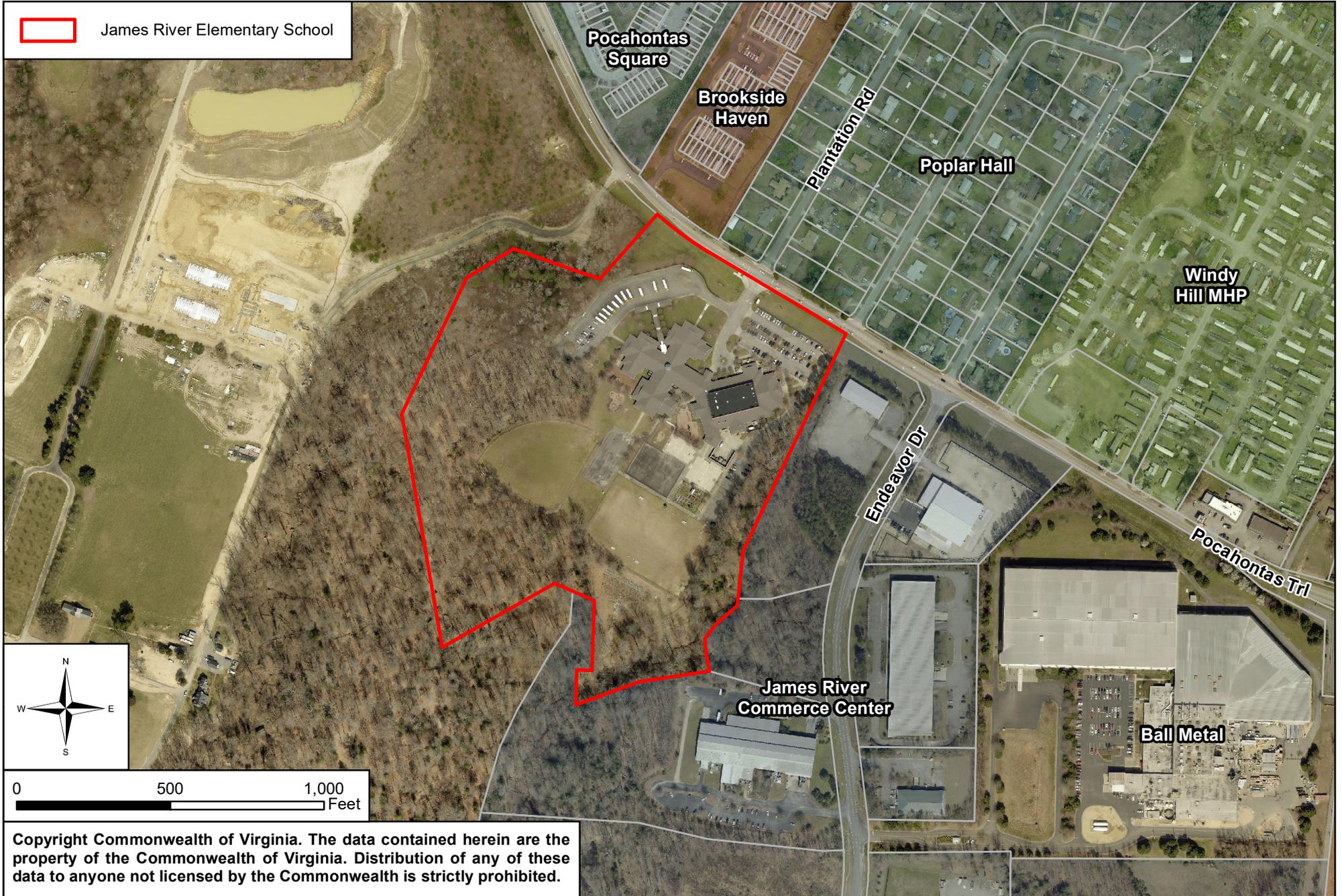
	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

SUP21-2JRESCott-res

JCC SUP-21-0002

James River Elementary School Learning Cottage



James River Elementary School Temporary Classroom Trailer

Williamsburg, VA

PREPARED ON BEHALF OF

Williamsburg/ James City County Public Schools
c/o Mr. Jim Falzone
597 Jolly Pond Road
Williamsburg, VA 23188
james.falzone@wjccschools.org

PREPARED BY



351 McLaws Circle
Williamsburg, VA 23185
757.220.0500

03/02/2021



Williamsburg-James City County Public Schools
Department of Operations

597 Jolly Pond Road • Williamsburg, VA 23188
Phone: (757) 565-3838 | wjccschools.org

February 22, 2021

James City County Planning Department
Attn: Mr. Jose Ribeiro, Senior Planner
101 Mounts Bay Road, Building A
Williamsburg VA 23185

Re: Installing a Classroom Trailer behind James River Elementary School

Dear Mr. Ribeiro,

We are requesting to add one (1) temporary classroom trailer with two (2) classrooms at James River Elementary School prior to the Fall of 2021. This trailer will be located behind the school next to the paved basketball and tennis courts, atop a grass volleyball court. The school doesn't currently use the volleyball court and does not need a temporary volleyball court during the time that the proposed classroom trailer will be on-site. The location is not easily seen from the adjacent streets or properties. Please see the attached proposed location on Figure 1, next page.

We are in the process of modifying the ratio of students-to-teachers in our schools based on the percentage of students in each school that are receiving free or reduced lunches. With smaller class sizes we face an immediate need for two additional classrooms at James River Elementary School. The new classrooms will further enhance our efforts to provide more spacing for students in light of COVID-19. We expect this temporary trailer to be in-use through the 2024/2025 school year while the School Division plans for the expansion of existing elementary schools or the construction of a tenth elementary school.

Working closely with the County and our civil engineering firm, VHB, we are submitting applications for a special use permit and site plan amendment to install the necessary classroom trailer. We feel that this plan will meet the needs of our students and the requirements of the County. Please email or call me if you need additional information as you review our application submissions. Thanks for your consideration in this matter.

With regards,

A handwritten signature in black ink, appearing to read 'Jim Falzone'.

Jim Falzone
Supervisor for Facilities and Capital Projects
Williamsburg-James City County Public Schools
james.falzone@wjccschools.org
Mobile (757) 272-6772

cc: Olwen Herron, Sean Walker, Daniel Keever, Angel Washington, Rene Ewing, Marcellus Snipes

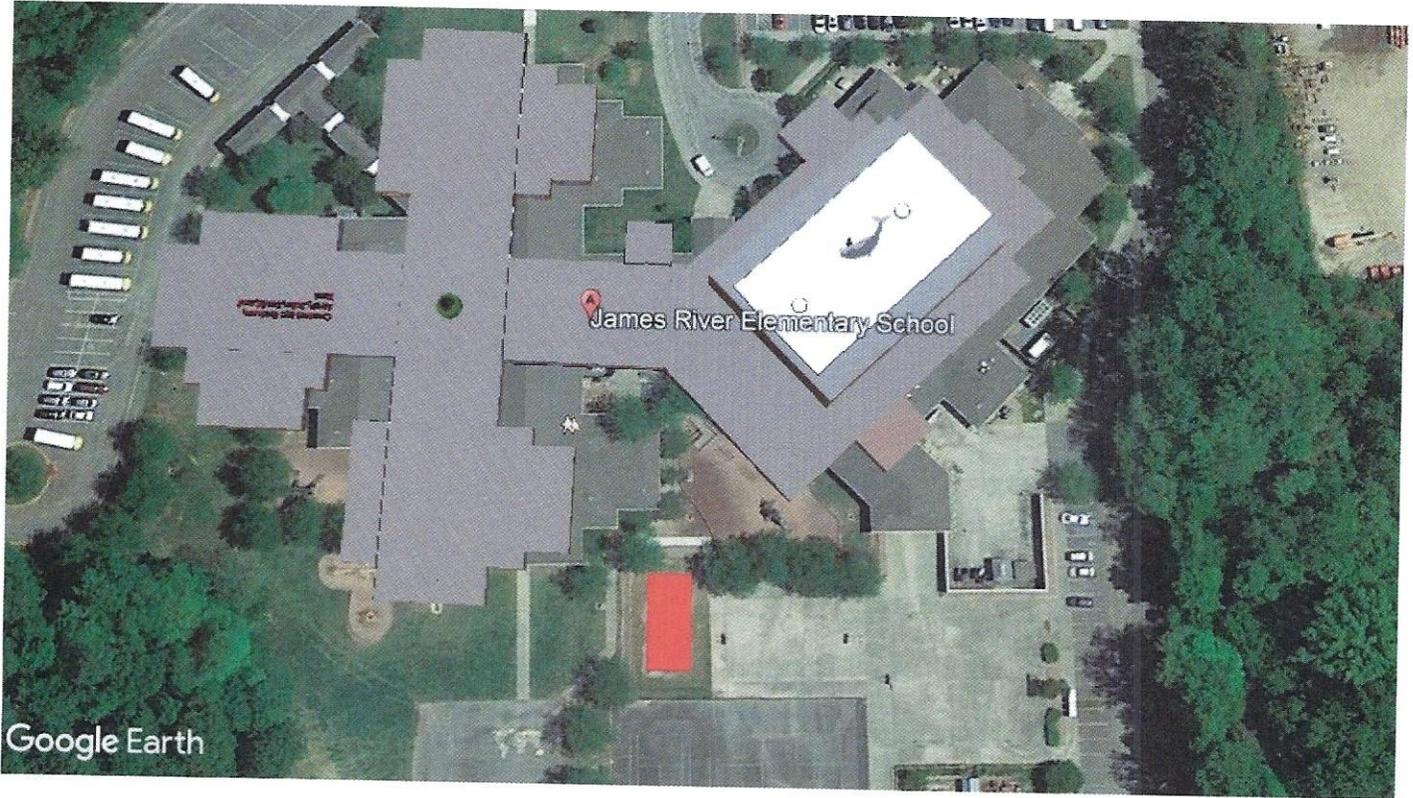
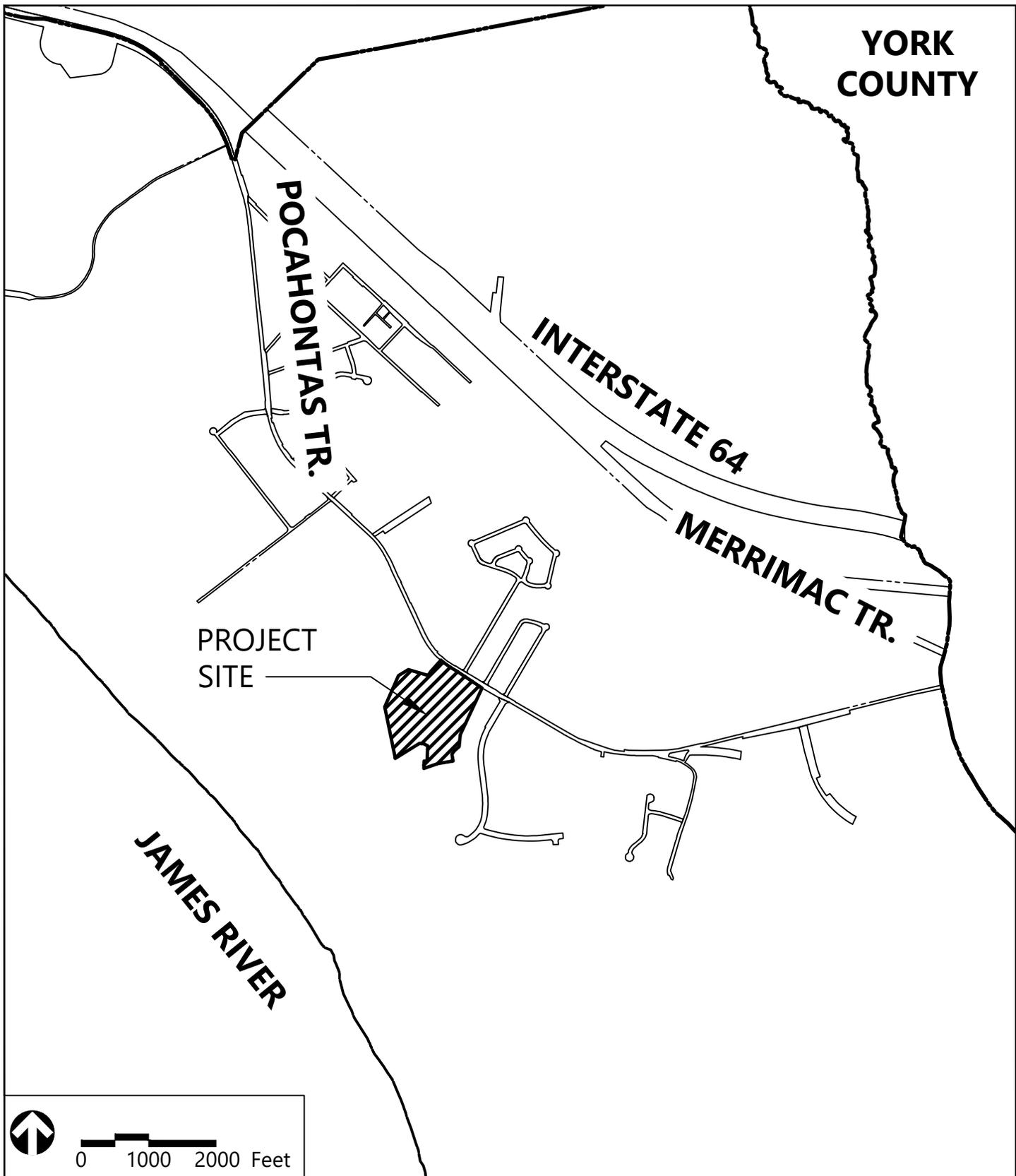


Figure 1. Classroom Trailer Location behind James River Elementary School



VICINITY MAP

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
 WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

ROBERTS DISTRICT
 8901 Pocahontas Trail, Williamsburg, VA 23185

PARCEL ID: 5920100046

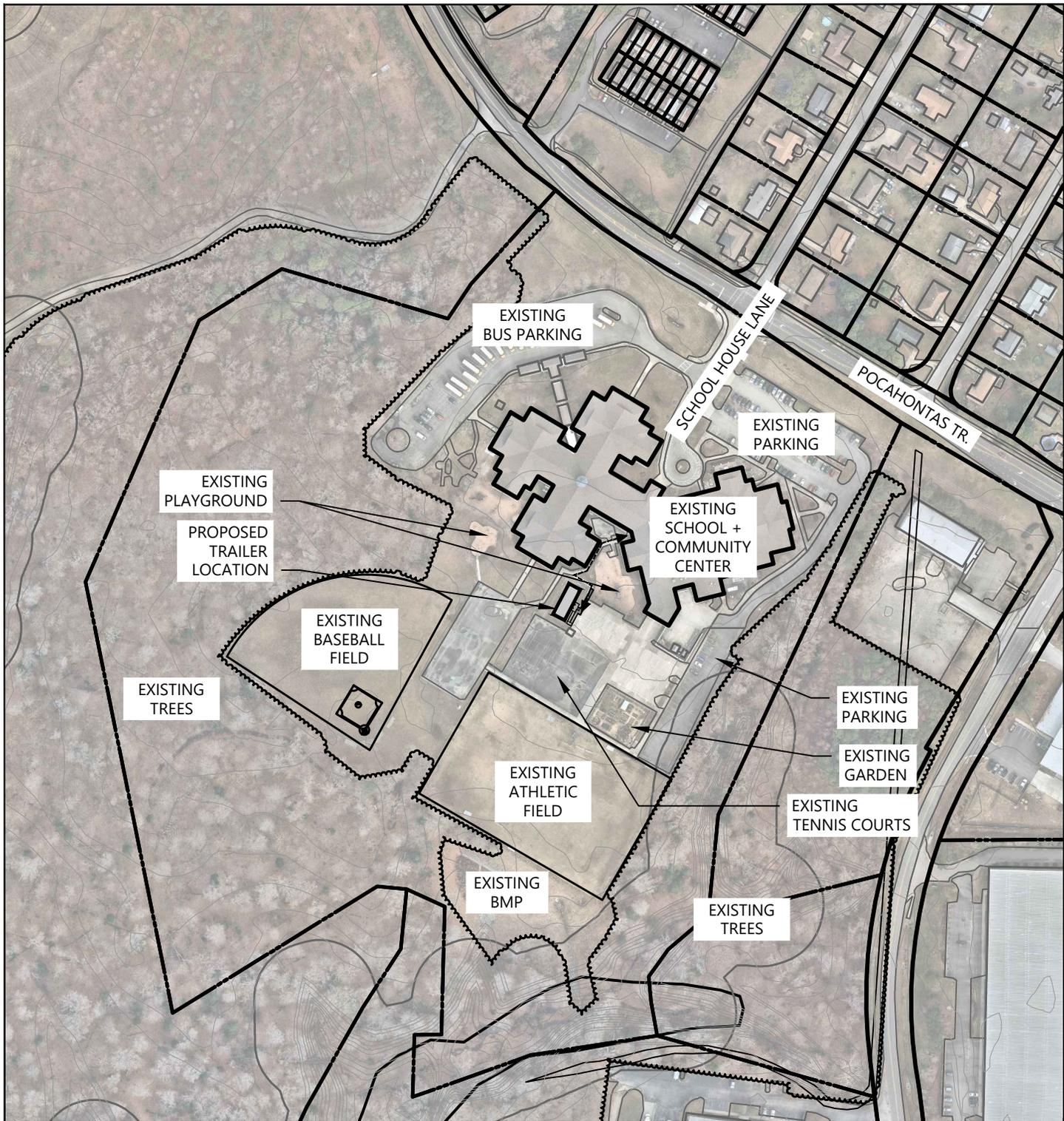
ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



