

**SPECIAL USE PERMIT CASE NO. 29-06 W-JCC 8th Elementary School Amendment
Staff Report for the December 12, 2006, Board of Supervisors Public Hearing**

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.

PUBLIC HEARINGS

Planning Commission:
Board of Supervisors:

Building F Board Room; County Government Complex

November 6, 2006, 7:00 p.m.
December 12, 2006, 7:00 p.m.

SUMMARY FACTS

Applicant: Mr. Sanford Wanner, James City County Administrator
Land Owner: Mr. Sanford Wanner, James City County Administrator
Proposal: To construct an elementary school in A-1
Location: 4001 Brick Bat Road
Tax Map/Parcel No.: (36-3)(1-1)
Parcel Size: 40.285+/- acres
Zoning: A-1, General Agricultural
Comprehensive Plan: Rural Lands
Primary Service Area: Outside

STAFF RECOMMENDATION

Staff finds the proposal, with the attached conditions, to be consistent with surrounding land uses, and because it is a public use site, consistent with the Comprehensive Plan, staff recommends the Board of Supervisors approve this Special Use Permit (SUP) amendment application.

Staff Contact: Jason Purse, Planner Phone: 253-6685

PLANNING COMMISSION RECOMMENDATION

On November 6, 2006, the Planning Commission voted 7-0 to approve this application.

Proposed Changes Made Since Planning Commission Meeting

None.

PROJECT DESCRIPTION

Mr. Sanford Wanner, on behalf of James City County, has applied for an SUP to allow for an elementary school on approximately 40.285 acres of land, on a parcel zoned A-1, General Agricultural. The parcel is located at 4001 Brick Bat Road, which is northwest of the Centerville and Brick Bat Road intersection and is further identified as Parcel No. (1-1) on James City County Real Estate Tax Map No. (36-3). The site is shown on the 2003 Comprehensive Plan Land Use Map as Rural Lands.

An SUP was previously approved for a portion of this site. This SUP amendment will include the land that the Board of Supervisors recently approved to be condemned, mostly along the frontage of the property. This amendment will change the boundary lines of the property receiving the SUP to conform to the actual development plan. The purpose of the amendment is to adjust the boundary lines of the project so they include the turn lanes, the stormwater management facility, and a playing field as a part of the site. After the original condemnation, once the engineers went on site, they discovered the need for the different land requirements based on the development plan. The conditions for this case remain the same as the previously approved conditions.

Surrounding Zoning and Development

The parcel is zoned A-1 and designated rural lands on the 2003 Comprehensive Plan Land Use Map. On the north side of Brick Bat Road, and adjacent to the east and west of the project site, the parcels are all zoned A-1, General Agricultural, as well. On the south side of Brick Bat Road, and off Centerville Road, the parcel is adjacent to the Greensprings West subdivision, which is zoned R-4.

PUBLIC IMPACTS

Environmental

Watershed: Gordon Creek

Environmental Staff Conclusions: The Environmental Division has reviewed the proposal and concurs with the Master Plan and conditions as proposed.

Public Utilities

The site is located outside the Primary Service Area (PSA), but will be served by public water and sewer through a connection with Greensprings West.

Conditions:

- The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority (JCSA) prior to final development plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought-tolerant plants where appropriate, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
- Irrigation from the JCSA water distribution system and the installation of irrigation wells will not be permitted, unless approved by the JCSA General Manager.

JCSA Staff Conclusions: The James City Service Authority (JCSA) has reviewed the proposal and concurs with the Master Plan and conditions as proposed.

Traffic

The applicant used the ITE manual for Elementary Schools to determine traffic generation for the site and determined that there would be 294 total AM Peak trips and 196 total PM Peak trips generated. Using 2004 VDOT traffic count data and HCS two-lane capacity analysis software, the applicant determined Brick Bat Road is currently operating at a LOS "A." In 2005, for the Monticello to Brick Bat Road section of Centerville Road, the Traffic Count survey indicated there were 5,060 trips daily, and from the Brick Bat Road to News Road section there were 5,719 trips daily. The 2026 projected Traffic Counts

indicate an increase to 9,500 trips for the Monticello to Brick Bat interchange, along with listing this section of Centerville Road as an “ok” area.

