**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**
**February 14, 2023**
**5:00 PM**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MOMENT OF SILENCE**

**D. PLEDGE OF ALLEGIANCE**

1. Pledge Leader - Caroline Robertson, a 5th grade student at Laurel Lane Elementary School

**E. PUBLIC COMMENT**

**F. CONSENT CALENDAR**

1. Contract Award - $188,500 - James City County Marina Covered Boat Slip Demolition

**G. PUBLIC HEARING(S)**

1. SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project
2. AFD-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal
3. SUP-22-0022. 4711 Rochambeau Drive Tourist Home
4. SUP-22-0023. 2878 Monticello Avenue Tourist Home
5. SUP-22-0025. 7504 Richmond Road Starbucks
6. SUP-22-0031. Stonehouse Elementary School Learning Cottages

**H. BOARD CONSIDERATION(S)**

1. Amendment of the Board's Meeting Calendar

**I. BOARD REQUESTS AND DIRECTIVES**

**J. REPORTS OF THE COUNTY ADMINISTRATOR**

**K. CLOSED SESSION**

1. Appointments - Eastern Virginia Regional Industrial Facility Authority

**L. ADJOURNMENT**

1. Adjourn until 1 pm on February 28, 2023 for the Business Meeting

**AGENDA ITEM NO. D.1.**

**ITEM SUMMARY**

| | |
|---|---|
| DATE: | 2/14/2023 |
| TO: | The Board of Supervisor |
| FROM: | Teresa J. Saeed, Deputy Clerk |
| SUBJECT: | Pledge Leader - Caroline Robertson, a 5th grade student at Laurel Lane Elementary School |

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**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 3:05 PM |

**AGENDA ITEM NO. F.1.**

**ITEM SUMMARY**

DATE: 1/25/2023

TO: The Board of Supervisors

FROM: John H. Carnifax, Jr., Director of Parks & Recreation

SUBJECT: Contract Award - $188,500 - James City County Marina Covered Boat Slip Demolition

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**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | Memo | Cover Memo |
| 🗋 | Resolution | Resolution |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Parks & Recreation | Carnifax, John | Approved | 1/27/2023 - 1:36 PM |
| Publication Management | Pobiak, Amanda | Approved | 1/27/2023 - 2:23 PM |
| Legal Review | Kinsman, Adam | Approved | 1/31/2023 - 2:56 PM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:47 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:48 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:48 AM |

**M E M O R A N D U M**

DATE: February 14, 2023

TO: The Board of Supervisors

FROM: Barry E. Moses, Capital Projects Coordinator

SUBJECT: Contract Award - $188,500 - James City County Marina Covered Boat Slip Demolition

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Based on the age and condition of the covered boat slip structures and concern for the safety of slip holders and their property, the covered boat slips at the James City County Marina went out of operation effective January 16, 2023. The covered boat slips will be demolished to make way for future improvements to the Marina.

An Invitation for Bids was publicly advertised, and the following three qualified firms submitted bids to be considered for contract award:

| Firm | Amount |
|---|---|
| Kokosing Industrial, Inc. | $188,500 |
| John K. George & Co. | $194,600 |
| Lynnhaven Marine & Dock, Inc. | $258,000 |

Kokosing Industrial, Inc. was determined to be the lowest qualified, responsive, and responsible bidder. This project is part of the approved Capital Improvements Program budget and funds are available to fund this project.

Staff recommends approval of the attached resolution authorizing the contract award to Kokosing Industrial, Inc. in the amount of $188,500.

BEM/ap
CA-JCCMrnaBSDml-mem

Attachment

# **R E S O L U T I O N**

CONTRACT AWARD - $188,500 - JAMES CITY COUNTY

MARINA COVERED BOAT SLIP DEMOLITION

WHEREAS, the covered boat slips at the James City County (JCC) Marina went out of operation and are planned to be demolished; and

WHEREAS, funds are available in the Capital Improvements Program budget to cover the demolition of the covered boat slip structures at the JCC Marina; and

WHEREAS, Kokosing Industrial, Inc. was determined to be the lowest qualified, responsive, and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby awards the contract for the demolition of the covered boat slip structures at the JCC Marina to Kokosing Industrial, Inc. in the total amount of $188,500.

_____
Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

| | VOTES | | | |
|---|---|---|---|---|
| | AYE | NAY | ABSTAIN | ABSENT |
| SADLER | ____ | ____ | ____ | ____ |
| ICENHOUR | ____ | ____ | ____ | ____ |
| MCGLENNON | ____ | ____ | ____ | ____ |
| LARSON | ____ | ____ | ____ | ____ |
| HIPPLE | ____ | ____ | ____ | ____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

CA-JCCMrnaBSDml-res

**AGENDA ITEM NO. G.1.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: John Risinger, Senior Planner

SUBJECT: SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project

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**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | Staff Report | Staff Report |
| 🗋 | 1. Deferral Request | Backup Material |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/27/2023 - 12:51 PM |
| Development Management | Holt, Paul | Approved | 1/27/2023 - 12:51 PM |
| Publication Management | Pobiak, Amanda | Approved | 1/27/2023 - 1:01 PM |
| Legal Review | Kinsman, Adam | Approved | 2/1/2023 - 9:35 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:48 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:49 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:50 AM |

**SPECIAL USE PERMIT-22-0015. 7294 and 7296 Richmond Road Pivot Energy Solar Project**
**Staff Report for the February 14, 2023, Board of Supervisors Public Hearing**

## SUMMARY FACTS

| | |
|---|---|
| Applicant: | Mr. Buzz Becker, Pivot Energy, Inc. |
| Landowners: | D & S Chong, LLC<br>Mr. Dae Ik and Ms. Susan Chong |
| Proposal: | Development and construction of solar panel facility for electrical power generation, storage, transmission, and associated activities. |
| Locations: | 7294 Richmond Road<br>7296 Richmond Road |
| Tax Map/Parcel Nos.: | 2410100004<br>2320100025 |
| Project Acreage: | ± 64.9 |
| Zoning: | A-1, General Agricultural |
| Comprehensive Plan: | Economic Opportunity |
| Primary Service Area: | Outside |
| Staff Contact: | John Risinger, Senior Planner |

## PUBLIC HEARING DATES

| | |
|---|---|
| Planning Commission: | September 7, 2022, 6:00 p.m. (Postponed)<br>October 5, 2022, 6:00 p.m. (Postponed)<br>November 2, 2022, 6:00 p.m. |
| Board of Supervisors: | December 13, 2022, 5:00 p.m. (Postponed)<br>February 14, 2023, 5:00 p.m.<br>March 14, 2023, 5:00 p.m. (Tentative) |

## POSTPONEMENT REQUEST

At its meeting on December 13, 2022, the Board postponed action on this application until its February 14, 2023, meeting. The applicant has requested a deferral of this case until the March 14, 2023, Board of Supervisors Regular Meeting (see Attachment No. 1). Staff recommends the Board of Supervisors defer this application to its March 14, 2023, Regular Meeting.

JR/ap
SUP22-15_RichRdSolrDfr

Attachment:
1. Deferral Request

Pivot Energy

January 19, 2023

James City County
Paul Holt, Director of Community Development
101 Mounts Bay Road
Building A
Williamsburg, VA 23187

Dear Mr. Holt,

Please let this letter serve as a formal request for the Board of Supervisors to defer consideration of SUP-22-0015 and AFD-22-0017 until their March meeting.

Sincerely,



**Buzz Becker** | Director, Project Development
bbecker@pivotenergy.net
918.346.9542

**AGENDA ITEM NO. G.2.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: John Risinger, Senior Planner

SUBJECT: AFD-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal

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**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | Staff Report | Staff Report |
| 🗋 | 1. Deferral Request | Backup Material |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/27/2023 - 12:50 PM |
| Development Management | Holt, Paul | Approved | 1/27/2023 - 12:51 PM |
| Publication Management | Daniel, Martha | Approved | 1/27/2023 - 12:54 PM |
| Legal Review | Kinsman, Adam | Approved | 1/31/2023 - 4:57 PM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:46 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:48 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:49 AM |

**AGRICULTURAL AND FORESTAL DISTRICT-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal**
**Staff Report for the February 14, 2023, Board of Supervisors Public Hearing**

## SUMMARY FACTS

| | |
|---|---|
| Applicant: | Mr. Buzz Becker, Pivot Energy, Inc. |
| Landowners: | D & S Chong, LLC |
| Proposal: | Withdrawal of ± 10 acres of the 105.82 total acre parcel from the Hill Pleasant Farm Agricultural and Forestal District (AFD). |
| Location: | 7294 Richmond Road |
| Tax Map/Parcel No. | 2410100004 |
| Parcel Size: | ± 105.82 acres |
| Zoning: | A-1, General Agricultural |
| Comprehensive Plan: | Economic Opportunity |
| Primary Service Area: | Outside |
| Staff Contact: | John Risinger, Senior Planner |

## PUBLIC HEARING DATES

| | |
|---|---|
| AFD Advisory Committee: | October 20, 2022, 4:00 p.m. |
| Planning Commission: | November 2, 2022, 6:00 p.m. |
| Board of Supervisors: | December 13, 2022, 5:00 p.m. (Postponed)<br>February 14, 2023, 5:00 p.m.<br>March 14, 2023, 5:00 p.m. (Tentative) |

## POSTPONEMENT REQUEST

At its meeting on December 13, 2022, the Board postponed action on this application until its February 14, 2023, meeting. The applicant has requested a deferral of this case until the March 14, 2023, Board of Supervisors Regular Meeting (see Attachment No. 1). Staff recommends the Board of Supervisors defer this application to its March 14, 2023, Regular Meeting.

JR/ap
AFD22-17_7294RichRdDfr

Attachment:
1. Deferral Request

Pivot Energy

January 19, 2023

James City County
Paul Holt, Director of Community Development
101 Mounts Bay Road
Building A
Williamsburg, VA 23187

Dear Mr. Holt,

Please let this letter serve as a formal request for the Board of Supervisors to defer consideration of SUP-22-0015 and AFD-22-0017 until their March meeting.

Sincerely,



**Buzz Becker** | Director, Project Development
bbecker@pivotenergy.net
918.346.9542

**AGENDA ITEM NO. G.3.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Suzanne Yeats, Planner

SUBJECT: SUP-22-0022. 4711 Rochambeau Drive Tourist Home

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**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | Staff Report | Staff Report |
| 🗋 | Resolution | Resolution |
| 🗋 | Location Map | Backup Material |
| 🗋 | Applicant Narrative | Backup Material |
| 🗋 | Master Plan | Backup Material |
| 🗋 | Unapproved Minutes_1-4-2023 | Minutes |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/26/2023 - 7:58 AM |
| Development Management | Holt, Paul | Approved | 1/26/2023 - 7:59 AM |
| Publication Management | Daniel, Martha | Approved | 1/26/2023 - 8:21 AM |
| Legal Review | Kinsman, Adam | Approved | 1/26/2023 - 2:01 PM |
| Board Secretary | Saeed, Teresa | Approved | 1/27/2023 - 1:47 PM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:50 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:50 AM |

## SUMMARY FACTS

| | |
|---|---|
| Applicants: | Mr. Stuart Burcham, Property Owner<br>Ms. Heather Wiant, Daughter of Property Owner and Property Manager |
| Landowner: | Mr. Stuart Burcham |
| Proposal: | To allow for a tourist home rental of the entirety of a three-bedroom home. The owner lives on-site and will not be present during short-term rental periods. Their daughter, who does not live on-site, will manage the property when they are absent |
| Location: | 4711 Rochambeau Drive |
| Tax Map/Parcel No.: | 2410200030 |
| Property Acreage: | ± 0.46 acres |
| Zoning: | A-1, General Agricultural |
| Comprehensive Plan: | Rural Lands |
| Primary Service Area: | Outside |
| Staff Contact: | Suzanne Yeats, Planner |

## PUBLIC HEARING DATES

| | |
|---|---|
| Planning Commission: | January 4, 2023, 6:00 p.m. |
| Board of Supervisors: | February 14, 2023, 5:00 p.m. |

## FACTORS FAVORABLE

1. There is adequate off-street parking.

2. The applicants have acknowledged that, should this application be approved, they will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.

3. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot, and the existing vegetation provide screening and buffering to all adjacent properties.

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

## FACTORS UNFAVORABLE

1. Staff finds the proposal is not fully consistent with the short-term rental recommendations of the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.

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

## SUMMARY STAFF RECOMMENDATION

Per the Impact Analysis noted below, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact Levels of Service (LOS) for roads or other public services. While staff believes that this location is generally considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors wish to approve this

application, staff has included proposed conditions for consideration (Attachment No. 1).

## PLANNING COMMISSION RECOMMENDATION

At its January 4, 2023, meeting, the Planning Commission voted to recommend approval of this application with proposed conditions by a vote of 4-3.

## PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

Further research indicated this segment of Rochambeau Drive is not a major road. Staff has updated the staff report and this technical update does not change staff's recommendation.

## PROJECT DESCRIPTION

Mr. Stuart Burcham, property owner, has applied for a Special Use Permit (SUP) to allow for a short-term rental of an existing three-bedroom house as a tourist home. The house is not located on a major road and the proposal includes no changes to the size or footprint of the house.

The Zoning Ordinance defines a tourist home as "a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients." The proposed conditions limit the number of bedrooms available for rental to a maximum of three bedrooms.

The property has an existing driveway that takes access from Rochambeau Drive. There is an existing parking area that is sufficient to accommodate guests. The three-bedroom home is on private well water and a private sewer system. In previous tourist home applications, staff calculated the number of occupants to be two people per bedroom. Therefore, proposed SUP Condition No. 3 states that the maximum number of occupants per contract, including children, is six.

## PLANNING AND ZONING HISTORY

- There have been no legislative cases associated with the residence that was built in 1980.

## SURROUNDING ZONING AND DEVELOPMENT

- The property is not located within any major or minor subdivisions.
- The properties surrounding this parcel to the north, east, south, and west are all zoned A-1, General Agricultural.
- The property abuts Rochambeau Drive, and this portion of the road runs parallel to Interstate 64.

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Public Transportation: Vehicular | No Mitigation Required | - The proposal is not anticipated to generate traffic exceeding a typical residential use.<br>- The subject property is not located on a major road and runs parallel to an interstate freeway. |
| Public Transportation: Bicycle/Pedestrian | No Mitigation Required | - Per the Adopted Regional Bikeways Map, Rochambeau Drive is shown as a proposed bike lane and per the Pedestrian Accommodation's Master Plan, this area is shown as a multiuse path. There are no changes to the existing footprint of the building and bicycle and pedestrian accommodations are not required per Section 24-35(c)(2) of the Zoning Ordinance. |
| Public Safety | No Mitigation Required | - Fire Station 1 on Forge Road serves this area of the County and is approximately 3.6 miles from the proposed tourist home.<br>- Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services. |
| Public Schools | No Mitigation Required | - N/A since no residential dwelling units are proposed. |
| Public Parks and Recreation | No Mitigation Required | - N/A since no residential dwelling units are proposed. |
| Public Libraries and Cultural Centers | No Mitigation Required | - Staff finds this project does not generate impacts that require mitigation. |
| Groundwater and Drinking Water Resources | No Mitigation Required | - The property is served by a private well and private septic system.<br>- The proposal does not generate impacts that require mitigation to groundwater or drinking water resources. |

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Watersheds, Streams, and Reservoirs Project is located in the Diascund Creek Watershed. | No Mitigation Required | - The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should site improvements be made to the exterior in the future, those improvements would be subject to additional environmental review at that time. |
| Cultural/Historic | No Mitigation Required | - The subject property has been previously disturbed and has no known cultural resources on-site. |
| Nearby and Surrounding Properties | Mitigated | - Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County's Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment. |
| Community Character | No Mitigation Required | - Rochambeau Drive is not designated as a Community Character Corridor and this parcel is not located within a Community Character Area. |
| Covenants and Restrictions | No Mitigation Required | - The applicants have verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use. |

## 2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Rural Lands.

Per the adopted Comprehensive Plan, appropriate primary uses for properties designated Rural Lands include traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and non-commercial equine opportunities, agri-tourism, rural-based public or commercial recreation, rural-support businesses, and certain public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings. Staff finds this use to generally fit within these categories as nearby lodging options could support agri-tourism and eco-tourism uses in Rural Lands.

Per the adopted Comprehensive Plan language, uses in Rural Lands should reflect and enhance the rural character of the County. Particular attention should be given to locating structures and uses outside of sensitive areas, and maintaining existing topography, vegetation, trees, and tree lines to the maximum extent possible, especially along roads and uses.

Per the Impact Analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

Specific to short-term rentals, the adopted Comprehensive Plan states that, if located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use, or Economic Opportunity.

  *This property is designated Rural Lands on the adopted 2045 Comprehensive Plan Land Use Map.*

- Be located on the edge or corner of an existing platted subdivision, rather than internal to it.

  *This parcel is not located within an existing platted subdivision.*

- Be located on a major road.

  *This property does not front on a major road.*

- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

  *The owner lives on-site and will not be present during short-term rental periods. Their daughter, Ms. Wiant, does not live on-site, but will serve as property manager when they are absent. Ms. Wiant resides 26 miles from the residence, but works in Williamsburg and travels to Williamsburg six out of seven days per week. When the property will be utilized as a tourist home, Ms. Wiant will greet tourists when they arrive and meet with them again when they check-out.*

## STAFF RECOMMENDATION

Per the Impacts Analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

While staff believes that this location may be considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors wish to recommend approval, staff has included proposed conditions for consideration (Attachment No. 1).

SY/ap
SUP22-22_4711RochDr

Attachments:
1. Resolution
2. Location Map
3. Applicant Narrative
4. Master Plan
5. Unapproved Minutes of the January 4, 2023, Planning Commission Meeting

# **R E S O L U T I O N**

CASE NO. SUP-22-0022. 4711 ROCHAMBEAU DRIVE TOURIST HOME

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. Stuart Burcham, property owner, has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 4711 Rochambeau Drive, further identified as James City County Real Estate Tax Map Parcel No. 2410200030 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on January 4, 2023, recommended approval of Case No. SUP-22-0022 by a vote of 4-3; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0022; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-22-0022 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 4711 Rochambeau Drive and further identified as James City County Real Estate Tax Map Parcel No. 2410200030 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-22-0022, 4711 Rochambeau Drive Tourist Home" and date stamped November 22, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Severance Clause*. This 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:

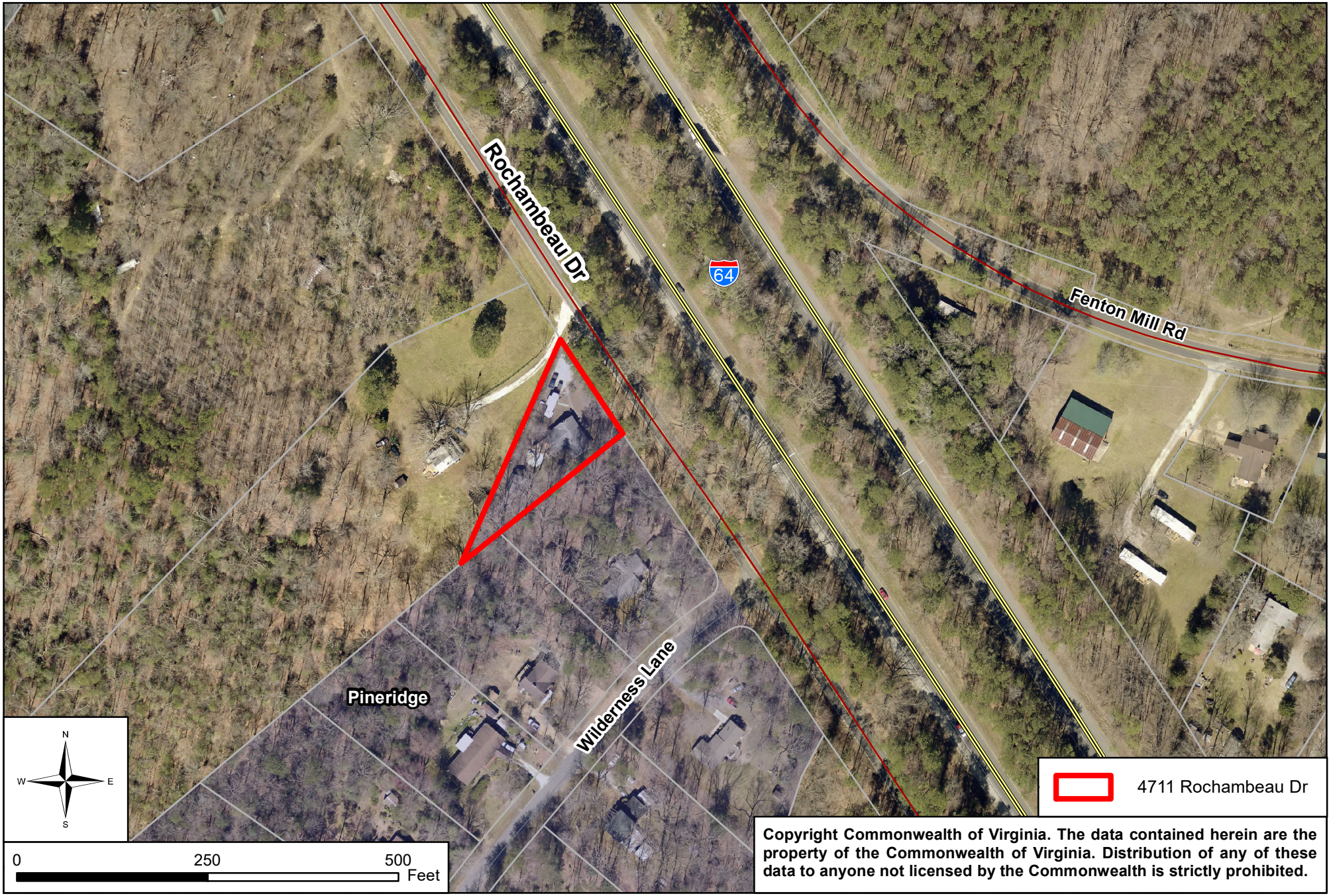
_____
Teresa J. Saeed
Deputy Clerk to the Board

| | VOTES | | | |
|---|---|---|---|---|
| | AYE | NAY | ABSTAIN | ABSENT |
| SADLER | ____ | ____ | ____ | ____ |
| ICENHOUR | ____ | ____ | ____ | ____ |
| MCGLENNON | ____ | ____ | ____ | ____ |
| LARSON | ____ | ____ | ____ | ____ |
| HIPPLE | ____ | ____ | ____ | ____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP22-22_4711RochDr-res

# JCC SUP-22-0022,
# 4711 Rochambeau Drive Tourist Home




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# SUP Concept Plan

Stuart & Eula Burcham

4711 Rochambeau Dr.

Williamsburg, VA 23188

09/14/2022

We are seeking a SUP for the purpose of renting our house and or rooms in our home. We are now retired and wish to keep our house and not be tied down to a yearly renter. Renting it for short periods will keep our house from sitting empty if we choose to travel. It will give us the freedom to return home at our discretion.

Since we are not located in a neighborhood it will not be a concern for neighbors. It will not affect traffic in a negative way on Rochambeau Dr., since it will be less traffic coming and going on a daily basis. We also are on our own well and septic so it will not affect the county in any negative way.

Our daughter,Heather Wiant, will be managing the property and everything associated with it. If not us, she will be here to supervise the renters while we are out of town.

# SUP-22-0022, 4711 Rochambeau Dr. Tourist Home

## Property Information

2410200030
Stuart G & Eula M Burcham
4711 Rochambeau Dr.
Williamsburg, VA 23188
Zoning: A1 General Agriculture
2045 Comp Plan: Rural Lands
Legal Acreage: 0.46

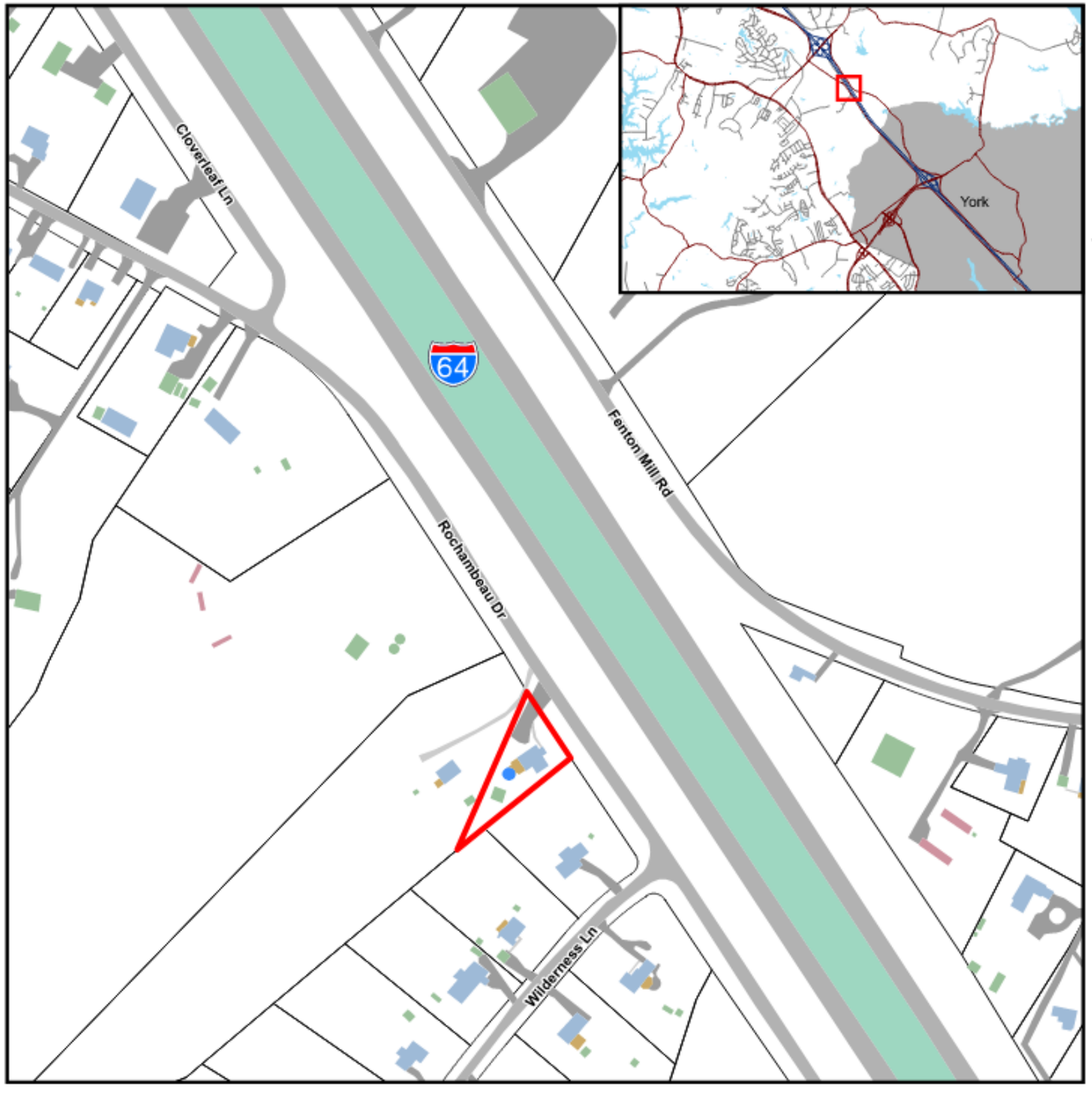
## General Notes

1. Site is not served by public water and sewer.
2. This site does not appear to be located in the special flood hazard area based on Flood Insurance Rate Map 51095C0101D, effective 12/16/15.
3. Property does not appear to contain Resource Protected Area.
4. Property does have an existing driveway.
5. Refer to C-22-0032.

## Sheet Index

1. Cover Page
2. Location Map
3. Plat

November 22, 2022




Maps Not to Scale

## Adjacent Properties

2410100001
Bohnoff, Rachel & Adkins, Rebekah & Perry Rush
4707 Rochambeau Dr
Williamsburg, VA 23188
A1, General Agriculture

2410200028
Fox, Roger D & Linda L
102 WILDERNESS LANE
WMSBURG , VA 23188
A1 General Agriculture

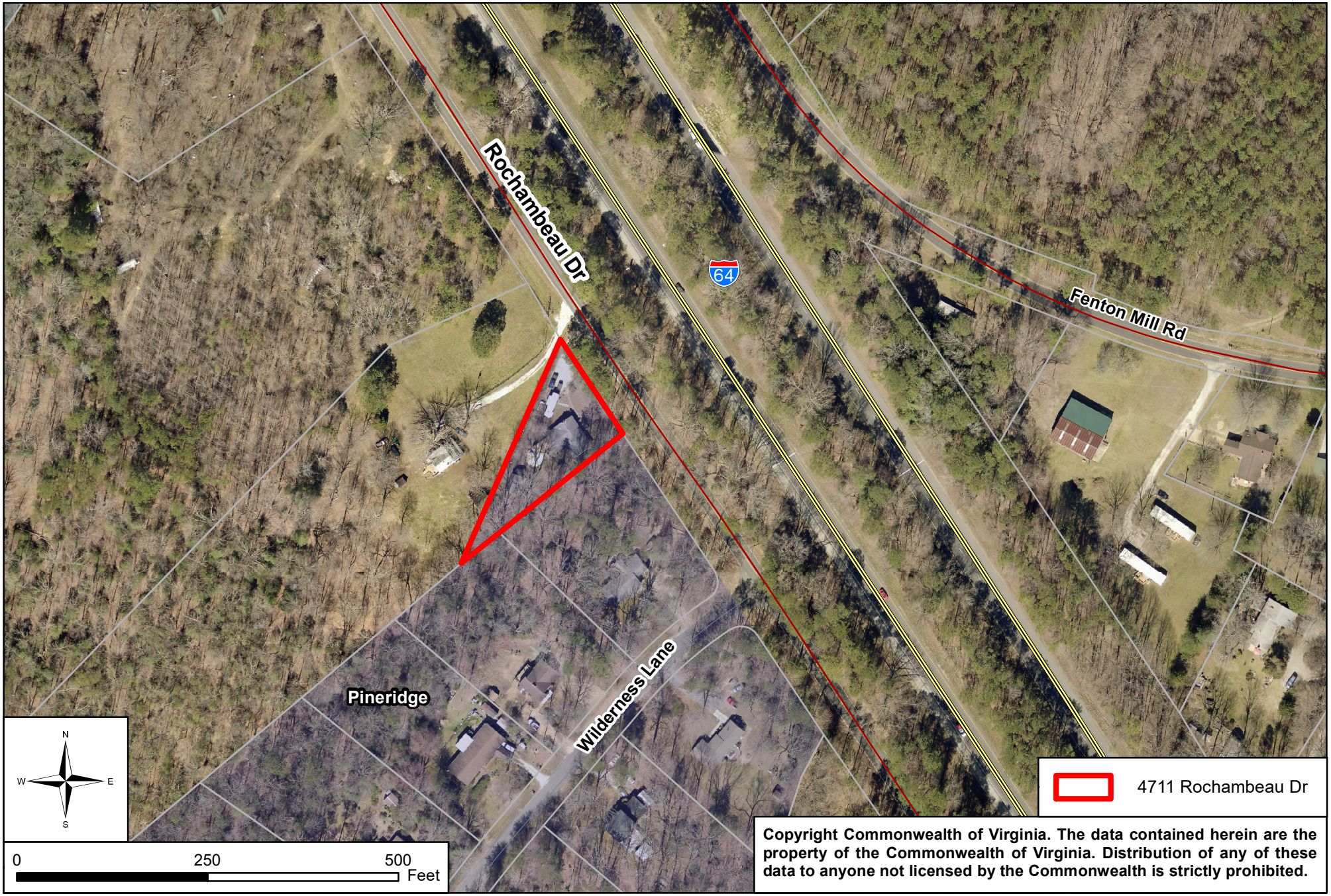
2410200029
Miller, Lynn S
100 WILDERNESS LANE
Williamsburg, VA 23188
A1 General Agriculture

PLANNING DIVISION

Nov 22 2022

RECEIVED

# JCC SUP-22-0022,
# 4711 Rochambeau Drive Tourist Home




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# SUP-22-0022, 4711 Rochambeau Dr. Tourist Home



View of Residence (L) and APO Residence (R)



View of Rochambeau Dr. and Residence



Screening between Residence (L) and APO Residence (R)



Available Parking

# PINERIDGE

## JAMES CITY COUNTY
## VIRGINIA

COENEN & ASSOCIATES, INC.
ENGINEERS — PLANNERS — SURVEYORS
696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA.