351 McLaws Circle
 Suite 3
 Williamsburg, VA 23185-5797
 P 757.220.0500



SITE PLAN

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
 WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

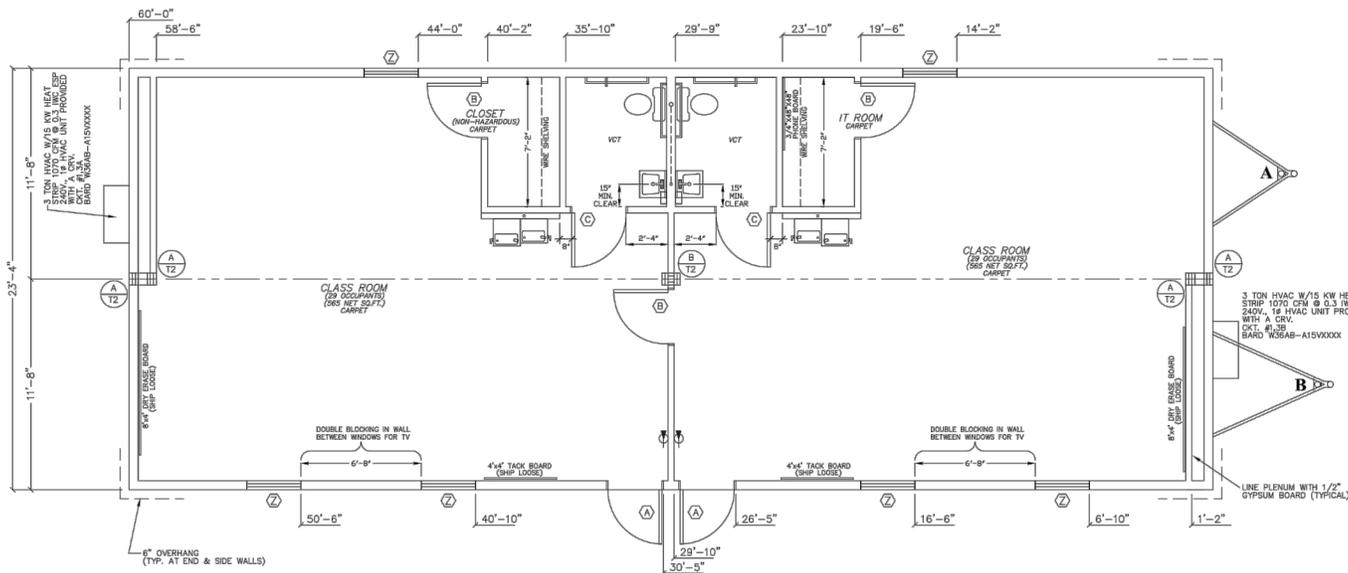


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ROBERTS DISTRICT
 8901 Pocahontas Trail, Williamsburg, VA 23185

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



TYPICAL CLASSROOM TRAILER FLOOR PLAN

NOT TO SCALE

SUMMARY:

- 1 MODULAR TRAILER UNIT
- ACCOMMODATES: (2) CLASSROOMS - APPROXIMATELY (50) STUDENTS
- ELECTRICAL SERVICE: TO BE PROVIDED FROM BUILDING ELECTRICAL SERVICE
- MECHANICAL: INCLUDED IN UNIT
- PLUMBING: TO BE PROVIDED AND CONNECTED TO EXISTING SERVICE
- COMMUNICATIONS AND FIRE ALARM: TO BE PROVIDED AND CONNECTED TO SCHOOL NETWORK
- PEDESTRIAN ACCESS: ADA RAMPS TO BE APPROVED BY LOCAL BUILDING OFFICIAL
- VEHICULAR ACCESS: EXISTING

DETAILS

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
 WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

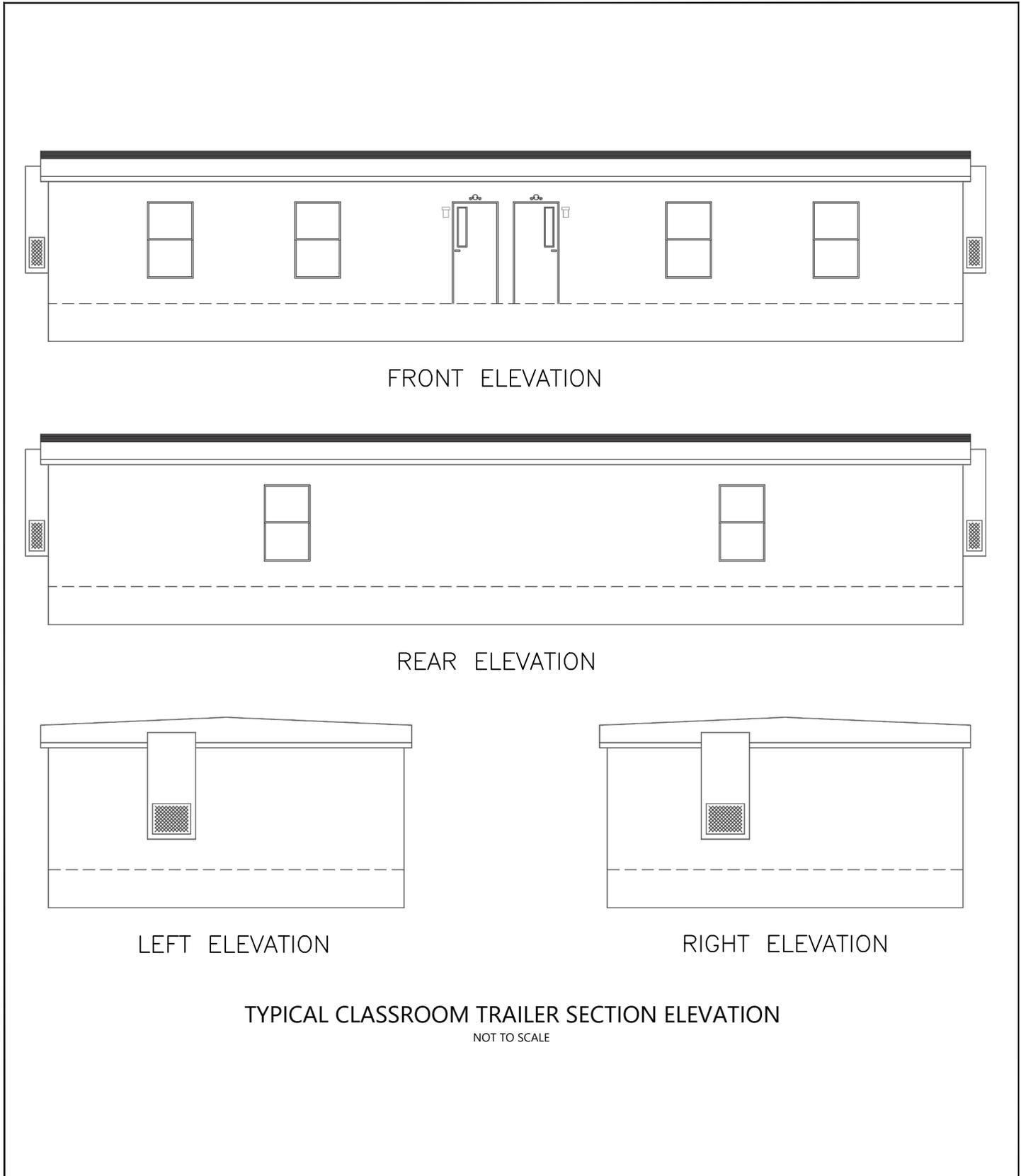


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ROBERTS DISTRICT
 8901 Pocahontas Trail, Williamsburg, VA 23185

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

TYPICAL CLASSROOM TRAILER SECTION ELEVATION

NOT TO SCALE

DETAILS

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

ROBERTS DISTRICT
8901 Pocahontas Trail, Williamsburg, VA 23185

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



351 McLaws Circle
Suite 3
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FutureThink
PLAN TO EMPOWER

FINAL REPORT



Enrollment Projections Update
October 27, 2020

ACKNOWLEDGEMENTS

FutureThink would like to extend our appreciation to the Williamsburg-James City County Public Schools for selecting us to assist them in developing these enrollment projections. In addition, thank you to Rene Ewing for providing information necessary in the completion of this report.

As a consulting team, we appreciate this opportunity to serve your school community as you embark on your vision for the future of education in the Williamsburg-James City County Public Schools.

Tracy Healy

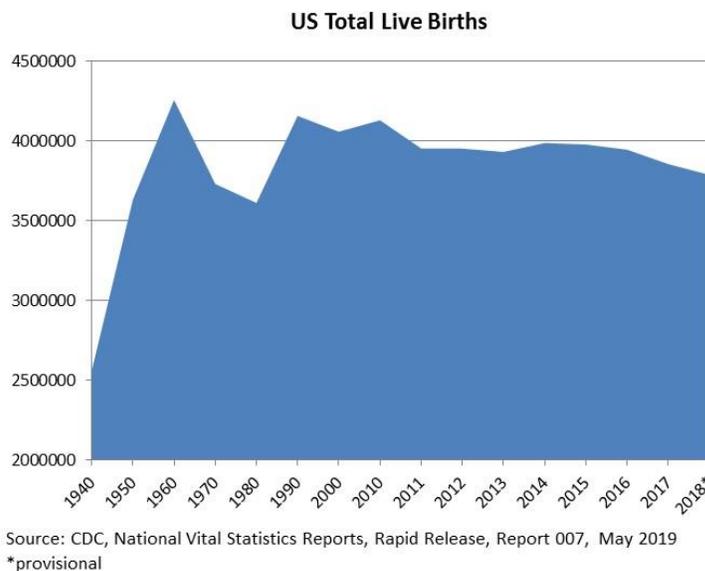
President



Williamsburg-James City County Public Schools

ENROLLMENT PROJECTION INTRODUCTION

Tracing the landscape of the country’s public school enrollment back over the past 70+ years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment. The baby boom of the late 1940s and 50s was followed by the baby bust of the 1960s and 70s. An “echo” baby boom occurred in the 1980s, which then was followed by the echo baby bust from 1990 to 2000. There was a slight uptick from 2000 to 2010. Since 2011, the total number of births has been relatively flat with decline in 2017 and 2018.

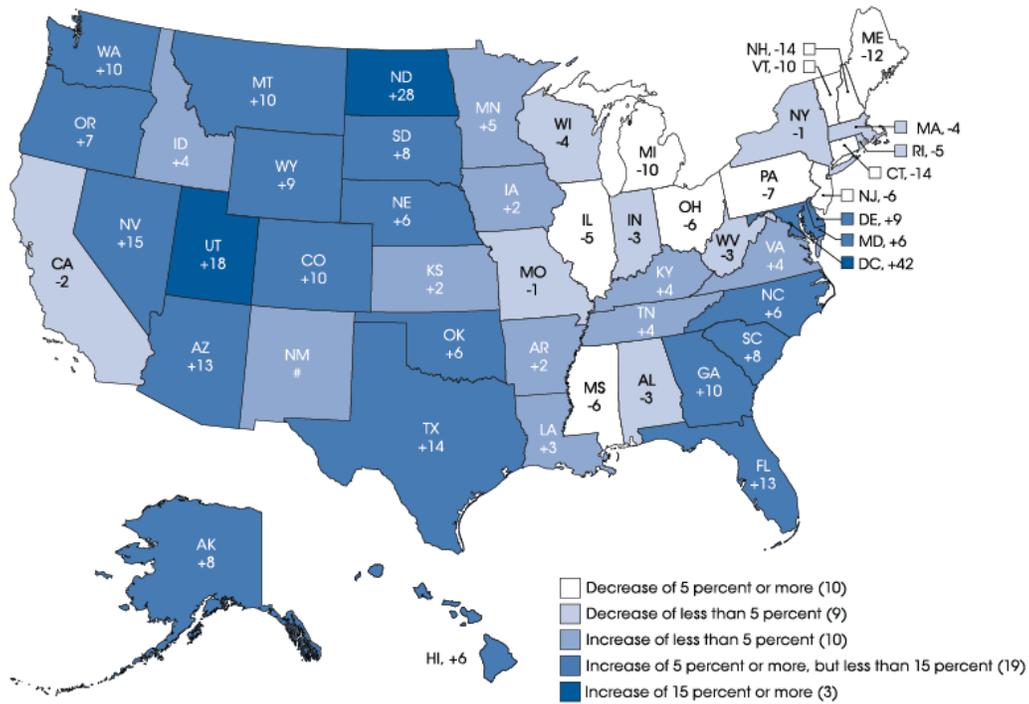


In 2014-15, approximately 56 million students were enrolled in grades Pre-K-12 in the United States, an increase of 3% since the 2011-12 school year. Overall, enrollment is projected to increase by approximately 3% by the 2026-27 school year.



Williamsburg-James City County Public Schools

The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2014-15 to the 2026-27 school year. Growth is expected to continue primarily in the southeast and west. Washington, D.C.; North Dakota; and Utah are projected to experience the most growth. Virginia is projected to experience an increase of 4 percent.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data CCD,"State Nonfiscal Survey of Public Elementary/Secondary Education," 2014-15; and Public State Elementary and Secondary Enrollment Model: 1980–2026. See *Digest of Education Statistics 2016*, [table 203.20](#).

ENROLLMENT PROJECTION METHODOLOGIES

When projecting future enrollments, it is vital to track the number of births, the patterns of enrollment, the amount of new housing activity, and the change in household composition.

In addition, any of the following factors could cause a significant change in projected student enrollments:

- ▶ Boundary adjustments
- ▶ New school openings
- ▶ Changes/additions in program offerings
- ▶ Preschool programs
- ▶ Change in grade configuration
- ▶ Interest rates/unemployment shifts
- ▶ Magnet/charter/private school opening or closure
- ▶ Zoning changes
- ▶ Unplanned new housing activity
- ▶ Planned, but not built, housing

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

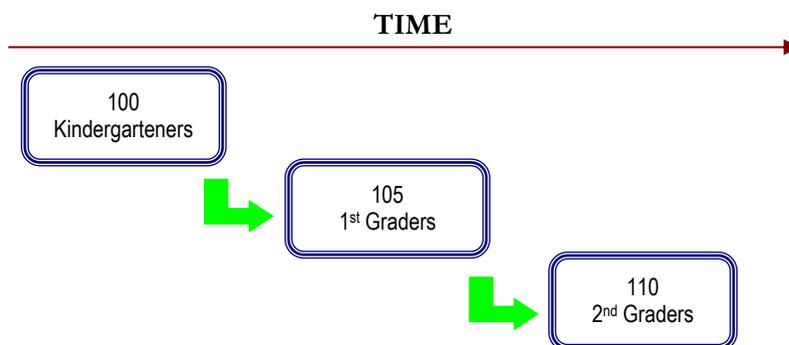
When looking ahead at a school Division's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover – if so, what is the composition of families moving in/out? Are more or less students attending private school or being home-schooled? What has the unemployment rate trend been over the past ten years? What new educational policies are in place now that could affect student enrollment figures?

