

**SPECIAL USE PERMIT-15-01. Williamsburg Pottery Factory - Building No. 7 Replacement Staff Report for September 25, 2001, Board of Supervisors Public Hearing**

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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.

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**PUBLIC HEARINGS**

Building C Board Room; County Government Complex  
Planning Commission: September 5, 2001 - 7:00 p.m.  
Board of Supervisors: September 25, 2001 - 7:00 p.m.

**SUMMARY FACTS**

Applicant: Mr. Richard Costello

Land Owner: Williamsburg Pottery Factory, Inc.

Proposed Use: Replacement retail sales building

Location: 6692 Richmond Road; Stonehouse District

Tax Map and Parcel No.: (24-3)(1-24)

Primary Service Area: Inside

Parcel Size: 18.86 acres

Existing Zoning: M-1, Limited Business/Industrial

Comprehensive Plan: Mixed Use

Surrounding Zoning: North: B-1, General Business (Go-Karts Plus)  
South: M-1 (restaurant)  
East: M-1 (Williamsburg Pottery Factory)  
West: A-1, General Agriculture (Massie property - U. S. Home rezoning)

Staff Contact: Jill E. Schmidle - Phone (757) 253-6685

**STAFF RECOMMENDATION:**

Staff finds the proposal consistent with the surrounding properties and uses. Staff also finds the proposal consistent with the Comprehensive Plan and consistent with previous actions taken by the Board of Supervisors. On September 5, 2001, the Planning Commission voted 6-0 to approve the project, with an additional condition regarding landscaping. Staff recommends the Board of Supervisors approve this special use permit with the attached conditions.

## **Description of Project**

Mr. Richard Costello has applied on behalf of the Williamsburg Pottery Factory for a special use permit to allow the construction of a new retail sales building of 6,750 square feet to replace an existing 5,750-square foot structure known as Building No. 7 or the “Haitian Building.”

## **Surrounding Zoning and Development**

The property is located on Richmond Road and is zoned M-1, Limited Business/Industrial District. Property to the north is zoned B-1, General Business, and contains Go-Karts Plus. To the east of the site is property zoned M-1 and contains the remainder of the Pottery site. A restaurant is to the south of the site and is also zoned M-1. To the west of the site across Richmond Road is the undeveloped Massie property, zoned A-1, General Agricultural, and the site of the U.S. Home rezoning proposal. Staff finds the proposed replacement to be compatible with surrounding zoning and development since it does not constitute a major expansion of the Pottery sales area nor does it intrude into undeveloped land.

## **Topography and Physical Characteristics**

The site contains an existing retail sales area on the Pottery complex. The topography is flat and stormwater runoff from the site drains to an existing BMP facility. This project constitutes a redevelopment of an existing impervious surface within the watershed currently being served by a BMP on the Pottery site. Stormwater management facilities for this portion of the Pottery were developed and updated as part of the continuing development and redevelopment of this area in an effort to ensure that both stormwater quantity and quality issues are being addressed. The BMP facility was reviewed in March 1994 and has been inspected and maintained as development has progressed on the Pottery site. This project does not directly impact any nearby streams or lakes. No environmentally sensitive areas are known to exist within or adjacent to this project site. Stormwater features on this site are of sufficient capacity to handle this redevelopment project and no additional stormwater management infrastructure will be required.

## **Public Utilities**

The property is served by public water and sewer and is located within the Primary Service Area. Adequate capacity is available to serve the replacement building.

## **Traffic Impacts and Access**

The Pottery is currently accessed from Richmond Road and Lightfoot Road. No new access points are being proposed with this request. A traffic study was completed in 1982, and determined that the Pottery site generates approximately 25 trips per-day per 1,000 square feet in the PM peak hour. The net increase in square footage for the replacement building is 1,000 square feet, and the projected traffic increase is 25 trips per peak hour. Because the expansion is very small, staff has not requested an updated traffic study. No road improvements are recommended. Despite the age of the report, staff finds the conditions remain valid and applicable to the current traffic conditions at the Pottery site.

## **Comprehensive Plan**

The property is designated Mixed Use on the Comprehensive Plan. Mixed Use areas are centers within the Primary Service Area where higher density development, redevelopment, and/or a broader spectrum of land uses are encouraged. Mixed use areas located at or near interstate interchanges, and the intersections of major thoroughfares are intended to maximize the economic development potential of these areas by providing areas primarily for more intensive commercial, office, and limited industrial uses.

The land east of Richmond Road is developed as support uses for the Pottery. For lands west of Richmond Road, the principal suggested uses are large commercial developments and large office developments. Moderate density residential uses are encouraged as secondary uses.

Staff finds the proposed use is consistent with the Comprehensive Plan. The proposal constitutes redevelopment of an existing retail site within the Pottery complex, which is encouraged by the Comprehensive Plan. Although there is a net increase of sales area for the Pottery as a whole, the increase can be accommodated by the site, which is already an intensely developed area within the Pottery complex.

**RECOMMENDATION:**

Staff finds the proposal consistent with the surrounding properties and uses. Staff also finds the proposal consistent with the Comprehensive Plan and consistent with previous actions taken by the Board of Supervisors. On September 5, 2001, the Planning Commission voted 6-0 to approve the project, with an additional condition regarding landscaping. Staff recommends the Board of Supervisors approve this special use permit with the following conditions:

1. If a certificate of occupancy has not been obtained for the project within thirty-six months from the issuance of the special use permit, the permit shall become void.
2. This special use permit shall be limited to the following: The demolition of a 5,750-square foot building known as Building No. 7 or the "Haitian Building" and construction of a 6,750-square foot replacement facility. Development of the site shall be generally in accordance with the Conceptual Plan "Master Plan of Redevelopment - Building No. 7 for Special Use Permit Application - Williamsburg Pottery Factory" prepared by AES Consulting Engineers, dated June 2001.
3. All required landscaping as part of this project (SUP-15-01) and approved Case No. SUP-18-98, or the equivalent as approved by the Director of Planning, shall be installed prior to issuance of a certificate of occupancy for Building No. 7.
4. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

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Jill E. Schmidle

CONCUR:

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O. Marvin Sowers, Jr.

JES/gs  
sup15-01.wpd

Attachments:

1. Location Map
2. Planning Commission minutes
3. Project Layout (separate attachment)
4. Resolution