SCALE: 1"= 100' DATE: OCTOBER 10, 1977

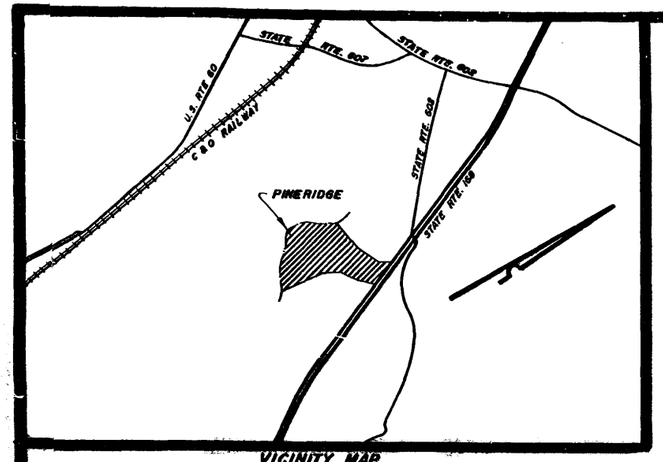
LOT AREA 47.58 ACRES±
R/W AREA 2.798 ACRES
TOTAL AREA 50.376 ACRES±

CONCRETE MONUMENTS SHOWN THUS: ——□——

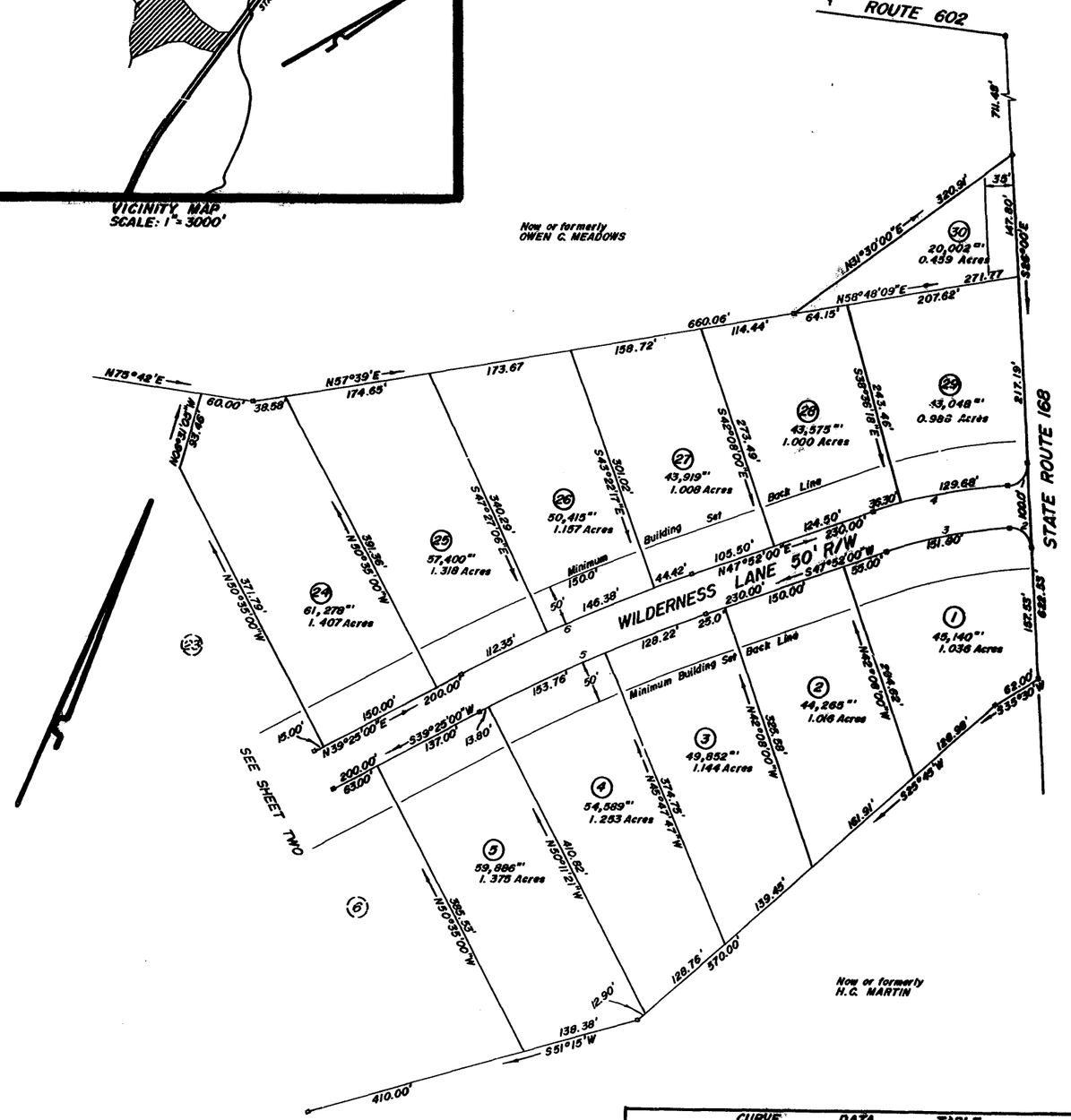
MINIMUM BUILDING SET BACK LINE SHOWN THUS:

80'

20' DRAINAGE & UTILITIES EASEMENTS SHOWN THUS:




VICINITY MAP
SCALE: 1" = 3000'




| CURVE DATA TABLE | | | | | | |
|---|---|---|---|---|---|---|
| No. | DELTA | RADIUS | TANGENT | ARC | CHORD | CH. BEARING |
| 1 | 90°00'00" | 25.00' | 25.00' | 39.27' | 35.36' | N71°00'00"W |
| 2 | 90°00'00" | 25.00' | 25.00' | 39.27' | 35.36' | N19°00'00"E |
| 3 | 16°08'00" | 539.46' | 76.46' | 151.90' | 151.40' | N55°56'00"E |
| 4 | 16°08'00" | 589.46' | 83.54' | 165.98' | 165.43' | N55°56'00"E |
| 5 | 08°27'00" | 2005.48' | 148.15' | 295.77' | 295.50' | N43°38'30"E |
| 6 | 08°27'00" | 2055.48' | 151.85' | 303.14' | 302.87' | N43°38'30"E |

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF APARTMENTS, INC., AND WAS ACQUIRED FROM XPONENT X, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED JULY 11, 1977, AND RECORDED IN DEED BOOK 177, PAGE 597, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

GIVEN UNDER MY HAND THIS 10th DAY OF OCT., 1977

COMMONWEALTH OF VIRGINIA
D. L. GALLANT
CERT. NO.
54-17-3 (a) 845
54-17-3 (b) 126
CERTIFIED LAND SURVEYOR

D. L. Gallant
D. L. GALLANT
CERTIFIED LAND SURVEYOR

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

APARTMENTS, INC.

I, Carolyn A. McCreary, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VA, DO HEREBY CERTIFY THAT THE ABOVED NAMED PERSONS WHOSES NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13 DAY OF Oct 1977

Carolyn A. McCreary
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-10-79

THIS SUBDIVISION KNOWN AS PINERIDGE, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

| | |
|---|---|
| 10/12/77 Date | F. N. Dodd Highway Engineer |
| 10/13/77 Date | Ernest Bazzle Health Officer |
| Nov. 15, 1977 Date | Henry H. Stephens Agent or Representative of Governing Body |

Recorded 15th day of Nov. 1977 in D. B. No. 34 Pages 67
Juliette C. Mathews Clerk

Job No. 9103 SHEET 1 OF 2 SHEETS

**Unapproved Minutes of the January 4, 2023**
**Planning Commission Regular Meeting**

**SUP-22-0022. 4711 Rochambeau Drive Tourist Home**

Ms. Terry Costello stated that Mr. Stuart Burcham, property owner, has applied for an SUP to allow for the short-term rental of a three-bedroom single-family home located at 4711 Rochambeau. Ms. Costello stated that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan Land Use Map and is located outside the Primary Service Area (PSA). Ms. Costello stated that the property is served by private well and private sewer. Ms. Costello stated that if granted, this SUP would allow for short-term rentals throughout the year. Ms. Costello stated that no changes to the footprint of the home are proposed.

Ms. Costello stated that staff finds favorable factors for this application include the presence of adequate off-street parking, the located of the property is along a major road, and that the applicant has stated that he will obtain the proper licensing and inspections for this change of use.

Ms. Costello further stated that staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact levels of service for roads and other public services.

Ms. Costello stated that while staff believes the location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the adopted 2045 Comprehensive Plan recommendations for short-term rentals; therefore, staff is unable to recommend approval of this application.

Ms. Costello stated that should the Planning Commission recommend approval of this application; staff has included proposed conditions for consideration.

Mr. O'Connor opened the Public Hearing. As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Krapf stated that short term rentals is an issue that the Commission has struggled with for a number of years. Mr. Krapf stated that even with the performance standards established with the Comprehensive plan update, it is not enough guidance to work through the types of applications that are coming forward. Mr. Krapf further stated that the intent of the performance standards is to protect residentially zoned areas and prevent established neighborhoods from becoming transient. Mr. Krapf stated that in this instance, the property is not within a neighborhood and there would be oversight of the property by a family member working in the area. Mr. Krapf stated that this would provide the necessary safeguards.

Mr. Haldeman stated that he intends to support the application. Mr. Haldeman noted that SUPs run with the land in perpetuity and that eventually the property will continue as a short-term rental and may no longer have owner supervision. Mr. Haldeman stated that a number of short-term rentals

have been approved without adhering to all of the performance standards. Mr. Haldeman stated that it might be necessary to take another look at the performance standards.

Mr. Polster stated that his greatest concern is the fact that SUPs are issued in perpetuity. Mr. Polster stated that the County Attorney is of the opinion that sunset clauses are not supported by stated code; however, many localities in the Commonwealth do put limits on SUPs. Mr. Polster stated that he is not certain the County is ready for that step; however, he is very concerned with the implications for the future use of the property. Mr. Polster stated that he would like to address these concerns with the Board of Supervisors with hopes that a dialogue would be opened with the County Attorney's Office about possible SUP conditions. Mr. Polster stated that he would like to see a condition limiting the SUP to the Current owner. Mr. Polster noted that the issue of SUPs being granted in perpetuity will continue to be a concern until the question of what conditions or limitation are permissible has been resolved.

Ms. Null stated that another issue is taking a property out of the affordable housing stock.

Mr. O'Connor stated that he also has concerns about issuing an SUP in perpetuity. Mr. O'Connor stated that the issue of sunset clauses needs to be resolved by the state legislature.

Dr. Rose stated that in this instance it appears that the owner resides on the property and is only seeking to do short-term rentals when they are not in residence. Dr. Rose noted that the Commission and the Board of Supervisors has made frequent exceptions to the performance standards. Dr. Rose noted that a decision needs to be made whether to use the existing standards as general guidance or to develop an updated set of criteria that will be adhered to.

Mr. Rodgers stated that he believes the Comprehensive Plan is an aspirational document and not a regulatory set of conditions. Mr. Rodgers stated that he believes each individual case should be considered on its unique circumstances. Mr. Rodgers stated that his understanding is that the property owner intends to reside on the property and only rent the dwelling when they are not in residence. Mr. Rodgers stated that he is inclined to support the application.

Mr. O'Connor stated that his greatest concern is the permanent nature of the SUP and the implications for the future use of the property.

Mr. Polster stated that he agrees that the Comprehensive Plan is aspirational in nature which is part of the difficulty. Mr. Polster stated that he believes it is important to revisit the standards and for the board of Supervisors to decide on whether the standards should be established in an ordinance to ensure better regulation.

Mr. Haldeman made a motion to recommend approval with the proposed conditions.

On a roll call vote, the Commission voted to recommend approval SUP-22-0022. 4711 Rochambeau Drive Tourist Home with the proposed conditions. (4-3)

**AGENDA ITEM NO. G.4.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Ben Loppacker, Planner

SUBJECT: SUP-22-0023. 2878 Monticello Avenue Tourist Home

---

**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | 0. Staff Report | Staff Report |
| 🗋 | 1. Resolution | Resolution |
| 🗋 | 2. Location Map | Backup Material |
| 🗋 | 3. Master Plan | Backup Material |
| 🗋 | 4. Applicant Narrative | Backup Material |
| 🗋 | 5. SUP-21-03 Resolution | Backup Material |
| 🗋 | 6. Unapproved Minutes of the January 4, 2022, Planning Commission Meeting | Minutes |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/27/2023 - 11:38 AM |
| Development Management | Holt, Paul | Approved | 1/27/2023 - 11:39 AM |
| Publication Management | Pobiak, Amanda | Approved | 1/27/2023 - 11:46 AM |
| Legal Review | Kinsman, Adam | Approved | 1/31/2023 - 2:56 PM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:52 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:52 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:53 AM |

## SUMMARY FACTS

| | |
|---|---|
| Applicants: | Mr. Jeff Russett and Mrs. Jill Russett |
| Landowner: | Greenhouse at Greensprings, LLC |
| Proposal: | To allow for a tourist home rental of an entire three-bedroom home. |
| Location: | 2878 Monticello Avenue |
| Tax Map/Parcel No.: | 4420100006 |
| Property Acreage: | ± 16.01 acres |
| Special Use Permit (SUP) Acreage: | ± 1.2 acres |
| Zoning: | A-1, General Agricultural |
| Comprehensive Plan: | Rural Lands |
| Primary Service Area: | Outside |
| Staff Contact: | Ben Loppacker, Planner |

## PUBLIC HEARING DATES

| | |
|---|---|
| Planning Commission: | January 4, 2023, 6:00 p.m. |
| Board of Supervisors: | February 14, 2023, 5:00 p.m. |

## FACTORS FAVORABLE

1. There is adequate off-street parking.

2. The applicants have acknowledged that, should this application be approved, they will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.

3. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot and the existing vegetation provide screening and buffering to most adjacent properties.

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

## FACTORS UNFAVORABLE

1. Staff finds the proposal is not fully consistent with the short-term rental recommendations of the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.

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

## SUMMARY STAFF RECOMMENDATION

Per the Impact Analysis noted below, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact Level of Service (LOS) for roads or other public services. While staff believes that this location is generally considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors wish to approve this

application, staff has included proposed conditions for consideration (Attachment No. 1).

## PLANNING COMMISSION RECOMMENDATION

At its January 4, 2023, meeting, a motion to recommend approval of the application failed by a vote of 3-4.

## PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

There have been no changes made since the Planning Commission meeting on January 4, 2023.

## PROJECT DESCRIPTION

Mr. Jeff Russett and Mrs. Jill Russett have applied for an SUP to allow for a short-term rental of an existing three-bedroom house as a tourist home. The proposal includes no changes to the size or footprint of the house. The house is located next to the "Pet Resort at Greensprings" kennel facility and both occur on the same property.

The Zoning Ordinance defines a tourist home as "a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients." The proposed conditions limit the number of bedrooms available for rental to a maximum of three bedrooms.

The property has an existing shared driveway that takes access from Monticello Avenue. There is an existing parking area that is sufficient to accommodate guests. The three-bedroom home is on private well water and a private sewer system. In previous tourist home applications, staff calculated the number of occupants to be two people per bedroom. Therefore, proposed Condition No. 3 states that the maximum number of occupants per contract, including children, is six.

## PLANNING AND ZONING HISTORY

- There has been one previous SUP associated with this parcel. On January 13, 2004, the Board approved SUP-21-03, allowing for the construction and operation of a kennel on the property adjacent to the existing residence (see Attachment No. 5).

## SURROUNDING ZONING AND DEVELOPMENT

- The property is not located within any major or minor subdivision. The properties surrounding this parcel to the north, south, and west are all zoned A-1, General Agricultural. The property's east side is adjacent to the Greensprings West Subdivision, which is zoned R-4 Residential Planned Community.

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Public Transportation: Vehicular | No Mitigation Required | - The proposal is not anticipated to generate traffic exceeding a typical residential use.<br>- The subject property is located on a private road owned in several pieces by various abutting parcel owners. The public right-of-way ends at the intersection of the private driveway and Monticello Avenue. |
| Public Transportation: Bicycle/Pedestrian | No Mitigation Required | - Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan. |
| Public Safety | No Mitigation Required | - Fire Station 5 on Monticello Avenue serves this area of the County and is approximately 0.9 miles from the proposed tourist home.<br>- Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services. |
| Public Schools | No Mitigation Required | - N/A since no residential dwelling units are proposed. |
| Public Parks and Recreation | No Mitigation Required | - N/A since no residential dwelling units are proposed. |
| Public Libraries and Cultural Centers | No Mitigation Required | - Staff finds this project does not generate impacts that require mitigation. |
| Groundwater and Drinking Water Resources | Mitigated | - The property is served by a private well and private septic system.<br>- The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.<br>- Per Condition No. 4, prior to the Certificate of Occupancy being issued, a wastewater characterization performed by a Professional Engineer must be submitted to the Virginia Department of Health. |

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Watersheds, Streams, and Reservoirs<br>Project is located in the Gordon Creek Watershed. | Mitigated | - The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time. |
| Cultural/Historic | No Mitigation Required | - The subject property has been previously disturbed and has no known cultural resources on-site. |
| Nearby and Surrounding Properties | Mitigated | - Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County's Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment. |
| Community Character | No Mitigation Required | - Monticello Avenue is in a Community Character Corridor; however, the subject structure is well over 150 feet from the Monticello Avenue right-of-way. This parcel is not located within a Community Character Area. |
| Covenants and Restrictions | No Mitigation Required | - The applicants have verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use. |

## 2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Rural Lands.

Per the adopted Comprehensive Plan, appropriate primary uses include traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and non-commercial equine opportunities, agri-tourism, rural-based public or commercial recreation, rural-support businesses and, certain public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings. Staff finds this use to generally fit within these categories as nearby lodging options could support agri-tourism and eco-tourism uses in Rural Lands.

Per the adopted Comprehensive Plan language, uses in Rural Lands should reflect and enhance the rural character of the County. Particular attention should be given to locating structures and uses outside of sensitive areas, and maintaining existing topography, vegetation, trees, and tree lines to the maximum extent possible, especially along roads and uses.

Per the Impact Analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

Specific to short-term rentals, the adopted Comprehensive Plan states that, if located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use, or Economic Opportunity.

  *This property is designated Rural Lands on the adopted 2045 Comprehensive Plan Land Use Map.*

- Be located on the edge or corner of an existing platted subdivision, rather than internal to it.

  *This parcel is not located within an existing platted subdivision.*

- Be located on a major road.

  *This property fronts on a major road.*

- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

  *The owner of the property will not live on the property during its use as a tourist home.*

## STAFF RECOMMENDATION

Per the Impact Analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services. While staff believes that this location may be considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors wish to approve this Special Use Permit, staff has included proposed conditions for consideration (Attachment No. 1).

BL/ap
SUP-22-23_2878MontAveTH

Attachments:
1. Resolution
2. Location Map
3. Master Plan
4. Applicant Narrative
5. SUP-21-03 Resolution and Materials
6. Unapproved Minutes of the January 4, 2023, Planning Commission Meeting

# **R E S O L U T I O N**

CASE NO. SUP-22-0023. 2878 MONTICELLO AVENUE TOURIST HOME

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. Jeff Russett and Mrs. Jill Russett have applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 2878 Monticello Avenue and further identified as James City County Real Estate Tax Map Parcel No. 4420100006 (the "Property"); and

WHEREAS, the Planning Commission, following a public hearing on January 4, 2023, considered a motion to recommend approval of the application which failed by a vote of 3-4; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0023; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code (the "County Code"), does hereby approve the issuance of Case No. SUP-22-0023 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 2878 Monticello Avenue and further identified as James City County Real Estate Tax Map Parcel No. 4420100006 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-22-0023, 2878 Monticello Avenue Tourist Home" and date stamped December 5, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Severance Clause*. This 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:

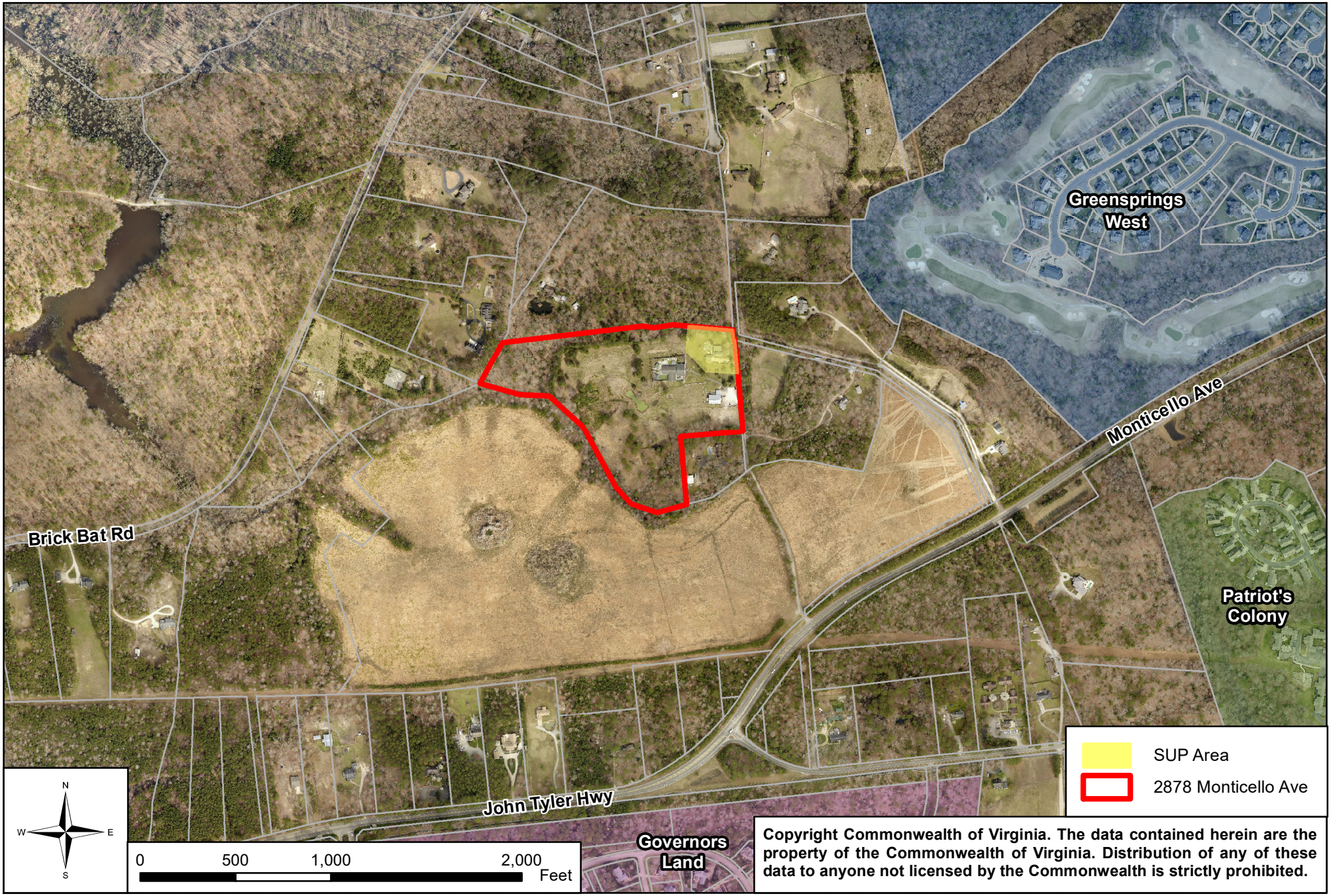
_____
Teresa J. Saeed
Deputy Clerk to the Board

| | VOTES | | | |
|---|---|---|---|---|
| | AYE | NAY | ABSTAIN | ABSENT |
| SADLER | ____ | ____ | ____ | ____ |
| ICENHOUR | ____ | ____ | ____ | ____ |
| MCGLENNON | ____ | ____ | ____ | ____ |
| LARSON | ____ | ____ | ____ | ____ |
| HIPPLE | ____ | ____ | ____ | ____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP-22-23_2878MontAveTH-res

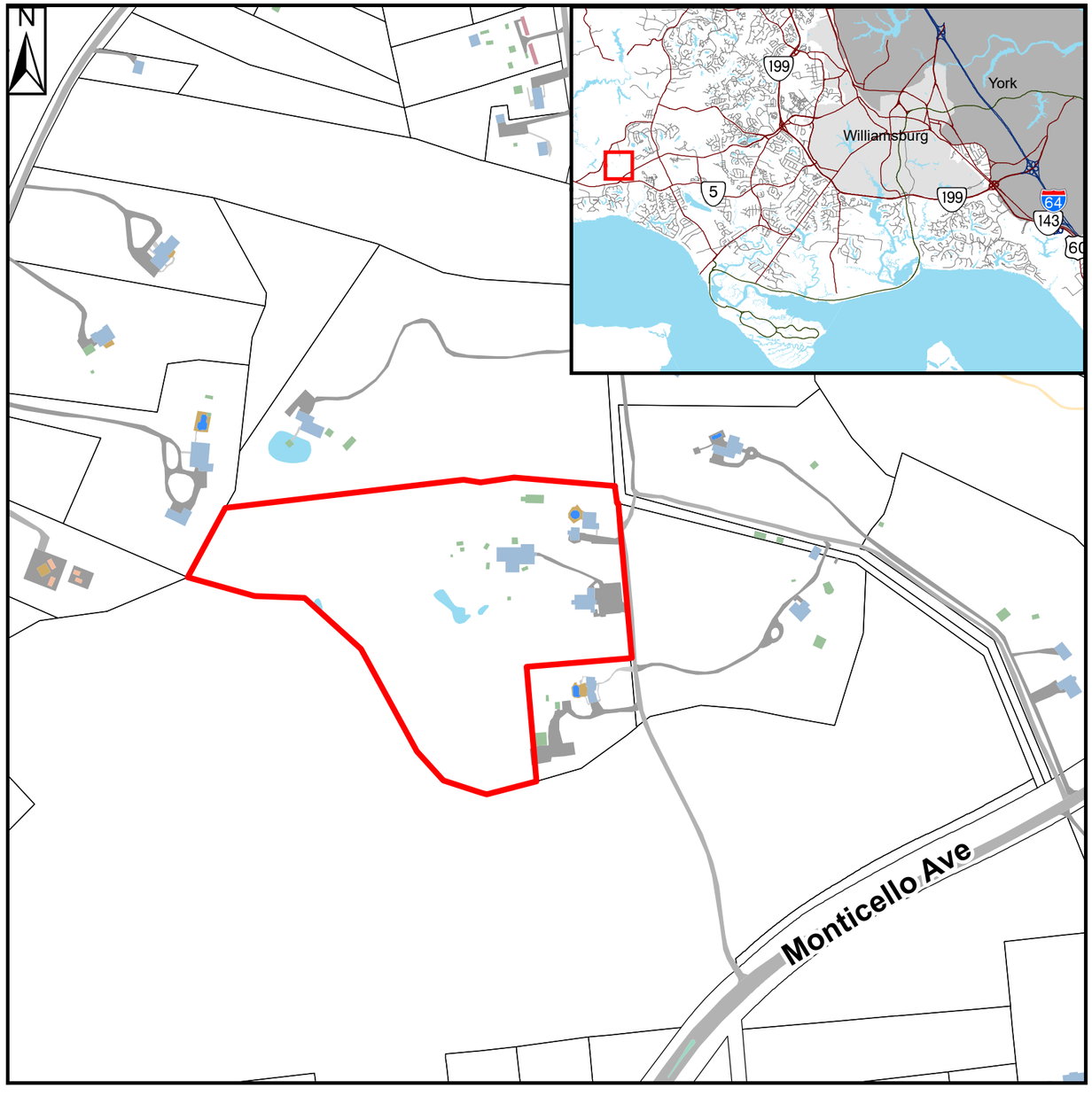
# JCC SUP-22-0023,
# Monticello Avenue Short Term Rental




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# SUP-22-0023, 2878 Monticello Ave Tourist Home

Property Information
4420100006
Greenhouse at Greensprings LLC
2878 Monticello Ave
Williamsburg, VA 23188
Zoning: A1 General Agriculture
2045 Comp Plan: Rural Lands
Parcel Acreage: 16.01
SUP Acreage: 1.2



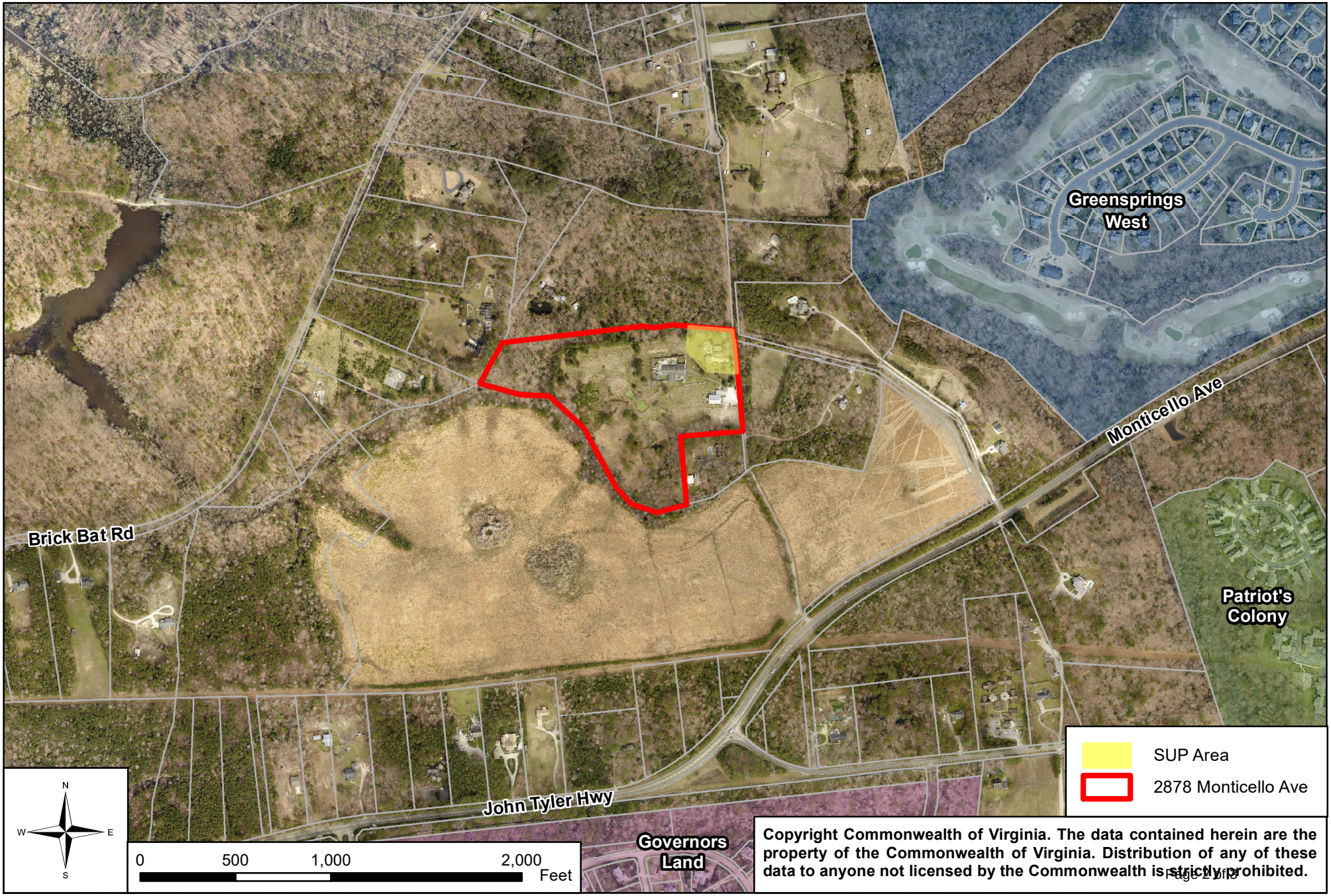

Maps Not to Scale

Sheet Index
1. Cover Page
2. Location Map
3. Site Details

General Notes
1. Site is not served by public water and sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does contain a Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of three parking spots shall be provided (one parking spot per bedroom).