The data sets generated from questions such as these have led to the development of general methodologies to project future student enrollments. They are as follows:

Williamsburg-James City County Public Schools

Cohort Survival Method

A cohort is a group of persons [in this case, students]. The cohort survival projection methodology uses previous live birth data and historical student enrollments to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A “survival ratio” is developed to track how this group of students grew or shrunk in number as they moved through the grade levels. By developing survival ratios for each grade transition [i.e., 2nd to 3rd grade] over a ten-year period of time, patterns emerge and can be folded into projections by using the survival ratios as a multiplier.

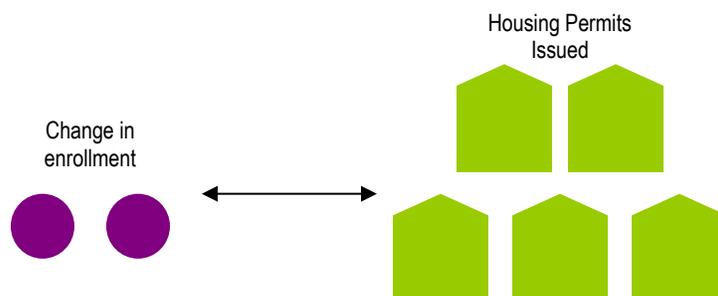
For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratio would be greater than 100% and could be multiplied by the current 8th grade to develop a projection for next year’s 9th grade. This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, live birth counts are used to develop a survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year.

Housing

Enrollment projections can also be determined by analyzing the housing data for the areas that make up a school Division. Yield factors can be established by comparing the historic change in enrollment from year to year divided by the total number of building or occupancy permits issued. For example, if student enrollment has increased by approximately 100 students each year and approximately 200 building permits have been issued each year for the past ten years, then the yield factor would be approximately .5 students per building permit.

Williamsburg-James City County Public Schools



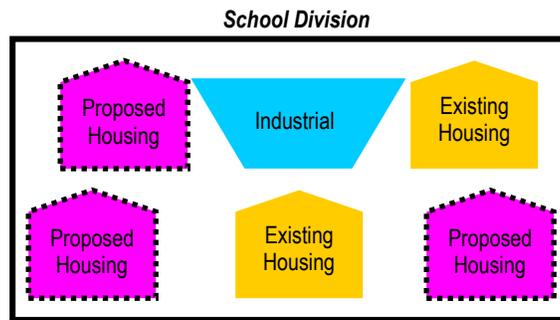
Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of student enrollment far exceeds the live birth rate.

If housing demolitions are occurring in a Division, these must also be taken into account. For instance, if housing demolitions/withdrawals have increased rapidly over recent years while new housing starts have remained relatively constant over many years, the conclusion may be that some of the new housing starts will simply be replacements for the families displaced by the demolitions. Of course, housing value and household composition would need to be further analyzed to confirm that this is indeed the case. It is possible that enrollment may remain flat or even decline even though there is new housing occurring in the area.

Williamsburg-James City County Public Schools

Land-Saturation Analysis

Housing data also drives the land-saturation analysis enrollment methodology. In areas where there is a high rate of development and the future development patterns in the area are clear, a “build-out” scenario can be developed. The scenario takes into consideration the remaining acreage to be developed, planned rate of completion, zoning policies, density per acre, type of housing, and ratios of school-age children per household type. This method is particularly useful in areas experiencing rapid growth.



Williamsburg-James City County Public Schools

HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Williamsburg-James City County Public Schools has increased by 187 students in grades K–12. Total enrollment for the 2020-21 school year is 10,858, a decrease of 590 students (or approximately 5%) from the previous school year.

The following table and graphs illustrate the Division’s enrollment history from 2011-12 through 2020-21.

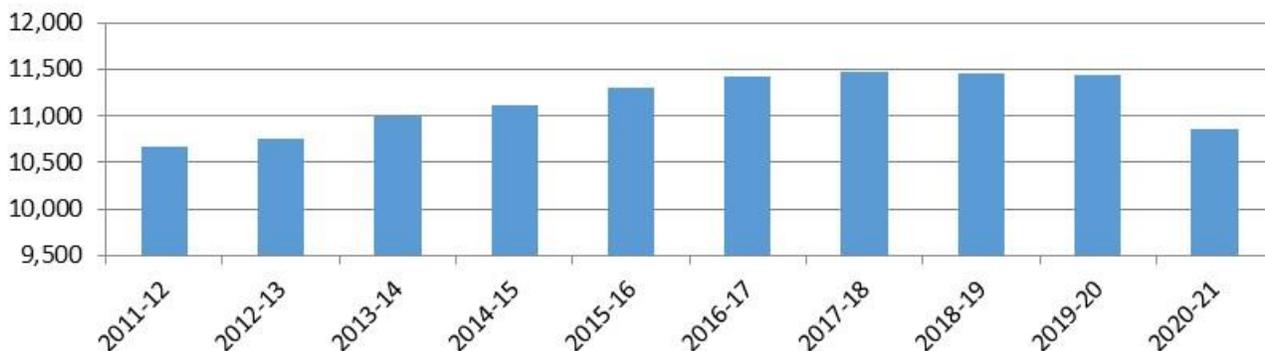
**Williamsburg-James City County Public Schools
Historical Enrollment**

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	797	770	778	751	760	813	770	807	788	670
1	747	796	831	809	810	792	863	791	811	765
2	771	786	828	851	832	808	808	886	832	747
3	793	795	804	839	865	860	828	825	902	762
4	795	816	821	824	871	868	868	840	833	843
5	809	815	841	838	841	887	881	875	853	796
K - 5 Total	4,712	4,778	4,903	4,912	4,979	5,028	5,018	5,024	5,019	4,583
6	845	821	853	852	887	879	857	897	884	824
7	880	826	839	860	859	886	876	872	892	864
8	835	905	854	855	873	863	907	872	879	867
6 - 8 Total	2,560	2,552	2,546	2,567	2,619	2,628	2,640	2,641	2,655	2,555
9	850	923	1,021	980	953	1,008	931	989	940	958
10	871	851	908	986	976	965	1,035	948	1,005	912
11	833	828	806	875	939	918	959	958	897	964
12	845	816	814	796	837	884	894	901	932	886
9 - 12 Total	3,399	3,418	3,549	3,637	3,705	3,775	3,819	3,796	3,774	3,720
K - 12 Total	10,671	10,748	10,998	11,116	11,303	11,431	11,477	11,461	11,448	10,858

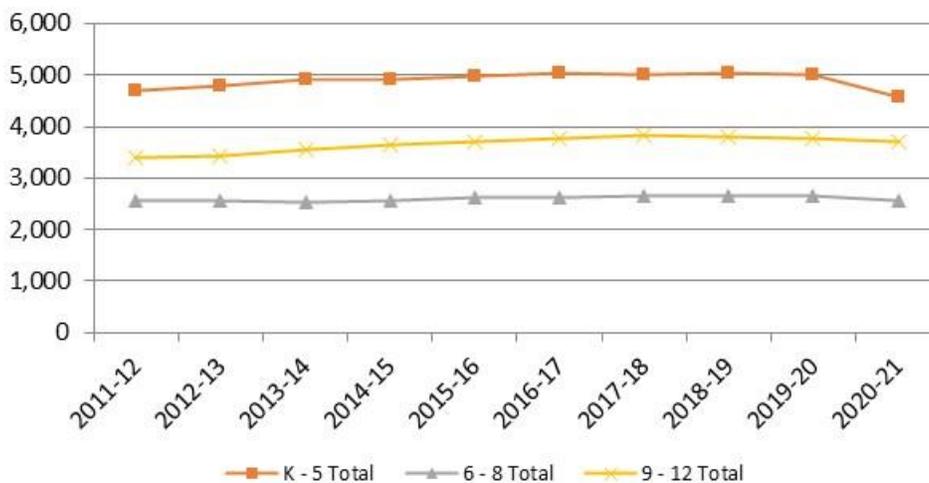
Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Williamsburg-James City County Public Schools

Williamsburg-James City County Public Schools Historical Enrollment



Williamsburg-James City County Public Schools Historical Enrollment by Grade Group



Williamsburg-James City County Public Schools

The following table illustrates the Division's enrollment history by school from 2011-12 through 2020-21. During that time, one new school opened.

**Williamsburg-James City County Public Schools
Historical Enrollment by School**

School	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Baker Elementary	509	500	500	524	536	528	513	515	491	443
Laurel Lane Elementary	461	447	432	429	482	487	486	465	464	430
Montague Elementary	431	423	443	445	438	461	482	503	506	464
Norge Elementary	535	561	572	578	610	591	583	583	593	553
Whaley Elementary	471	472	532	521	512	489	480	541	500	429
James River Elementary	493	550	512	503	492	502	498	448	454	428
Stonehouse Elementary	647	665	720	719	714	727	723	745	764	718
Matoaka Elementary	732	711	745	723	721	730	754	745	760	674
Blayton Elementary	433	449	447	470	474	513	499	479	487	444
Berkeley Middle	936	942	902	908	880	860	881	596	633	599
Toano Middle	705	693	733	756	803	826	816	701	678	628
Hornsby Middle	919	917	911	903	936	942	943	794	809	795
James Blair Middle								550	535	533
Lafayette High	1,077	1,098	1,158	1,160	1,209	1,152	1,130	1,112	1,113	1,123
Jamestown High	1,186	1,211	1,263	1,313	1,308	1,328	1,317	1,296	1,289	1,257
Warhill High	1,136	1,109	1,128	1,164	1,188	1,295	1,372	1,388	1,372	1,340
Total	10,671	10,748	10,998	11,116	11,303	11,431	11,477	11,461	11,448	10,858

Source: Williamsburg-James City County Public Schools, 9/30/20 Count



Williamsburg-James City County Public Schools

ACTUAL VERSUS PROJECTED ENROLLMENT

The following chart compares the previously developed low enrollment projections, by grade, versus the actual enrollments for the 2020-21 school year. Actual vs. projected enrollment for the 2020-21 school year was within 531 students or 4.89 percent.

**Williamsburg-James City County Public Schools
Actual vs. Projected Enrollment - Low**

Grade	2020-21 Actual	2020-21 Low Projection	Difference	Percentage
K	670	790	-120	-17.91%
1	765	806	-41	-5.36%
2	747	831	-84	-11.24%
3	762	849	-87	-11.42%
4	843	911	-68	-8.07%
5	796	844	-48	-6.03%
6	824	855	-31	-3.76%
7	864	886	-22	-2.55%
8	867	899	-32	-3.69%
9	958	951	7	0.73%
10	912	954	-42	-4.61%
11	964	949	15	1.56%
12	886	864	22	2.48%
Total	10,858	11,389	-531	-4.89%

Source: Williamsburg-James City County Public Schools, FutureThink

Williamsburg-James City County Public Schools

This year, the actual enrollments at James Blair Middle and Lafayette High School were higher than projected. The rest of the schools' enrollments were all under their projected enrollment.

Williamsburg-James City County Public Schools Actual vs. Projected Enrollment - Low

School	2020-21 Actual	2020-21 Low Projection	Difference	Percentage
Baker Elementary	443	492	-49	-11.06%
Laurel Lane Elementary	430	465	-35	-8.14%
Montague Elementary	464	508	-44	-9.48%
Norge Elementary	553	594	-41	-7.41%
Whaley Elementary	429	502	-73	-17.02%
James River Elementary	428	454	-26	-6.07%
Stonehouse Elementary	718	765	-47	-6.55%
Matoaka Elementary	674	763	-89	-13.20%
Blayton Elementary	444	488	-44	-9.91%
Berkeley Middle	599	629	-30	-5.01%
Toano Middle	628	674	-46	-7.32%
Hornsby Middle	795	805	-10	-1.26%
James Blair Middle	533	532	1	0.19%
Lafayette High	1,123	1,096	27	2.40%
Jamestown High	1,257	1,270	-13	-1.03%
Warhill High	1,340	1,352	-12	-0.90%

Source: Williamsburg-James City County Public Schools, FutureThink

Williamsburg-James City County Public Schools

LIVE BIRTH DATA

Utilization of live birth data is recommended when projecting future kindergarten enrollments. This data provides a helpful overall trend. Large bubbles in birth counts, both up or down, can also be planned for and anticipated by the Division.

In addition, the live birth counts are used in determining a birth-to-kindergarten survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten in the Division five years later. The survival ratios for birth-to-kindergarten as well as grades 1-12 can be found later in this report.

The chart and graph that follow illustrate live birth counts in Williamsburg and James City County.

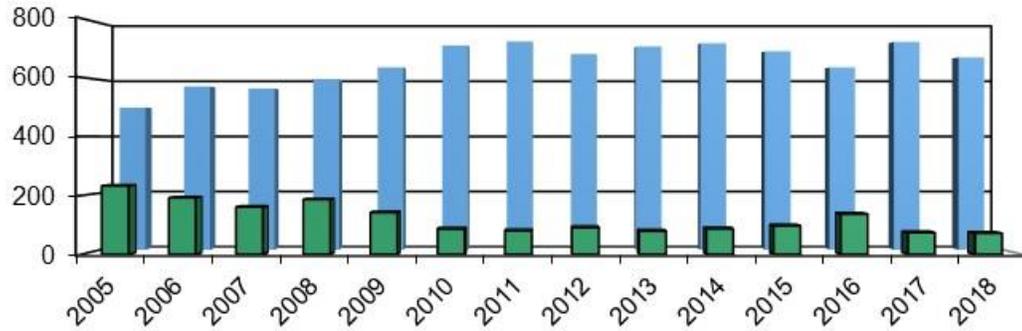
Williamsburg & James City County Live Birth Count 2005-2018

Year	Williamsburg	James City County	Total
2005	233	502	735
2006	192	576	768
2007	161	569	730
2008	186	602	788
2009	142	644	786
2010	86	721	807
2011	80	735	815
2012	91	691	782
2013	79	718	797
2014	87	729	816
2015	97	701	798
2016	137	644	781
2017	74	734	808
2018	72	679	751

Source: Virginia Department of Health, Office of Vital Records and Health Statistics

Williamsburg-James City County Public Schools

Williamsburg & James City County Birth Counts



Williamsburg-James City County Public Schools

DEMOGRAPHICS

The Williamsburg-James City County Public Schools is comprised of Williamsburg City and James City County, Virginia. General demographic information follows.

General Demographic Information

	James City County	Virginia
Per Capita Income	\$43,815	\$37,763
Median Household Income	\$83,048	\$71,564
Persons Below Poverty	7.0%	9.9%

Source: US Census, American Community Survey 2018, 5-year estimates

Total Population

	2000	2010
Williamsburg City	11,988	14,068
James City County	48,102	67,009

Source: US Census 2010

Following are block group estimates and projections provided by ESRI Business Information Solutions (ESRI BIS). ESRI BIS uses a time series of estimates from the U.S. Census Bureau that includes the latest estimates and intercensal estimates adjusted for error of closure. The Census Bureau's time series is consistent, but testing has revealed improved accuracy by using a variety of sources to track county population trends.

ESRI BIS also employs a time series of building permits and housing starts plus residential deliveries. Finally, local data sources that tested well against Census 2000 are reviewed. Data sources are integrated and then analyzed by Census Block Groups.

Sources of data include:

- ▶ Supplementary Surveys of the Census Bureau
- ▶ Bureau of Labor Statistics' (BLS) Local Area Unemployment Statistics
- ▶ BLS Occupational Employment Statistics
- ▶ InfoUSA
- ▶ U.S. Bureau of the Census' Current Population Survey
- ▶ National Planning Association Data Service

Williamsburg-James City County Public Schools

Below is a list of definitions as they appear on the U.S. Census Bureau website, to aid in interpretation of the following tables and maps.

Household:

A household includes all the people who occupy a housing unit as their usual place of residence.

Average family size:

A measure obtained by dividing the number of members of families by the total number of families (or family householders).

Family household (Family):

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Householder:

The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Williamsburg-James City County Public Schools

The following tables illustrate the current estimates and 5-year population projections based on block groups that comprise the Division, indicating areas of current and projected growth. The tables have been developed to determine selected age group projections and projections for household income, family size, and family income.

