

**SPECIAL USE PERMIT 24-04. BASKETVILLE OF WILLIAMSBURG  
Staff Report for the November 9, 2004, Board of Supervisors Meeting**

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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**

Planning Commission:  
Board of Supervisors:

**Building F Board Room; County Government Center**

October 4, 2004, 7:00 p.m.  
November 9, 2004, 7:00 p.m.

**SUMMARY FACTS**

Applicant: Mr. Richard Costello of AES Consulting Engineers  
Land Owner: Basketville of Williamsburg, Inc.  
Proposed Use: Expansion of existing retail building by 7,500 square feet  
Location: 7761 Richmond Road  
Tax Map and Parcel No.: (12-4)(1-45)  
Parcel Size: 4.69 acres  
Zoning: B-1, General Business District  
Comprehensive Plan: Mixed Use  
Primary Service Area: Inside

**STAFF RECOMMENDATION**

The proposed expansion is compatible with surrounding zoning and development and generally consistent with the Comprehensive Plan. The attached conditions adequately address any impacts associated with the proposal. Staff recommends the Board of Supervisors approve this special use permit application with the attached conditions.

Staff Contact: Ellen Cook, Planner Phone: 253-6685

**PLANNING COMMISSION RECOMMENDATION**

On October 4, 2004, the Planning Commission voted 5-0 to approve the project.

**Proposal Changes Made after Planning Commission Consideration**

None

## **PROJECT DESCRIPTION AND PROPOSED OPERATION**

The proposed expansion would add 7,500 square feet to the existing 7,800-square-foot retail structure, for a total of 15,300 square feet. The expansion would be located to the rear of the existing building, with a maximum height of 24 feet, matching the existing building's maximum height. Ten additional parking spaces would be added at the rear of the existing parking area. The proposed expansion would be primarily retail use with some storage area.

## **PUBLIC IMPACTS**

### **Archaeology**

The subject property is a previously disturbed site and is not located within an area identified as a highly sensitive area in the James City County archaeological assessment "Preserving Our Hidden Heritage: An Archaeological Assessment of James City County, Virginia."

**Staff Conclusions:** Staff feels that given the size and nature of the site, no archaeological studies are necessary.

### **Environmental Impacts**

— **Watershed** Yarmouth Creek, Subwatershed 102.

— **Environmental Staff Comments:** The goals, priorities, and contents of the Yarmouth Creek Watershed Management Plan should be reviewed and addressed, as appropriate, prior to development plan submission.

### **Public Utilities**

The site is served by public water and sewer.

— **JCSA Staff Comments:** None

### **Traffic**

— **2003 Traffic Counts:** 18,184 (Forge Road to Croaker Road)

— **2026 Projected Volume:** 24,000—"OK" Category in the 2003 Comprehensive Plan

— **Road Capacity:** A four-lane minor arterial with turn lanes has a capacity of 30,000 vehicle trips per day

— **Access:** Basketville fronts on Richmond Road between Bush Springs Road and Turlington Road. Basketville has two right-in/right-out driveways on Richmond Road and one driveway on Bush Springs Road. There is a crossover on Richmond Road at Bush Springs Road, with the next crossover to the west at the driveway to Unfinished Furniture west of Turlington Road. The Basketville site currently has right-turn lanes at the driveways on eastbound Richmond Road, and there are left-turn lanes on westbound Richmond Road at the Bush Spring Road crossover and at the Unfinished Furniture crossover.

— **VDOT Comments:**

- The Virginia Department of Transportation (VDOT) concurs with the Traffic Engineer's traffic analysis conclusions that no improvements will be required to the existing entrances on Route 60.
- The proposed addition, with no other development planned, should not cause a negative impact on current or future VDOT Right-of-Way.

— **Staff Comments:** Trip generation associated with the proposed expansion introduces approximately two new AM peak hour vehicle trips and approximately 32 new PM peak hour vehicle trips. The Traffic Study projected that the expansion would have very little effect on traffic operations and level of service. No improvements are required.

## COMPREHENSIVE PLAN

- Located in the Toano Community Character Area and along the Richmond Road Community Character Corridor
- **Staff Comments:** The proposed expansion would meet the Community Character Area design criteria through the proposed binding master plan and through special use permit conditions. While the proposed expansion will likely have a minimal visual impact from Richmond Road due to its location and dimensions, a condition for the special use permit gives the Planning Director authority over building materials and architectural design to ensure that these compliment the existing Basketville development and have minimal visual impact on surrounding areas. The proposed expansion would leave in place specimen trees and would place the additional parking spaces toward the rear of the existing development. In addition, staff has worked closely with the applicant on potential landscaping for this site and feels confident that the landscaping concept will both adequately screen any negative side-on views of the proposed expansion and enhance the Richmond Road Community Character Corridor through careful placement of appropriate plant materials.
- The property is designated Mixed Use
- **Staff Comments:** The principle suggested uses in the Toano Mixed Use area include moderate-density residential development, neighborhood-scale commercial establishments, and small office developments. While Basketville is not primarily considered a neighborhood-scale commercial use in terms of the customers it serves, it is an acceptable neighborhood-scale use due to its limited impact on adjacent residential areas as described in the Comprehensive Plan. The proposed expansion would continue the existing use of this property and, with the attached conditions, would not substantially increase impacts on adjacent residential areas.

## CONCLUSIONS & CONDITIONS

The proposed expansion is compatible with surrounding zoning and development and generally consistent with the Comprehensive Plan. The attached conditions adequately address any impacts associated with the proposal. Staff recommends the Board of Supervisors approve this special use permit application with the conditions listed in the attached resolution.

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Ellen Cook

CONCUR:

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O. Marvin Sowers, Jr.

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### ATTACHMENTS:

1. Approved Planning Commission Minutes
2. Location Map
3. Proposed Master Plan (separate cover)
4. Resolution