December 5, 2022

# JCC SUP-22-0023,
# Monticello Avenue Short Term Rental




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# JCC SUP-22-0023
# Tourist Home















# C-22-0071, 2878 Monticello Ave Tourist Home

4420100006

Legal Acreage: 16.01

Comprehensive Plan 2045 Designation: Rural Lands

Zoning: A1 General Agriculture

Applicant would like to use the property as a short-term rental. There is an existing kennel on-site that would continue to operate as normal.

## Legend

- Parcels
- Street Names




Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

**Title: C-22-0071**

**Date: 11/4/2022**

*DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.*

# RESOLUTION

## CASE NO. SUP-21-03. MILANVILLE KENNELS

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit process; and

WHEREAS, kennels are a specially permitted use in the A-1, General Agricultural, zoning district; and

WHEREAS, the Planning Commission of James City County, following its public hearing on December 8, 2003, recommended approval of Case No. SUP-21-03 by a 4-2 vote to permit the construction and operation of a kennel adjacent to the existing residence at 2878 Monticello Avenue and further identified as Parcel No. (1-6) on James City County Real Estate Tax Map No. (44-2).

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-21-03 as described herein with the following conditions:

1. This special use permit shall be valid for the operation of a kennel of up to 7,000 square feet and accessory uses thereto. The number of outdoor kennel runs permitted on the property shall not exceed 80. The property shall be developed generally in accordance with the Master Plan submitted with the application, with minor changes approved by the Development Review Committee.

2. No subdivision of this property shall be permitted while the kennel remains in operation.

3. Final building location, orientation, and construction materials shall be approved by the Planning Director prior to final site plan approval. The intent of this condition is to ensure that the expansion is compatible with the design, scale, materials, and colors of the main residential structure and surrounding residences. The number and location of customer parking spaces, generally as shown on the Master Plan submitted with this application, shall be approved by the Planning Director.

4. All animal waste shall be disposed of in an on-site septic system and all animal runs shall be constructed so that animal waste will drain to a septic system approved by the Virginia Department of Health.

5. As part of site plan review, the applicant shall submit a noise abatement plan to the Planning Director for approval. The noise abatement plan at a minimum shall include provisions for sound-absorbing acoustical materials in the walls and ceilings. All doors and windows shall be closed while the kennel is in operation.

6. All outdoor kennel runs and the dog exercise area shall be screened from adjacent properties with a wall or solid fence, as approved by the Planning Director, at least 72 inches in height.

These documents were printed from the JCC official Records Management Imaging site.

7. A Phase I Archaeological Study for any disturbed area shall be submitted to the Planning Director for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Planning Director for all sites in the Phase I Study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II Study is undertaken, such a study shall be approved by the Planning Director and a treatment plan for said sites shall be submitted to, and approved by, the Planning Director for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III Study. If in the Phase III Study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III Study is undertaken for said sites, such studies shall be approved by the Planning Director prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III Studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.

8. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 15 feet in height and/or other structures and shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the property lines.

9. One freestanding sign shall be permitted on the site. The sign shall not exceed a cumulative size of 16 square feet, a height of six feet and shall be approved by the Planning Director. The sign shall not be illuminated.

10. The pickup and drop-off of animals for boarding or grooming shall not occur prior to 7:00 a.m. or after 7:00 p.m., Monday through Saturday and shall not occur on Sunday prior to 3:00 p.m. or after 5:00 p.m.

11. Between the hours of 7:00 p.m. and 8:00 a.m. all dogs shall be kept inside a fully enclosed building.

12. Construction on this project shall commence within twenty-four months from the date of approval of this special use permit or this permit shall be void. Construction shall be defined as obtaining permits for building construction and installation and inspection of footings and/or foundations.

13. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

These documents were printed from the JCC official Records Management Imaging site.

Bruce C. Goodson
Chairman, Board of Supervisors

| SUPERVISOR | VOTE |
|---|---|
| BRADSHAW | AYE |
| HARRISON | AYE |
| BROWN | AYE |
| MCGLENNON | AYE |
| GOODSON | AYE |

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of January, 2004.

sup-21-03archaeology.res

These documents were printed from the JCC official Records Management Imaging site.

**Unapproved Minutes of the January 4, 2023**
**Planning Commission Regular Meeting**

**SUP-22-0023. 2878 Monticello Avenue Tourist Home**

Ms. Terry Costello stated that Mr. Jeffrey Russett has applied for an SUP to allow the short-term rental of a three-bedroom single-family home at 2878 Monticello Avenue. Ms. Costello stated that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan Land Use Map and is located outside the PSA. Ms. Costello further stated that the property is served by private well and septic. Ms. Costello stated that if granted, this SUP would allow for short-term rentals throughout the year. No changes to the footprint of the home are proposed.

Ms. Costello stated that staff finds some favorable factors for this application, such as adequate off-street parking, the size of the lot, the existing screening and buffering to most adjacent properties, and that the applicant has stated that they will obtain the proper licensing and inspections.

Ms. Costello stated that staff also finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact levels of service for roads and other public services.

Ms. Costello stated that while staff believes the location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the adopted 2045 Comprehensive Plan recommendations for short-term rentals since one of the four development standards, the property owner living on the property during its use as a tourist home, is not met; therefore, staff is unable to recommend approval of this application.

Ms. Costello stated that should the Planning Commission recommend approval of this application; staff has included proposed conditions for consideration.

Mr. O'Connor noted that there is an existing master plan for the Kennel and inquired if the Master plan would need to be amended to account for the Tourist Home.

Mr. Holt stated that the Master Plan was specific to the Kennel use and would not need to be changed.

Mr. O'Connor opened the Public Hearing.

Mr. Jimmy Edwards, 136 Saw Mill Road, addressed the Commission in opposition to the application.

Mr. Dion Pollock 2968 Monticello Avenue, addressed the Commission in opposition to the application.

Mr. Jeffrey Russett, 2878 Monticello Avenue, Property Owner, addressed the Commission in support of the application.

Ms. Null inquired about the private road signage.

Mr. Russett stated that he did not have such signage on the road to the property. As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Polster requested clarification on where the other short-term rental was located.

Ms. Costello stated that she was not aware of any other short-term rentals in that area; however, she would follow up on the question.

Mr. Krapf stated that stated that for this type of use, he would support the option for a requirement that if the property is sold, the new owner would have to reapply for the SUP. Mr. Krapf stated that he would, however, support this application.

Mr. Polster noted that this property has the potential to be subdivided and should that occur, the short-term rental would be interior to a subdivision. Mr. Polster stated that this is one more example of why he is concerned about issuing SUPs in perpetuity.

Mr. Rodgers inquired about whether the dwelling subject to the SUP fronts on Monticello.

Mr. Holt stated that the dwelling does not front on a public or private right-of-way.

Mr. Rogers inquired about the location of the new wedding venue.

Mr. Holt pointed out the location and indicated that the facility would take access from John Tyler Highway.

Dr. Rose stated that this is similar to the short-term rental at the airport. Dr. Rose stated that this application would have an impact on the adjacent property owners.

Mr. O'Connor stated that he is struggling with the long-term impact of these applications and is not inclined to support the application.

Mr. Haldeman made a motion to recommend approval of the application with the proposed conditions.

On a roll call vote the motion to recommend approval of SUP-22-0023. 2878 Monticello Avenue Tourist Home did not pass. (3-4)

**AGENDA ITEM NO. G.5.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Thomas Wysong, Senior Planner II

SUBJECT: SUP-22-0025. 7504 Richmond Road Starbucks

---

**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | 0. Staff Report | Staff Report |
| 🗋 | 1. Resolution | Resolution |
| 🗋 | 2. CIS | Resolution |
| 🗋 | 3. Master Plan | Exhibit |
| 🗋 | 4. Elevations Exhibit | Backup Material |
| 🗋 | 5. Location Map | Backup Material |
| 🗋 | 6. 1998 Staff Report and Proffers | Backup Material |
| 🗋 | 7. Site Photos | Backup Material |
| 🗋 | 8. Unapproved Minutes of the January 4, 2023, Planning Commission Meeting | Backup Material |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/27/2023 - 8:07 AM |
| Development Management | Holt, Paul | Approved | 1/27/2023 - 8:08 AM |
| Publication Management | Pobiak, Amanda | Approved | 1/27/2023 - 8:23 AM |
| Legal Review | Kinsman, Adam | Approved | 1/31/2023 - 2:56 PM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:51 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:52 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:53 AM |

## SUMMARY FACTS

| | |
|---|---|
| Applicant: | Ms. Lauren Sweeney, Kimley-Horn |
| Landowner: | Old Point National Bank |
| Proposal: | To redevelop the vacant bank building with drive-through into a coffee shop with drive-through. This commercial use will generate a total of 100 or more additional trips to and from the site during the peak hour of the operation pursuant to Section 24-11(a)(3) of the County Code, which requires a Special Use Permit (SUP). |
| Location: | 7504 Richmond Road |
| Tax Map/Parcel No.: | 2320100071D |
| Project Acreage: | ± 1.39 acres |
| Current Zoning: | B-1, General Business with Proffers |
| Comprehensive Plan: | Community Commercial |
| Primary Service Area (PSA): | Inside |
| Staff Contact: | Thomas Wysong, Senior Planner II |

## PUBLIC HEARING DATES

| | |
|---|---|
| Planning Commission: | January 4, 2023, 6:00 p.m. |
| Board of Supervisors: | February 14, 2023, 5:00 p.m. |

## FACTORS FAVORABLE

1. The proposed adaptive reuse of a vacant commercial building within the PSA is consistent with the Land Use Goal of the Comprehensive Plan, which is to "achieve a pattern of land use and development that reinforces and improves the quality of life for citizens by encouraging infill, redevelopment, and adaptive re-use within the PSA."

2. The proposed coffee shop with drive-through use is consistent with the recommended uses within the Community Commercial Land Use Designation.

3. With the proposed SUP conditions, staff finds that the proposal will not negatively impact surrounding development.

4. This proposal passes the Adequate Transportation Facilities Test.

5. Staff finds the proposed conditions mitigate potential impacts.

6. Impacts: See Impact Analysis on Page 4.

## FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Page 4.

## SUMMARY STAFF RECOMMENDATION

Approval with conditions.

## PLANNING COMMISSION RECOMMENDATION

At its January 4, 2023, Regular Meeting, the Planning Commission recommended approval of this application subject to the proposed conditions 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.*

## PROPOSED CHANGES MADE SINCE PLANNING COMMISSION MEETING

None.

## PROJECT DESCRIPTION

- This proposal is to repurpose the vacant bank building into a coffee shop with drive-through. This commercial use will generate a total of 100 or more additional trips to and from the site during the peak hour of the operation pursuant to Section 24-11(a)(3) of the County Code, which requires an SUP. No new access is proposed for the site.

## PLANNING AND ZONING HISTORY

- In 1986, the Board of Supervisors approved the rezoning of approximately 37.13 acres of land bounded by Norge Lane, Richmond Road, and Croaker Road from A-1, General Agricultural to B-1, General Business, with Proffers. Relevant proffers from this rezoning includes the following, which apply today and are not affected by this SUP application:
    - Proffer Community Character: A 50-foot buffer strip along the entire Richmond Road frontage is required.
    - 100-foot Setback: A 100-foot setback is required for structures adjacent to Richmond Road.
- In 1988, the Board of Supervisors approved amendments to the existing proffers (Case No. Z-0011-1988) to facilitate development of the adjacent shopping center.
- The historic zoning of the property is B-1, General Business, with Proffers.
- 7504 Richmond Road was developed as an Old Point National Bank retail banking location with drive-through in 1998.
- The property is not in use and has not been previously converted from the approved bank with drive-through use.

## SURROUNDING ZONING AND DEVELOPMENT

The subject property is located adjacent to the Norge Crossing Shopping Center, which is to the north, O'Reilly's Auto Parts to the west, a commercial retail development to the east, and Richmond Road fronting the property to the south. All immediate surrounding properties are zoned B-1, General Business, with Proffers.

## 2045 COMPREHENSIVE PLAN

The property is designated Community Commercial on the Future Land Use Map and is also located within the Norge Community Character Area (CCA).

For Community Commercial, the Comprehensive Plan recommends community-scale commercial, professional, and office uses such as branch banks, places of public assembly, convenience stores, day care centers, general retail stores, grocery stores, indoor recreation facilities, medical offices, office parks, public facilities, service establishments, shopping centers, restaurants, and theaters. The recommended Floor Area Ratio range is 0.2-0.4.

For the Norge CCA, the following specific design standards intended to guide future development and redevelopment in Norge:

- The architecture, scale, materials, spacing, and color of buildings should complement the historic character of the area.
- Building setbacks should be consistent with nearby historic buildings and structures.
- Where possible, parking should be located to the rear of buildings. Parking should be screened from roadway and adjacent properties.
- Shared access and parking should be pursued before constructing new access breaks and parking facilities.
- Existing specimen trees and shrubs should be preserved to the extent possible.
- New landscaping should be of a type, size, and scale to complement and enhance the building and site design. Native plant and tree species are encouraged.
- Signage should be of a scale, size, color, and materials to complement the historic character of the area.
- Pedestrian and bicycle access and circulation should be promoted through the provision of sidewalks, bike racks, benches, crosswalks, street trees, and other design features which help accomplish this goal.
- Mixed use development which provides residential, commercial, and office uses in close proximity is encouraged.
- Efforts to maintain and reinforce the boundaries of Norge and Toano through open space and site design measures are strongly encouraged.

Staff finds that that the proposed use is consistent with the recommendations of the adopted Comprehensive Plan. Furthermore, with the proposed Master Plan and elevations and buffering to be conditioned upon approval, staff finds this proposed adaptive reuse to be largely consistent with the Norge CCA guidelines.

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Public Transportation: Vehicular | No Mitigation Required | - The applicant has submitted a Traffic Impact Analysis for this proposal that has been reviewed and approved by the Virginia Department of Transportation. No transportation improvements are required. |
| Public Transportation: Pedestrian/Bicycle | No Mitigation Required | - Pedestrian/bicycle accommodations are not necessitated because of this proposed use. |
| Public Safety | No Mitigation Required | - Subject property is located within a 5-minute radius of Fire Station 1.<br>- The proposal does not generate impacts that require mitigation to the County's emergency services or facilities. |
| Public Schools | No Mitigation Required | - The proposal is not expected to generate any schoolchildren. |
| Public Parks and Recreation | No Mitigation Required | - The proposal is not expected to generate any impacts to public parks and recreation. |
| Public Libraries and Cultural Centers | No Mitigation Required | - The proposal does not generate impacts that require mitigation to public libraries or cultural centers. |
| Groundwater and Drinking Water Resources | Mitigated | - Proposed Condition No. 3 requires water conservation and irrigation standards to be enforced on-site. |
| Watersheds, Streams, and Reservoirs | Mitigated | - Proposed Condition No. 12 requires for the existing Stormwater Best Management Practice be upgraded to accommodate the new development.<br>- Detailed stormwater management and design will be reviewed at the site plan stage. |
| Cultural/Historic | No Mitigation Required | - The subject property has been previously disturbed and has no known cultural resources on-site. |
| Nearby and Surrounding Properties | Mitigated | - The proposed conditions are anticipated to mitigate the impacts of this adaptive reuse on the adjacent properties and maintain community character. These conditions include enhanced buffering along Richmond Road, screening requirements for the drive-through and other potentially impactful features on-site, adherence to the submitted elevations for the redevelopment of the coffee house, restrictions on outdoor noise and commercial activities, and restriction on signage and lighting. |
| Community Character | Mitigated | |
| Covenants and Restrictions | No Mitigation Required | The applicant has verified that she is not aware of any covenants or restrictions on the property that prohibit the proposed use. |

## PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

## STAFF RECOMMENDATION

Overall, staff finds the proposal to be 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 proposed conditions.

TW/md
SUP22-25_Strbks7504RichRd

Attachments:
1. Resolution
2. CIS
3. Master Plan
4. Elevations Exhibit
5. Location Map
6. Staff Report and Proffers, Z-11-88, dated June 12, 1988
7. Site Photos
8. Unapproved Minutes of the January 4, 2023, Planning Commission Meeting

# **R E S O L U T I O N**

CASE NO. SUP-22-0025. 7504 RICHMOND ROAD STARBUCKS

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, Ms. Lauren Sweeney of Kimley-Horn has applied for an SUP on behalf of Old Point National Bank, to redevelop the vacant bank building with drive-through into a coffee shop with drive-through located at 7504 Richmond Road and further identified as James City County Real Estate Tax Map Parcel No. 2320100071D (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on January 4, 2023, recommended approval of Case No. SUP-22-0025 by a vote of 7-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0025; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code (the "County Code"), does hereby approve the issuance of Case No. SUP-22-0025 as described herein with the following conditions:

1. *Master Plan*. This SUP shall be valid for approximately 1.39 acres of property located at 7504 Richmond Road and further identified as James City County Real Estate Tax Map Parcel No. 2320100071D. Development of the Property shall require a site plan and shall be generally in accordance with the Master Plan entitled "Site Plan, Richmond Road Williamsburg," prepared by Kimley-Horn, dated October 25, 2022 (the "Master Plan"), and the building exterior elevations entitled "90% CD Review Set," prepared by Asoosociates (Soos & Associates), dated September 24, 2022 (the "Elevations"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.

2. *Specially Permitted Uses*. This SUP shall be valid for a coffee shop with drive-through which generates, or would be expected to generate, a total of 100 or more additional trips to and from the site during the peak hour of the operation, pursuant to Section 24-11(a)(3) of the County Code.

3. *Conservation and Irrigation*. Water conservation standards shall be enforced on the Property. Water conservation standards shall be submitted to and approved by the James City Service Authority (JCSA) prior to site plan approval. Only surface water collected from surface water impoundments, or water taken from an underground cistern, shall be used for irrigating common areas on the Property. The JCSA public water supply shall not be used for irrigation. If the Owner demonstrates to the satisfaction and approval of the General Manager of the JCSA through drainage area studies and irrigation water budgets that the impoundments cannot provide sufficient water for all irrigation, the General Manager of the JCSA may, in writing, approve a shallow (less than 100 feet) irrigation well to supplement the water provided by the impoundments or cisterns.

4. *Richmond Road Buffer*. Prior to final approval of any site plan, the Director of Planning or his designee shall review and approve a landscape plan for the parcel. The landscape plan shall provide a 50-foot vegetated Community Character Corridor buffer (Buffer) along the Richmond Road right-of-way in accordance with Section 24-98 of the Zoning Ordinance. A majority of tree, shrub, and/or ornamental grass plantings shall be native species to meet the requirements of Section 24-96 of the County Code. Any land disturbance or grading in the buffer shall be the minimum necessary and shall require additional plantings consisting of no less than 125% of the required plantings per the Ordinance or as may be otherwise approved by the Director of Planning, such that at maturity the plantings match or exceed the mature height and density of trees and shrubs within the Buffer. All landscaping on the landscape plan shall be guaranteed, in a form acceptable to the James City County's Attorney's Office, prior to site plan approval. The landscaping shown on the approved landscape plans(s) shall be installed within 12 months of the final site plan approval unless another timeline for planting has been approved by the Director of Planning.

5. *Architectural Review*. Prior to site plan approval, the Director of Planning or his designee shall review and approve the final architectural design of the building to ensure consistency with the Elevations. The site plan shall include the final architectural design for all buildings shown and include general elevations of the buildings, as well as the view of the building from all sides. Determination of substantial architectural consistency shall be made by the Director of Planning or his designee. In the event the Director of Planning disapproves, the applicant may appeal the decision of the Director of Planning to the Development Review Committee, which shall forward a recommendation to the Planning Commission.

6. *Freestanding Signage*. All freestanding signage shall be externally illuminated, monument-style signs, not to exceed 8 feet in height. The base of the signs shall be brick or materials similar in type and color with the site architecture. The design and materials of the signs shall be approved by the Director of Planning prior to final site plan approval.

7. *Screening of Site Features*. All dumpsters, ground-mounted HVAC, mechanical units, and cart corrals shall be screened by an enclosure composed of masonry, closed cell PVC, prefinished metal, or cementitious panels, in detail and colors to blend with the coffee shop. Such features shall be shown on the site plan and shall be reviewed and approved by the Director of Planning.

8. *Lighting*. All new exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. A lighting plan shall be submitted to and approved by the Director of Planning or his designee prior to final site plan approval. All light poles must not exceed twenty (20) feet in height and the lighting plan must indicate no glare outside the boundary lines of the Property unless otherwise approved in writing by the Director of Planning or designee. "Glare" is defined as more than 0.1 foot-candle at the boundary of the Property or any direct view of the lighting source from adjoining properties.

9. *Drive-Through Screening*. The order board and drive-through pick-up window(s) shall be screened from Richmond Road with landscaping and/or fencing, as approved by the Director of Planning or his designee.

10. *Outside Display, Sale, or Storage*. No outside display, sale, or storage of merchandise shall be permitted on the Property.

11. *Intercom and Speaker Noise*. All intercom and other speaker systems on the Property shall operate in such a manner that they shall not be audible from adjacent properties.

12. *Water Quality Facility*. A water quality facility meeting the appropriate design criteria of the 2023 Virginia Stormwater BMP Clearinghouse and treating the volume of the one-year, 24-hour storm event shall be included in the site plan for the project. This water quality facility will fulfill the Special Stormwater Criteria requirements for this project.

13. *Commencement for Construction*. Construction of this use shall commence within 36 months from the date of approval of this SUP or the SUP shall be void. Construction shall be defined as obtaining a permanent Certificate of Occupancy for the coffee shop with drive-through.

14. *Severance Clause*. This 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. Saeed
Deputy Clerk to the Board

| | VOTES | | | |
|---|---|---|---|---|
| | AYE | NAY | ABSTAIN | ABSENT |
| SADLER | ____ | ____ | ____ | ____ |
| ICENHOUR | ____ | ____ | ____ | ____ |
| MCGLENNON | ____ | ____ | ____ | ____ |
| LARSON | ____ | ____ | ____ | ____ |
| HIPPLE | ____ | ____ | ____ | ____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP22-25_Strbks7504RichRd-res

# Community Impact Statement

## STARBUCKS RICHMOND ROAD

## 7504 RICHMOND ROAD

## JAMES CITY COUNTY, VIRGINIA

**DECEMBER 14, 2022**

**PREPARED BY:**


*4525 Main St.*

*Suite 1000*

*Virginia Beach, VA*

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# INTRODUCTION

Kimley-Horn and Associates, Inc. (KHA) was retained to develop a Community Impact Statement to request a Special Use Permit as required by Section 24-11 (a)(3) of the James City County Code for the construction of a commercial building generating a total of 100 or more trips to and from the site during peak hours. Starbucks Coffee Company is proposing to renovate a 3,166 SF freestanding restaurant with drive-thru in the current location of Suntrust Bank at the address 7504 Richmond Rd, Williamsburg, VA 23188. The associated parties are listed below:

- **Developer** – Starbucks Coffee Company
- **Property Owners** – Old Point National Bank
- **Civil/Traffic Engineer** – Kimley-Horn and Associates, Inc.
- **Landscape Architect** - Kimley-Horn and Associates, Inc.
- **Starbuck Architect** – Soos & Associates, Inc.
- **Surveyor** – Mid-Atlantic Surveying and Land Design

## SITE LOCATION/VICINITY MAP

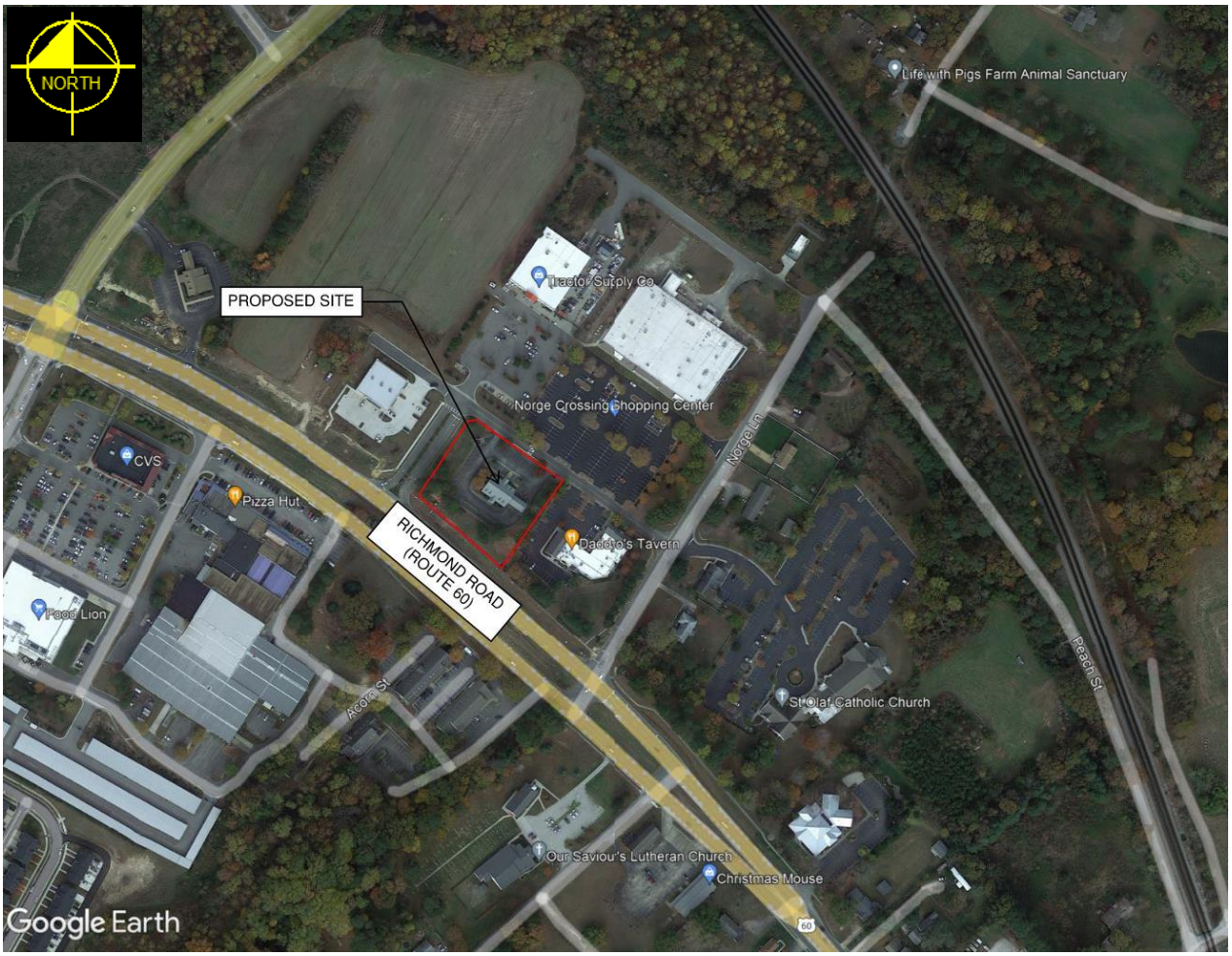



**Figure 1 – Site Location and Vicinity Map**

# PROJECT DESCRIPTION

## SITE LOCATION

The site is located on the eastern side of Richmond Road (Rt. 60) between Croaker Road and Norge Lane in the current location of Bank. The address referenced is 7504 Richmond Road in James City County. The site currently consists of 1.45 acres (Old Point Bank). At present, access is provided to this parcel via 2 entrances on the private drive in Norge Center. Refer to Figure 1 for a vicinity map (above) and Figure 2 in the appendices for an existing conditions map.