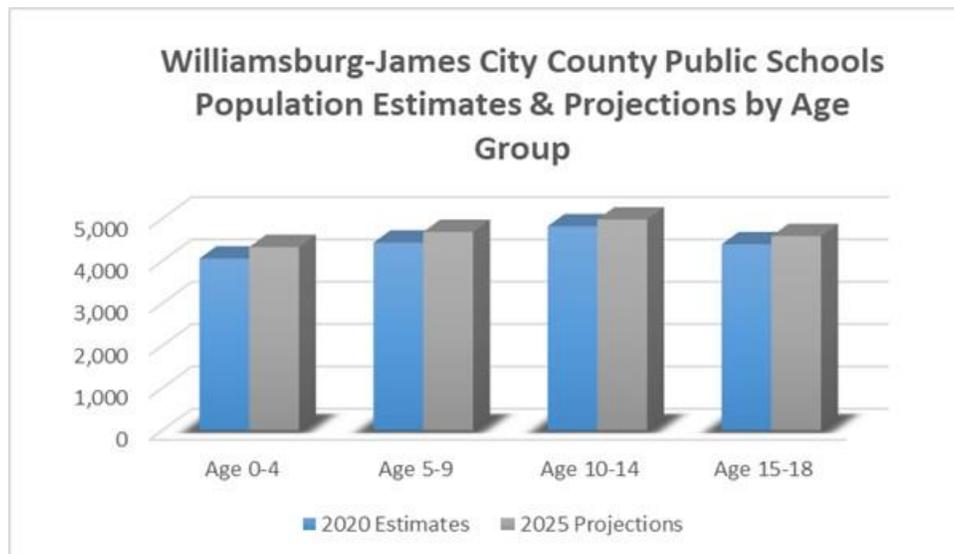
The total population in the Division is 94,329. This population is projected to increase by 6,860 people, or approximately 7% over a 5-year period.

The 0-18 year-old population in the Division currently totals 17,717. This population is projected to increase by 874 children, or approximately 5 percent.

The median age is projected to increase by 2% from 44.6 to 45.5 years of age.

Williamsburg-James City County Public Schools	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Total Population	94,329	101,189	6,860	7.3%
Age 0-4	4,062	4,332	270	6.6%
Age 5-9	4,436	4,689	253	5.7%
Age 10-14	4,821	4,982	161	3.3%
Age 15-18	4,398	4,588	190	4.3%
Total Age 0-18	17,717	18,591	874	4.9%
Median Age	44.6	45.5	0.9	2.0%

Source: ESRI



Williamsburg-James City County Public Schools

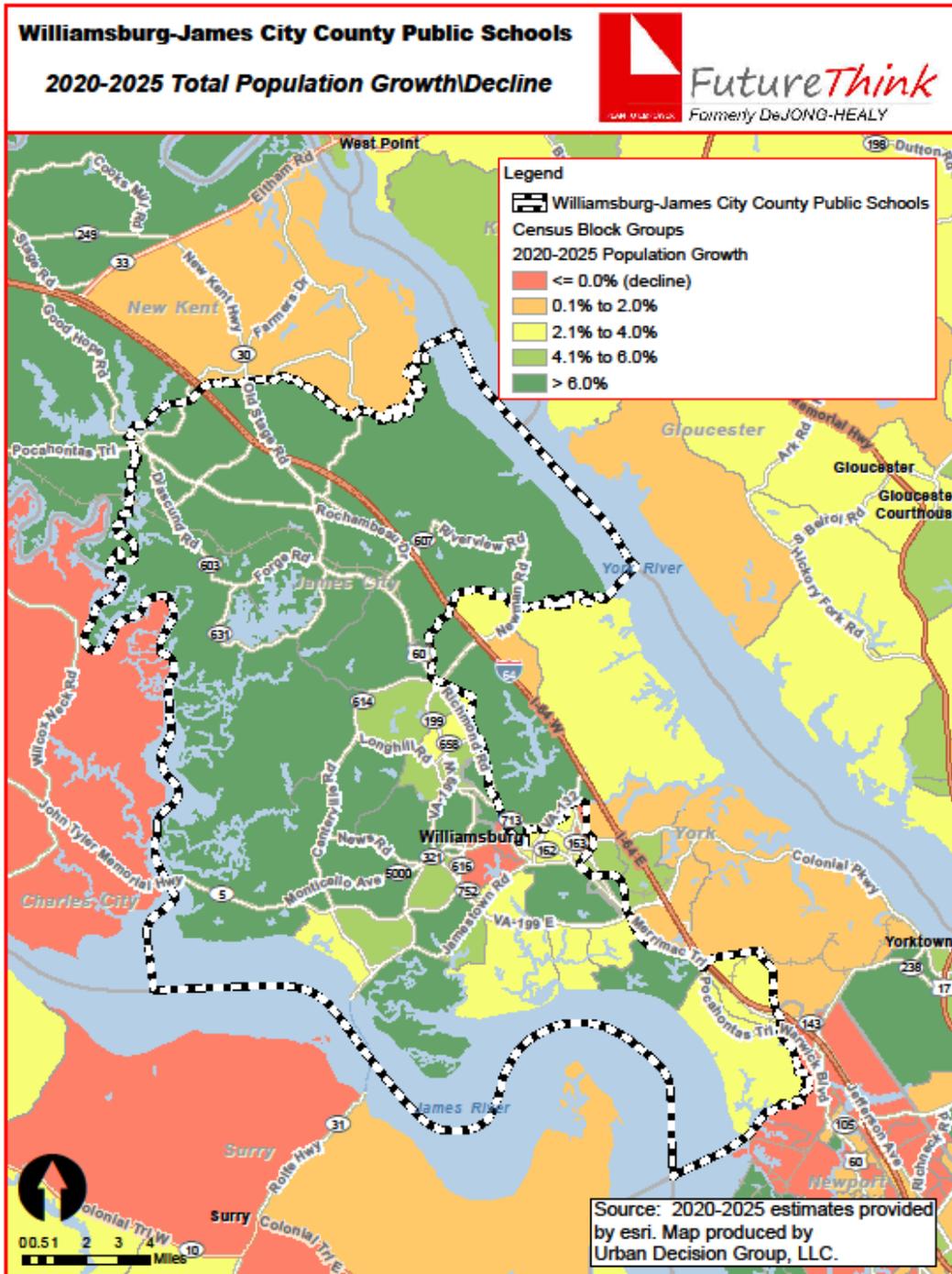
Median and average household incomes in the Division are projected to increase by approximately 6% and 9%, respectively, over a 5-year period. The average family size is projected to increase slightly, and the number of family households is projected to increase by 7 percent.

Williamsburg-James City County Public Schools	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Median Household Income	\$80,499	\$85,347	\$4,848	6.0%
Average Household Income	\$114,860	\$125,624	\$10,764	9.4%
Average Family Size	2.87	2.88	0.01	0.3%
Total Family Households	24,999	26,757	1,758	7.0%

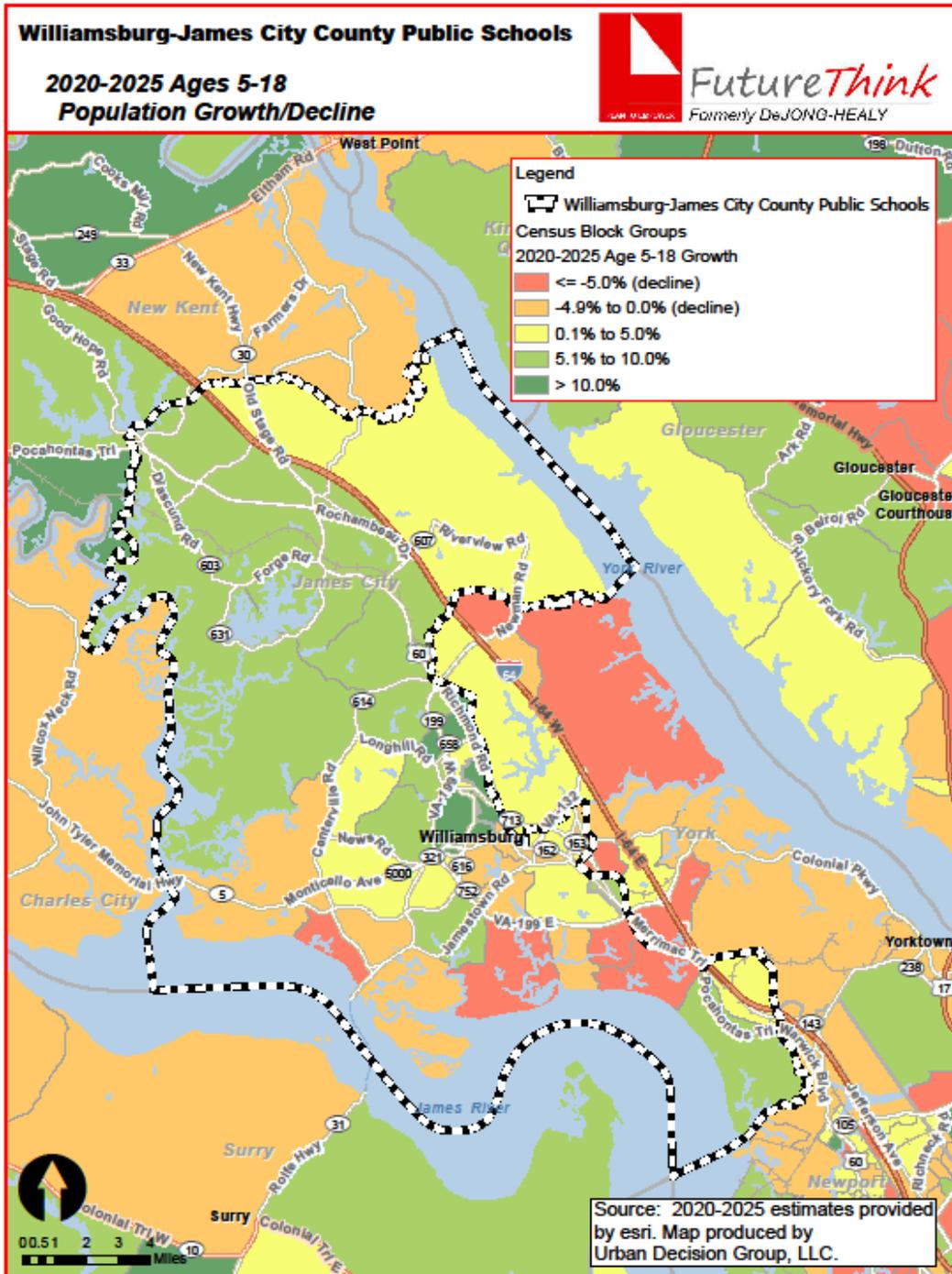
Source: ESRI

The maps on the following pages illustrate the data identified in the tables. The color coding identifies areas within the Division that may be increasing or decreasing at different rates than others.

Williamsburg-James City County Public Schools



Williamsburg-James City County Public Schools



Williamsburg-James City County Public Schools

HOUSING INFORMATION

The total number of new single-family dwellings in Williamsburg and James City County has fluctuated between 347 and 516 units over the last 10 years with the exception of last year. In 2019, the total was only 279.

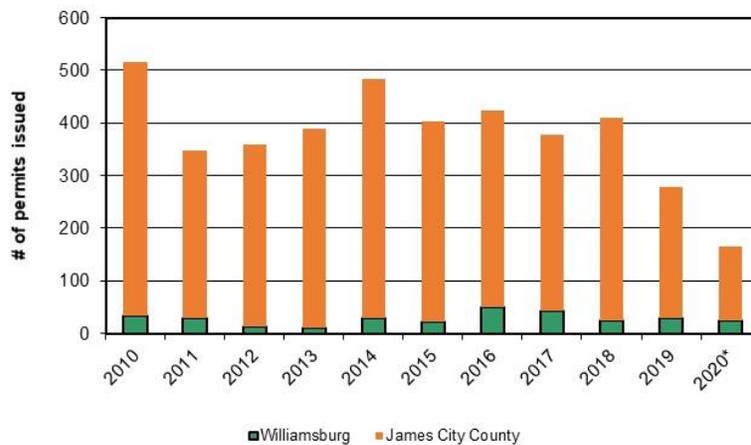
of Single-Family Building Permits Issued

Year	Williamsburg	James City County
2010	34	482
2011	29	318
2012	13	345
2013	11	378
2014	30	454
2015	21	381
2016	49	374
2017	43	335
2018	25	386
2019	29	250
2020*	24	141

Source: City of Williamsburg, SOCDs Building Permits Database

* through September 27 for Williamsburg & August 2020 for James City County

Single-Family Building Permits



Williamsburg-James City County Public Schools

SURVIVAL RATIOS

The chart below demonstrates the changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was growth and new students were added to the system. Percentages less than 100 indicate that there was decline or students left the system.

- ▶ Birth to Kindergarten: This ratio indicates the number of children born in the area who attend kindergarten in the Division 5 years later. Percentages less than 100% result from movement out of the Division, attendance at a non-public or charter school, or residence in another Division within the same area. Percentages greater than 100% represent people moving into the Division with children of Kindergarten age.
- ▶ Grades 8-9: The higher than usual percentage often is a result of Division promotion policies. Often in school Divisions, students are promoted from 8th to 9th grade and after one year in 9th grade do not have sufficient credits to be classified as 10th graders and are counted again as 9th graders the following year. There may also be students who are attending private or charter schools or are home schooled through grade 8 and then attend public schools for high school education.

The following table illustrates the survival ratios for the Williamsburg-James City County Public Schools.

from	to	birth -> K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2011	2012	105.5%	99.9%	105.2%	103.1%	102.9%	102.5%	101.5%	97.8%	102.8%	110.5%	100.1%	95.1%	98.0%
2012	2013	98.7%	107.9%	104.0%	102.3%	103.3%	103.1%	104.7%	102.2%	103.4%	112.8%	98.4%	94.7%	98.3%
2013	2014	95.5%	104.0%	102.4%	101.3%	102.5%	102.1%	101.3%	100.8%	101.9%	114.8%	96.6%	96.4%	98.8%
2014	2015	94.2%	107.9%	102.8%	101.6%	103.8%	102.1%	105.8%	100.8%	101.5%	111.5%	99.6%	95.2%	95.7%
2015	2016	99.8%	104.2%	99.8%	103.4%	100.3%	101.8%	104.5%	99.9%	100.5%	115.5%	101.3%	94.1%	94.1%
2016	2017	98.5%	106.2%	102.0%	102.5%	100.9%	101.5%	96.6%	99.7%	102.4%	107.9%	102.7%	99.4%	97.4%
2017	2018	101.3%	102.7%	102.7%	102.1%	101.4%	100.8%	101.8%	101.8%	99.5%	109.0%	101.8%	92.6%	94.0%
2018	2019	96.6%	100.5%	105.2%	101.8%	101.0%	101.5%	101.0%	99.4%	100.8%	107.8%	101.6%	94.6%	97.3%
2019	2020	84.0%	97.1%	92.1%	91.6%	93.5%	95.6%	96.6%	97.7%	97.2%	109.0%	97.0%	95.9%	98.8%
	average	97.10%	103.367%	101.80%	101.1%	101.07%	101.2%	101.5%	100.0%	101.1%	110.971%	99.895%	95.323%	96.914%
	standard deviation	5.607%	3.498%	3.778%	3.413%	2.913%	2.090%	3.095%	1.484%	1.790%	2.700%	2.056%	1.766%	1.773%

Williamsburg-James City County Public Schools

ENROLLMENT PROJECTIONS

Following is the most likely ten-year projected enrollment. According to this projection, enrollment would increase 1,211 students in grades K–12 from the current 2020-21 enrollment of 10,858 to the 2030-31 projected enrollment of 12,069, an increase of approximately 11% percent.

