

SPECIAL USE PERMIT 11-00 Clara Byrd Baker Elementary School Temporary Trailers
SPECIAL USE PERMIT 12-00 Toano Middle School Temporary Trailers
SPECIAL USE PERMIT 13-00 Jamestown High School Temporary Trailers
SPECIAL USE PERMIT 14-00 Lafayette High School Temporary Trailers
Staff Report for April 25, 2000, Board of Supervisors Public Hearing

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

PUBLIC HEARINGS Building C Board Room; County Government Complex
 Board of Supervisors: April 25, 2000, 7:00 p.m.

SUMMARY FACTS

Applicant: Dr. William Leonard, on behalf of W-JCC Public Schools

Proposed Use: Locate two temporary classroom trailers at Lafayette High School and one at Jamestown High School; Maintain one temporary classroom trailer at Clara Byrd Baker Elementary School and three at Toano Middle School.

Location: Clara Byrd Baker E.S. - 3131 Ironbound Road; Berkeley District
 Toano M.S. - 7817 Richmond Road; Stonehouse District
 Jamestown H.S. - 3751 John Tyler Hwy.; Berkeley District
 Lafayette H.S. - 4460 Longhill Road; Powhatan District

Tax Map and Parcel No.: Clara Byrd Baker E.S. - (47-1)(1-58)
 Toano M.S. - (12-4)(1-51)
 Jamestown H.S. - (46-1)(1-2D)
 Lafayette H.S. - (32-3)(1-1)

Parcel Size: Clara Byrd Baker E.S. - R-8, Rural Residential; 23 acres
 Toano M.S. - A-1, General Agricultural; 33 acres
 Jamestown H.S. - R-1, Limited Residential; 80 acres
 Lafayette H.S. - R-2, General Residential; 50 acres

Staff Contact: Christopher M. Johnson - Phone: 253-6685

STAFF RECOMMENDATION:

Staff finds these proposals to be consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommends the Board of Supervisors approve these proposals with the condition listed in the staff report.

Description of the Project

Dr. William Leonard, on behalf of Williamsburg-James City County Schools, has applied for four special use permits to allow the placement of temporary classroom trailers at Jamestown High School, Lafayette High School, Clara Byrd Baker Elementary School, and Toano Middle School. Section 24-109 of the Zoning Ordinance requires the issuance of a special use permit by the Board of Supervisors for temporary classroom trailers accessory to an existing school. The requests for each of the four schools are detailed below.

Clara Byrd Baker Elementary School

There are ten double classroom trailers (20 classrooms) currently located at Clara Byrd Baker Elementary School. The School Board is planning to remove nine of the ten trailers currently on the site and is requesting that one single classroom trailer be maintained for an additional four years. The Principal has documented the need to have a space for individuals who come to the school and provide part-time services to the students. If a trailer does not remain, these individuals would be assigned to substandard space in the building which could have an impact on service to the students.

Toano Middle School

Three double classroom trailers (six classrooms) are currently located in the area behind the gymnasium at Toano Middle School. These three trailers, permitted under SUP-17-99 through July 1, 2000, were necessary due to the wall reinforcement project at the school. Toano's projected enrollment growth will exceed the school's effective capacity within two years and two additional teaching positions have been requested for the 2000-01 school year. The School Board is requesting that the three double classroom trailers be maintained for an additional four years.

Jamestown High School

Jamestown High School currently does not have any temporary classroom trailers on the site. The Principal has requested two additional teachers for the 2000-2001 school year and each teacher will need a teaching station. The Principal has indicated that the school does not have any additional internal teaching spaces and is requesting two teaching stations in trailers. The School Board is unsure at this time whether they can accommodate this request with a double classroom trailer or two single classroom trailers. Architects and engineers will work with County staff to determine the best approach. The School Board has proposed to develop and submit a site plan for the area to the west of the existing school building and north of the baseball field to accommodate an additional six double classroom trailers (twelve classrooms) at Jamestown to be occupied as needed over the next several years. This location would not require additional landscaping as it is well screened from adjacent properties and Route 5 by a wooded buffer and would not interfere with any functional areas such as parking or recreation.

Lafayette High School

Lafayette High School currently does not have any temporary classroom trailers on the site. The Principal has requested three additional teachers for the 2000-2001 school year and each teacher will need a teaching station. The School Board proposes to return the teacher workroom, which was converted into a classroom this school year, back to use as a teacher workroom and move the classroom to the trailers. The School Board has proposed to develop and submit a site plan for the area to the west of the main building and south of the existing tennis courts to accommodate an additional ten double classroom trailers (20 classrooms) at Lafayette to be occupied as needed over the next several years. This location would not require additional landscaping as it is well screened from both adjacent properties and Longhill Road and would not interfere with any functional areas such as parking or recreation.

The special use permit applications request approval for twelve trailers at Lafayette High School, seven trailers at Jamestown High School, one trailer at Clara Byrd Baker Elementary School and three at Toano Middle School, however, the School Board has requested funding for only four trailers in the 2000-01 budget. Staff has prepared a resolution which is consistent with the School Board's budget request, not the number of trailers requested in the

applications. The School Board will need to submit special use permit applications each time additional trailers become necessary at any of the four schools.

Public Utilities

Each of the school sites lie within the Primary Service Area (PSA). Public water and sewer serve the area surrounding each of the schools.

Comprehensive Plan

The Comprehensive Plan designates all four school sites as Federal, State and County Land. The majority of land surrounding the four schools is designated Low-Density Residential. Examples of acceptable land uses in areas designated as Low-Density Residential include single-family homes, recreation areas, community oriented public facilities, very limited commercial development, churches, and schools. Staff finds the proposed use to be consistent with the Comprehensive Plan as they are accessory to a recommended land use.

RECOMMENDATION:

Staff finds these proposals to be consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommends the Board of Supervisors approve each of these proposals with the following condition:

1. This permit shall be valid until July 1, 2004.

Christopher M. Johnson

CONCUR:

O. Marvin Sowers, Jr.

CMJ/OMS/gb
trailers.wpd

Attachments:

1. Site Plan for Clara Byrd Baker Elementary School
2. Site Plan for Toano Middle School
3. Site Plan for Jamestown High School
4. Site Plan for Lafayette High School
5. Resolution