## PREVIOUSLY-APPROVED SUP'S ON SUBJECT SITE

There are no previously approved Special Use Permits on the subject site to the best of our knowledge.

## PROPOSED DEVELOPMENT

The development will consist of the renovation of an approximate 3,185 SF restaurant with drive-thru which will require demolition of the existing Bank. Proposed improvements are minimal and consist of the addition of drive thru equipment, a patio and minor ADA improvements. The required parking is 24 parking stalls (1/4 seats based upon the maximum seating capacity allowed). The proposed restaurant will have 25 parking stalls in which 24 of them are standard parking stalls, 1 are accessible. Refer to Figure 3 for site layout.

# COMPREHENSIVE PLAN COMPATIBILITY

## 2045 COMPREHENSIVE PLAN

The James City County Comprehensive Plan 2045 adopted October 26, 2021 states that the subject site is within the Norge CCA. Outlined below are specific design standards intended to guide future development and redevelopment in the Norge CCA:

- The architecture, scale, materials, spacing, and color of buildings should complement the historic character of the area.
- Building setbacks should be consistent with nearby historic buildings and structures.
- Where possible, parking should be located to the rear of buildings. Parking should be screened from roadway and adjacent properties.
- Shared access and parking should be pursued before constructing new access breaks and parking facilities.
- Existing specimen trees and shrubs should be preserved to the extent possible.
- New landscaping should be of a type, size, and scale to complement and enhance the building and site design. Native plant and tree species are encouraged.
- Signage should be of a scale, size, color, and materials to complement the historic character of the area.

- Pedestrian and bicycle access and circulation should be promoted through the provision of sidewalks, bike racks, benches, crosswalks, street trees, and other design features which help accomplish this goal.
- Mixed use development which provides residential, commercial, and office uses in close proximity is encouraged.
- Efforts to maintain and reinforce the boundaries of Norge and Toano through open space and site design measures are strongly encouraged.

### COMMUNITY CHARACTER CORRIDOR

The 2045 Comprehensive Plan identifies that the Community Character considerations are important for development with areas of CCA that are designated Economic Opportunity (EO) areas. Most of the EO land is along the perimeter of the Norge CCA and protecting the viewshed around the central core of the CCA with the railroad being a primary consideration. Specific design standards include:

- Proposed building setbacks like those in central Norge should be more flexible based on the types of uses that are master planned within the CCA. For compatible uses with low impacts, smaller setbacks should be encouraged to integrate the areas. For larger, less compatible uses, attention should be paid to larger setbacks and buffering to minimize impacts.
- Building scale may be larger, but height and massing should gradually increase as development moves away from the core of Norge and closer to the perimeter of the CCA.
- Architectural features consistent with the Norge area should be included in designs for those buildings that are contained within or are clearly visible from the CCA.
- Signage facing into the CCA should also be minimized or designed in a manner consistent with the Norge character.
- Pedestrian and bicycle connections over the railroad tracks should also be promoted through the use of elevated or signalized crossings, sidewalks along roads on either side of the tracks, and bike racks to further integrate EO land with the Norge CCA.

## STORMWATER MANAGEMENT

### WATERSHED MANAGEMENT PLAN

The proposed site lies within the Yarmouth Creak subwatershed, which is located within the York River watershed. The existing site outfalls to the infiltration trench (BMP# YC-023) that was designed in 1993 as part of the Norge Shopping Center.

### EXISTING DRAINAGE PATTERNS

The site has existing elevations ranging between approximately 108’ to 114’ generally high pointed along the west of the property. The site drains south into a shared drainage system via drainage swale which is captured by a catch basin with a 12” outflow pipe. Outfall ultimately tie into the infiltration trench (BMP# YC-023) through a 12” culvert to the east of the proposed site and west of Norge Lane.

### WATER QUALITY MEASURES

The site must conform to the standards and requirements set by the Chesapeake Bay Preservation Act (CBPA), the Virginia DEQ Stormwater Management Regulations Part IIB, and the Special Stormwater Criteria defined by James City County (JCC). The existing site impervious cover is 46% which will be increased to 47% with the proposed development of Bank. The proposed redevelopment will be under the 2,500 SF disturbance requirement per the Stormwater Criteria- therefore additional water quality measures are not required.

### WATER QUANTITY MEASURES

The proposed redevelopment will be under the 2,500 SF disturbance requirement per the Stormwater Criteria. The site will continue to be managed by the existing infiltration trench to the east. After review of the Web Soil Survey soil map and the geotechnical report for the project, it is apparent that B soils can be located onsite which promote good infiltration rates. The use of the infiltration trench, will continue to aid in the reduction of runoff volume from the site, thus limiting the impact to the erosion of downstream BMPs and natural hydrologic features.

Due to the limited disturbance on site, no additional water quantity requirements are required for the proposed development.

## PUBLIC FACILITIES REPORT

### DOMESTIC WATER

Water to the proposed restaurant will be provided by the James City County Service Authority (JCSA). Domestic service demand will be provided from the existing 12" PVC County water main within an easement along the private drive. A new 1 ½" water main will replace the existing ¾", and a new service line will connect from that point to the building. This proposal will not generate more than 15,000 gallons of water a day.

### SANITARY SEWER

Sanitary service to the site will be provided by the JCSA through an existing 8" PVC County sanitary main that runs along the ingress/egress easement past the northern property line. Sewage generated from the restaurant will be conveyed to the existing manhole through an existing 6" PVC sanitary lateral. There will also be a grease trap onsite to capture any greasy waste from the existing building. The greasy waste and domestic/condensate waste are routed separately internal to the building and do not wye in together until the greasy waste is downstream of the grease trap. Refer to Figure 7 for the location of the sanitary sewer system onsite. Similar to the water consumption, sewage generated by the proposed restaurant does not substantially increase peak flows.

### FIRE AND EMERGENCY MEDICAL SERVICES

The proposed site will receive primary Fire and EMS coverage from the James City County Fire Station 1 located in Toano, approximately 2.5 miles from the proposed site.

### SOLID WASTE

Solid waste generated by the proposed restaurant will be collected privately and disposed of in a lawful manner.

## ENVIRONMENTAL INVENTORY

### SITE TOPOGRAPHY

As determined on our site survey prepared by Mid-Atlantic Surveying and Land Design, the site is sloping to the south (Richmond Road). Elevations range between approximately 108' and 114' onsite. The subject property is located in a developed area. No natural water features are located onsite. The site ultimately outfalls through an existing infiltration trench before being conveyed to the Yarmouth Creek.

### SITE SOILS

The "Soil Resource Report for James City County, York County, and the City of Williamsburg" was reviewed and indicated that the soil of the subject property includes Emporia fine sandy loam, Suffolk fine sandy loam. The Emporia fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. The Suffolk fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. See Figure 3 for a Soil Map in the appendices.

### WETLANDS

Review of the U.S. Fish and Wildlife Services National Wetland Inventory map for the proposed site was completed and identified no jurisdictional wetlands or waters of the U.S. onsite.

### FLOODPLAIN

Review of the Federal Emergency Management Administration (FEMA) floodplain community-panel map number 51095C0107D, dated December 16, 2015 shows that the subject site is located within Zone X "Areas determined to be outside the 0.2% annual chance flood".

### VEGETATION AND WILDLIFE

The subject site is not located within a designated wilderness area or wildlife preserve according to review of the Virginia Department of Conservation and Recreation

### RARE, THREATENED AND ENDANGERED SPECIES

According to the United States Department of the Interior – Fish and Wildlife Service's county database of species occurrences, James City County, Virginia is known to support three (3) federally listed threatened species. The Sensitive joint vetch (Aeschynomene virginica), the Small whorled pogonia (Isotria medeoloides), and the Northern long eared bat (Myotis septentrionalis). No federal or state mapping or sighting databases reported any sightings onsite for threatened or endangered species. Review provided

by the Virginia Department of Conservation and Recreation Biotics database resulted in no endangered species being located onsite.

### CULTURAL RESOURCES

Review of the subject site using the Virginia Cultural Resources Information System shows no resources identified onsite.

## ENVIRONMENTAL CONSTRAINTS ANALYSIS

### HYDROLOGIC FEATURES

#### BODIES OF WATER

Review of County GIS shows that there are no streams, ponds, lakes, impoundments, or rivers located onsite.

#### WATERSHED

The proposed site lies within the Yarmouth Creek watershed.

#### WETLANDS

There were no wetlands determined onsite using the United States Fish and Wildlife Services National Wetland Inventory mapper.

#### PERENNIAL AND INTERMITTENT STREAMS

Review of County GIS shows that there are no perennial or intermittent streams located onsite.

#### DESCRIPTION OF RECEIVING STREAMS

The proposed site lies within the Yarmouth Creek subwatershed, which is located within the York River watershed. The existing site has an infiltration basin (BMP #YC-023) that was designed in 1993.

#### FLOODPLAIN

Review of the Federal Emergency Management Administration (FEMA) floodplain community-panel map number 51095C0109D, dated December 16, 2015, shows that the subject site is located within Zone X: “Areas determined to be outside the 0.2% annual chance flood.”

### PHYSICAL FEATURES

#### SITE TOPOGRAPHY

As determined on our site survey prepared by Mid-Atlantic Surveying and Land Design, the site is sloping to the south (Richmond Road). Elevations range between approximately 108’ and 114’ onsite. The subject property is previously developed and located within a developed area. No natural water features are

located onsite. The site ultimately outfalls through an infiltration trench before being conveyed through natural channels to Yarmouth Creek.

### SITE SOILS

The "Soil Resource Report for James City County, York County, and the City of Williamsburg" was reviewed and indicated that the soil of the subject property includes Emporia fine sandy loam, Suffolk fine sandy loam. The Emporia fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. The Suffolk fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. See Figure 10 for a Soil Map in the appendices.

### VEGETATION AND WILDLIFE

The subject site is not located within a designated wilderness area or wildlife preserve according to review of the Virginia Department of Conservation and Recreation.

## PROHIBITED OR RESTRICTED DEVELOPMENT AREA

### BUFFERS AND CONSERVATION EASEMENTS

Review of County GIS shows that there are no required sensitive area buffers or conservation easements onsite.

### RARE, THREATENED AND ENDANGERED SPECIES

According to the United States Department of the Interior – Fish and Wildlife Service's county database of species occurrences, James City County, Virginia is known to support three federally-listed threatened species. The sensitive joint vetch (Aeschynomene virginica), the small whorled pogonia (Isotria medeoloides), and the northern long eared bat (Myotis septentrionalis). No federal or state mapping or sighting databases reported any sightings onsite for threatened or endangered species. Review provided by the Virginia Department of Conservation and Recreation Biotics database resulted in no endangered species being located onsite.

### TREE PRESERVATION

Trees will be preserved of the proposed site. The building and impervious footprints do not increase with the proposed design.

### RESOURCE PROTECTION AREAS AND LEGAL WETLANDS

Review of the subject site using County GIS and the United States Fish and Wildlife Services National Wetland Inventory mapper shows that there are no Resource Protection Areas or Legal Wetlands located onsite.

## EXISTING AND PROPOSED CHANGES

### EXISTING CONDITIONS

The site is located on the eastern side of Richmond Road (Rt. 60) between Croaker Road and Norge Lane in the current location of Suntrust Bank. The address referenced is 7504 Richmond Road in James City County. The site currently consists of 1.44 acres (Suntrust Bank). At present, access is provided to this parcel via 2 entrances from Norge Lane for Suntrust Bank (full access). The existing ground cover consists of urban/developed land cover, and managed turf ground cover.

### NEIGHBORING PROPERTIES

The site will be bound on three sides by private properties and on one side by Richmond Road. To the west and north, the site is bound by ingress/egress easements; to the south, the site is bound by Richmond Road; to the east, the site is bound by a plaza owned by Mehta, Manish V. Trustee & Meghna M. Trustee.

### LIMITS OF DISTURBANCE

The proposed limits of disturbance consist of roughly .05 acres. The existing building on site to remain and be renovated and additional earth disturbance will not be required.

### PROPOSED IMPERVIOUS AREA

The existing impervious onsite is 46% and the proposed impervious cover onsite is approximately 47%, which is less than the 60% requirement set forth in the County Chesapeake Bay Preservation Code.

### DESIGN TECHNIQUES

While no specific “Better Site Design” or “Low Impact Development” techniques were designed, the site will use existing stormwater quantity and quality control devices. Existing BMPs will be utilized to maintain stormwater and infiltrate where possible to meet the demands of the State stormwater code as well as the James City County watershed management plan.

### DISTURBANCE MINIMALIZATION

As stated above, the site will be designed to reduce the earthwork required to grade the site and stay under the 2,500 SF maximum disturbance.

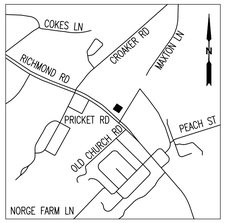
## ENVIRONMENTAL CONSTRAINTS NARRATIVE ANALYSIS

Per the preliminary analyses performed, no threatened or endangered species are located onsite, no wetlands, streams, or sensitive bodies of water are located onsite, and no RPAs or restricted development areas are located onsite. Additional stormwater management is not required due to the disturbance of the project being less than 2,500 SF.

# PROJECT SUMMARY

In summary, the subject property does not contain any sensitive environmental resources, the public infrastructure serving the property has been determined to be adequate, and the minor renovations are compatible with the County's Comprehensive Plan and consistent with the County's zoning ordinance.

# FIGURE 2 – SURVEY




LOCATION MAP
SCALE: 1" = 2000'

HORIZONTAL DATUM

| | |
|---|---|
| COUNTY OF | JAMES CITY, VA |
| DATUM | VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83(86)(2011) US SURVEY FOOT |

VERTICAL DATUM

VERTICAL DATA ESTABLISHED ON SITE VIA:

GPS DATA TIED TO THE VIRGINIA SOUTH NETWORK AND NOT TIED TO SPECIFIC CITY DISKS

| | |
|---|---|
| COUNTY OF | JAMES CITY, VA |
| DATUM | NAVD88 |

FEMA FLOOD ZONE

FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION.
V = 1% CHANCE OF ANNUAL FLOOD WITH STORM INDUCED WAVES
AE = 1% CHANCE OF ANNUAL FLOOD
X-SHADED = 0.2% CHANCE OF ANNUAL FLOOD
X = MINIMAL FLOOD HAZARD AREA

| | |
|---|---|
| THIS SITE APPEARS TO LIE IN FLOOD ZONE(S) | X |
| AS SHOWN ON F.I.R.M. MAP/PANEL # | 51095C0107D |
| PANEL DATE: | 12/16/2015 |
| NFIP COMMUNITY NAME | JAMES CITY COUNTY |
| NFIP COMMUNITY NUMBER | 510201 |
| FIRM INDEX DATE | 12/16/2015 |

PROPERTY OWNER(S)

| | |
|---|---|
| TAX ID | 2320100071E |
| OWNER(S) | MEHTA, MANISH V & MEGHNA M. |
| DEED INSTRUMENT | #180013527 |
| DATED | N/A |
| RECORDED | N/A |
| LOCATION | N/A |
| MAILING ADDRESS | N/A |

ZONING

MAS-LD DOES NOT CERTIFY AS TO THE ZONING DESIGNATION OF THIS SITE. FOR DETAILED ZONING INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT THE NUMBER LISTED BELOW

| | | | |
|---|---|---|---|
| SOURCE | COUNTY OF JAMES CITY GIS | | |
| ZONING DEPT. PHONE # | (757) 253-6685 | ZONE | B1 |
| FRONT SETBACK | 50' | REAR SETBACK | 20' |
| SIDE SETBACK (INTERIOR) | 20' | SIDE SETBACK (CORNER) | 50' |

UNDERGROUND UTILITIES
ALL UTILITIES MAY NOT BE SHOWN

| | |
|---|---|
| MISS UTILITY TICKET # | A202501179 |
| DATE | 01/25/2022 |

## GENERAL SURVEY NOTES:

1. THIS SURVEY WAS PRODUCED BY MID-ATLANTIC SURVEYING AND LAND DESIGN, INC. FOR KIMLEY-HORN AND ASSOCIATES, INC.
2. THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, SERVITUDES AND RESTRICTIONS MAY NOT BE SHOWN.
3. THE BOUNDARY LINES SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY.
4. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.

## TOPOGRAPHIC SURVEY CERTIFICATION

THIS SURVEY

# TOPOGRAPHIC SURVEY
OF
# PARCEL 5, NORGE CENTER
# (M.B. 68, PG. 67)

FOR
KIMLEY-HORN AND ASSOCIATES, INC.
JAMES CITY COUNTY, VA
OCTOBER 24, 2022

WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BETH ANNE G. CAMPBELL FROM AN ACTUAL GROUND ~~OR REMOTE SENSING~~ SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10/12/2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE: 10/24/2022

Beth Anne G. Campbell
BETH ANNE G. CAMPBELL, VA L.S. #003316

## STORM TABLE

(A) CB SUMP
RIM = 103.79'
ELEV. OF STRUCTURE BOTTOM = 96.79'

(B) CB
RIM = 107.29'
INV. (NE) 18" RCP = 103.97'
INV. (E) 15" RCP = 104.14'
INV. (SW) 18" RCP = 103.64'
INV. (SE) 15" RCP = 104.34'

(C) CB
RIM = 110.92'
INV. (SW) 36" RCP = 105.02'
INV. (NE) 36" RCP = 104.97'
INV. (NW) 4" CPP = 109.37'

(D) CDI
RIM = 112.55'
INV. (E) 18" RCP = 105.04'
INV. (SW) 36" RCP = 104.27'
INV. (NW) 36" RCP = 104.96'

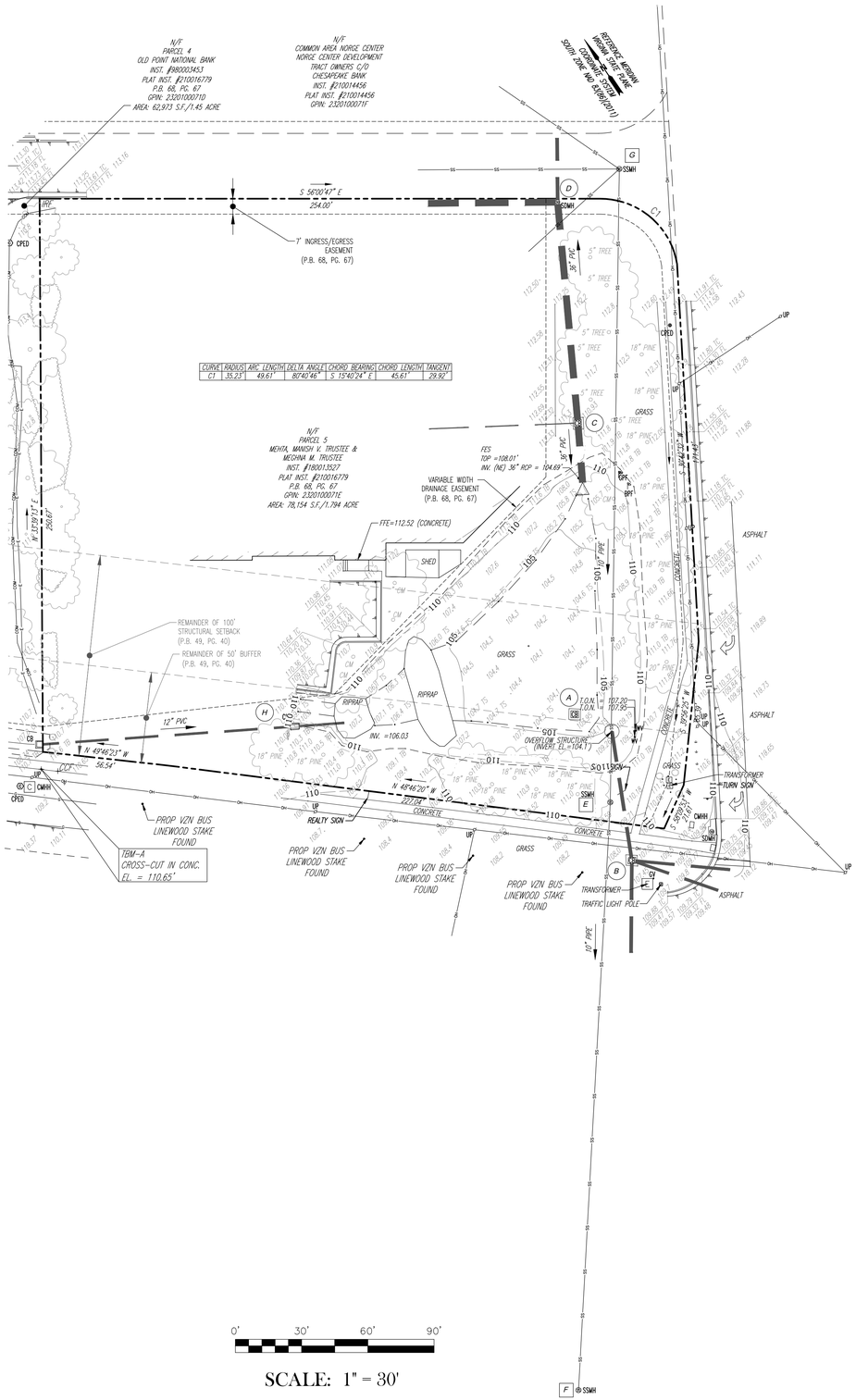
(H) CB
RIM = 109.89'
INV. (NW) 12" PVC = 106.29'
INV. (SE) 12" PVC = 106.10'

## SANITARY SEWER TABLE

(E) SSMH
RIM = 110.65'
INV. (NE) 10" PIPE = 91.17'
INV. (SW) 10" PIPE = 91.17'

(F) SSMH
RIM = 99.07'
INV. (NE) 10" PIPE = 89.50'
INV. (SW) 10" PIPE = 89.47'

(G) SSMH
RIM = 112.05'
INV. (SW) 10" PIPE = 92.37'
INV. (W) 10" PVC = 101.55'
INV. (NW) 10" PIPE = 92.55'
INV. (N) 10" PVC = 101.58'




0' 30' 60' 90'

SCALE: 1" = 30'

## ABBREVIATIONS

| | |
|---|---|
| APPROX | APPROXIMATELY |
| BLDG | BUILDING |
| CONC | CONCRETE |
| D.B. | DEED BOOK |
| GPIN | GEOREFERENCED PARCEL IDENTIFICATION NUMBER |
| HARN | HIGH ACCURACY REFERENCE NETWORK |
| INST. | INSTRUMENT |
| INV | INVERT |
| M.B. | MAP BOOK |
| NF | NAIL FOUND |
| N/F | NOW OR FORMERLY |
| PG. | PAGE |
| PIN | PARCEL IDENTIFICATION NUMBER |
| S.F. | SQUARE FEET |

## COMMUNICATIONS

CMHH — COMMUNICATIONS: HAND HOLE
CPED — COMMUNICATIONS: PEDESTAL
CMMH — COMMUNICATIONS: MANHOLE
COM — COMMUNICATIONS: UNDERGROUND

## CONTROL

TP# — CONTROL: TRAVERSE POINT
TBM — CONTROL: TEMPORARY BENCHMARK

## FENCES

SF — FENCE: SILT FENCE
X — FENCE: VINYL
FENCE: WOODEN
FENCE: METAL

## GAS

GM — GAS: METER
GV — GAS: VALVE
G — GAS: UNDERGROUND PIPES

## POWER

POWER: LIGHT POLE
POWER: CONDUIT
LP — POWER: LIGHT POLE: SINGLE ARM
LP — POWER: LIGHT POLE: SINGLE BOX
E — POWER: TRANSFORMER
EP — POWER: ELECTRIC PEDESTAL
POWER: GUY WIRE
UP — POWER: UTILITY POLE
UPLT — POWER: UTILITY POLE WITH LIGHT
EHH — POWER: ELECTRIC HANDHOLE
OH — POWER: OVERHEAD LINES
E — POWER: UNDERGROUND

## PROPERTY

DHF — PROPERTY: DRILL HOLE FOUND
DHS — PROPERTY: DRILL HOLE SET
IRF — PROPERTY: IRON ROD FOUND
IRS — PROPERTY: IRON ROD SET
NF — PROPERTY: NAIL FOUND
IPF — PROPERTY: IRON PIPE FOUND
PPF — PROPERTY: PINCHED PIPE FOUND
VDH — PROPERTY: VDOT MONUMENT
PROPERTY: BOUNDARY
PROPERTY: ADJACENT BOUNDARY
PROPERTY: EASEMENT

## SANITARY

SSMH — SANITARY: MANHOLE
CO — SANITARY: CLEANOUT
SANITARY: PIPES
SANITARY: FORCE MAIN

## SITE

SIGN
BOLLARD

## STORM

SDMH — STORM: MANHOLE
CDI — STORM: CURB DROP INLET
CB — STORM: CATCH BASIN
RD — STORM: ROOF DRAIN
STORM: PIPES

## TRAFFIC

TRHH — TRAFFIC: BOX
TRPED — TRAFFIC: PEDESTAL
TRMH — TRAFFIC: MANHOLE

## WATER

WV — WATER: VALVE
WM — WATER: METER
IRR — WATER: IRRIGATION
FH — WATER: FIRE HYDRANT
SPIGOT — WATER: SPIGOT
FDC — WATER: FIRE DEPARTMENT CONNECTION
PIV — WATER: POST INDICATOR VALVE
WATER: UNDERGROUND PIPES

## LINES

BUILDING: OVERHANG
BUILDING: WALLS
CONTOUR (1 FOOT INTERVALS)
DITCH: CENTERLINE
DITCH: TOP OF BANK
DITCH: TOE OF SLOPE
FLOOD ZONE LINE
LANDSCAPING: EDGE
PAVEMENT: ASPHALT EDGE
PAVEMENT: GRAVEL
VEGETATION: DRIPLINE

GRADE LEGEND
CL — CENTERLINE
FC — FACE OF CURB
FL — FLOWLINE
TB — TOP OF BANK
TC — TOP OF CURB
TS — TOE OF SLOPE

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Virginia Beach, VA 23462
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ADMIN@MAS-LD.COM

COMMONWEALTH OF VIRGINIA
BETH ANNE G. CAMPBELL
Lic. No. 003316
10/24/22
LAND SURVEYOR

# TOPOGRAPHIC SURVEY
OF
# PARCEL 5, NORGE CENTER
# (M.B. 68, PG. 67)
FOR
KIMLEY-HORN AND ASSOCIATES, INC.
JAMES CITY COUNTY, VA
OCTOBER 24, 2022

| | |
|---|---|
| PROJECT # | 22022.0 |
| FIELD BY: | MKS |
| FIELD DATES: | 10/12/2022 |
| DRAWN BY: | ETR |
| CHECKED BY: | BAC |

| REVISIONS NO. | DATE | COMMENTS | BY |
|---|---|---|---|

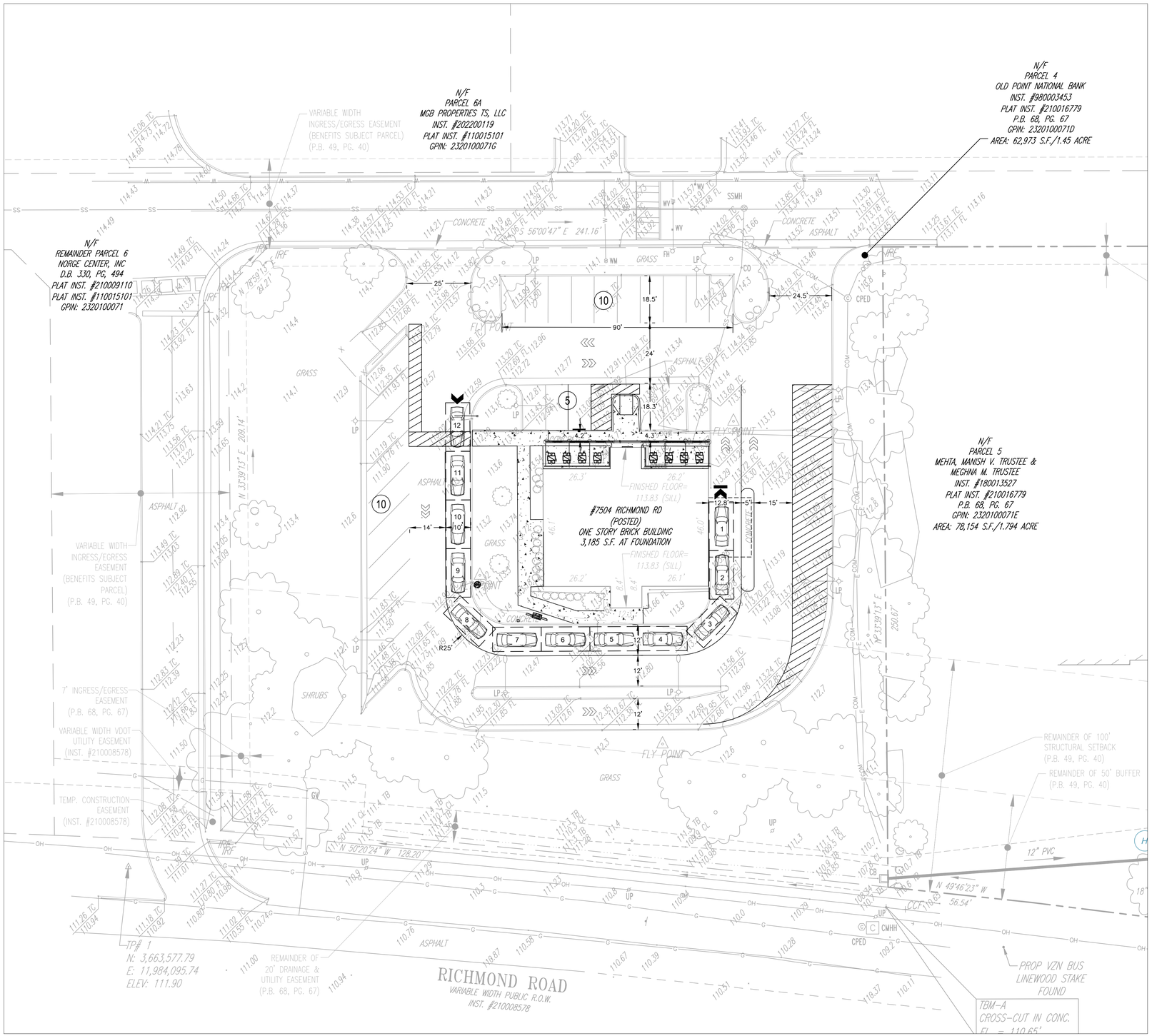
SCALE: 1" = 30'