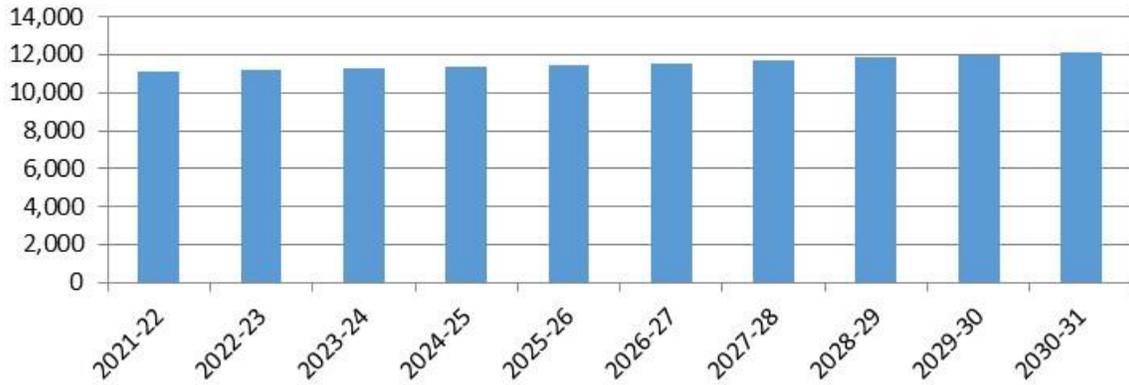
Williamsburg-James City County Public Schools
Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	787	813	756	784	808	810	811	814	817	818
1	705	829	856	797	828	850	855	856	859	861
2	795	735	861	891	829	860	887	887	889	891
3	768	816	754	884	915	850	883	909	910	914
4	780	784	836	771	905	937	869	902	930	930
5	861	797	803	853	788	924	956	888	922	951
K - 5 Total	4,696	4,774	4,866	4,980	5,073	5,231	5,261	5,256	5,327	5,365
6	814	882	815	820	874	806	946	977	909	944
7	829	819	885	819	824	878	810	951	983	914
8	874	837	827	895	829	833	887	819	960	993
6 - 8 Total	2,517	2,538	2,527	2,534	2,527	2,517	2,643	2,747	2,853	2,852
9	966	973	932	922	997	922	928	988	912	1,070
10	974	983	991	949	938	1,014	938	944	1,005	928
11	876	938	944	951	912	901	974	901	908	966
12	944	858	917	925	932	894	882	955	883	888
9 - 12 Total	3,760	3,752	3,784	3,747	3,779	3,731	3,722	3,788	3,708	3,852
K - 12 Total	10,973	11,064	11,177	11,261	11,379	11,479	11,626	11,791	11,888	12,069

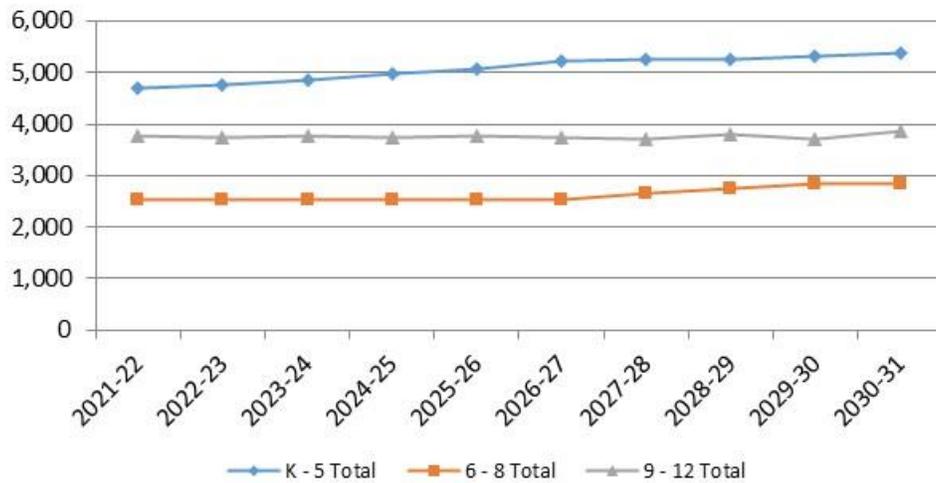
Source: FutureThink

Williamsburg-James City County Public Schools

Williamsburg-James City County Public Schools Projected Enrollment - Most Likely



Williamsburg-James City County Public Schools Projected Enrollment by Grade Group



Williamsburg-James City County Public Schools

Historical & Projected Enrollment by School

The following charts illustrate the historical and most likely projected enrollment of each school in the Division.

Baker Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	84	74	78	84	71	83	79	86	72	55
1	82	86	77	82	88	79	94	78	86	70
2	75	91	89	87	97	91	76	96	83	78
3	71	77	98	95	84	95	89	74	91	86
4	97	73	78	94	93	80	96	84	74	85
5	100	99	80	82	103	100	79	97	85	69
Total	509	500	500	524	536	528	513	515	491	443

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Baker Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	76	79	73	76	78	78	78	79	79	79
1	68	80	83	77	80	82	83	83	83	83
2	77	71	83	86	80	83	86	86	86	86
3	74	79	73	85	88	82	85	88	88	88
4	75	76	81	75	87	90	84	87	90	90
5	83	77	78	82	76	89	92	86	89	92
Total	453	462	471	481	489	504	508	509	515	518

Source: FutureThink

Williamsburg-James City County Public Schools

Laurel Lane Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	78	73	73	75	85	79	84	77	81	66
1	84	83	78	70	82	87	88	81	80	77
2	65	72	81	81	78	75	90	72	74	69
3	79	73	63	80	86	80	74	88	83	68
4	76	69	61	60	84	79	71	72	76	71
5	79	77	76	63	67	87	79	75	70	79
Total	461	447	432	429	482	487	486	465	464	430

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Laurel Lane Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	74	76	71	74	76	76	76	76	77	77
1	66	78	80	75	78	80	80	80	81	81
2	75	69	81	84	78	81	83	83	84	84
3	72	77	71	83	86	80	83	85	85	86
4	73	74	78	72	85	88	82	85	87	87
5	81	75	75	80	74	87	90	83	87	89
Total	441	449	456	468	477	492	494	492	501	504

Source: FutureThink

Montague Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	72	81	75	61	75	91	72	80	71	75
1	61	64	89	79	63	73	87	77	84	73
2	78	63	72	80	72	75	81	90	84	82
3	77	74	56	81	76	68	74	91	91	68
4	70	81	74	66	88	79	82	81	92	87
5	73	60	77	78	64	75	86	84	84	79
Total	431	423	443	445	438	461	482	503	506	464

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Montague Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	80	82	77	79	82	82	82	82	83	83
1	71	84	87	81	84	86	86	87	87	87
2	80	74	87	90	84	87	90	90	90	90
3	78	83	76	89	93	86	89	92	92	93
4	79	79	85	78	92	95	88	91	94	94
5	87	81	81	86	80	94	97	90	93	96
Total	475	483	493	503	515	530	532	532	539	543

Source: FutureThink

Williamsburg-James City County Public Schools

Norge Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	91	94	102	94	99	102	105	102	92	88
1	92	88	93	102	96	109	91	96	101	91
2	84	103	96	102	104	91	97	96	108	93
3	89	92	104	95	97	100	95	99	95	94
4	95	88	86	103	100	92	100	98	109	84
5	84	96	91	82	114	97	95	92	88	103
Total	535	561	572	578	610	591	583	583	593	553

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Norge Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	95	98	91	95	97	98	98	98	99	99
1	85	100	103	96	100	103	103	103	104	104
2	96	89	104	108	100	104	107	107	107	108
3	93	98	91	107	110	103	107	110	110	110
4	94	95	101	93	109	113	105	109	112	112
5	104	96	97	103	95	111	115	107	111	115
Total	567	576	587	602	611	632	635	634	643	648

Source: FutureThink

Whaley Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	89	78	89	86	76	69	74	105	73	59
1	68	86	90	101	99	71	85	87	104	59
2	77	79	100	82	102	86	68	91	89	89
3	93	77	83	89	81	108	81	74	81	75
4	56	84	87	73	84	77	95	86	62	81
5	88	68	83	90	70	78	77	98	91	66
Total	471	472	532	521	512	489	480	541	500	429

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Whaley Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	74	76	71	73	76	76	76	76	76	77
1	66	78	80	75	77	80	80	80	80	81
2	74	69	81	83	78	81	83	83	83	83
3	72	76	71	83	86	80	83	85	85	86
4	73	73	78	72	85	88	81	85	87	87
5	81	75	75	80	74	86	89	83	86	89
Total	440	447	456	466	476	491	492	492	497	503

Source: FutureThink

Williamsburg-James City County Public Schools

James River Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	94	100	79	66	75	80	68	70	72	67
1	81	96	90	77	74	77	85	57	69	76
2	90	88	89	96	70	74	75	94	62	63
3	64	94	91	83	99	78	83	75	93	61
4	88	80	88	93	87	103	80	79	74	88
5	76	92	75	88	87	90	107	73	84	73
Total	493	550	512	503	492	502	498	448	454	428

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

James River Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	76	71	73	75	76	76	76	76	76
1	66	77	80	74	77	79	80	80	80	80
2	74	69	80	83	77	80	83	83	83	83
3	72	76	70	83	85	79	82	85	85	85
4	73	73	78	72	84	87	81	84	87	87
5	80	74	75	80	74	86	89	83	86	89
Total	438	445	454	465	472	487	491	491	497	500

Source: FutureThink

Stonehouse Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	90	93	108	97	104	119	97	116	133	106
1	95	99	115	116	115	110	129	106	113	127
2	104	102	106	123	115	112	126	140	112	113
3	133	115	111	113	126	117	118	129	141	111
4	109	141	137	126	133	132	119	126	137	134
5	116	115	143	144	121	137	134	128	128	127
Total	647	665	720	719	714	727	723	745	764	718

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Stonehouse Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	123	127	118	123	127	127	127	128	128	128
1	111	130	134	125	130	133	134	134	135	135
2	125	115	135	140	130	135	139	139	139	140
3	120	128	118	138	143	133	138	142	143	143
4	122	123	131	121	142	147	136	141	146	146
5	135	125	126	134	123	145	150	139	145	149
Total	736	748	762	781	795	820	824	823	836	841

Source: FutureThink

Williamsburg-James City County Public Schools

Matoaka Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	122	98	104	109	106	103	115	107	111	84
1	118	118	116	107	116	117	112	132	109	113
2	124	118	117	120	117	123	127	117	135	103
3	126	119	130	115	126	133	127	124	133	125
4	128	130	133	134	118	131	141	125	133	122
5	114	128	145	138	138	123	132	140	139	127
Total	732	711	745	723	721	730	754	745	760	674

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Matoaka Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	116	120	111	115	119	119	119	120	120	120
1	104	122	126	117	122	125	126	126	126	127
2	117	108	127	131	122	126	130	130	131	131
3	113	120	111	130	135	125	130	134	134	134
4	115	115	123	113	133	138	128	133	137	137
5	127	117	118	125	116	136	141	131	136	140
Total	692	702	716	731	747	769	774	774	784	789

Source: FutureThink

Blayton Elementary School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	77	79	70	79	69	87	76	64	83	70
1	66	76	83	75	77	69	92	77	65	79
2	74	70	78	80	77	81	68	90	85	57
3	61	74	68	88	90	81	87	71	94	74
4	76	70	77	75	84	95	84	89	76	91
5	79	80	71	73	77	100	92	88	84	73
Total	433	449	447	470	474	513	499	479	487	444

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Blayton Elementary School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	76	79	73	76	78	78	79	79	79	79
1	68	80	83	77	80	82	83	83	83	83
2	77	71	83	86	80	83	86	86	86	86
3	74	79	73	86	89	82	86	88	88	89
4	76	76	81	75	88	91	84	87	90	90
5	83	77	78	83	76	90	93	86	89	92
Total	454	462	471	483	491	506	511	509	515	519

Source: FutureThink

Williamsburg-James City County Public Schools

Berkeley Middle School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
6	300	325	290	306	290	288	313	192	232	202
7	326	294	321	282	293	280	283	216	194	210
8	310	323	291	320	297	292	285	188	207	187
Total	936	942	902	908	880	860	881	596	633	599

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Berkeley Middle School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	191	207	191	192	205	189	222	229	213	221
7	194	192	207	192	193	206	190	223	230	214
8	205	196	194	210	194	195	208	192	225	233
Total	590	595	592	594	592	590	620	644	669	669

Source: FutureThink

Toano Middle School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
6	244	219	262	264	268	275	262	232	207	190
7	233	225	232	259	276	275	276	230	245	195
8	228	249	239	233	259	276	278	239	226	243
Total	705	693	733	756	803	826	816	701	678	628

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Toano Middle School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	200	217	200	202	215	198	233	240	223	232
7	204	201	218	201	203	216	199	234	242	225
8	215	206	203	220	204	205	218	201	236	244
Total	619	624	621	623	622	619	650	675	701	701

Source: FutureThink



Williamsburg-James City County Public Schools

Hornsby Middle School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
6	301	277	301	282	329	316	282	270	279	262
7	321	307	286	319	290	331	317	244	262	279
8	297	333	324	302	317	295	344	280	268	254
Total	919	917	911	903	936	942	943	794	809	795

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Hornsby Middle School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	253	274	254	255	272	251	294	304	283	294
7	258	255	275	255	256	273	252	296	306	284
8	272	260	257	278	258	259	276	255	299	309
Total	783	789	786	788	786	783	822	855	888	887

Source: FutureThink

James Blair Middle School

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
6								203	166	170
7								182	191	180
8								165	178	183
Total								550	535	533

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

James Blair Middle School

Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	170	184	170	171	182	168	197	204	190	197
7	173	171	185	171	172	183	169	198	205	191
8	182	175	173	187	173	174	185	171	200	207
Total	525	530	528	529	527	525	551	573	595	595

Source: FutureThink



Williamsburg-James City County Public Schools

Lafayette High School Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
9	255	311	340	312	310	290	284	287	273	283
10	288	271	306	308	319	318	287	295	306	258
11	265	258	256	303	297	291	289	263	285	310
12	269	258	256	237	283	253	270	267	249	272
Total	1,077	1,098	1,158	1,160	1,209	1,152	1,130	1,112	1,113	1,123

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Lafayette High School Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	292	294	281	278	301	278	280	298	275	323
10	294	297	299	286	283	306	283	285	303	280
11	264	283	285	287	275	272	294	272	274	292
12	285	259	277	279	281	270	266	288	267	268
Total	1,135	1,133	1,142	1,130	1,140	1,126	1,123	1,143	1,119	1,163

Source: FutureThink

Jamestown High School Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
9	306	318	356	347	331	346	307	336	324	330
10	297	307	320	356	337	321	362	307	339	320
11	295	301	292	311	344	323	333	330	296	311
12	288	285	295	299	296	338	315	323	330	296
Total	1,186	1,211	1,263	1,313	1,308	1,328	1,317	1,296	1,289	1,257

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Jamestown High School Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	326	329	315	312	337	312	314	334	308	362
10	329	332	335	321	317	343	317	319	340	314
11	296	317	319	321	308	304	329	304	307	326
12	319	290	310	313	315	302	298	323	298	300
Total	1,270	1,268	1,279	1,267	1,277	1,261	1,258	1,280	1,253	1,302

Source: FutureThink

Williamsburg-James City County Public Schools

Warhill High School Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
9	289	294	325	321	312	372	340	366	343	345
10	286	273	282	322	320	326	386	346	360	334
11	273	269	258	261	298	304	337	365	316	343
12	288	273	263	260	258	293	309	311	353	318
Total	1,136	1,109	1,128	1,164	1,188	1,295	1,372	1,388	1,372	1,340

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Warhill High School Projected Enrollment - Most Likely

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	348	350	336	332	359	332	334	356	329	385
10	351	354	357	342	338	365	338	340	362	334
11	316	338	340	343	329	325	351	325	327	348
12	340	309	330	333	336	322	318	344	318	320
Total	1,355	1,351	1,363	1,350	1,362	1,344	1,341	1,365	1,336	1,387

Source: FutureThink

In addition to the most likely enrollment projection presented in this report, following are low, moderate, and high enrollment projections developed based on the cohort survival method. Historically, the most likely projections have fallen between the moderate and high projections. The following defines, in terms of economy and housing, the differences between the projections.