Conditions:

- All traffic improvements required by the Virginia Department of Transportation (VDOT) around the Centerville Road (Route 614) and Brick Bat Road (Route 613) intersection, as well as shoulder strengthening/widening of Brick Bat Road (Route 613) between Centerville Road (Route 614) and the school site, shall be installed or bonded by James City County prior to issuance of a Certificate of Occupancy for any structure on the site. All frontage improvements required by VDOT along the school site, including the widening of Brick Bat Road (Route 613) to accommodate appropriate turn lanes, shall be installed or bonded by the developer, and the appropriate right-of-way dedicated to VDOT, prior to issuance of a Certificate of Occupancy for any structure on the site.

VDOT Conclusions: VDOT has reviewed the proposal and concurs with the Master Plan and conditions as proposed.

COMPREHENSIVE PLAN

The project area is designated as rural lands on the 2003 Comprehensive Plan. Rural Lands are areas containing farms, forests, and scattered houses, exclusively outside the Primary Service Area (PSA), where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Appropriate primary uses include agricultural and forestal activities, together with certain recreational, public or semi-public, and institutional uses that require a spacious site and are compatible with the natural and rural surroundings.

Staff Conclusions: The project site is located within a rural lands area of the Comprehensive Plan. In the description of possible land uses within rural lands, there are provisions for “public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings.” As this site will be used for an elementary school and needs at least 20 acres of land to meet Comprehensive Plan criteria, this meets the provision for public uses. In actuality, public elementary schools require considerably more acreage in terms of developable land in order to fit all of the necessary elements onto the site. Many of the elementary schools in the County have sites of between 30 and 40 acres of land. One of the main reasons this site was chosen was because of its capacity for playing fields and accessory play areas for the community. The Parks and Recreation section of the Comprehensive Plan suggests that there continue to be efficient utilization of athletic facilities between the Williamsburg-James City County Public Schools and the Parks and Recreation Division. This site, as a public use, meets not only the County’s school needs, but also Parks and Recreation’s ability to meet the community’s need for additional recreation fields. When looking at the Strategies section of the Public Facilities section of the Comprehensive Plan, this site enables the County to have maximum site utilization while providing optimum service to, and compatibility with, the surrounding community.

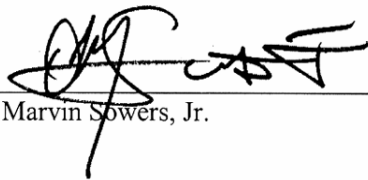
While the Comprehensive Plan does not suggest that utilities be extended beyond the PSA, the Public Facilities section stresses that the location of new public facilities should be close to the greatest number of people served and located so that accessibility is maximized with minimum neighborhood effects. The extension of utilities to the school site required an SUP and was approved by the Board of Supervisors on May 9, 2006. A condition was added to that SUP to limit connections to the service which will reduce the impact that this project has on lands outside the PSA. For the purpose of a public use, this site provides more ability for the County to meet community needs than any available parcel in the area that was inside the PSA. The Comprehensive Plan also stresses the need for construction of public facilities in a timely manner to meet the needs of the County. A public school is needed in this area of the County in order to meet current demand. This use is consistent with the public facility goals of the Comprehensive Plan. With the approval of an SUP to allow for a public school, the site would be in conformance and consistent with zoning for General Agricultural districts, and consistent with surrounding uses. The James City County Board of Supervisors reviewed a number of sites in and outside the PSA and chose this site as best meeting all of the criteria for construction of the 8th elementary school.

RECOMMENDATION:

Staff finds the proposal, with the attached conditions, to be consistent with surrounding land uses, and because it is a public use site consistent with the Comprehensive Plan, staff recommends the Board of Supervisors approve this SUP amendment application.

Jason Purse

CONCUR:



O. Marvin Sowers, Jr.

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ATTACHMENTS:

1. Resolution
2. Unapproved Minutes from the November 6, 2006, Planning Commission Meeting
3. Location Map
4. Master Plan