SHEET
1 OF 1

DWG: N:\22022.0\Survey\Drawings\Plat\22022.0 TOPO.dwg LAYOUT: TOPO 1 PLOTTED BY: BRIAN MORGAN 10/24/2022 3:57 PM LAST SAVED BY: BRIAN MORGAN 10/24/2022 3:57 PM

# FIGURE 3 – MASTER PLAN

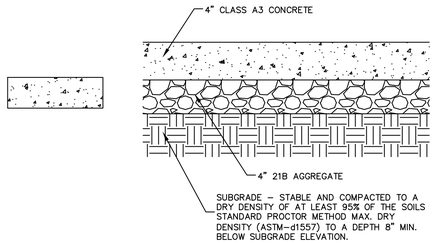
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TWO COATS YELLOW TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING EXCEPT TWO COATS BLUE TRAFFIC PAINT SHALL BE USED FOR ACCESSIBLE PARKING AREA (18" LETTERS, 2" PAINT STROKE).
3. ALL OFF-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED IMMEDIATELY FOLLOWING GRADING. PERMANENT SEEDING AND FERTILIZATION WILL FOLLOW THE PLANTING SCHEDULE PROVIDED IN THE SITE PLANS. ALL ON-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED.
4. ELEVATIONS ASSOCIATED WITH SANITARY SEWER LINE MUST BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

## PAVING LEGEND:




CONCRETE PAVEMENT SECTION
NOT TO SCALE

NOTE: THE PROPOSED MASTER PLAN WILL BECOME BINDING ONCE APPROVED BY THE BOARD OF SUPERVISORS

GRAPHIC SCALE IN FEET
0 10 20 40

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
LAUREN E. SWEENEY
Lic. No. 060149
12/15/2022
PROFESSIONAL ENGINEER

KHA PROJECT 116884025
DATE 12/15/2022
SCALE AS SHOWN
DESIGNED BY KYD
DRAWN BY KYD
CHECKED BY LES

# MASTER PLAN

# RICHMOND ROAD STARBUCKS

PREPARED FOR STARBUCKS

WILLIAMSBURG VA

SHEET NUMBER
CS100

# FIGURE 4 – WEB SOIL SURVEY

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for James City and York Counties and the City of Williamsburg, Virginia




October 25, 2022

# Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report
## Soil Map




Map Scale: 1:938 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: James City and York Counties and the City of Williamsburg, Virginia
Survey Area Data: Version 20, Aug 29, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 11, 2019—Oct 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## MAP LEGEND

## MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 14B | Emporia fine sandy loam, 2 to 6 percent slopes | 0.7 | 33.0% |
| 31B | Suffolk fine sandy loam, 2 to 6 percent slopes | 1.3 | 67.0% |
| **Totals for Area of Interest** | | **2.0** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# James City and York Counties and the City of Williamsburg, Virginia

## 14B—Emporia fine sandy loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* 41pt
*Elevation:* 20 to 150 feet
*Mean annual precipitation:* 40 to 55 inches
*Mean annual air temperature:* 57 to 61 degrees F
*Frost-free period:* 165 to 193 days
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Emporia and similar soils:* 80 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Emporia

#### Setting

*Landform:* Marine terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Marine deposits

#### Typical profile

*H1 - 0 to 13 inches:* fine sandy loam
*H2 - 13 to 58 inches:* loam
*H3 - 58 to 75 inches:* sandy clay loam

#### Properties and qualities

*Slope:* 2 to 6 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 1.98 in/hr)
*Depth to water table:* About 36 to 54 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Moderate (about 8.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* B
*Hydric soil rating:* No

## 31B—Suffolk fine sandy loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* 41qk
*Elevation:* 30 to 150 feet
*Mean annual precipitation:* 40 to 55 inches
*Mean annual air temperature:* 57 to 61 degrees F
*Frost-free period:* 165 to 193 days
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Suffolk and similar soils:* 80 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Suffolk

#### Setting

*Landform:* Marine terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Convex
*Across-slope shape:* Convex
*Parent material:* Marine deposits

#### Typical profile

*H1 - 0 to 14 inches:* fine sandy loam
*H2 - 14 to 40 inches:* sandy clay loam
*H3 - 40 to 64 inches:* fine sandy loam

#### Properties and qualities

*Slope:* 2 to 6 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Very low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Moderate (about 6.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* B
*Hydric soil rating:* No

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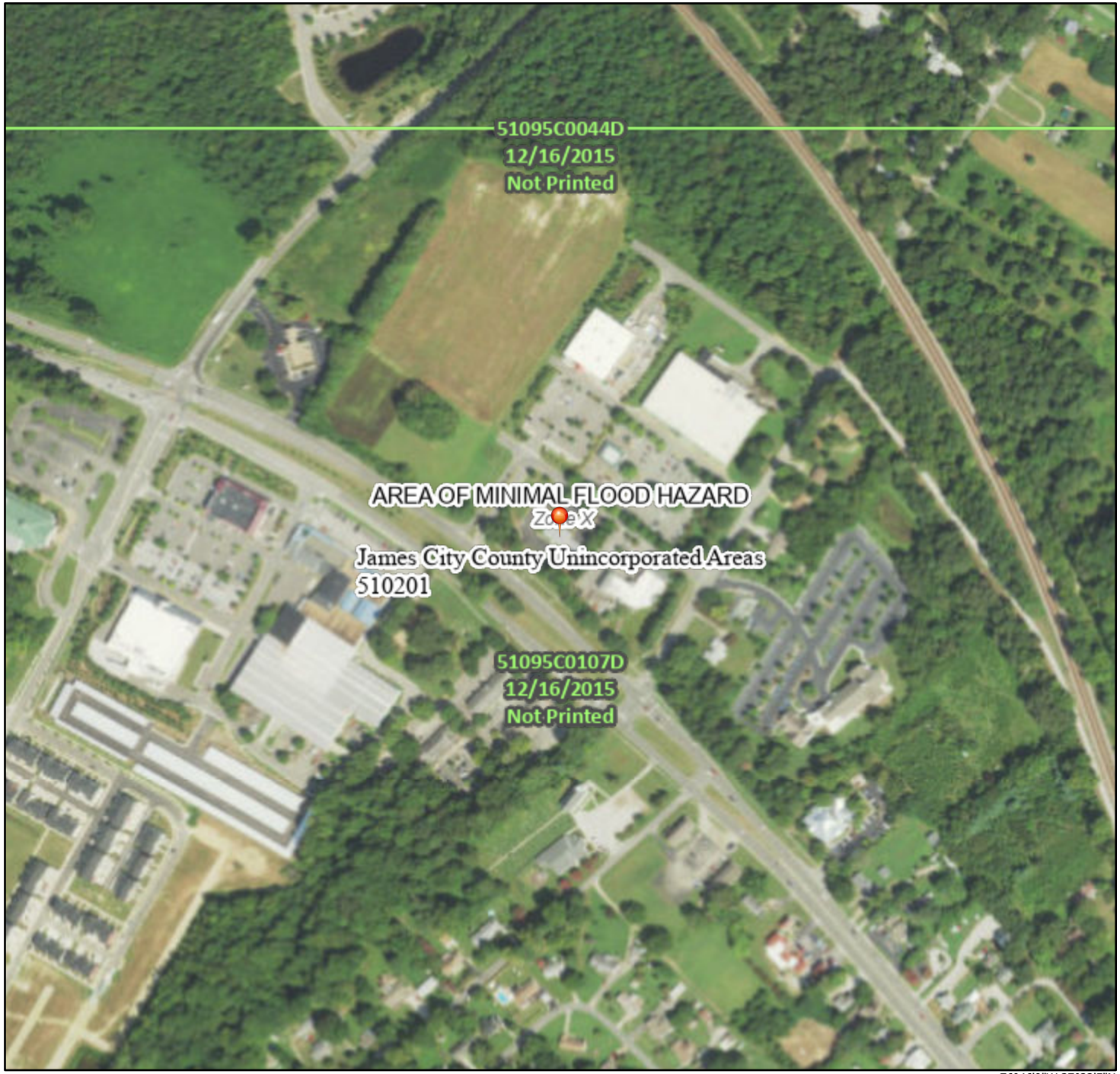
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# FIGURE 5 – FEMA FLOODPLAIN MAP

# National Flood Hazard Layer FIRMette

FEMA

76°46'46"W 37°22'33"N




76°46'9"W 37°22'5"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/25/2022 at 11:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# FIGURE 6 – NATIONAL WETLANDS INVENTORY SURVEY

U.S. Fish and Wildlife Service
National Wetlands Inventory

# Richmond Road Starbucks




October 25, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# FIGURE 7 – AWWA FIXTURE CALCULATIONS

AWWA Water Fixture Units Calculation

James City County

| | | | |
|---|---|---|---|
| Customer | Starbucks | | |
| Building Address | 7504 Richmond Rd | Zip Code | 23188 |
| Subdivision | | Lot No. | |
| Type of Occupancy | Commercial | Blk. No. | |

| Fixtures | Fixture Value 60 psi | | No. of Fixtures | | Fixture Value (gpm) |
|---|---|---|---|---|---|
| Bathtub | 8 | X | | = | 0 |
| Bedpan Washers | 10 | X | | = | 0 |
| Bidet | 2 | X | | = | 0 |
| Dental Unit | 2 | X | | = | 0 |
| Drinking Fountain - Public | 2 | X | | = | 0 |
| Kitchen Sink | 2.2 | X | 4 | = | 8.8 |
| Lavatory | 1.5 | X | | = | 0 |
| Showerhead (Shower Only) | 2.5 | X | | = | 0 |
| Service Sink | 4 | X | | = | 0 |
| Toilet - Flush Valve | 35 | X | | = | 0 |
| Toilet - Low Flow Flush Valve | 26 | X | 2 | = | 52 |
| Toilet - Tank Valve | 4 | X | | = | 0 |
| Urinal - Pedestal Flush Valve | 35 | X | | = | 0 |
| Urinal - Wall Flush Valve | 16 | X | | = | 0 |
| Wash Sink (Each set of Faucets) | 4 | X | 2 | = | 8 |
| Dishwasher | 2 | X | 1 | = | 2 |
| Washing Machine | 6 | X | | = | 0 |
| Hose (50 ft Wash Down) - 1/2 in | 5 | X | | = | 0 |
| Hose (50 ft Wash Down) - 5/8 in | 9 | X | | = | 0 |
| Hose (50 ft Wash Down) - 3/4 in | 12 | X | | = | 0 |

| | | | | | |
|---|---|---|---|---|---|
| Combined Fixture Value Total | | | | 70.8 | Fixture Units |
| Combined Fixture Value Total*Pressure Factor | | | | 46 | Gal/Min |
| Pressure Factor | | | | 1 | Pressure Factor |
| Add Irrigation | Sections* | X | 1.16 for spray systems | 0 | Gal/Min |
| Add Irrigation | 0 Sections* | X | 0.40 for rotary systems | 0 | Gal/Min |
| * 100SF area = 1 section | | | Seprate irrigation meter | | |
| Added Fixed Load | | | | 0 | Gal/Min |
| Total Fixed Demand | | | | 46 | Gal/Min |

Note: Highlighted cell indicates assumed value for fixture type not identified in AWWA M22. For a LEED project utilizing low flow fixtures throughout the building, the low flow flush valve typcially has a water use of 50% less than a standard flush valve. The fixture value in this table has been conservatively reduced by only 25% from the standard flush valve fixture value.

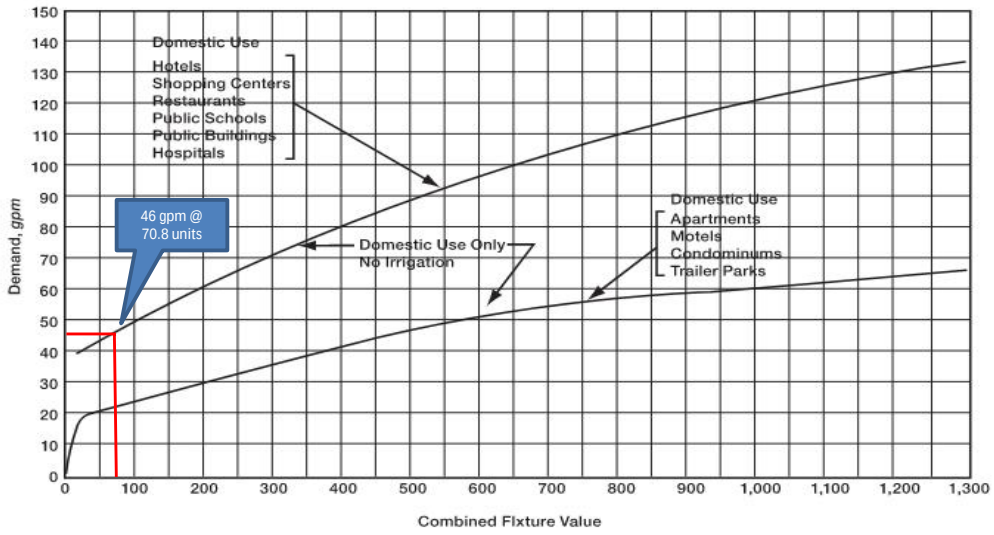



Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

Positive displacement meters are widely used because they accurately register low flows. Turbine and propeller meters are suitable when water usage is characterized by higher demands with few or no low flows because these meters will not register low flows as accurately as other meters. Compound meters are a combination of a positive displacement and a turbine-type meter and have lower head losses than displacement meters. They register accurately across the largest range of flow rates. However, compound meters have higher wear and maintenance requirements and should be carefully selected to provide economical service. In order to maintain accurate readings, meters should be maintained on a regular basis and replaced as necessary.

Fire line meters have historically been proportional meters. However, fire insurance companies now also recognize turbine meters that are equipped with strainers because water users such as districts and large manufacturing companies can be better served with a recording meter that has pressure connections to a primary device, such as an orifice plate or a flow tube. Table 6-2 shows suggested uses for the various types of meters.

The selection of the type of meter is discussed further in AWWA Manual M6, *Water Meters—Selection, Installation, Testing, and Maintenance* (1999).

Table 6-2 Suggested uses for each type of meter classification

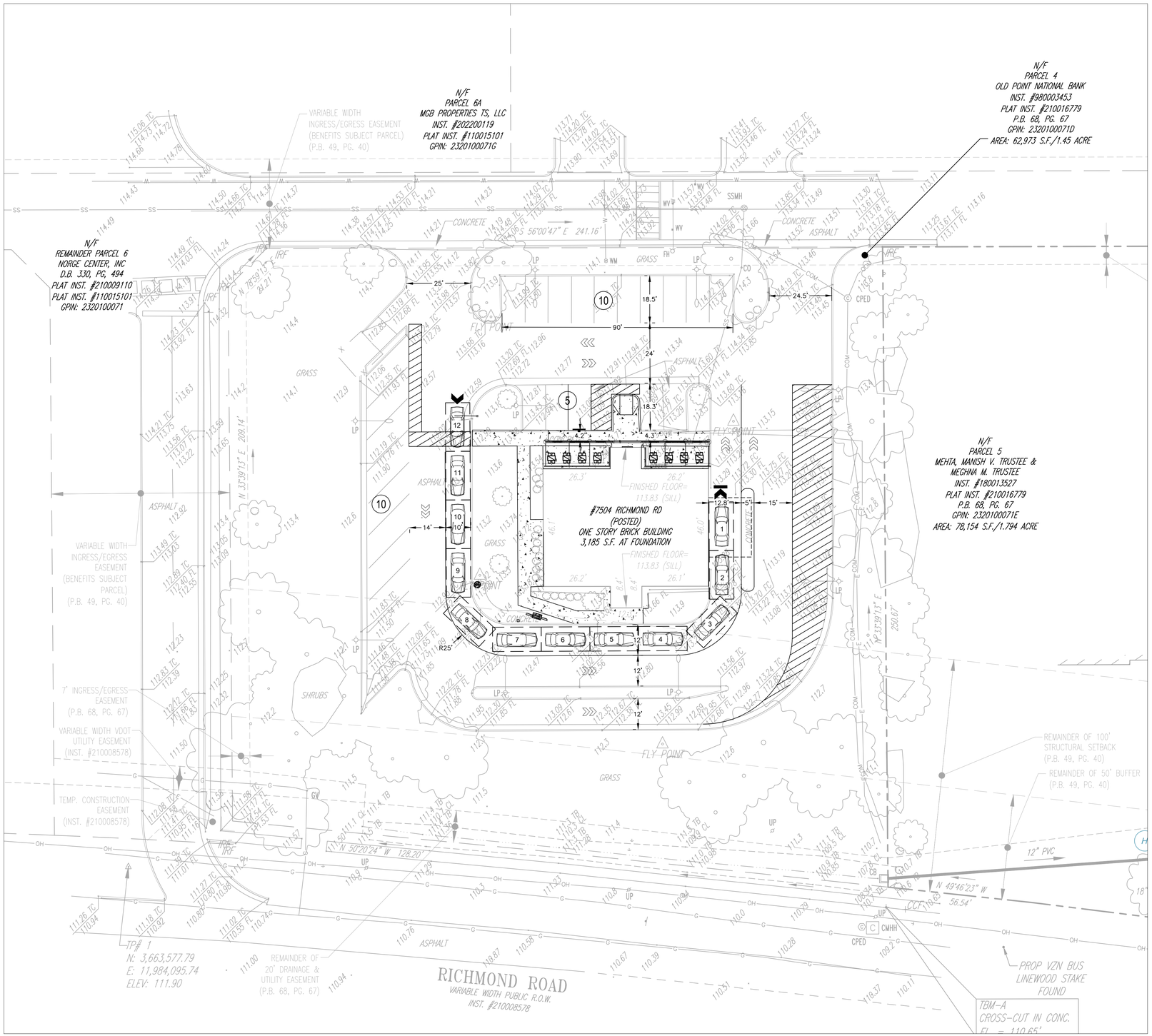
| Meter Type | Suggested Use |
|---|---|
| Positive displacement | Single-family residential |
| | Apartment buildings with less than 100 units |
| | Small businesses (e.g., filling stations, restaurants, small hotels, motels, small office buildings, retail stores, etc.) |
| | Schools and other public buildings without large irrigation demands |
| Turbine meters | Large hotels |
| | Factories |
| | Public irrigation |
| | Large office buildings |
| | Pump discharge |
| Compound meters | Schools (with irrigation) |
| | Laundries |
| | Large apartment buildings |
| Fire line meters | Fire service |
| Differential pressure (venturi, flow tube), electromagnetic, or ultrasonic meters | Pump discharge |
| | Wholesale water purchasers |
| | Research applications |
| | Subsystem metering |

Table 6-1 AWWA meter standards

| Meter | Minimum Flow Rate (*gpm*) | Low Normal Flow Rate (*gpm*) | Change-over Range (Compound Meters) | High Normal Flow Rate (*gpm*) | Maximum Flow Rate (*gpm*) | Head Loss at Maximum Flow (*psi*) |
|---|---|---|---|---|---|---|
| **Positive Displacement** | | | | | | |
| 1/2 in. | 0.25 | 1 | N/A | 7.5 | 15 | 15 |
| 5/8 in. | 0.25 | 1 | | 10 | 20 | 15 |
| 3/4 in. | 0.5 | 2 | | 15 | 30 | 15 |
| 1 in. | 0.75 | 3 | | 25 | 50 | 15 |
| 1 1/2 in. | 1.5 | 5 | N/A | 50 | 100 | 15 |
| 2 in. | 2 | 8 | | 80 | 160 | 15 |
| **Multijet** | | | | | | |
| 5/8 in. | 0.25 | 1 | N/A | 10 | 20 | 15 |
| 3/4 in. | 0.5 | 2 | | 15 | 30 | 15 |
| 1 in. | 0.75 | 3 | | 25 | 50 | 15 |
| 1 1/2 in. | 1.5 | 5 | | 50 | 100 | 15 |
| 2 in. | 2.0 | 8 | | 80 | 160 | 15 |
| **Turbine class 1** | | | | | | |
| 3/4 in. | 1.5 | N/A | N/A | 20 | 30 | 15 |
| 1 in. | 2 | | | 35 | 50 | 15 |
| 1 1/2 in. | 3 | | | 65 | 100 | 15 |
| 2 in. | 4 | | | 100 | 160 | 15 |
| 3 in. | 6 | | | 220 | 350 | 15 |
| 4 in. | 8 | | | 420 | 630 | 15 |
| 6 in. | 15 | | | 865 | 1,300 | 15 |
| **Turbine class 2** | | | | | | |
| 1 1/2 in. | 4 | N/A | N/A | 80 | 120 | 7 |
| 2 in. | 4 | | | 100 | 160 | 7 |
| 3 in. | 8 | | | 240 | 350 | 7 |
| 4 in. | 15 | | | 420 | 630 | 7 |
| 6 in. | 30 | | | 920 | 1,400 | 7 |
| 8 in. | 50 | | | 1,600 | 2,400 | 7 |
| 10 in. | 75 | | | 2,500 | 3,800 | 7 |
| 12 in. | 120 | | | 3,300 | 5,000 | 7 |
| 14 in. | 150 | | | 5,200 | 7,500 | 7 |
| 16 in. | 200 | | | 6,500 | 10,000 | 7 |
| 18 in. | 250 | | | 8,500 | 12,500 | 7 |
| 20 in. | 300 | | | 10,000 | 15,000 | 7 |
| **Compound** | | | | | | |
| 2 in. | 0.25 | 2 | 20 | 80 | 160 | 20 |
| 3 in. | 0.5 | 4 | 23 | 160 | 320 | 20 |
| 4 in. | 0.75 | 6 | 28 | 250 | 500 | 20 |
| 6 in. | 1.5 | 10 | 32 | 500 | 1,000 | 20 |
| 8 in. | 2 | 16 | 50 | 800 | 1,600 | 20 |
| **Singlejet** | | | | | | |
| 1 1/2 in. | 0.5 | 1.5 | N/A | 50 | 100 | 15 |
| 2 in. | 0.5 | 2.0 | | 80 | 160 | 15 |
| 3 in. | 0.5 | 2.5 | | 160 | 320 | 15 |
| 4 in. | 0.75 | 3.0 | | 250 | 500 | 15 |
| 6 in. | 1.5 | 4.0 | | 500 | 1000 | 15 |

*Source:* Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.
N/A = not applicable

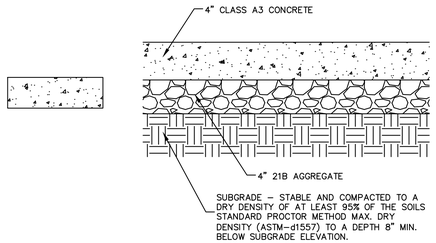
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## SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TWO COATS YELLOW TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING EXCEPT TWO COATS BLUE TRAFFIC PAINT SHALL BE USED FOR ACCESSIBLE PARKING AREA (18" LETTERS, 2" PAINT STROKE).
3. ALL OFF-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED IMMEDIATELY FOLLOWING GRADING. PERMANENT SEEDING AND FERTILIZATION WILL FOLLOW THE PLANTING SCHEDULE PROVIDED IN THE SITE PLANS. ALL ON-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED.
4. ELEVATIONS ASSOCIATED WITH SANITARY SEWER LINE MUST BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

## PAVING LEGEND:




CONCRETE PAVEMENT SECTION
NOT TO SCALE

NOTE: THE PROPOSED MASTER PLAN WILL BECOME BINDING ONCE APPROVED BY THE BOARD OF SUPERVISORS

GRAPHIC SCALE IN FEET
0 10 20 40

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
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4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
LAUREN E. SWEENEY
Lic. No. 060149
12/15/2022
PROFESSIONAL ENGINEER

KHA PROJECT 116884025
DATE 12/15/2022
SCALE AS SHOWN
DESIGNED BY KYD
DRAWN BY KYD
CHECKED BY LES

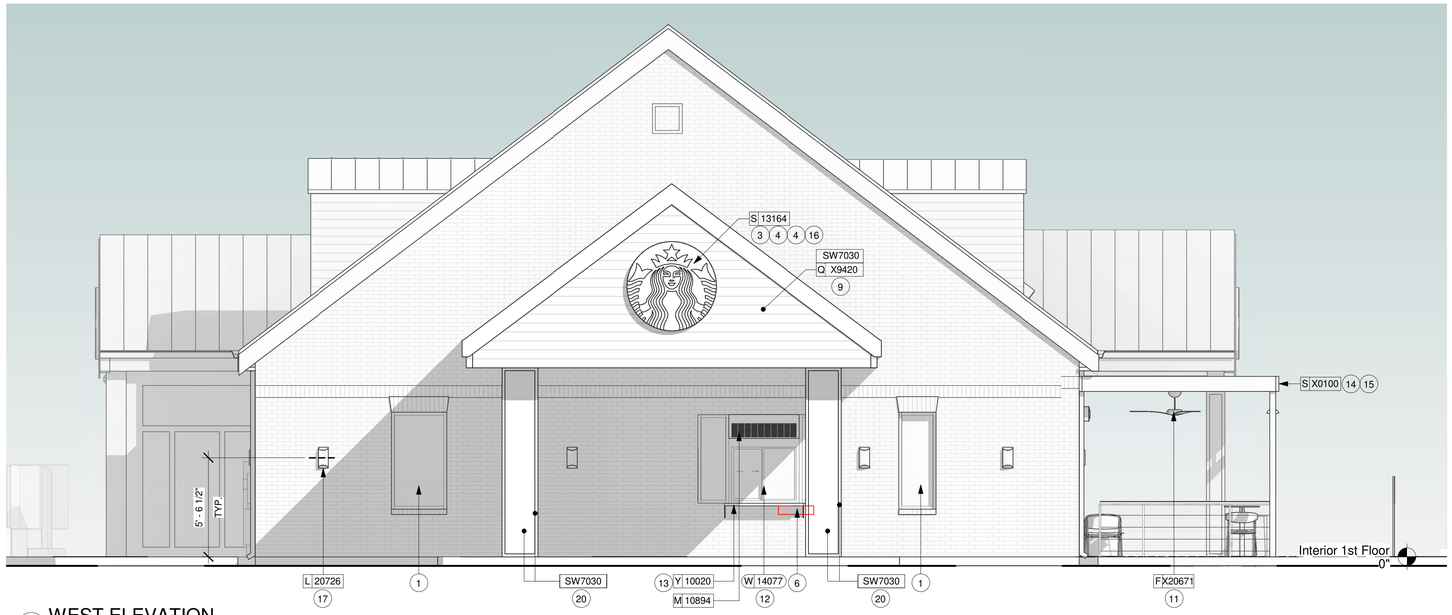
# MASTER PLAN

# RICHMOND ROAD STARBUCKS

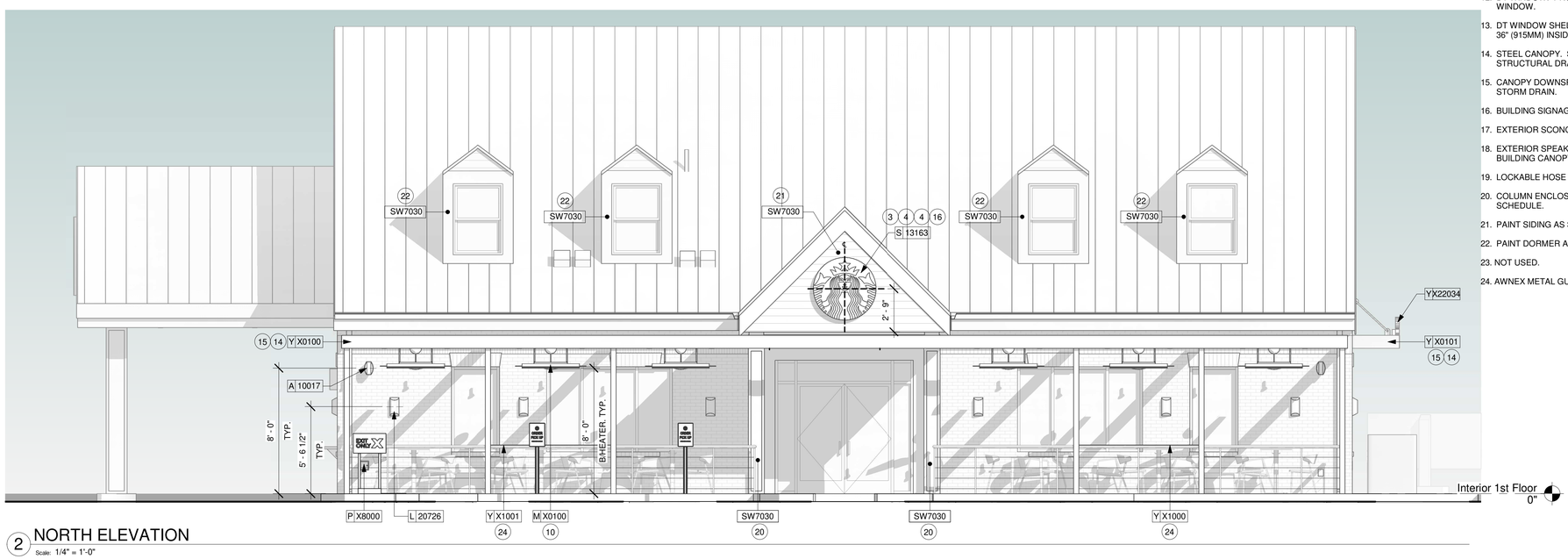
PREPARED FOR STARBUCKS

WILLIAMSBURG VA

SHEET NUMBER
CS100




1 WEST ELEVATION
Scale: 1/4" = 1'-0"




2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

## GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

## KEYED NOTES (#)

1. NEW WINDOW; WINDOW TO MATCH EXISTING OPENING. REFER TO SHEET A602.
2. STORE ADDRESS. PROVIDE 3" (76MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOORS. OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
3. PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS.
4. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
5. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
6. INFILL PORTION OF WALL AS REQUIRED TO MATCH ADJACENT CONSTRUCTION.
7. NOT USED.
8. NOT USED..
9. SIDING TO MATCH EXISTING.
10. ELECTRICAL HEATER.
11. SUSPENDED FAN.
12. DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW.
13. DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" (915MM) INSIDE.
14. STEEL CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
15. CANOPY DOWNSPOUTS. CONNECT TO UNDERGROUND STORM DRAIN.
16. BUILDING SIGNAGE.
17. EXTERIOR SCONCE LIGHTING.
18. EXTERIOR SPEAKER. SEE REFLECTED CEILING PLAN AND BUILDING CANOPY DETAILS.
19. LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS.
20. COLUMN ENCLOSURE AND TRIM TO BE PAINTED AS SCHEDULE.
21. PAINT SIDING AS SCHEDULE.
22. PAINT DORMER AS SCHEDULE.
23. NOT USED.
24. AWNEX METAL GUARDRAIL.