Low Projection

- Higher inflation/interest rates
- Decline in new housing and births
- Pandemic continues into the 2021-22 school year and has significant impact on enrollment

Moderate Projection

- Moderate inflation/interest rates
- Moderate level of new housing & births remain steady
- Pandemic is under reasonable control moving into the 2021-22 school year and has some impact on enrollment

High Projection

- Low inflation/interest rates
- High level of new housing & increase in births
- Pandemic is under control by the end of the 2020-21 school year and has little impact on enrollment

The most likely projection falls fairly equally between the moderate and high projections. The projections range from a low of 10,012 students to a high of 12,470 students in the 2030-31 school year.



Williamsburg-James City County Public Schools

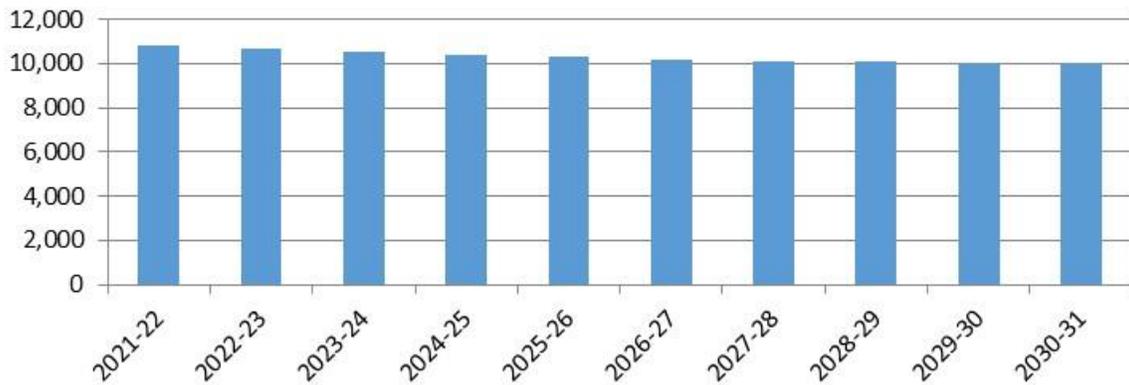
Low Projection

Williamsburg-James City County Public Schools
Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	755	780	727	754	777	778	780	782	784	787
1	678	763	789	735	761	784	787	789	790	793
2	765	678	763	789	735	761	784	787	789	790
3	743	761	673	760	784	729	757	780	782	784
4	756	736	755	670	753	779	723	753	773	777
5	843	755	736	754	666	753	778	723	751	773
K - 5 Total	4,540	4,473	4,443	4,462	4,476	4,584	4,609	4,614	4,669	4,704
6	794	839	754	735	753	666	752	777	722	749
7	820	792	838	752	733	749	665	748	773	720
8	864	820	792	838	752	733	749	665	748	773
6 - 8 Total	2,478	2,451	2,384	2,325	2,238	2,148	2,166	2,190	2,243	2,242
9	941	938	891	861	910	816	796	815	722	813
10	966	949	947	899	867	917	822	802	821	727
11	872	923	907	904	858	829	877	786	767	785
12	932	843	894	877	874	831	802	848	760	741
9 - 12 Total	3,711	3,653	3,639	3,541	3,509	3,393	3,297	3,251	3,070	3,066
K - 12 Total	10,729	10,577	10,466	10,328	10,223	10,125	10,072	10,055	9,982	10,012

Source: FutureThink

Williamsburg-James City County Public Schools
Projected Enrollment - Low



Williamsburg-James City County Public Schools

Baker Elementary School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	75	70	73	75	75	75	76	76	76
1	65	74	76	71	74	76	76	76	76	77
2	74	65	74	76	71	74	76	76	76	76
3	72	74	65	73	76	71	73	75	76	76
4	73	71	73	65	73	75	70	73	75	75
5	81	73	71	73	64	73	75	70	73	75
Total	438	432	429	431	433	444	445	446	452	455

Source: FutureThink

Laurel Lane Elementary School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	71	73	68	71	73	73	73	73	74	74
1	64	72	74	69	71	74	74	74	74	74
2	72	64	72	74	69	71	74	74	74	74
3	70	71	63	71	74	68	71	73	73	74
4	71	69	71	63	71	73	68	71	73	73
5	79	71	69	71	63	71	73	68	70	73
Total	427	420	417	419	421	430	433	433	438	442

Source: FutureThink

Montague Elementary School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	76	79	74	76	79	79	79	79	79	80
1	69	77	80	74	77	79	80	80	80	80
2	77	69	77	80	74	77	79	80	80	80
3	75	77	68	77	79	74	77	79	79	79
4	77	75	76	68	76	79	73	76	78	79
5	85	76	75	76	68	76	79	73	76	78
Total	459	453	450	451	453	464	467	467	472	476

Source: FutureThink

Norge Elementary School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	91	94	88	91	94	94	94	94	95	95
1	82	92	95	89	92	95	95	95	95	96
2	92	82	92	95	89	92	95	95	95	95
3	90	92	81	92	95	88	91	94	94	95
4	91	89	91	81	91	94	87	91	93	94
5	102	91	89	91	80	91	94	87	91	93
Total	548	540	536	539	541	554	556	556	563	568

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	71	73	68	71	73	73	73	73	73	74
1	63	71	74	69	71	73	74	74	74	74
2	72	63	71	74	69	71	73	74	74	74
3	70	71	63	71	73	68	71	73	73	73
4	71	69	71	63	70	73	68	70	72	73
5	79	71	69	71	62	70	73	68	70	72
Total	426	418	416	419	418	428	432	432	436	440

Source: FutureThink

James River Elementary School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	71	73	68	70	72	73	73	73	73	73
1	63	71	74	69	71	73	73	74	74	74
2	71	63	71	74	69	71	73	73	74	74
3	69	71	63	71	73	68	71	73	73	73
4	71	69	71	62	70	73	68	70	72	72
5	79	71	69	70	62	70	73	68	70	72
Total	424	418	416	416	417	428	431	431	436	438

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	118	122	114	118	122	122	122	123	123	123
1	106	120	124	115	119	123	123	124	124	124
2	120	106	120	124	115	119	123	123	124	124
3	116	119	106	119	123	114	119	122	123	123
4	118	115	118	105	118	122	113	118	121	122
5	132	118	115	118	104	118	122	113	118	121
Total	710	700	697	699	701	718	722	723	733	737

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	111	115	107	111	114	114	115	115	115	116
1	100	112	116	108	112	115	116	116	116	117
2	113	100	112	116	108	112	115	116	116	116
3	109	112	99	112	115	107	111	115	115	115
4	111	108	111	98	111	115	106	111	114	114
5	124	111	108	111	98	111	114	106	110	114
Total	668	658	653	656	658	674	677	679	686	692

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	76	70	73	75	75	76	76	76	76
1	66	74	76	71	74	76	76	76	77	77
2	74	66	74	76	71	74	76	76	76	77
3	72	74	65	74	76	71	73	76	76	76
4	73	71	73	65	73	75	70	73	75	75
5	82	73	71	73	65	73	75	70	73	75
Total	440	434	429	432	434	444	446	447	453	456

Source: FutureThink

Berkeley Middle School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	186	197	177	172	177	156	176	182	169	176
7	192	186	196	176	172	176	156	175	181	169
8	203	192	186	196	176	172	176	156	175	181
Total	581	575	559	544	525	504	508	513	525	526

Source: FutureThink

Toano Middle School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	195	206	185	181	185	164	185	191	177	184
7	202	195	206	185	180	184	163	184	190	177
8	212	202	195	206	185	180	184	163	184	190
Total	609	603	586	572	550	528	532	538	551	551

Source: FutureThink

Hornsby Middle School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	247	261	235	229	234	207	234	242	225	233
7	255	246	261	234	228	233	207	233	241	224
8	269	255	246	261	234	228	233	207	233	241
Total	771	762	742	724	696	668	674	682	699	698

Source: FutureThink

James Blair Middle School

Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	166	175	157	153	157	139	157	162	151	156
7	171	165	175	157	153	156	139	156	161	150
8	180	171	165	175	157	153	156	139	156	161
Total	517	511	497	485	467	448	452	457	468	467

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	284	283	269	260	275	246	240	246	218	245
10	292	286	286	271	262	277	248	242	248	219
11	263	279	274	273	259	250	265	237	232	237
12	281	254	270	265	264	251	242	256	229	224
Total	1,120	1,102	1,099	1,069	1,060	1,024	995	981	927	925

Source: FutureThink

Jamestown High School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	318	317	301	291	307	276	269	275	244	275
10	326	321	320	304	293	310	278	271	277	246
11	295	312	306	305	290	280	296	266	259	265
12	315	285	302	296	295	281	271	287	257	250
Total	1,254	1,235	1,229	1,196	1,185	1,147	1,114	1,099	1,037	1,036

Source: FutureThink

Warhill High School Projected Enrollment - Low

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	339	338	321	310	328	294	287	294	260	293
10	348	342	341	324	312	330	296	289	296	262
11	314	332	327	326	309	299	316	283	276	283
12	336	304	322	316	315	299	289	305	274	267
Total	1,337	1,316	1,311	1,276	1,264	1,222	1,188	1,171	1,106	1,105

Source: FutureThink



Williamsburg-James City County Public Schools

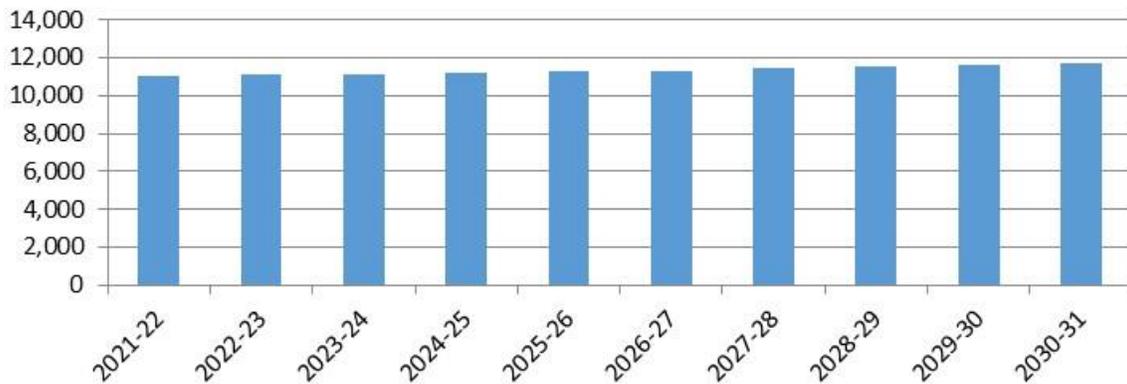
Moderate Projection

Williamsburg-James City County Public Schools
Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	780	807	748	779	803	803	806	810	811	813
1	703	818	846	787	816	840	843	845	847	850
2	788	723	843	870	810	841	866	868	870	873
3	767	810	742	864	894	831	863	888	891	893
4	778	782	825	757	881	911	848	879	907	909
5	859	792	797	841	772	898	930	864	898	922
K - 5 Total	4,675	4,732	4,801	4,898	4,976	5,124	5,156	5,154	5,224	5,260
6	812	878	808	814	858	787	916	948	882	916
7	825	814	878	810	814	858	788	919	951	883
8	871	832	820	885	816	820	866	794	925	957
6 - 8 Total	2,508	2,524	2,506	2,509	2,488	2,465	2,570	2,661	2,758	2,756
9	959	963	920	906	977	902	907	957	879	1,024
10	973	974	977	934	921	994	917	922	971	891
11	876	934	935	938	897	884	954	880	885	933
12	938	852	908	910	914	873	861	928	855	861
9 - 12 Total	3,746	3,723	3,740	3,688	3,709	3,653	3,639	3,687	3,590	3,709
K - 12 Total	10,929	10,979	11,047	11,095	11,173	11,242	11,365	11,502	11,572	11,725

Source: FutureThink

Williamsburg-James City County Public Schools
Projected Enrollment - Moderate



Williamsburg-James City County Public Schools

Baker Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	75	78	72	75	78	78	78	78	78	79
1	68	79	82	76	79	81	81	82	82	82
2	76	70	81	84	78	81	84	84	84	84
3	74	78	72	84	86	80	83	86	86	86
4	75	76	80	73	85	88	82	85	88	88
5	83	77	77	81	75	87	90	84	87	89
Total	451	458	464	473	481	495	498	499	505	508

Source: FutureThink

Laurel Lane Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	76	70	73	75	75	76	76	76	76
1	66	77	79	74	77	79	79	79	79	80
2	74	68	79	82	76	79	81	81	82	82
3	72	76	70	81	84	78	81	83	84	84
4	73	73	77	71	83	86	80	83	85	85
5	81	74	75	79	72	84	87	81	84	87
Total	439	444	450	460	467	481	484	483	490	494

Source: FutureThink

Montague Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	79	82	76	79	81	81	82	82	82	82
1	71	83	86	80	83	85	85	86	86	86
2	80	73	85	88	82	85	88	88	88	88
3	78	82	75	87	91	84	87	90	90	90
4	79	79	84	77	89	92	86	89	92	92
5	87	80	81	85	78	91	94	87	91	93
Total	474	479	487	496	504	518	522	522	529	531

Source: FutureThink

Norge Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	94	97	90	94	97	97	97	98	98	98
1	85	99	102	95	98	101	102	102	102	103
2	95	87	102	105	98	101	104	105	105	105
3	92	98	90	104	108	100	104	107	108	108
4	94	94	100	91	106	110	102	106	109	110
5	104	96	96	101	93	108	112	104	108	111
Total	564	571	580	590	600	617	621	622	630	635

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	76	70	73	75	75	75	76	76	76
1	66	77	79	74	76	79	79	79	79	80
2	74	68	79	82	76	79	81	81	82	82
3	72	76	69	81	84	78	81	83	83	84
4	73	73	77	71	83	85	79	82	85	85
5	80	74	75	79	72	84	87	81	84	86
Total	438	444	449	460	466	480	482	482	489	493

Source: FutureThink

James River Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	73	75	70	73	75	75	75	76	76	76
1	66	76	79	73	76	78	79	79	79	79
2	74	68	79	81	76	79	81	81	81	82
3	72	76	69	81	83	78	81	83	83	83
4	73	73	77	71	82	85	79	82	85	85
5	80	74	74	79	72	84	87	81	84	86
Total	438	442	448	458	464	479	482	482	488	491

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	122	126	117	122	126	126	126	127	127	127
1	110	128	133	123	128	132	132	132	133	133
2	123	113	132	136	127	132	136	136	136	137
3	120	127	116	135	140	130	135	139	140	140
4	122	123	129	119	138	143	133	138	142	142
5	135	124	125	132	121	141	146	135	141	145
Total	732	741	752	767	780	804	808	807	819	824

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	115	119	110	115	118	118	119	119	119	120
1	103	120	124	116	120	124	124	124	125	125
2	116	106	124	128	119	124	127	128	128	128
3	113	119	109	127	131	122	127	131	131	131
4	114	115	121	111	130	134	125	129	133	134
5	126	116	117	124	114	132	137	127	132	136
Total	687	695	705	721	732	754	759	758	768	774

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	76	78	73	75	78	78	78	78	79	79
1	68	79	82	76	79	81	82	82	82	82
2	76	70	82	84	78	81	84	84	84	85
3	74	78	72	84	87	81	84	86	86	87
4	75	76	80	73	85	88	82	85	88	88
5	83	77	77	81	75	87	90	84	87	89
Total	452	458	466	473	482	496	500	499	506	510

Source: FutureThink

Berkeley Middle School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	190	206	189	191	201	185	215	222	207	215
7	193	191	206	190	191	201	185	215	223	207
8	204	195	192	207	191	192	203	186	217	224
Total	587	592	587	588	583	578	603	623	647	646

Source: FutureThink

Toano Middle School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	200	216	199	200	211	193	225	233	217	225
7	203	200	216	199	200	211	194	226	234	217
8	214	204	202	218	201	202	213	195	227	235
Total	617	620	617	617	612	606	632	654	678	677

Source: FutureThink

Hornsby Middle School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	253	273	251	253	267	245	285	295	274	285
7	257	253	273	252	253	267	245	286	296	275
8	271	259	255	275	254	255	269	247	288	298
Total	781	785	779	780	774	767	799	828	858	858

Source: FutureThink

James Blair Middle School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	169	183	169	170	179	164	191	198	184	191
7	172	170	183	169	170	179	164	192	198	184
8	182	174	171	185	170	171	181	166	193	200
Total	523	527	523	524	519	514	536	556	575	575