**90% CD REVIEW SET 09/24/2022**

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SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION i2021-01-22

**ARCHITECT OF RECORD**
ASOOSOCIATES
Soos & Associates, Inc.
105 Schelter Road
Lincolnshire, IL 60069
p: 847 821 7667

PROJECT NAME:
7504 RICHMOND RD

PROJECT ADDRESS:
7504 RICHMOND RD
WILLIAMSBURG VA
JAMES CITY COUNTY

| | |
|---|---|
| STORE #: | 71594 |
| PROJECT #: | 95465-001 |
| ISSUE DATE: | 09/24/2022 |
| DESIGN MANAGER: | ROSS DOWNING |
| PRODUCTION DESIGNER: | SOOS |
| CHECKED BY: | SOOS |

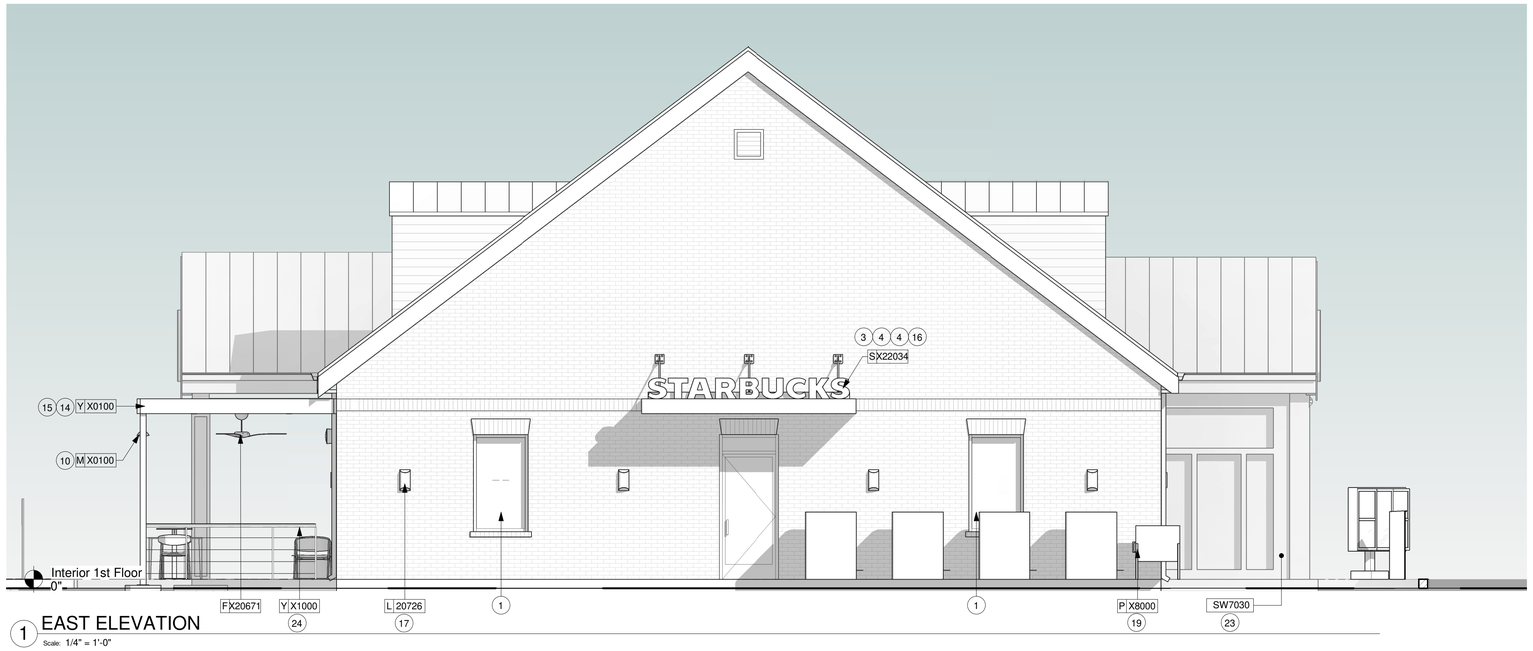
**Revision Schedule**

| Rev | Date | By | Description |
|---|---|---|---|
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SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A201

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1 EAST ELEVATION

Scale: 1/4" = 1'-0"




2 SOUTH ELEVATION

Scale: 1/4" = 1'-0"

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6. NOT USED.
7. ELECTRICAL METER AND CT CABINET.
8. NOT USED.
9. NOT USED.
10. ELECTRICAL HEATER.
11. SUSPENDED FAN.
12. NOT USED.
13. NOT USED.
14. STEEL CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
15. CANOPY DOWNSPOUTS. CONNECT TO UNDERGROUND STORM DRAIN.
16. BUILDING SIGNAGE.
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18. NOT USED.
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20. COLUMN ENCLOSURE AND TRIM TO BE PAINTED AS SCHEDULE.
21. PAINT SIDING AS SCHEDULE.
22. PAINT DORMER AS SCHEDULE.
23. PAINT BUMP-OUT CLADDING AS SCHEDULE.
24. AWNEX METAL GUARDRAIL.

**90% CD REVIEW SET 09/24/2022**

PROJECT NAME:
7504 RICHMOND RD

PROJECT ADDRESS:
7504 RICHMOND RD
WILLIAMSBURG VA
JAMES CITY COUNTY

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**ARCHITECT OF RECORD**

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| CHECKED BY: | SOOS |

**Revision Schedule**

| Rev | Date | By | Description |
|---|---|---|---|
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SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A202

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# JCC SUP-22-0025,
# 7504 Richmond Road Starbucks




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**Z-11-88. Norge Shopping Center**

**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.*

AGREEMENT

WHEREAS, Norge Center, Inc., a Virginia corporation, (hereinafter called "the Owner"), owns certain real property in James City County, Virginia (hereinafter called "the property"), and more particularly described as follows:

> All that certain lot, piece or parcel of land, situate, lying and being in Stonehouse District, James City County, Virginia, fronting on U. S. #60, and shown on that certain plat of survey under the legend of "Section No. 4 37.13 acres, Mrs. Ellen Taylor Howard," which plat is attached to that certain deed dated April 10, 1940, between R. Kember Taylor, et als and Richard E. Taylor, et ux, of record in the Clerk's Office of the Circuit Court of James City County, Virginia, in Deed Book 32, page 93, and bounded and described on said plat of survey as follows:
>
> Beginning at a point on said highway, which point marks the line dividing the subject property and the property partitioned to Kitty Taylor; thence along said line North 37 degrees and 39 minutes East 2305.0 feet to a point on the center line of the old York River Road; thence along said center line North 89 degrees and 12 minutes East 159.0 feet, North 71 degrees and 33 minutes East 500.0 feet, North 65 degrees and 35 minutes East 135.0 feet to a point on the line dividing the subject property and the property of Our Savior Lutheran Church; thence along said line North 81 degrees and 22 minutes East 231.0 feet to a point on the line dividing the subject property and the property partitioned to Rufus Taylor; thence along said line South 37 degrees and 39 minutes West 3132.0 feet to a point on the East line of Highway #60, thence along said right-of-way or a 3 degree and 20 minute curve to the left 621.0 feet to the point of beginning; containing 37.13 acres, more ore less; the lines included in the above description extend across the present right-of-way of the Chesapeake and Ohio railway, but this is done for the purpose of settling reversion rights in the event of abandonment of any portion of the present right-of-way of said railway; in severalty and divided from the portions of R. Kemper Taylor, Rufus Taylor, Kitty Taylor and Minnie Taylor Bentley.

WHEREAS, the Owner acquired the said real estate from Ellen Taylor Howard after the property was rezoned from General Agricultural District, A-1, to the General Business District, B-1; and

WHEREAS, the property was subjected to certain conditions for its development as set forth in an agreement with Ellen Taylor Howard and James City County executed December 23, 1986; and

WHEREAS, the Owner desires to alter the development plans and, therefore has requested of James City County that condition number 1. of the aforesaid agreement be amended.

NOW, THEREFORE, in consideration of the County of James City amending condition number 1, the Owner agrees that in addition to the regulations provided for in the General Business District, B-1, but subject to the limitations set forth in the aforesaid Codes, they will meet and comply with all of the following conditions for he development of the property:

1. Site development, excluding outparcels, will be for a shopping center not to exceed 362,000 square feet of gross floor area.

2. Owner agrees to impose a 100 foot structural setback from the right-of-way of Richmond Road. In addition, the Owner agrees to impose a 50 foot buffer strip along the entire Richmond road frontage and a 30 foot buffer zone along Norge Lane, the C&O Railroad, and also that portion of the property fronting on Croaker Road. The buffer zones will exclude parking and be broken only by necessary access roads, project signage and utilities. A landscaping plan will be submitted for approval by the James City County Staff and the Site Plan Review Committee for these buffer zones concurrent with the first site plan submitted on the subject property. The Owner agrees to implement the approved Landscaping Plan for this Buffer Zone concurrent with the site development of the first parcel.

This agreement specifically excludes the adjoining parcels which are rezoned General Business District, B-1.

3. The Owner agrees to limit the number of access points along the perimeter of the subject property to one on Richmond Road, four on Norge lane and one on Croaker Road (Route 607).

4. The Owner agrees to exclude the following uses permitted in the General Business , B-1, zoning district:

a. Funeral Homes

b. Cemetaries

5. The Owner agrees to design, furnish the equipment, and install a traffic signal at Norge Lane and Richmond Road concurrent with development of any portion of the property, excluding outparcels as depicted on the preliminary site plan as submitted.

6. The Owner agrees to install all left and right turn lanes as approved by the Site Plan Review Committee, concurrent with the development of the appropriate phase of site construction.

7. The Owner will subdivide the property into no more than fourteen (14) parcels.

8. The Owner will dedicate a ten (10) foot right-of-way strip along the northeast border of the property fronting on Norge Lane for widening and improving of the existing road. In addition, the Owner agrees to improve Norge Lane concurrent with the appropriate phase of site construction in accordance with current VDOT requirements for the level of traffic envisioned by the preliminary site plan, said improvements to be approved by VDOT, and the appropriate planning commission review committee.

MEMORANDUM

DATE: June 6, 1988

TO: The Board of Supervisors

FROM: O. Marvin Sowers, Jr., Director of Planning

SUBJECT: Case No. Z-11-88. Norge Center, Inc.

---

Mr. Robert L. King has applied on behalf of Norge Center, Inc., to amend the proffers attached to approximately 35.5 acres zoned B-1, General Business, with proffers. The property is located on the north side of Richmond Road between Croaker Road and Norge Lane.

The purpose of this application is to amend a proffer (see Attachment A) which required that site development be in substantial accordance with the conceptual plan and traffic study submitted as part of the original rezoning (as determined by the Site Plan Review Committee and staff). It should be noted that the amended proffers are all that is under consideration with this case. The zoning of this property is not an issue. Both the staff and the Site Plan Review Committee determined that the latest proposal for this site was not in substantial accordance with the original conceptual plan and study.

The original proposal called for a "Local Shopping Facility" with approximately 230,000 square feet of retail area, 40,000 square feet of office space and approximately 24,000 square feet of out-parcel retail space for a total of 284,000 square feet. The new proposal calls for a "Regional Shopping Center" contained in one building which consists of 362,000 square feet in gross floor area. The out-parcels contain approximately 29,000 square feet for a total of 391,000 square feet.

The amended proffer (see Attachment B) states that "site development excluding out-parcels, will be for a shopping center not to exceed 362,000 square feet in gross floor area." The provision for substantial accordance with a plan has been dropped. No other substantive changes in the remaining proffers have been made.

ISSUES:

Access

A new traffic analysis was provided and reviewed by the Virginia Department of Transportation. The conclusions and recommended improvements for the new proposal versus the original proposal contained no substantive differences. Traffic signals are required at Croaker Road and Richmond Road, and at Norge Lane and Richmond Road. Right and left turn lanes are recommended by the Consultant at the Norge Lane/Richmond Road intersection, and a right turn lane is recommended at the entrance on Richmond Road. Signals are in place at Croaker Road and Richmond Road.

The Virginia Department of Transportation concurred with the traffic analysis conclusions and is requiring a signal at Norge Lane/Richmond Road, a right turn lane at the Richmond Road entrance, and left and right turn lanes at the Norge Lane/Richmond Road intersection. In addition, VDOT is requiring a left turn lane (not mentioned in the traffic study) at the Croaker Road entrance.

The needed signal improvements and turn lane improvements are addressed by the proffers. In addition, the Planning Commission has required that the developer meet any Virginia Department of Transportation requirements as a condition for preliminary approval of the site plan.

Land Use

As part of the approval for the original zoning proposal, it was determined that this site was suited for major commercial development in accordance with the locational criteria specified by the Comprehensive Plan for major commercial development. This amended proposal is consistent with major commercial development.

Surrounding Development and Zoning

Property immediately west of this site is zoned B-1 and is undeveloped except for the Citizens and Farmers Bank at Croaker Road and Richmond Road. Property to the south is zoned M-1, Limited Industrial, and is developed with the Williamsburg Soap and Candle Factory and the Poplar Creek Business Center. Property immediately to the east is zoned A-1 and developed with residences along Norge Lane. Immediately east of those dwellings lies another B-1 zoned tract which is undeveloped.

It should be noted that this site, as well as the nearby vacant A-1 tract, are not a part of the Norge "Village" as envisioned by the proposed Richmond Road Corridor Study but are proposed as planned commercial.

This proposal is not out of character with the nature of existing development and zoning in the immediate area.

RECOMMENDATION:

Staff recommends that the amended proffers as submitted be approved for the following reasons:

1. Traffic improvements required to handle the additional traffic generated by this proposal are addressed by the proffers and by the Planning Commission's conditions for preliminary approval of the site plan.

2. This proposal is consistent with major commercial development.

3. The amended proposal is not out of character with the nature of existing development and zoning in the immediate area.

O. Marvin Sowers, Jr.

OMS/bkh
3271a

Attachments

Kimley»Horn
4525 Main Street, Suite 1000
Virginia Beach, VA 23462

# Richmond Road Starbucks

## Photograph Sheet

KHA Job No.: 116884030
KHA Rep.: Lauren Sweeney
Date: October 25, 2022
Page: 1 of 5

Photo No. 1



Remarks:

Location: Richmond Road

Photo No. 2



Remarks: Front Elevation

Location: Richmond Road

Kimley»Horn
4525 Main Street, Suite 1000
Virginia Beach, VA 23462

# Richmond Road Starbucks

## Photograph Sheet

KHA Job No.: 116884030
KHA Rep.: Lauren Sweeney
Date: October 25, 2022
Page: 2 of 5

Photo No. 1



Remarks:

Location: Richmond Road

Photo No. 2



Remarks:

Location: Richmond Road

Kimley»Horn
4525 Main Street, Suite 1000
Virginia Beach, VA 23462

# Richmond Road Starbucks

## Photograph Sheet

KHA Job No.: 116884030
KHA Rep.: Lauren Sweeney
Date: October 25, 2022


Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

Kimley»Horn
4525 Main Street, Suite 1000
Virginia Beach, VA 23462

# Richmond Road Starbucks

## Photograph Sheet

KHA Job No.: 116884030
KHA Rep.: Lauren Sweeney
Date: October 25, 2022


Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

Kimley»Horn
4525 Main Street, Suite 1000
Virginia Beach, VA 23462

# Richmond Road Starbucks

## Photograph Sheet

KHA Job No.: 116884030
KHA Rep.: Lauren Sweeney
Date: October 25, 2022
Page: 5 of 5

Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

**Unapproved Minutes of the January 4, 2023**
**Planning Commission Regular Meeting**

**SUP-22-0023. 2878 Monticello Avenue Tourist Home**

Ms. Terry Costello stated that Mr. Jeffrey Russett has applied for an SUP to allow the short-term rental of a three-bedroom single-family home at 2878 Monticello Avenue. Ms. Costello stated that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan Land Use Map and is located outside the PSA. Ms. Costello further stated that the property is served by private well and septic. Ms. Costello stated that if granted, this SUP would allow for short-term rentals throughout the year. No changes to the footprint of the home are proposed.

Ms. Costello stated that staff finds some favorable factors for this application, such as adequate off-street parking, the size of the lot, the existing screening and buffering to most adjacent properties, and that the applicant has stated that they will obtain the proper licensing and inspections.

Ms. Costello stated that staff also finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact levels of service for roads and other public services.

Ms. Costello stated that while staff believes the location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the adopted 2045 Comprehensive Plan recommendations for short-term rentals since one of the four development standards, the property owner living on the property during its use as a tourist home, is not met; therefore, staff is unable to recommend approval of this application.

Ms. Costello stated that should the Planning Commission recommend approval of this application; staff has included proposed conditions for consideration.

Mr. O'Connor noted that there is an existing master plan for the Kennel and inquired if the Master plan would need to be amended to account for the Tourist Home.

Mr. Holt stated that the Master Plan was specific to the Kennel use and would not need to be changed.

Mr. O'Connor opened the Public Hearing.

Mr. Jimmy Edwards, 136 Saw Mill Road, addressed the Commission in opposition to the application.

Mr. Dion Pollock 2968 Monticello Avenue, addressed the Commission in opposition to the application.

Mr. Jeffrey Russett, 2878 Monticello Avenue, Property Owner, addressed the Commission in support of the application.

Ms. Null inquired about the private road signage.

Mr. Russett stated that he did not have such signage on the road to the property. As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Polster requested clarification on where the other short-term rental was located.

Ms. Costello stated that she was not aware of any other short-term rentals in that area; however, she would follow up on the question.

Mr. Krapf stated that stated that for this type of use, he would support the option for a requirement that if the property is sold, the new owner would have to reapply for the SUP. Mr. Krapf stated that he would, however, support this application.

Mr. Polster noted that this property has the potential to be subdivided and should that occur, the short-term rental would be interior to a subdivision. Mr. Polster stated that this is one more example of why he is concerned about issuing SUPs in perpetuity.

Mr. Rodgers inquired about whether the dwelling subject to the SUP fronts on Monticello.

Mr. Holt stated that the dwelling does not front on a public or private right-of-way.

Mr. Rogers inquired about the location of the new wedding venue.

Mr. Holt pointed out the location and indicated that the facility would take access from John Tyler Highway.

Dr. Rose stated that this is similar to the short-term rental at the airport. Dr. Rose stated that this application would have an impact on the adjacent property owners.

Mr. O'Connor stated that he is struggling with the long-term impact of these applications and is not inclined to support the application.

Mr. Haldeman made a motion to recommend approval of the application with the proposed conditions.

On a roll call vote the motion to recommend approval of SUP-22-0023. 2878 Monticello Avenue Tourist Home did not pass. (3-4)

**AGENDA ITEM NO. G.6.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Suzanne Yeats, Planner

SUBJECT: SUP-22-0031. Stonehouse Elementary School Learning Cottages

---

**ATTACHMENTS:**

| | Description | Type |
|---|---|---|
| 🗋 | Staff Report | Staff Report |
| 🗋 | Resolution | Resolution |
| 🗋 | Location Map | Backup Material |
| 🗋 | Applicant Narrative | Backup Material |
| 🗋 | Master Plan | Backup Material |
| 🗋 | Final Report_Enrollment Projections Update_10-26-22 | Backup Material |

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Planning | Holt, Paul | Approved | 1/26/2023 - 7:53 AM |
| Development Management | Holt, Paul | Approved | 1/26/2023 - 7:59 AM |
| Publication Management | Pobiak, Amanda | Approved | 1/26/2023 - 8:35 AM |
| Legal Review | Kinsman, Adam | Approved | 1/26/2023 - 2:01 PM |
| Board Secretary | Saeed, Teresa | Approved | 1/27/2023 - 1:48 PM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:50 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:51 AM |

## SUMMARY FACTS

| | |
|---|---|
| Applicant: | Mr. Stephen Talley, PLA |
| Landowner: | Williamsburg-James City County Schools |
| Proposal: | Installation of one modular learning cottage (two classrooms and two ADA restrooms) at Stonehouse Elementary School for classroom use, which will accommodate up to 50 additional students. The learning cottages are expected to be in use from 2023-2024 through the 2026-2027 school years. |
| Location: | 3651 Rochambeau Drive |
| Tax Map/Parcel No.: | 1310100020 |
| Project Acreage: | ± 26.22 acres |
| Zoning: | PL, Public Lands |
| Comprehensive Plan: | Federal, State, and County Land |
| Primary Service Area: | Inside |
| Staff Contact: | Suzanne Yeats, Planner |

## PUBLIC HEARING DATES

| | |
|---|---|
| Planning Commission: | N/A |
| Board of Supervisors: | February 14, 2023, 5:00 p.m. |

## FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.

2. Staff finds the proposal consistent with the *Our County, Our Shared Future: James City County 2045 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. Each structure would contain two classrooms and two ADA restrooms. The cottage would accommodate up to 50 additional students (25 per classroom) during the 2023-2024 through the 2026-2027 school years.

- According to the "Historical and Projected Enrollment by School", Page 28 of the *Final Report: Enrollment Projections Update October 26, 2022* (see Attachment No. 5), Stonehouse Elementary School is anticipated to have an enrollment of 833 students in the 2023-2024 school year. Per the applicant's narrative, WJCC is in the process of modifying the ratio of students-to-teachers based on the 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 Stonehouse Elementary School. The temporary learning cottages are expected to be in use through the 2026-2027 school year while the School Division plans for the expansion of an existing elementary school or the construction of a 10th elementary school. The cottage would be placed adjacent to an existing temporary learning cottage.

**School system projected enrollment does not account for Pre-K/Bright Beginnings, which is not offered at Stonehouse Elementary School.*

## PLANNING AND ZONING HISTORY

There have been many Special Use Permit (SUP) applications for learning cottages over the past 20 years. The following is a brief overview of the previously submitted SUPs for learning cottages specific to Stonehouse Elementary School:

- In April 2003, the Board of Supervisors approved SUP-08-03 for the addition of one temporary learning cottage until July 1, 2006.
- In March 2004, the Board of Supervisors approved SUP-08-04 for the addition of one temporary learning cottage until July 1, 2007.
- In March 2005, the Board of Supervisors approved SUP-13-05 for the addition of two temporary learning cottages until July 1, 2008.
- In April 2006, the Board of Supervisors approved SUP-09-06 for the addition of two temporary learning cottages and to extend SUP-08-03 until July 1, 2007.
- In May 2007, the Board of Supervisors approved SUP-11-07 to extend SUP-08-04, SUP-13-05, and two temporary learning cottages from SUP-09-06 until July 1, 2009.
- In March 2020, the Board of Supervisors approved SUP-20-04 for the addition of one temporary learning cottage until July 1, 2024. This learning cottage is currently on-site.
- In May 2021, the Board of Supervisors approved SUP-21-11 for the addition of two temporary learning cottages until July 1, 2025. These two learning cottages are currently on-site.

## SURROUNDING ZONING AND DEVELOPMENT

Stonehouse Elementary School is zoned Public Lands. Properties west, south, and east of the side are zoned A-1, General Agricultural. Properties north of the site are zoned B-1, General Business, and R-5, Multifamily Residential. Properties northwest of the site are zoned R-2, General Residential.

## 2045 COMPREHENSIVE PLAN

The surrounding properties are designated Low Density Residential. The 2045 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 learning cottage is not expected to have an impact on the school site and adjacent properties.

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Public Transportation: Vehicular | No Mitigation Required | - The proposal is not anticipated to generate additional traffic. |
| Public Transportation: Pedestrian/Bicycle | No Mitigation Required | - Pedestrian/bicycle accommodations are not necessitated as a result of this proposed use. |
| Public Safety | No Mitigation Required | - Subject property is located within a six-minute radius of Fire Station 1.<br>- The proposal does not generate impacts that require mitigation to the County's emergency services or facilities. |
| Public Schools | No Mitigation Required | - The proposal is expected to help accommodate the projected increase of students at Stonehouse Elementary School and facilitate proper school function, especially in light of the spacing needs prompted by the COVID-19 pandemic. |
| Public Parks and Recreation | No Mitigation Required | - The proposal does not generate impacts that require mitigation to the County's parks and recreation services or facilities. |
| Public Libraries and Cultural Centers | No Mitigation Required | - The proposal does not generate impacts that require mitigation to public libraries or cultural centers. |
| Groundwater and Drinking Water Resources | No Mitigation Required | - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources. |
| Watersheds, Streams, and Reservoirs | No Mitigation Required | - The Stormwater and Resource Protection Division offered no objections after reviewing this proposal. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time. |
| Cultural/Historic | No Mitigation Required | - The subject property has been previously disturbed and has no known cultural resources on-site. |

| **Impacts/Potentially Unfavorable Conditions** | **Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)* | **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions** |
|---|---|---|
| Nearby and Surrounding Properties | No Mitigation Required | - The learning cottages will be interior to the subject property and are not expected to have any negative impact on surrounding properties. |
| Community Character | No Mitigation Required | - The location of the learning cottages is not adjacent to any Community Character Corridors or located inside any Community Character Areas. |
| Covenants and Restrictions | No Mitigation Required | - The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use. |

## PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

## STAFF RECOMMENDATION

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).

SY/ap
SUP22-31_SHESCott

Attachments:
1. Resolution
2. Location Map
3. Applicant Narrative
4. Master Plan
5. Final Report: Enrollment Projections Update October 26, 2022

# **R E S O L U T I O N**

CASE NO. SUP-22-0031. STONEHOUSE ELEMENTARY SCHOOL LEARNING COTTAGES

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 Stonehouse Elementary School, has applied for an SUP to allow one temporary learning cottage on property owned and developed by the applicant located at 3651 Rochambeau Drive, further identified as James City County Real Estate Tax Map Parcel No. 1310100020 ("the Property"); and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0031.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case No. SUP-22-0031 for the placement of one temporary learning cottage as described above and on the attached site location map subject to the following conditions:

1. This SUP shall be valid until July 1, 2027.

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:

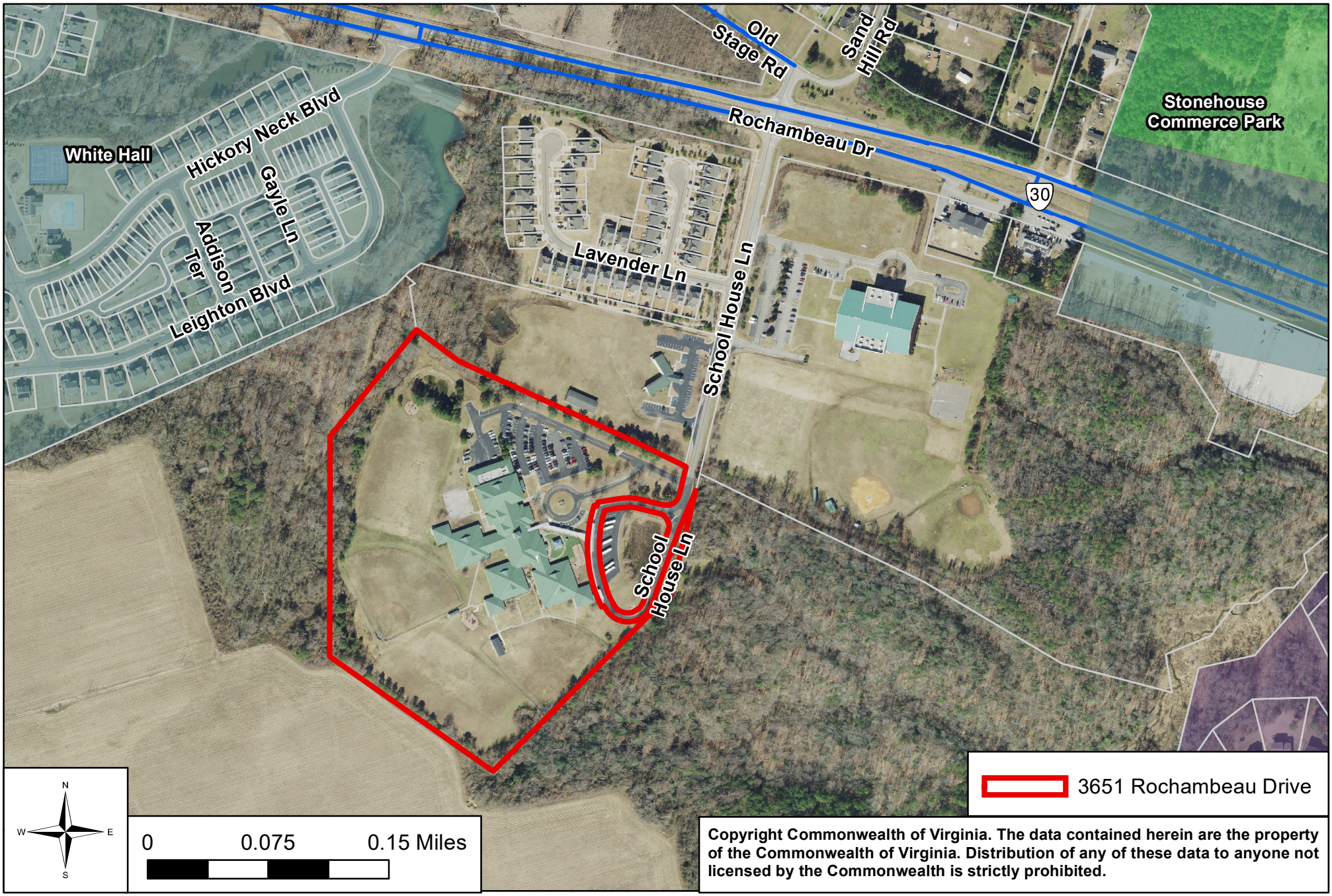
_____
Teresa J. Saeed
Deputy Clerk to the Board

| | VOTES | | | |
|---|---|---|---|---|
| | AYE | NAY | ABSTAIN | ABSENT |
| SADLER | ____ | ____ | ____ | ____ |
| ICENHOUR | ____ | ____ | ____ | ____ |
| MCGLENNON | ____ | ____ | ____ | ____ |
| LARSON | ____ | ____ | ____ | ____ |
| HIPPLE | ____ | ____ | ____ | ____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP22-31_SHESCott-res

# JCC SUP-22-0031
# 3651 Rochambeau Drive
# Stonehouse Elementary School Learning Cottages




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**Williamsburg-James City County Public Schools**
**Department of Operations**
597 Jolly Pond Road • Williamsburg, VA 23188
Phone: (757) 565-3838 | wjccschools.org

January 19, 2022

James City County Planning Department
Attn: Mr. Josh Crump, Principal Planner
101 Mounts Bay Road, Building A
Williamsburg VA 23185

Re: Proposed Classroom Trailer behind Stonehouse Elementary School

Dear Mr. Crump,

We are requesting to add one (1) temporary classroom trailer, with two (2) classrooms and two (2) ADA restrooms, at Stonehouse Elementary School prior to the Fall Semester of 2023. This trailer will be located behind the school next to the classroom trailers that WJCC Schools installed in 2021 (SP-21-0051) and in 2020 (SP-20-0018). The location is not easily seen from the adjacent streets or properties. Please see the attached approximate location on Figure 1, on the next page.