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	290	291	278	274	295	272	274	289	265	309
10	294	294	295	282	278	300	277	278	293	269
11	264	282	282	283	271	267	288	266	267	282
12	283	257	274	275	276	264	260	280	258	260
Total	1,131	1,124	1,129	1,114	1,120	1,103	1,099	1,113	1,083	1,120

Source: FutureThink

Jamestown High School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	324	325	311	306	330	305	306	323	297	346
10	329	329	330	316	311	336	310	312	328	301
11	296	316	316	317	303	299	322	297	299	315
12	317	288	307	307	309	295	291	314	289	291
Total	1,266	1,258	1,264	1,246	1,253	1,235	1,229	1,246	1,213	1,253

Source: FutureThink

Warhill High School

Projected Enrollment - Moderate

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	345	347	331	326	352	325	327	345	317	369
10	350	351	352	336	332	358	330	332	350	321
11	316	336	337	338	323	318	344	317	319	336
12	338	307	327	328	329	314	310	334	308	310
Total	1,349	1,341	1,347	1,328	1,336	1,315	1,311	1,328	1,294	1,336

Source: FutureThink

Williamsburg-James City County Public Schools

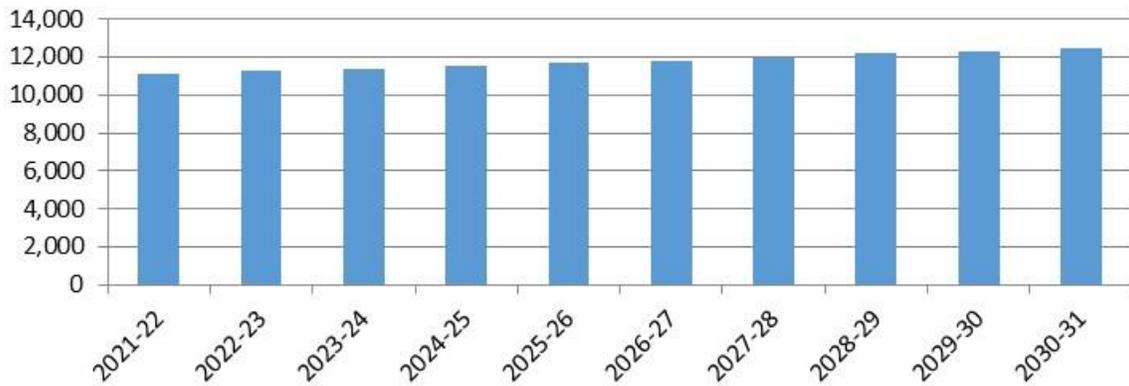
High Projection

Williamsburg-James City County Public Schools
Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	790	818	761	790	813	815	818	820	822	825
1	712	838	868	807	837	863	866	868	869	873
2	803	746	879	910	846	878	905	907	909	911
3	768	823	767	906	937	869	902	930	930	936
4	787	792	850	790	932	964	898	930	960	961
5	863	805	811	870	810	955	988	919	953	981
K - 5 Total	4,723	4,822	4,936	5,073	5,175	5,344	5,377	5,374	5,443	5,487
6	817	887	826	832	892	830	980	1,015	943	980
7	831	823	892	833	839	900	837	988	1,022	951
8	876	842	835	906	844	852	912	849	1,002	1,037
6 - 8 Total	2,524	2,552	2,553	2,571	2,575	2,582	2,729	2,852	2,967	2,968
9	971	983	944	936	1,016	947	954	1,024	952	1,124
10	977	991	1,001	963	954	1,035	965	971	1,044	970
11	877	938	953	963	927	918	997	928	935	1,004
12	944	858	919	933	944	907	897	974	908	917
9 - 12 Total	3,769	3,770	3,817	3,795	3,841	3,807	3,813	3,897	3,839	4,015
K - 12 Total	11,016	11,144	11,306	11,439	11,591	11,733	11,919	12,123	12,249	12,470

Source: FutureThink

Williamsburg-James City County Public Schools
Projected Enrollment - High



Williamsburg-James City County Public Schools

Baker Elementary School Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	76	79	74	76	79	79	79	79	79	80
1	69	81	84	78	81	83	84	84	84	84
2	78	72	85	88	82	85	87	88	88	88
3	74	80	74	87	90	84	87	90	90	90
4	76	77	82	76	90	93	87	90	93	93
5	83	78	78	84	78	92	96	89	92	95
Total	456	467	477	489	500	516	520	520	526	530

Source: FutureThink

Laurel Lane Elementary School Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	74	77	71	74	76	76	77	77	77	77
1	67	79	81	76	79	81	81	81	82	82
2	75	70	83	85	79	82	85	85	85	86
3	72	77	72	85	88	82	85	87	87	88
4	74	74	80	74	88	91	84	87	90	90
5	81	76	76	82	76	90	93	86	90	92
Total	443	453	463	476	486	502	505	503	511	515

Source: FutureThink

Montague Elementary School Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	80	83	77	80	82	83	83	83	83	84
1	72	85	88	82	85	87	88	88	88	88
2	81	75	89	92	86	89	92	92	92	92
3	78	83	78	92	95	88	91	94	94	95
4	80	80	86	80	94	98	91	94	97	97
5	87	82	82	88	82	97	100	93	97	99
Total	478	488	500	514	524	542	545	544	551	555

Source: FutureThink

Norge Elementary School Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	95	99	92	95	98	98	99	99	99	100
1	86	101	105	97	101	104	104	105	105	105
2	97	90	106	110	102	106	109	109	110	110
3	93	99	92	109	113	105	109	112	112	113
4	95	96	103	95	113	116	108	112	116	116
5	104	97	98	105	98	115	119	111	115	118
Total	570	582	596	611	625	644	648	648	657	662

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	74	77	71	74	76	76	77	77	77	77
1	67	79	81	76	78	81	81	81	81	82
2	75	70	82	85	79	82	85	85	85	85
3	72	77	72	85	88	81	85	87	87	88
4	74	74	80	74	87	90	84	87	90	90
5	81	75	76	82	76	89	92	86	89	92
Total	443	452	462	476	484	499	504	503	509	514

Source: FutureThink

James River Elementary School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	74	76	71	74	76	76	76	77	77	77
1	66	78	81	75	78	81	81	81	81	82
2	75	70	82	85	79	82	84	85	85	85
3	72	77	72	85	87	81	84	87	87	87
4	73	74	79	74	87	90	84	87	90	90
5	81	75	76	81	76	89	92	86	89	92
Total	441	450	461	474	483	499	501	503	509	513

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	124	128	119	124	127	128	128	128	129	129
1	111	131	136	126	131	135	136	136	136	137
2	126	117	138	143	133	138	142	142	142	143
3	120	129	120	142	147	136	141	146	146	146
4	123	124	133	124	146	151	141	146	150	151
5	135	126	127	136	127	150	155	144	149	154
Total	739	755	773	795	811	838	843	842	852	860

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	116	120	112	116	120	120	120	121	121	121
1	105	123	128	119	123	127	127	128	128	128
2	118	110	129	134	124	129	133	133	134	134
3	113	121	113	133	138	128	133	137	137	138
4	116	116	125	116	137	142	132	137	141	141
5	127	118	119	128	119	140	145	135	140	144
Total	695	708	726	746	761	786	790	791	801	806

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	77	79	74	77	79	79	79	79	80	80
1	69	81	84	78	81	84	84	84	84	85
2	78	72	85	88	82	85	88	88	88	88
3	74	80	74	88	91	84	87	90	90	91
4	76	77	82	77	90	93	87	90	93	93
5	84	78	79	84	78	93	96	89	92	95
Total	458	467	478	492	501	518	521	520	527	532

Source: FutureThink

Berkeley Middle School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	192	208	194	195	209	195	230	238	221	230
7	195	193	209	195	197	211	196	232	240	223
8	205	197	196	212	198	200	214	199	235	243
Total	592	598	599	602	604	606	640	669	696	696

Source: FutureThink

Toano Middle School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	201	218	203	204	219	204	241	249	232	241
7	204	202	219	205	206	221	206	243	251	234
8	215	207	205	223	207	209	224	209	246	255
Total	620	627	627	632	632	634	671	701	729	730

Source: FutureThink

Hornsby Middle School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	254	276	257	259	278	258	305	316	293	305
7	259	256	278	259	261	280	260	307	318	296
8	273	262	260	282	263	265	284	264	312	323
Total	786	794	795	800	802	803	849	887	923	924

Source: FutureThink

James Blair Middle School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
6	170	185	172	174	186	173	204	212	197	204
7	173	172	186	174	175	188	175	206	213	198
8	183	176	174	189	176	178	190	177	209	216
Total	526	533	532	537	537	539	569	595	619	618

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	293	297	285	283	307	286	288	309	287	339
10	295	299	302	291	288	312	291	293	315	293
11	265	283	288	291	280	277	301	280	282	303
12	285	259	277	282	285	274	271	294	274	277
Total	1,138	1,138	1,152	1,147	1,160	1,149	1,151	1,176	1,158	1,212

Source: FutureThink

Jamestown High School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	328	332	319	316	343	320	322	346	322	380
10	330	335	338	325	322	350	326	328	353	328
11	296	317	322	325	313	310	337	314	316	339
12	319	290	311	315	319	306	303	329	307	310
Total	1,273	1,274	1,290	1,281	1,297	1,286	1,288	1,317	1,298	1,357

Source: FutureThink

Warhill High School

Projected Enrollment - High

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
9	350	354	340	337	366	341	344	369	343	405
10	352	357	361	347	344	373	348	350	376	349
11	316	338	343	347	334	331	359	334	337	362
12	340	309	331	336	340	327	323	351	327	330
Total	1,358	1,358	1,375	1,367	1,384	1,372	1,374	1,404	1,383	1,446

Source: FutureThink

Williamsburg-James City County Public Schools

CONCLUSION

The enrollment projections presented in this report were developed using the cohort-survival methodology while incorporating housing and geographic information system data.

As with any projection, the Division should pay close attention to live birth counts, enrollment in elementary schools, and housing starts. Each of these factors will have an impact on future student enrollment.

FutureThink is pleased to have had the opportunity to provide the Division with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Williamsburg-James City County Public Schools.



ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Tom Leininger, Senior Planner

SUBJECT: Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution
☐	Overall Map of Projects	Backup Material
☐	Aerial Map - Longhill Road	Backup Material
☐	Aerial Map - Croaker Road	Backup Material
☐	Aerial Map - Peach Street	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	3/26/2021 - 9:31 AM
Development Management	Holt, Paul	Approved	3/26/2021 - 9:53 AM
Publication Management	Daniel, Martha	Approved	3/26/2021 - 10:18 AM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:27 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:24 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 8:05 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:39 AM

MEMORANDUM

DATE: April 13, 2021
TO: The Board of Supervisors
FROM: Tom Leininger, Senior Planner
SUBJECT: Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan

Each year the Virginia Department of Transportation (VDOT) works with the James City County Board of Supervisors to develop a list of project priorities for the Secondary Six-Year Plan (SSYP). The SSYP is a priority-funding plan for the improvement and construction of secondary roads (roads with route numbers of 600 or greater). As part of the review process, a public hearing has been advertised for the April 13, 2021, meeting to provide an opportunity for public comment.

Allocations

Through the SSYP, the County receives yearly state and federal allocations to fund proposed secondary improvements. Funding is primarily derived from state and federal gasoline taxes, vehicle title fees, vehicle sales tax, and state sales tax. The predictability of funding amounts is greatly dictated by the financial climate of the times and changes of funding levels by the federal and state government. For Fiscal Year (FY) 2022-2027, the proposed SSYP allocation for James City County totals \$1,283,075, with an FY22 allocation of \$213,946 compared to the FY21 allocation of \$243,203.

Secondary allocations are not the only funding source for transportation projects. The County has applied and received or been recommended for competitive grants from the Construction District Grant Program and High Priority Projects Program via the SmartScale process, the Regional Surface Transportation Program (RSTP), and the Congestion Mitigation and Air Quality (CMAQ) program for Longhill Road and Croaker Road. County staff will continue to apply for more SmartScale, RSTP, CMAQ, and Revenue Sharing funds to help fund projects in future fiscal years.

Listed below is a brief summary of current and special funding projects for the priority list for the FY22-27 SSYP.

Current Projects

Longhill Road (Route 612) - Phases I, II, and III

Widening Longhill Road from Route 199 to Olde Towne Road/Devon Road from two to four lanes (Attachment No. 3) with a variable width median and accommodations has been the County's highest priority for secondary roads for a number of years. The 2014 Longhill Road Corridor Study examined the entire corridor from Route 199 to Centerville Road and identified short-term recommendations (Phase I widening and "quick-hitter" items) as well as mid-term (Phase II) and long-term recommendations (Phase III).

Specific recommendations and a preferred typical section from the study are being used to guide the Phase I widening, now in the construction phase. Due to the existing safety concerns and capacity deficiencies of Longhill Road, staff recommends keeping Phase I of the project as the first priority on the SSYP to ensure the project remains fully funded.

Since the study's adoption, VDOT and the County have been investigating opportunities to fund and implement improvements in the vicinity of Phases II and III (Attachment No. 3). These include quick-hitter items such as school zone safety improvements, signal timing/traffic operation improvements and pedestrian accommodations, as well as longer-term items such as select intersection improvements (especially in the vicinity of the Lafayette High School/Season's Trace entrances) and widening. Due to the uncertainty as to when opportunities will become available to fund and implement various projects associated with Phase II and III areas, staff recommends keeping them on the SSYP as the third and fourth priorities, respectively, to allow funds to accumulate. Planning-level estimates from 2014 for Phase II were approximately \$38,515,000 for full improvements and \$3,000 for quick hitter items. Estimates for Phase III from 2014 were approximately \$27,000,000 for full improvements and \$151,000 for quick-hitter items. No funding has been allocated at this time.

Croaker Road (Route 607)

This project will widen the section of roadway between Richmond Road and the James City County Library from two to four lanes (Attachment No. 4). The project will include preliminary engineering, right-of-way acquisition and construction of a new two-lane bridge parallel to the existing bridge over the CSX lines, two additional travel lanes, and a shared use path. Staff recommends keeping this project as the second priority on the SSYP. VDOT's current cost estimate for this project is now \$21.2 million. Staff has identified \$21.2 million in funding through FY27 and will continue to work through the regional Transportation Planning and Organization process to identify and secure the additional needed funding.

Special Funding Projects

VDOT utilizes a special funding mechanism, which provides annual allocations to localities for unpaved roads and bridge projects. Due to reductions in transportation funding over the past years, new funds have rarely been allocated to these special funding projects as part of the SSYP. For FY22-27 SSYP, \$0 of unpaved road state funds are available; however, VDOT staff have identified an eligible project as noted below. Staff recommends keeping eligible projects on the SSYP so that the County can continue to receive allocations as funds become available. The funds would be utilized when needed.

Unpaved Road Funding Program

Racefield Drive was the most recent road paved using the Unpaved Roads Funding Program. In October 2017, VDOT staff identified Peach Street as meeting the criteria of the Rural Rustic Road Program, making it eligible for unpaved road state funds. Based upon this information, the Board of Supervisors adopted a resolution adding Peach Street to James City County's SSYP. Of the \$198,872 in estimated costs, \$198,833 has been previously allocated.

Hicks Island Road Bridge (Route 601)

VDOT identified replacing Hicks Island Road Bridge over Diascund Creek as a candidate project in 2012. This structure has a sufficiency rating less than 50, making it VDOT's first priority for bridge replacement on the County's secondary road system. The County concurred, identifying it as the County's priority for bridge funds in past SSYPs. In April 2017, the Board of Supervisors approved a resolution reducing the design scope of the project to a one-lane, 16-foot-wide bridge. Staff recommends keeping Hicks Island Road Bridge as the specific project for the bridge funds.

Recommendation

Given the funding levels expected in the next six years and the current projects that are underway, staff recommends the following priorities, which generally mirror the Board's priorities for the FY21-26 SSYP,

with the exception of Centerville Road, which has been inserted as second priority due to its status of being under construction:

1. Longhill Road - Phase I
2. Croaker Road
3. Longhill Road - Phase II
4. Longhill Road - Phase III

In addition, staff recommends keeping Peach Street and Hicks Island Road Bridge as the specific projects for the County's unpaved road and bridge funds, respectively, until the projects are completed.