We anticipate an enrollment of 833 students at Stonehouse Elementary in the 2023/2024 school year, 61 students over the effective maximum capacity of 772 students. We expect this temporary trailer to be in-use through the 2026/2027 school year while the School Division evaluates 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 (SUP-22-0031) 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,

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, Melissa White, Rene Ewing, Marcellus Snipes

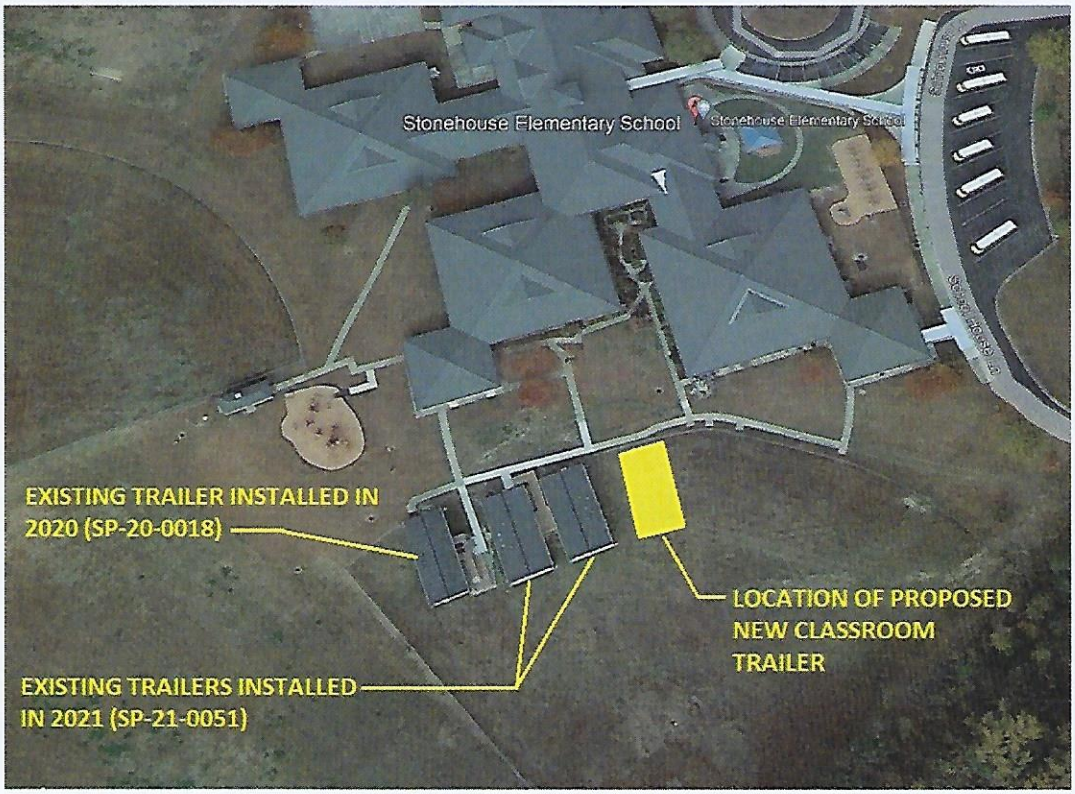
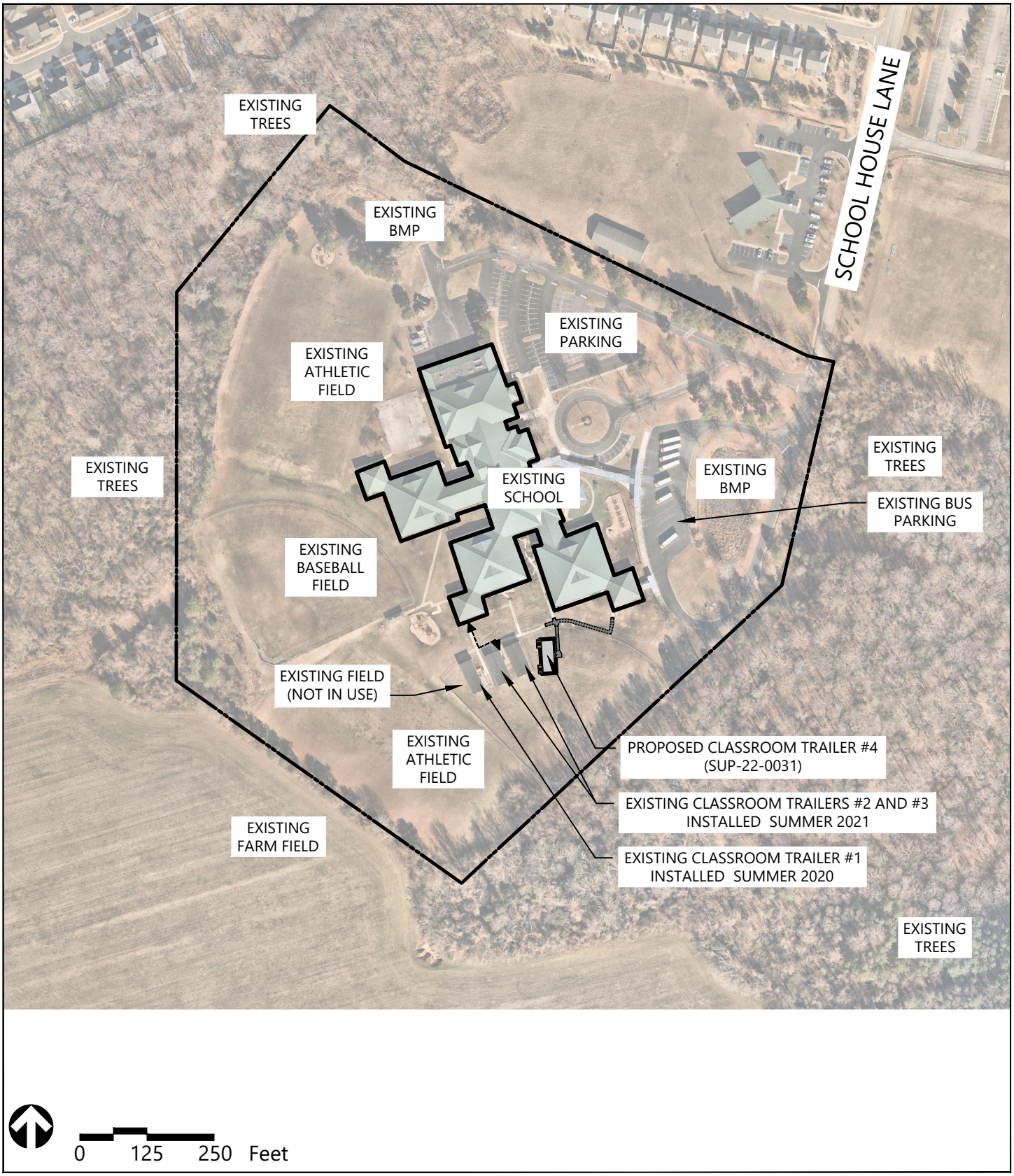



Figure 1. Proposed Classroom Trailer Location behind Stonehouse Elementary School

\\vhb.com\gbl\proj\Williamsburg\34216.25 JCC_Stonehouse_Trailer23\cad\A-prjdwg\Archive\SUP\34216.25-SUP.dwg




# MASTER PLAN

TEMPORARY CLASSROOM TRAILER INSTALLATION

## STONEHOUSE ELEMENTARY SCHOOL

WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

STONEHOUSE DISTRICT

3651 Rochambeau Drive, Williamsburg, VA 23188

PARCEL ID: 1310100020

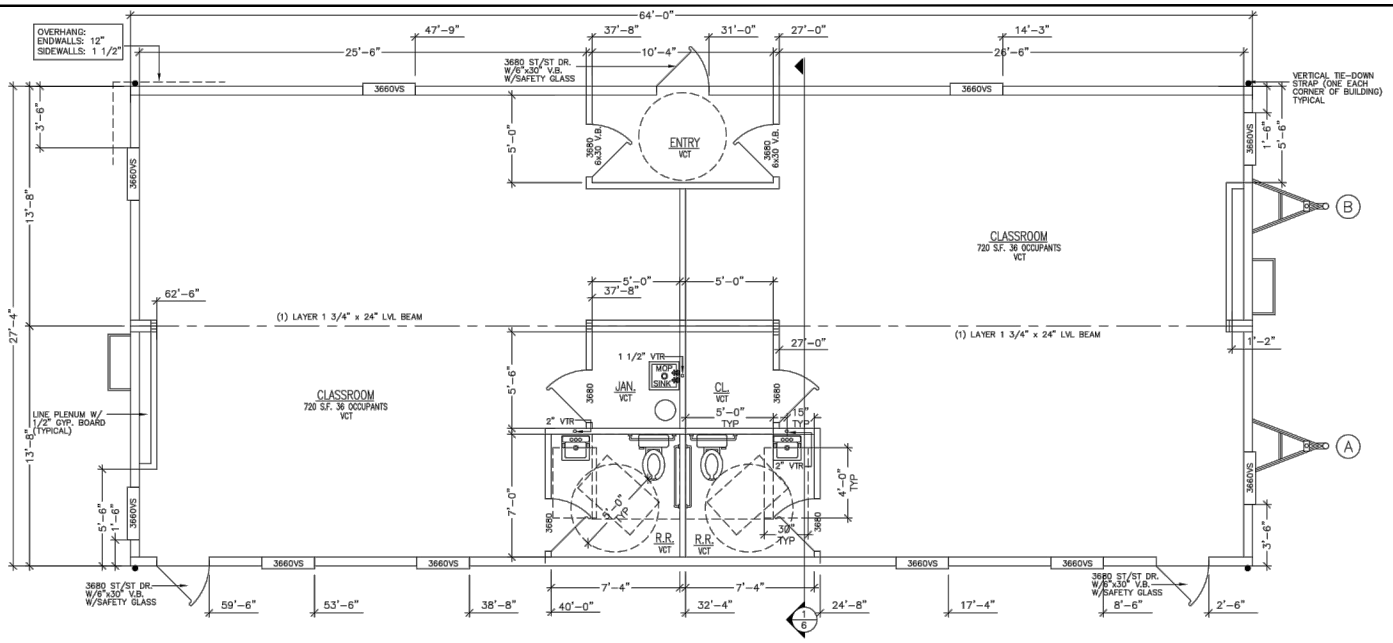
ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 1/23/2022

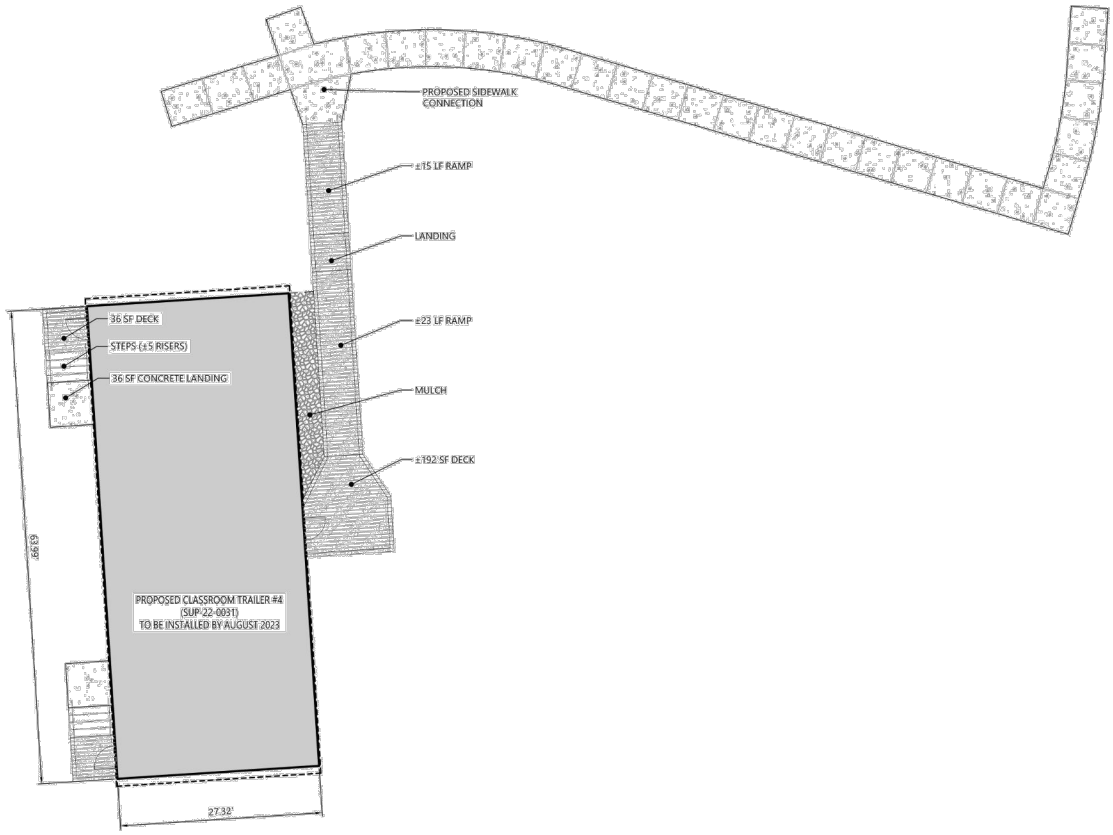

vhb

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




TYPICAL CLASSROOM TRAILER FLOOR PLAN

NOT TO SCALE




CLASSROOM TRAILER LAYOUT
WITH RAMP AND STEPS

NOT TO SCALE

SUMMARY:

1 MODULAR TRAILER UNIT

ACCOMMODATES:
(2) CLASSROOMS

ELECTRICAL SERVICE:
EXISTING

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
## STONEHOUSE ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

STONEHOUSE DISTRICT
3651 Rochambeau Drive, Williamsburg, VA 23188

PARCEL ID: 1310100020

ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 1/23/2022

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

FutureThink

PLAN TO EMPOWER

# FINAL REPORT

Enrollment Projections Update

October 26, 2022

## 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.

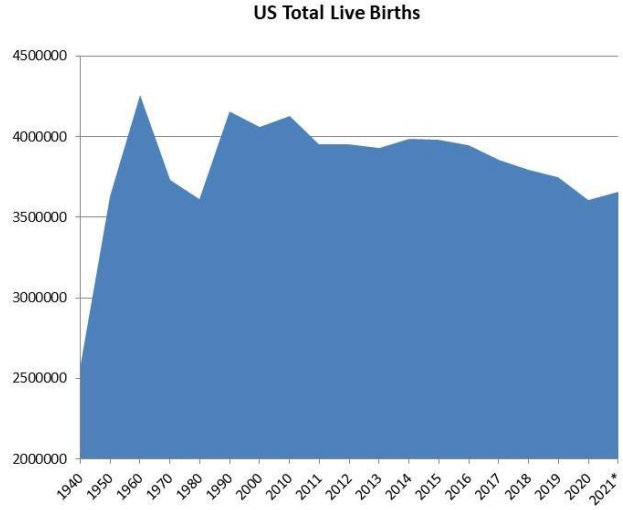
As a consulting team, we appreciate this opportunity to serve your school community as you embark on your vision for the future of education in the Williamsburg-James City County Public Schools.

Tracy Healy

*President*

## ENROLLMENT PROJECTION INTRODUCTION

Tracing the landscape of the country's public school enrollment back over the past 80 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. There has been steady decline since 2014. The decrease from 2019 to 2020 was approximately 4 percent. However, in 2021, there was a slight uptick of 1.5 percent.

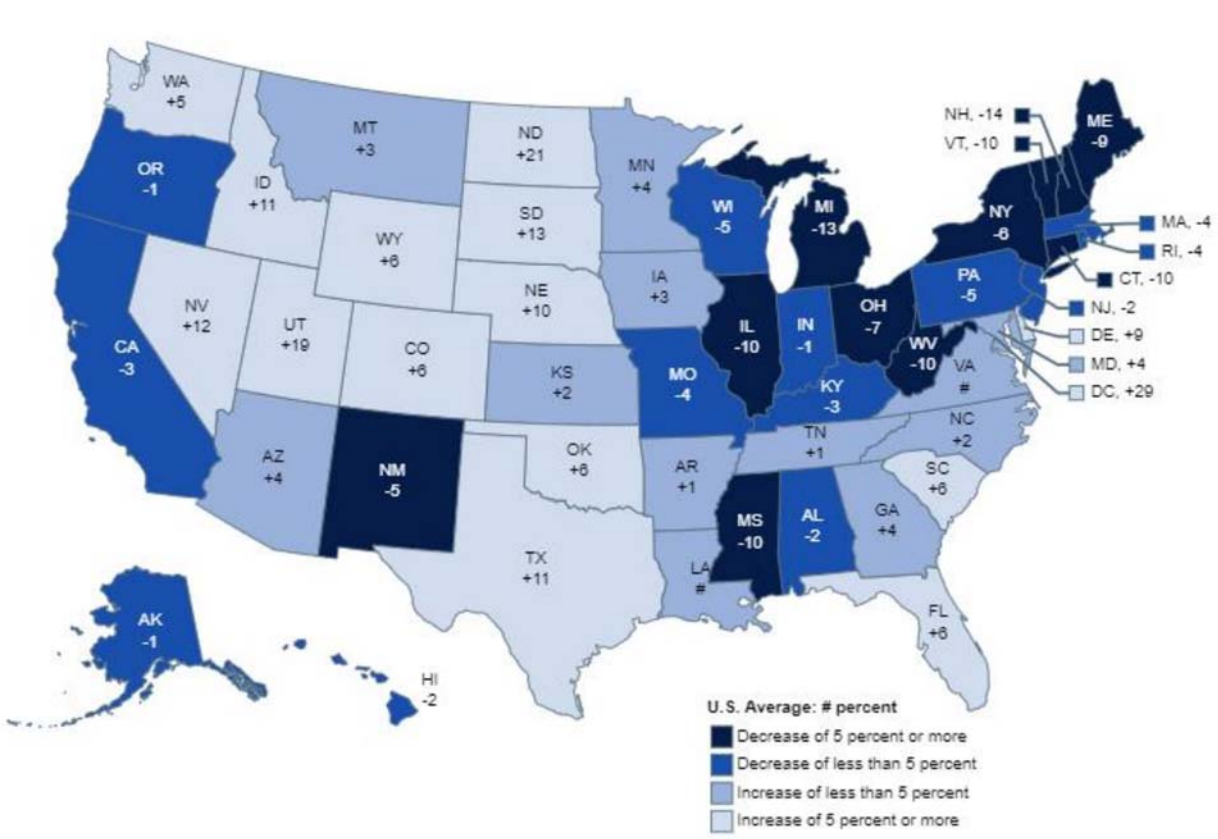



Source: CDC, NVSS, National Vital Statistics Reports, Volume 68, Number 20, May 2022

From the 2019-20 to the 2020-21 school year, total public school enrollment in Pre-K - 12 dropped from 50.8 million to 49.4 million students. From 2009-10 to the 2019-20 school year, however, enrollment had increased overall by 1.4 million.

The figure below illustrates the change in Pre-K - 12 public school enrollment from the 2009-10 to the 2020-21 school year. States with growth in enrollment were primarily in the southeast and west. Virginia experienced an increase of less than 5 percent.

**Figure 2. Percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2009 to fall 2020**



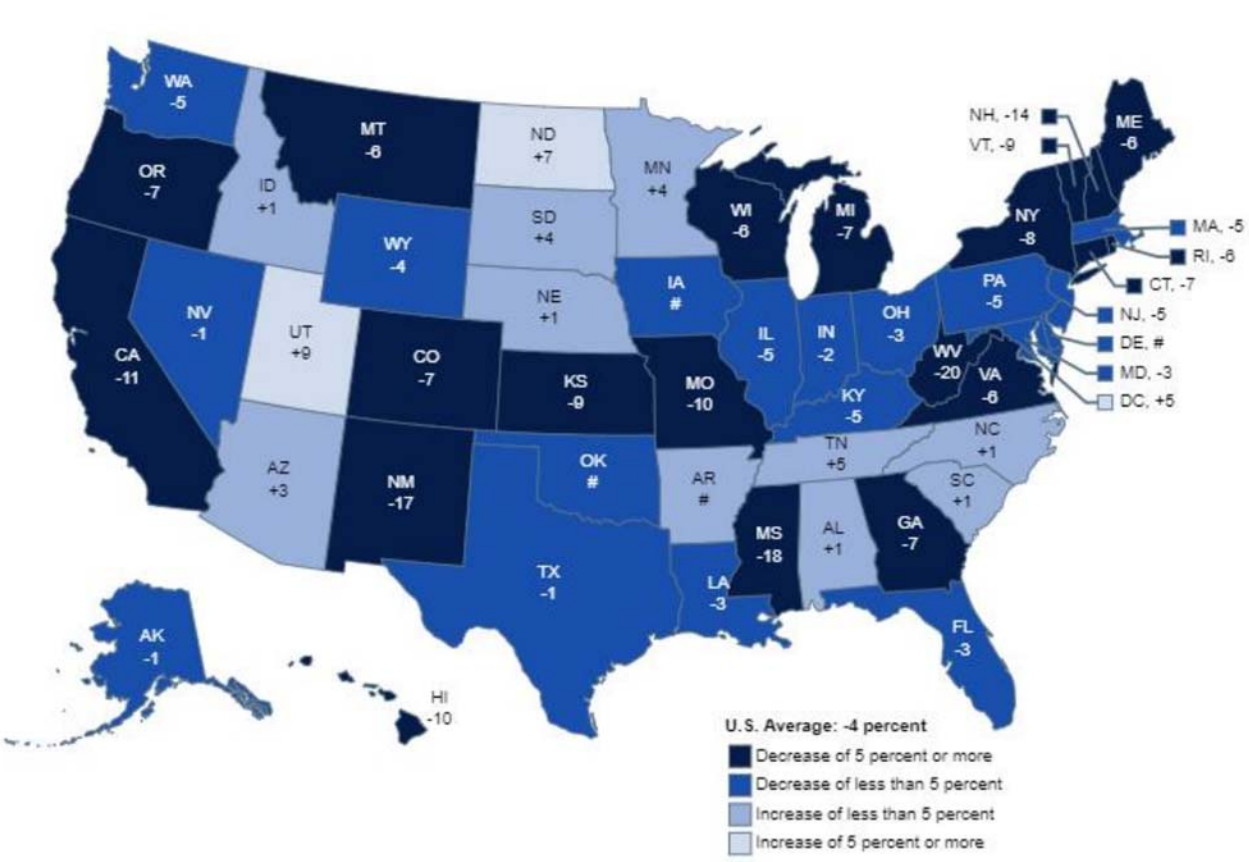

# Rounds to zero.

NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2009–10 and 2020–21 Preliminary. See *Digest of Education Statistics 2021*, table 203.20.

The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2020-21 to the 2030-31 school year. Growth is expected to continue primarily in parts of the southeast and upper midwest. Virginia is projected to experience a decrease of 6 percent.

**Figure 3. Projected percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2020 to fall 2030**




# Rounds to zero.

NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Projections in this figure were calculated after the onset of the coronavirus pandemic and take into account the expected impacts of the pandemic. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2020–21 Preliminary; and State Public Elementary and Secondary Enrollment Projection Model, through 2030. See *Digest of Education Statistics 2021*, 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

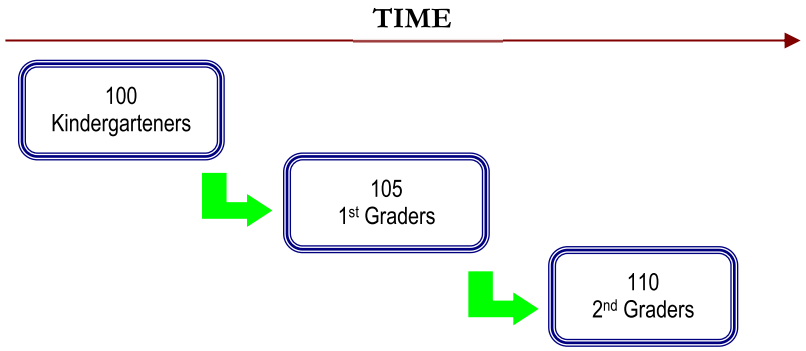
Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes 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:

**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.



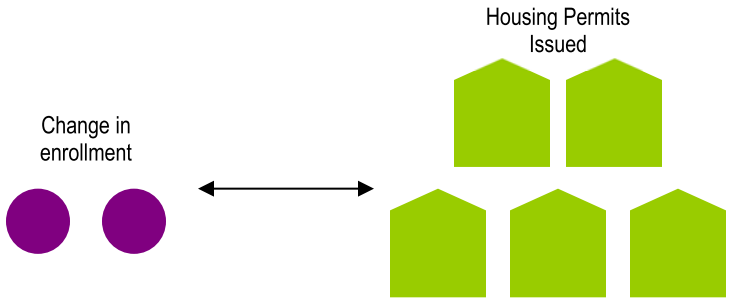

A "survival ratio" is developed to track how this group of students grew or shrunk in number as they moved through the grade levels. By developing survival ratios for each grade transition [i.e., 2nd to 3rd grade] over a ten-year period of time, patterns emerge and can be folded into projections by using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

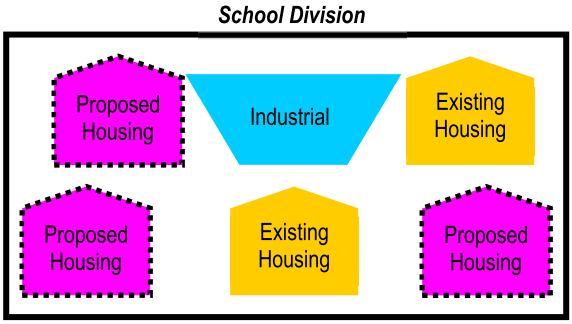



Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of student enrollment far exceeds the live birth rate.

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.

**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.



## HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Williamsburg-James City County Public Schools has increased by 310 students in grades K–12. Total enrollment for the 2022-23 school year is 11,308, an increase of 290 students (or approximately 3%) from the previous school year.

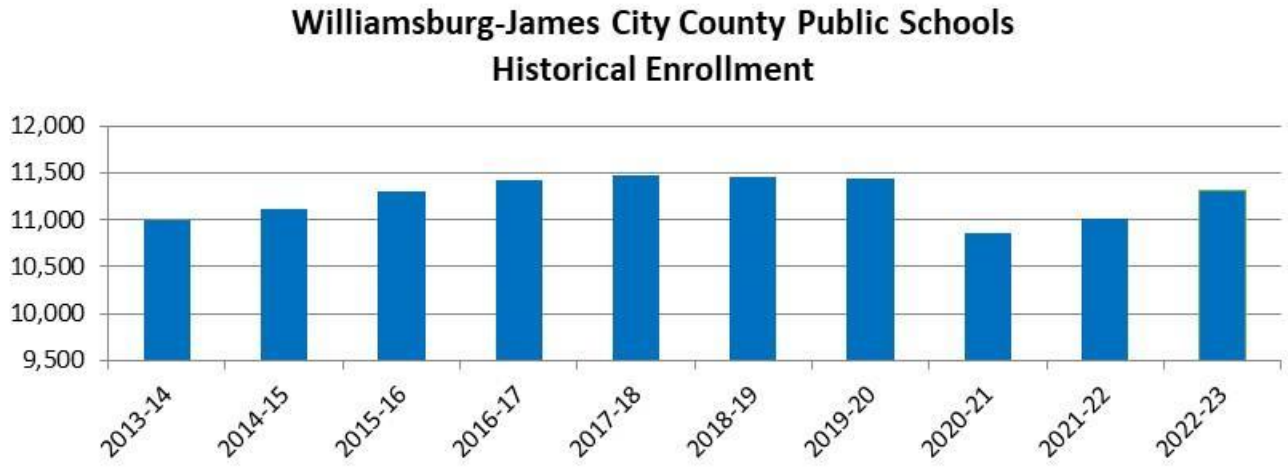
The following table and graphs illustrate the Division's enrollment history from 2013-14 through 2022-23.