Staff recommends adoption of the attached resolution, which endorses the secondary road priority list as set forth in this memorandum for the FY22-27 SSYP.

TL/md

PropFY22-27SSYP-mem

Attachments:

1. Resolution
2. Map of FY22-27 SSYP Projects
3. Aerial Map - Longhill Road
4. Aerial Map - Croaker Road
5. Aerial Map - Peach Street

RESOLUTION

PROPOSED FISCAL YEAR 2022-2027 SECONDARY STATE HIGHWAY SIX-YEAR PLAN

WHEREAS, Section 33.2-331 of the Code of Virginia, 1950, as amended, provides the opportunity for each county to work with the Virginia Department of Transportation (VDOT) in developing a Secondary State Highway Six-Year Plan; and

WHEREAS, James City County, Virginia (the "County") has consulted with the VDOT District Project Manager to set priorities for improvements to the County's secondary state highways; and

WHEREAS, a public hearing was advertised for the regularly scheduled Board of Supervisors meeting on April 13, 2021, so citizens of the County would have the opportunity to participate in the hearing and to make comments and recommendations concerning the proposed list of priorities for improvement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves of the list of priorities for improvements to the Secondary State Highway System as presented at the public hearing and the County Administrator is hereby authorized to sign and execute all such documents as are necessary to evidence the Board's approval of the Six-Year Plan.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

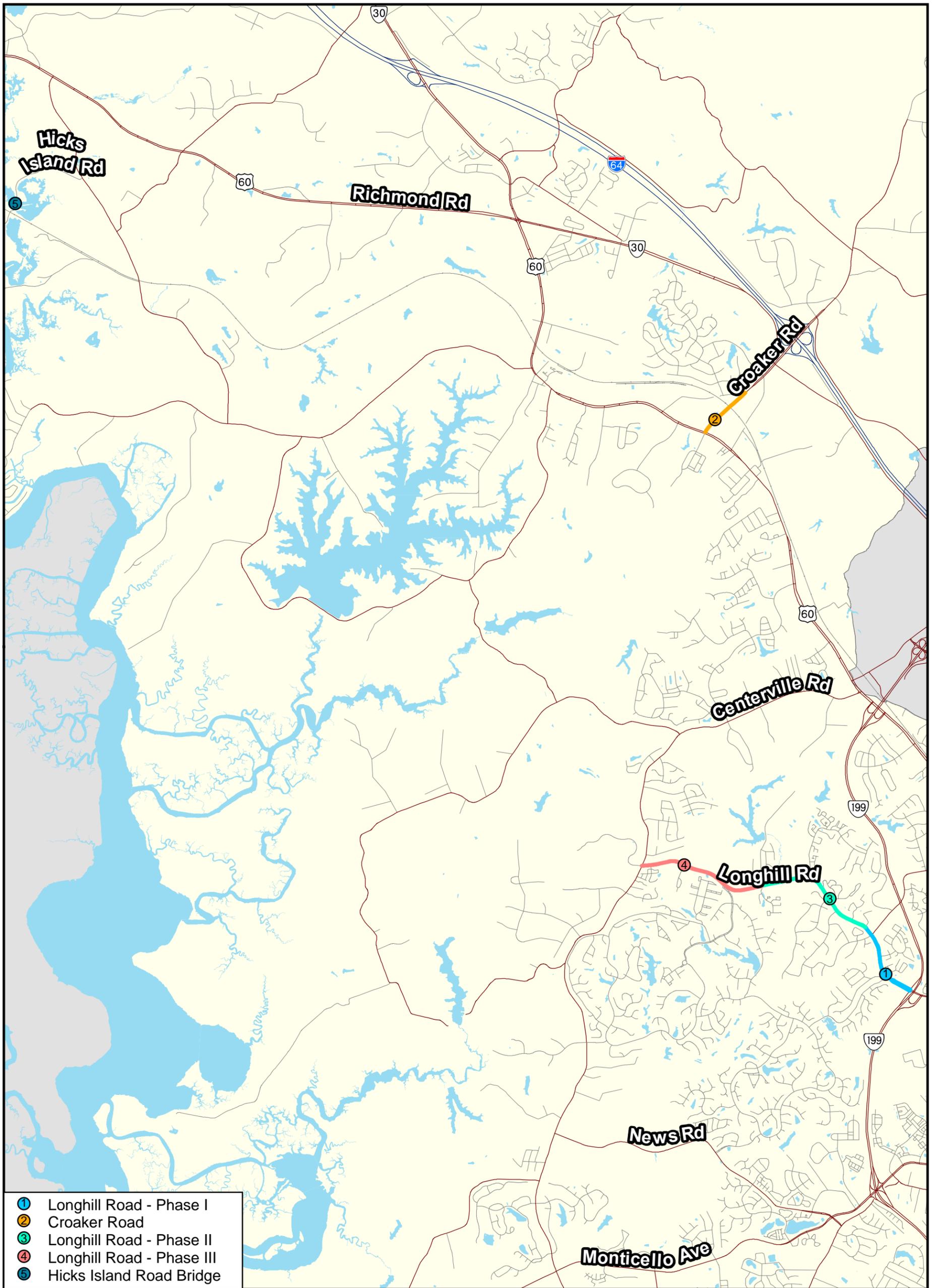
	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

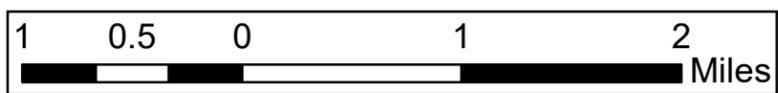
PropFY22-27SSYP-res

James City County

FY 22-27 SSYP Projects

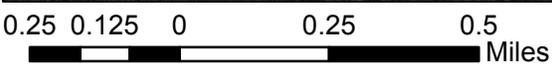


- ① Longhill Road - Phase I
- ② Croaker Road
- ③ Longhill Road - Phase II
- ④ Longhill Road - Phase III
- ⑤ Hicks Island Road Bridge



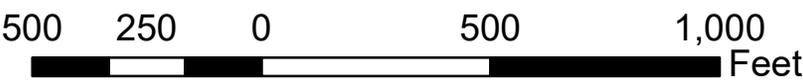
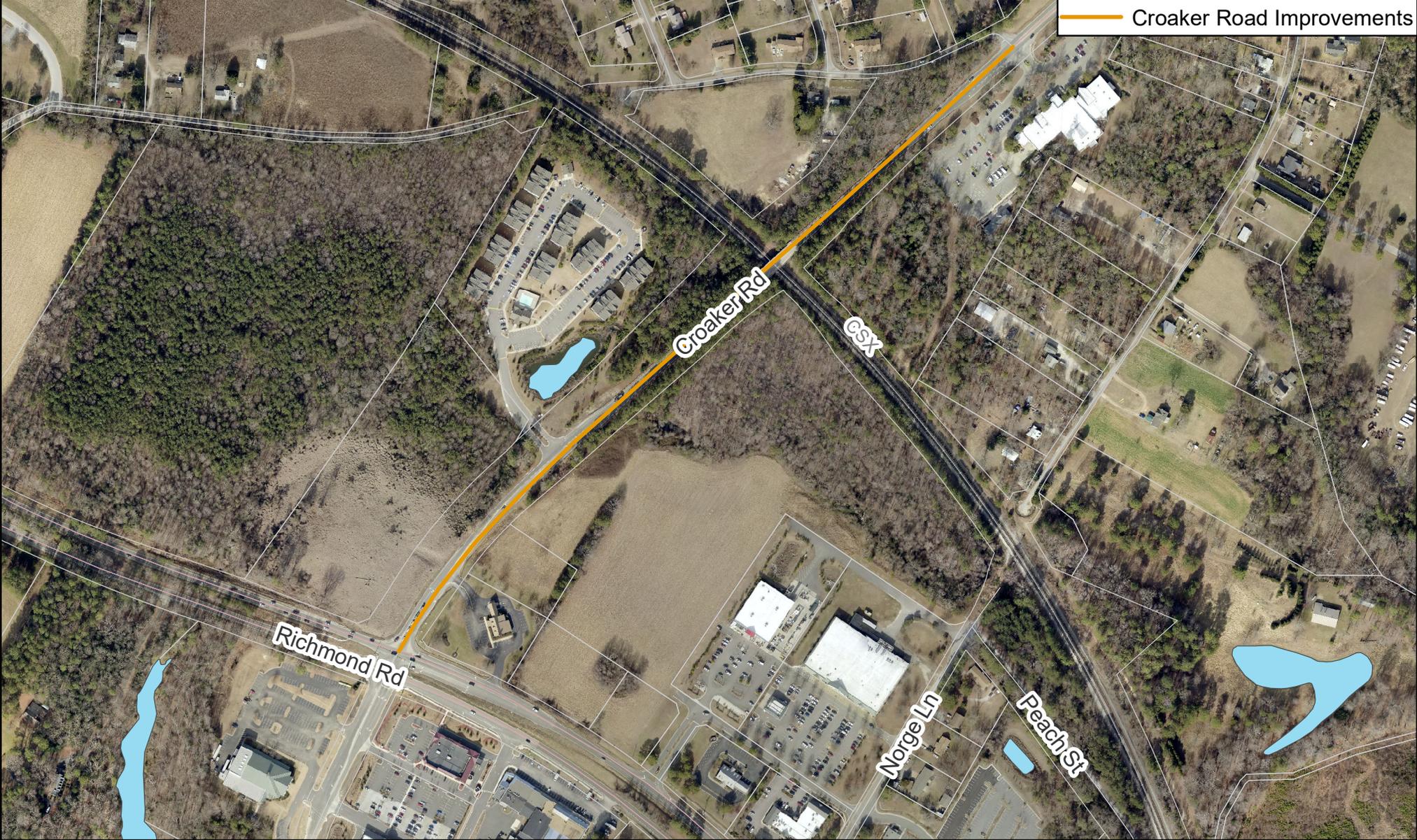
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Longhill Rd (Route 612)



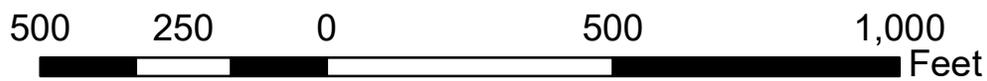
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Croaker Road (Route 607) Improvements



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Peach Street Improvements



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ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Liz Parman, Assistant County Attorney

SUBJECT: Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation

ATTACHMENTS:

	Description	Type
☐	Memo	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Attorney	Kinsman, Adam	Approved	3/24/2021 - 12:55 PM
Publication Management	Daniel, Martha	Approved	3/24/2021 - 1:49 PM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:28 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:24 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 7:59 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:38 AM

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: Liz Parman, Assistant County Attorney
Rebecca Vinroot, Director, Department of Social Services

SUBJECT: Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation

James City County (the “County”) currently owns a certain parcel of land located in the County of James City at 5249 Olde Towne Road and further identified as James City County Real Estate Tax Parcel ID No. 3240100029A and commonly known as the Human Services Building (the “Property”).

The County currently leases a portion of the Property to Williamsburg Area Medical Assistance Corporation (the “Tenant”) for the operation of Olde Towne Medical and Dental Center (“OTMDC”). The current lease expires June 30, 2021. The Tenant wishes to enter into a new three-year lease agreement, beginning July 1, 2021, ending June 30, 2024.

Important aspects of the proposed lease agreement are outlined below:

Rent: The Tenant will pay the County \$120,000 the first year, \$132,000 the second year, and \$145,200 the third year.

Termination: The County may terminate the Lease upon default of the Tenant. Tenant may terminate the lease upon 30 days’ notice to the County.

The County will eventually need the space occupied by OTMDC; however, a disruption in services provided by OTMDC will negatively affect County residents who rely on OTMDC for their medical and dental needs.

Administration recommends approval of a three-year lease agreement.

EP/RV/md
Lease5249OTRd-mem

Attachment

RESOLUTION

LEASE OF REAL PROPERTY - 5249 OLDE TOWNE ROAD LEASE AGREEMENT

WITH WILLIAMSBURG AREA MEDICAL ASSISTANCE CORPORATION

WHEREAS, James City County currently owns a certain parcel of land located in the County of James City at 5249 Olde Towne Road and further identified as James City County Real Estate Tax Parcel ID No. 3240100029A and commonly known as the Human Services Building (the "Property"); and

WHEREAS, the Williamsburg Area Medical Assistance Corporation operates Olde Towne Medical and Dental Center ("OTMDC") on a portion of the Property under a lease agreement with the County; and

WHEREAS, the current lease expires on June 30, 2021; and

WHEREAS, the Williamsburg Area Medical Assistance Corporation wishes to enter into a new three-year lease agreement so that OTMDC may continue its current operations while a new location is secured; and

WHEREAS, the Board of Supervisors, following a public hearing, is of the opinion that the County should lease a portion of the Property to Williamsburg Area Medical Assistance Corporation for a period of three years.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby authorize and direct the County Administrator to execute those documents necessary for the lease of a portion of 5249 Olde Towne Road to Williamsburg Area Medical Assistance Corporation.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: John Carnifax, Interim Assistant County Administrator

SUBJECT: Lease Amendment - Cell Tower at 5301 Longhill Road

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	3/29/2021 - 4:59 PM
Board Secretary	Rinehimer, Bradley	Approved	3/30/2021 - 4:20 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 11:15 AM
Publication Management	Colonna, Tina	Approved	3/31/2021 - 12:45 PM
Legal Review	Kinsman, Adam	Approved	3/31/2021 - 1:28 PM
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:24 PM
Board Secretary	Carnifax, John	Approved	4/1/2021 - 7:52 AM
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:38 AM

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: John H. Carnifax, Jr., Interim Assistant County Administrator
Max Hlavin, Deputy County Attorney

SUBJECT: Lease Amendment - Cell Tower at 5301 Longhill Road

The County currently leases a portion of the James City County Recreation Center property to SRR Towers, LLC (the "Tenant") for the operation of a communications tower and associated equipment. The tower is located to the east of the soccer fields and also supports field lighting. The Tenant has requested to lease an additional 136 square feet of ground area to install equipment associated with the communications tower for the benefit of its subtenant's cellular upgrades. The additional area is located to the eastern side of the existing lease footprint and will not impact the recreation facilities. The lease amendment includes additional rent of \$393.04 per month, which will be subject to escalation according to the existing lease.

Attached is a resolution authorizing the amendment of the existing lease to include an additional 136 square feet of ground area.

JHC/MH/md
LeaseAmd-CellTwr-mem

Attachments

RESOLUTION

LEASE AMENDMENT - CELL TOWER AT 5301 LONGHILL ROAD

WHEREAS, James City County owns a parcel of property located at 5301 Longhill Road, further identified as James City County Real Estate Tax Map No. 3910100153 (the “Property”); and

WHEREAS, on July 8, 2008, the Board of Supervisors of James City County, Virginia (the “Board”) authorized the lease of approximately 900 square feet of the Property for the construction and operation of a communication tower and related structures (the “Tower Site”); and

WHEREAS, the current lessee of the Tower Site, SRR Towers, LLC, has requested to lease an additional 136 square feet adjacent to the Tower Site for the construction of a generator and other improvements related to the Tower Site; and

WHEREAS, the additional lease area for the Tower Site will not impact the County’s recreation facilities on the Property; and

WHEREAS, a public hearing was advertised and held on the disposition of the additional lease area; and

WHEREAS, the Board is willing to amend the existing lease to include the additional square footage in consideration of additional rent and subject to certain terms.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that the County Administrator is authorized and directed to execute those documents necessary to amend the lease for the Tower Site to include an additional 136 square feet of ground area.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney & Paul Holt, Director of Community Development

SUBJECT: Consideration of the acquisition of an interest in real property along Ironbound Road, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:46 AM

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: John Carnifax, Interim Assistant County Administrator & Adam R. Kinsman, County Attorney

SUBJECT: Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

ATTACHMENTS:

Description	Type
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REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/1/2021 - 9:47 AM

ITEM SUMMARY

DATE: 4/13/2021
TO: The Board of Supervisors
FROM: Teresa J. Fellows, Deputy Clerk
SUBJECT: Adjourn until 1 pm on April 27, 2021 for the Business Meeting

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	3/31/2021 - 5:30 PM