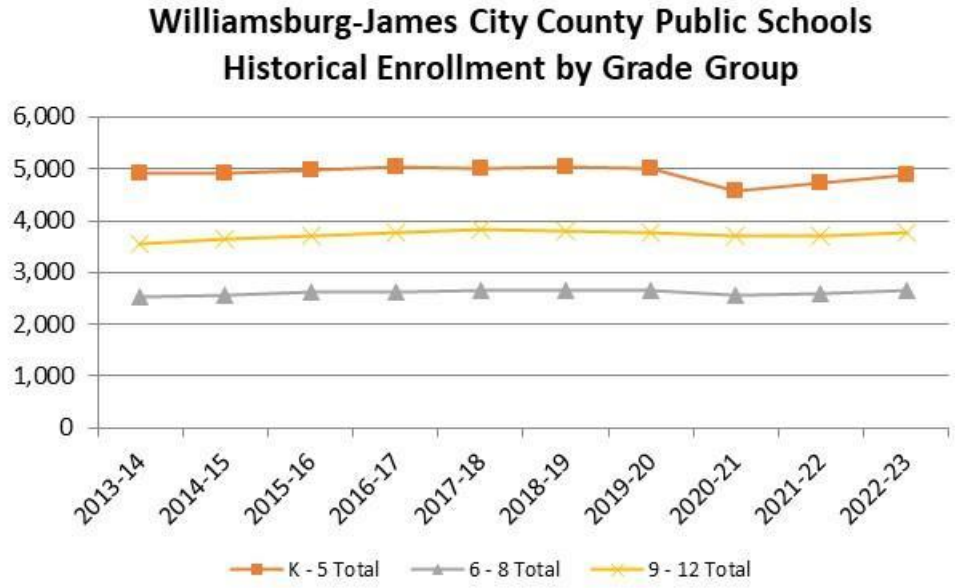
**Williamsburg-James City County Public Schools**
**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 778 | 751 | 760 | 813 | 770 | 807 | 788 | 670 | 763 | 786 |
| 1 | 831 | 809 | 810 | 792 | 863 | 791 | 811 | 765 | 724 | 847 |
| 2 | 828 | 851 | 832 | 808 | 808 | 886 | 832 | 747 | 803 | 779 |
| 3 | 804 | 839 | 865 | 860 | 828 | 825 | 902 | 762 | 772 | 814 |
| 4 | 821 | 824 | 871 | 868 | 868 | 840 | 833 | 843 | 784 | 825 |
| 5 | 841 | 838 | 841 | 887 | 881 | 875 | 853 | 796 | 879 | 822 |
| **K - 5 Total** | **4,903** | **4,912** | **4,979** | **5,028** | **5,018** | **5,024** | **5,019** | **4,583** | **4,725** | **4,873** |
| 6 | 853 | 852 | 887 | 879 | 857 | 897 | 884 | 824 | 836 | 922 |
| 7 | 839 | 860 | 859 | 886 | 876 | 872 | 892 | 864 | 851 | 869 |
| 8 | 854 | 855 | 873 | 863 | 907 | 872 | 879 | 867 | 898 | 874 |
| **6 - 8 Total** | **2,546** | **2,567** | **2,619** | **2,628** | **2,640** | **2,641** | **2,655** | **2,555** | **2,585** | **2,665** |
| 9 | 1,021 | 980 | 953 | 1,008 | 931 | 989 | 940 | 958 | 1,015 | 1,036 |
| 10 | 908 | 986 | 976 | 965 | 1,035 | 948 | 1,005 | 912 | 932 | 991 |
| 11 | 806 | 875 | 939 | 918 | 959 | 958 | 897 | 964 | 833 | 886 |
| 12 | 814 | 796 | 837 | 884 | 894 | 901 | 932 | 886 | 928 | 857 |
| **9 - 12 Total** | **3,549** | **3,637** | **3,705** | **3,775** | **3,819** | **3,796** | **3,774** | **3,720** | **3,708** | **3,770** |
| **K - 12 Total** | **10,998** | **11,116** | **11,303** | **11,431** | **11,477** | **11,461** | **11,448** | **10,858** | **11,018** | **11,308** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

Williamsburg-James City County Public Schools



## Williamsburg-James City County Public Schools

The following table illustrates the Division's enrollment history by school from 2013-14 through 2022-23. During that time, James Blair Middle School opened.

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

| School | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| Baker Elementary | 500 | 524 | 536 | 528 | 513 | 515 | 491 | 443 | 469 | 493 |
| Laurel Lane Elementary | 432 | 429 | 482 | 487 | 486 | 465 | 464 | 430 | 419 | 494 |
| Montague Elementary | 443 | 445 | 438 | 461 | 482 | 503 | 506 | 464 | 507 | 514 |
| Norge Elementary | 572 | 578 | 610 | 591 | 583 | 583 | 593 | 553 | 569 | 603 |
| Whaley Elementary | 532 | 521 | 512 | 489 | 480 | 541 | 500 | 429 | 452 | 435 |
| James River Elementary | 512 | 503 | 492 | 502 | 498 | 448 | 454 | 428 | 420 | 431 |
| Stonehouse Elementary | 720 | 719 | 714 | 727 | 723 | 745 | 764 | 718 | 758 | 802 |
| Matoaka Elementary | 745 | 723 | 721 | 730 | 754 | 745 | 760 | 674 | 675 | 643 |
| Blayton Elementary | 447 | 470 | 474 | 513 | 499 | 479 | 487 | 444 | 456 | 458 |
| Berkeley Middle | 902 | 908 | 880 | 860 | 881 | 596 | 633 | 599 | 631 | 652 |
| Toano Middle | 733 | 756 | 803 | 826 | 816 | 701 | 678 | 628 | 616 | 678 |
| Hornsby Middle | 911 | 903 | 936 | 942 | 943 | 794 | 809 | 795 | 793 | 790 |
| James Blair Middle | | | | | | 550 | 535 | 533 | 545 | 545 |
| Lafayette High | 1,158 | 1,160 | 1,209 | 1,152 | 1,130 | 1,112 | 1,113 | 1,123 | 1,137 | 1,213 |
| Jamestown High | 1,263 | 1,313 | 1,308 | 1,328 | 1,317 | 1,296 | 1,289 | 1,257 | 1,237 | 1,232 |
| Warhill High | 1,128 | 1,164 | 1,188 | 1,295 | 1,372 | 1,388 | 1,372 | 1,340 | 1,334 | 1,325 |
| **Total** | **10,998** | **11,116** | **11,303** | **11,431** | **11,477** | **11,461** | **11,448** | **10,858** | **11,018** | **11,308** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

## ACTUAL VERSUS PROJECTED ENROLLMENT

The following charts compare the previously developed high and most likely enrollment projections, by grade, versus the actual enrollment for the 2022-23 school year. The actual enrollment was 142 students more than the projected enrollment – high or within 1 percent. Actual vs. projected enrollment – most likely for the 2022-23 school year was within 210 students or approximately 2 percent.

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

| Grade | 2022-23 Actual | High Projection | Difference | Percentage |
|---|---|---|---|---|
| K | 786 | 802 | -16 | -2.04% |
| 1 | 847 | 810 | 37 | 4.37% |
| 2 | 779 | 758 | 21 | 2.70% |
| 3 | 814 | 825 | -11 | -1.35% |
| 4 | 825 | 790 | 35 | 4.24% |
| 5 | 822 | 802 | 20 | 2.43% |
| 6 | 922 | 921 | 1 | 0.11% |
| 7 | 869 | 851 | 18 | 2.07% |
| 8 | 874 | 866 | 8 | 0.92% |
| 9 | 1,036 | 1,007 | 29 | 2.80% |
| 10 | 991 | 1,031 | -40 | -4.04% |
| 11 | 886 | 889 | -3 | -0.34% |
| 12 | 857 | 814 | 43 | 5.02% |
| **Total** | **11,308** | **11,166** | **142** | **1.26%** |

Source: Williamsburg-James City County Public Schools, FutureThink

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

| Grade | 2022-23 Actual | Most Likely Projection | Difference | Percentage |
|---|---|---|---|---|
| K | 786 | 797 | -11 | -1.40% |
| 1 | 847 | 806 | 41 | 4.84% |
| 2 | 779 | 752 | 27 | 3.47% |
| 3 | 814 | 819 | -5 | -0.61% |
| 4 | 825 | 787 | 38 | 4.61% |
| 5 | 822 | 799 | 23 | 2.80% |
| 6 | 922 | 912 | 10 | 1.08% |
| 7 | 869 | 848 | 21 | 2.42% |
| 8 | 874 | 861 | 13 | 1.49% |
| 9 | 1,036 | 999 | 37 | 3.57% |
| 10 | 991 | 1,028 | -37 | -3.73% |
| 11 | 886 | 883 | 3 | 0.34% |
| 12 | 857 | 807 | 50 | 5.83% |
| **Total** | **11,308** | **11,098** | **210** | **1.86%** |

Source: Williamsburg-James City County Public Schools, FutureThink

## Williamsburg-James City County Public Schools

The following compares the high projections by school. The schools with the largest differences between actual and projected enrollment include: Lafayette High School (74), Laurel Lane Elementary School (60), Matoaka Elementary School (-44), Warhill High School (-32), and Baker Elementary School (32). The rest are within 26 students or less.

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

| School | 2022-23 Actual | High Projection | Difference | Percentage |
|---|---|---|---|---|
| Baker Elementary | 493 | 461 | 32 | 6.49% |
| Laurel Lane Elementary | 494 | 434 | 60 | 12.15% |
| Montague Elementary | 514 | 507 | 7 | 1.36% |
| Norge Elementary | 603 | 583 | 20 | 3.32% |
| Whaley Elementary | 435 | 451 | -16 | -3.68% |
| James River Elementary | 431 | 417 | 14 | 3.25% |
| Stonehouse Elementary | 802 | 785 | 17 | 2.12% |
| Matoaka Elementary | 643 | 687 | -44 | -6.84% |
| Blayton Elementary | 458 | 462 | -4 | -0.87% |
| Berkeley Middle | 652 | 635 | 17 | 2.61% |
| Toano Middle | 678 | 652 | 26 | 3.83% |
| Hornsby Middle | 790 | 796 | -6 | -0.76% |
| James Blair Middle | 545 | 555 | -10 | -1.83% |
| Lafayette High | 1,213 | 1,139 | 74 | 6.10% |
| Jamestown High | 1,232 | 1,245 | -13 | -1.06% |
| Warhill High | 1,325 | 1,357 | -32 | -2.42% |
| **Total** | **11,308** | **11,166** | **142** | **1.26%** |

Source: Williamsburg-James City County Public Schools, FutureThink

## 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.

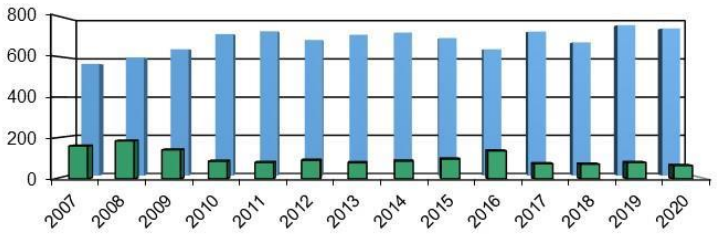
The chart and graph that follow illustrate live birth counts in Williamsburg and James City County.

**Williamsburg & James City County**
**Live Birth Count**
**2007-2020**

| Year | Williamsburg | James City County | Total |
|---|---|---|---|
| 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 |
| 2019 | 80 | 767 | 847 |
| 2020 | 65 | 750 | 815 |

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

**Williamsburg & James City County**
**Birth Counts**



## DEMOGRAPHICS

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

**General Demographic Information**

| | James City County | Virginia |
|---|---|---|
| Per Capita Income | $45,862 | $41,255 |
| Median Household Income | $91,675 | $76,398 |
| Persons Below Poverty | 6.6% | 10.0% |

Source: US Census, American Community Survey 2020, 5-year estimates

**Total Population**

| | 2010 | 2020 |
|---|---|---|
| Williamsburg City | 14,068 | 15,425 |
| James City County | 67,009 | 78,254 |

Source: US Census 2010; 2020 Decennial Census

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 data 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
- *Info*USA
- U.S. Bureau of the Census' Current Population Survey
- National Planning Association Data Service

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.

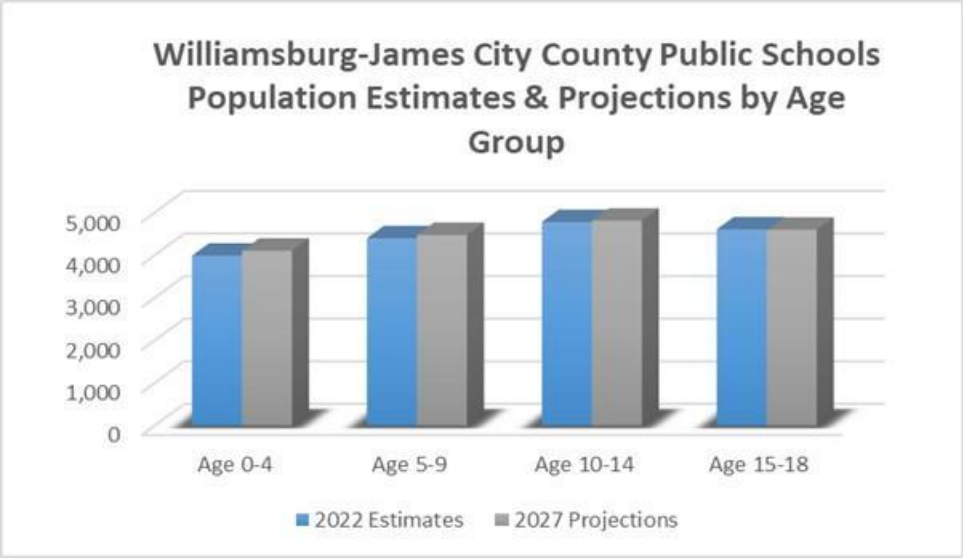
The total population in the Division is 95,890. This population is projected to increase by 3,270 people, or approximately 3% over a 5-year period.

The 0–18-year-old population in the Division currently totals 17,789. This population is projected to increase by 212 children, or approximately 1 percent.

The median age is projected to increase by approximately 2% from 44.9 to 45.7 years of age.

| Williamsburg-James City County Public Schools | 2022 Estimates | 2027 Projections | Change 2022-27 | Change 2022-27 (%) |
|---|---|---|---|---|
| Total Population | 95,890 | 99,160 | 3,270 | 3.4% |
| Age 0-4 | 3,993 | 4,106 | 113 | 2.8% |
| Age 5-9 | 4,402 | 4,478 | 76 | 1.7% |
| Age 10-14 | 4,783 | 4,815 | 32 | 0.7% |
| Age 15-18 | 4,611 | 4,602 | -9 | -0.2% |
| Total Age 0-18 | 17,789 | 18,001 | 212 | 1.2% |
| Median Age | 44.9 | 45.7 | 0.8 | 1.8% |

Source: ESRI



## Williamsburg-James City County Public Schools

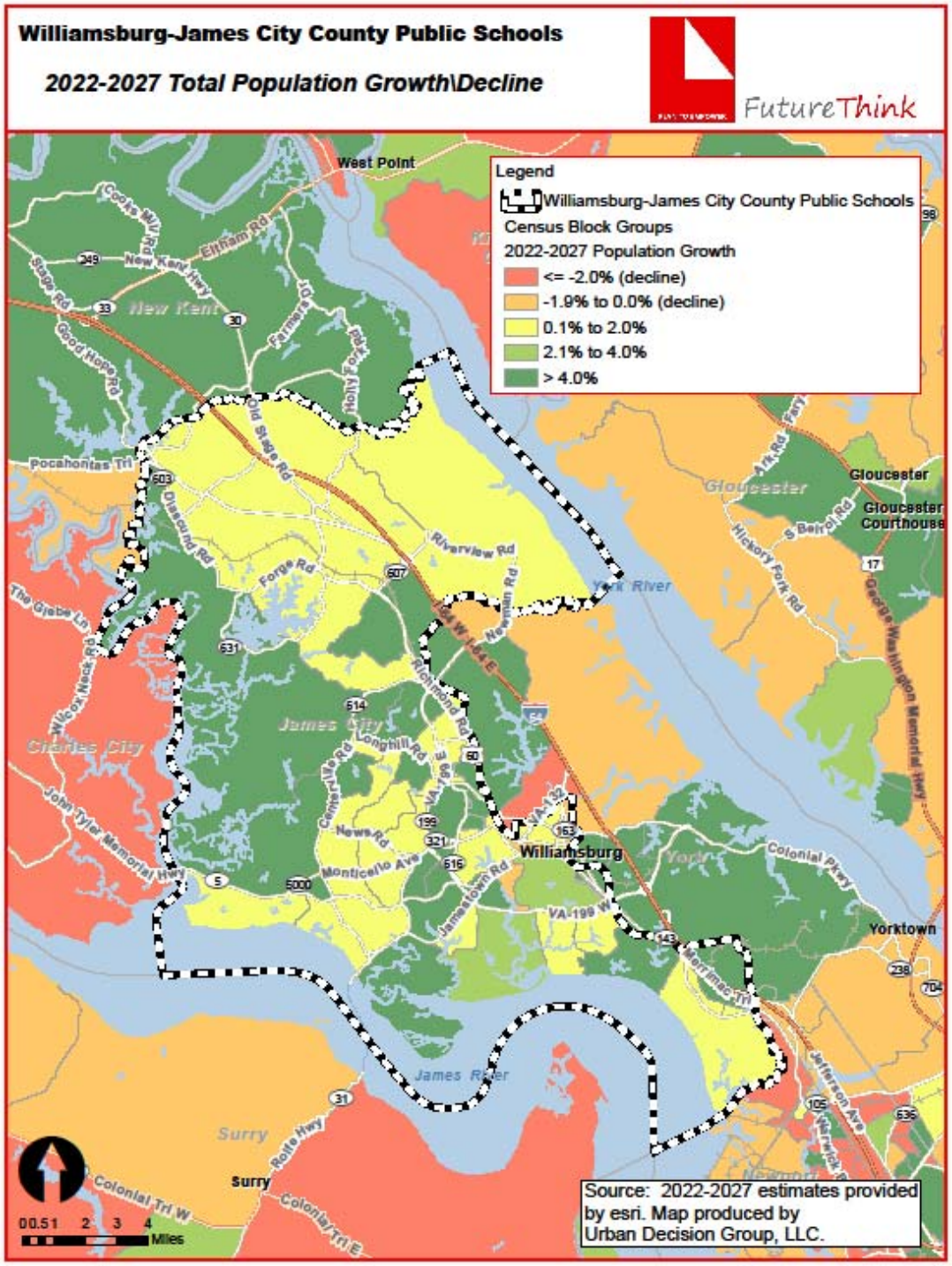
Median and average household incomes in the Division are projected to increase by approximately 10% and 15%, respectively, over a 5-year period. The average family size is projected to remain the same, and the number of family households is projected to increase by approximately 4 percent.

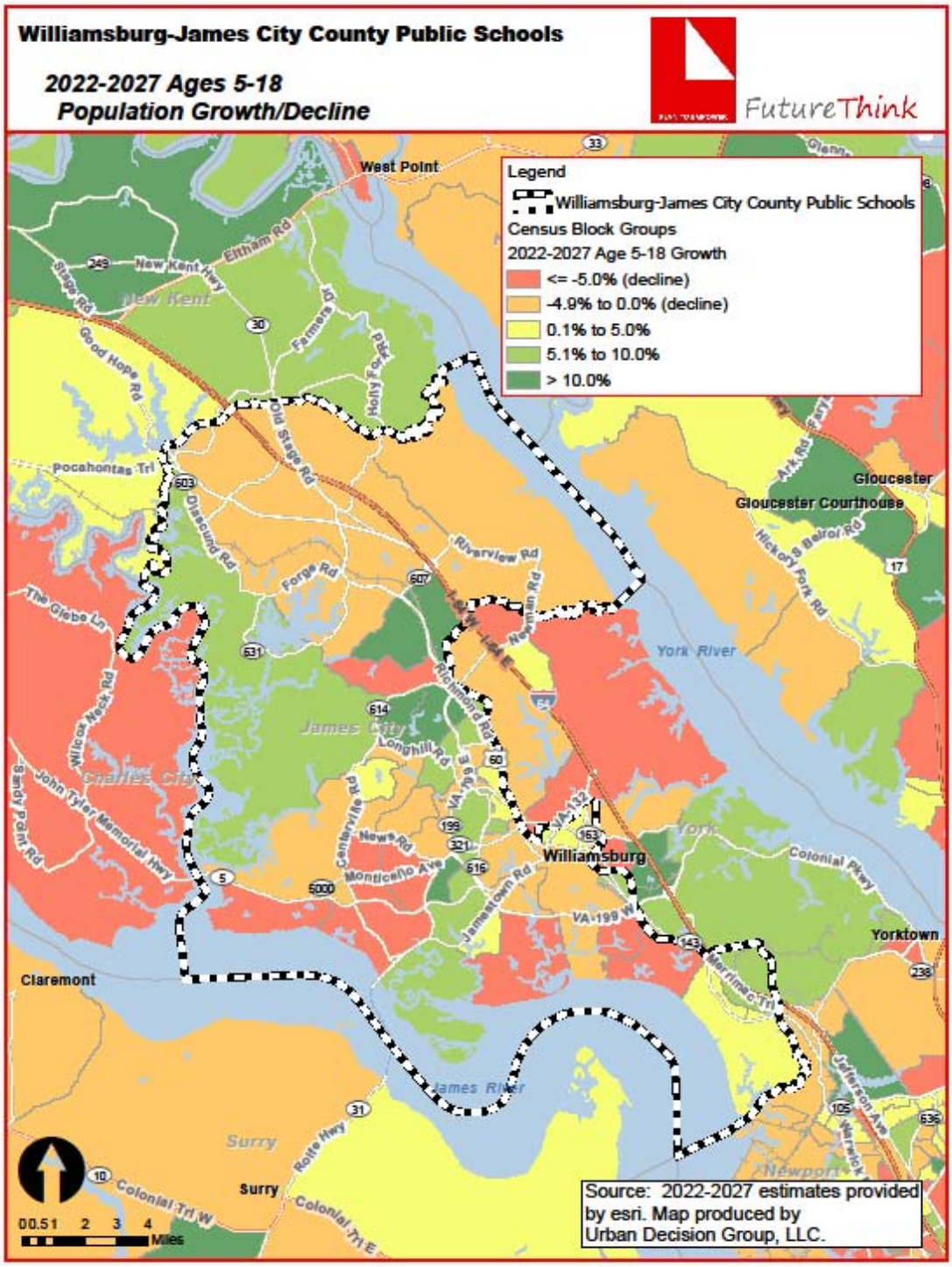
| Williamsburg-James City County Public Schools | 2022 Estimates | 2027 Projections | Change 2022-27 | Change 2022-27 (%) |
|---|---|---|---|---|
| Median Household Income | $96,038 | $105,618 | $9,580 | 10.0% |
| Average Household Income | $126,997 | $145,558 | $18,561 | 14.6% |
| Average Family Size | 2.80 | 2.80 | 0.00 | 0.0% |
| Total Family Households | 25,837 | 26,740 | 903 | 3.5% |

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
2022-2027 Ages 5-18
Population Growth/Decline
FutureThink
Legend
Williamsburg-James City County Public Schools
Census Block Groups
2022-2027 Age 5-18 Growth
<= -5.0% (decline)
-4.9% to 0.0% (decline)
0.1% to 5.0%
5.1% to 10.0%
> 10.0%
West Point
New Kent
Gloucester
Gloucester Courthouse
Williamsburg
Yorktown
Claremont
Surry
James City
Charles City
York River
James River
Source: 2022-2027 estimates provided by esri. Map produced by Urban Decision Group, LLC.
0 0.5 1 2 3 4 Miles

## HOUSING INFORMATION

The total number of new single-family dwellings in Williamsburg and James City County has fluctuated between 279 and 484 units over the past several years. Beginning in 2021, there are no age-restricted communities reflected in the number of permits issued.

**# of Single-Family Building Permits Issued**

| Year | Williamsburg | James City County | Total |
|---|---|---|---|
| 2012 | 13 | 345 | 358 |
| 2013 | 11 | 378 | 389 |
| 2014 | 30 | 454 | 484 |
| 2015 | 21 | 381 | 402 |
| 2016 | 49 | 374 | 423 |
| 2017 | 43 | 335 | 378 |
| 2018 | 25 | 386 | 411 |
| 2019 | 29 | 250 | 279 |
| 2020 | 28 | 314 | 342 |
| 2021 | 33 | 341 | 374 |
| 2022* | 40 | 168 | 208 |

Source: City of Williamsburg, SOCDS Building Permits Database
* through October 7 for Williamsburg & August 2022 for James City County

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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% |
| 2020 | 2021 | 97.7% | 108.1% | 105.0% | 103.3% | 102.9% | 104.3% | 105.0% | 103.3% | 103.9% | 117.1% | 97.3% | 91.3% | 96.3% |
| 2021 | 2022 | 97.3% | 111.0% | 107.6% | 101.4% | 106.9% | 104.8% | 104.9% | 103.9% | 102.7% | 115.6% | 97.7% | 95.1% | 103.0% |
| | average | 96.08% | 104.619% | 102.17% | 101.0% | 101.47% | 101.6% | 102.0% | 100.8% | 101.2% | 112.005% | 99.510% | 94.949% | 97.247% |
| | standard deviation | 4.726% | 3.993% | 4.139% | 3.406% | 3.393% | 2.479% | 3.304% | 1.835% | 1.861% | 3.511% | 2.257% | 2.168% | 2.619% |

## ENROLLMENT PROJECTIONS

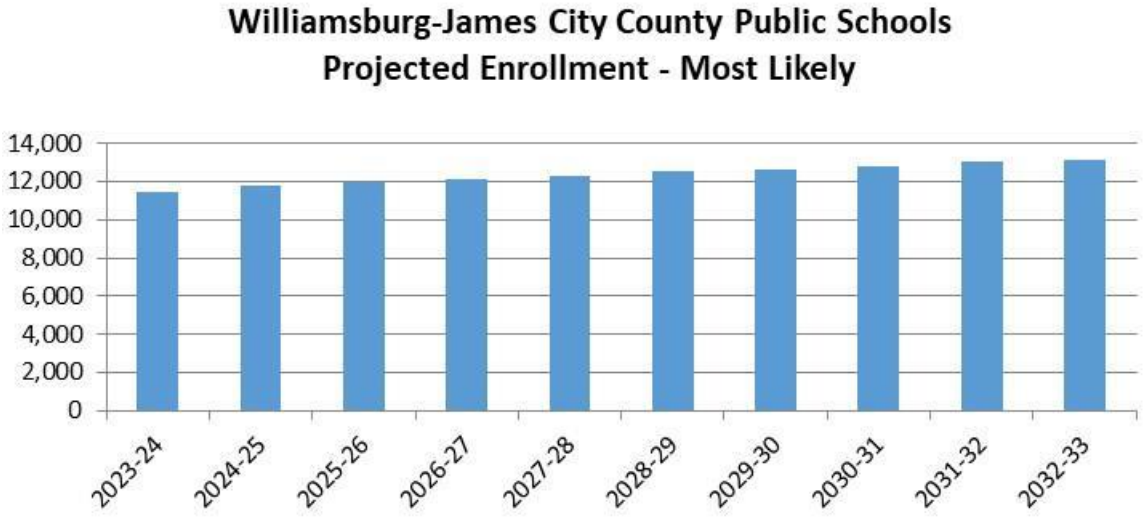
Following is the most likely ten-year projected enrollment. According to this projection, enrollment would increase 1,855 students in grades K–12 from the current 2022-23 enrollment of 11,308 to the 2032-33 projected enrollment of 13,163, an increase of approximately 16 percent.

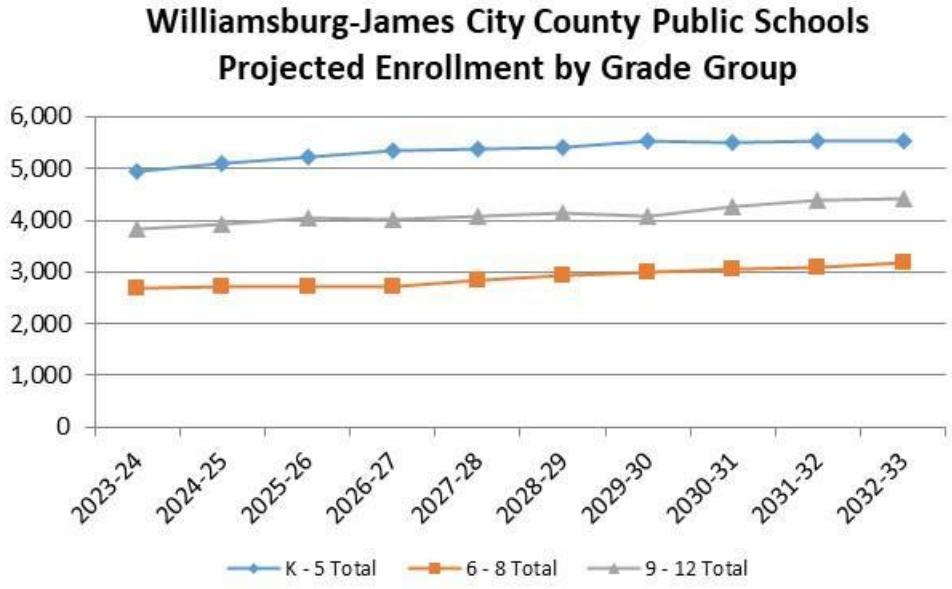
**Williamsburg-James City County Public Schools**
**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 746 | 841 | 810 | 825 | 821 | 824 | 827 | 831 | 834 | 839 |
| 1 | 832 | 792 | 891 | 859 | 874 | 871 | 874 | 878 | 882 | 883 |
| 2 | 891 | 877 | 833 | 939 | 903 | 921 | 916 | 921 | 924 | 928 |
| 3 | 798 | 914 | 896 | 851 | 960 | 925 | 942 | 937 | 941 | 946 |
| 4 | 837 | 821 | 939 | 919 | 873 | 985 | 948 | 966 | 962 | 964 |
| 5 | 850 | 860 | 841 | 965 | 947 | 898 | 1,013 | 975 | 994 | 987 |
| **K - 5 Total** | **4,954** | **5,105** | **5,210** | **5,358** | **5,378** | **5,424** | **5,520** | **5,508** | **5,537** | **5,547** |
| 6 | 859 | 894 | 903 | 885 | 1,010 | 999 | 943 | 1,063 | 1,023 | 1,043 |
| 7 | 941 | 880 | 916 | 925 | 906 | 1,035 | 1,024 | 966 | 1,089 | 1,048 |
| 8 | 874 | 946 | 885 | 919 | 930 | 912 | 1,041 | 1,028 | 972 | 1,095 |
| **6 - 8 Total** | **2,674** | **2,720** | **2,703** | **2,730** | **2,846** | **2,946** | **3,007** | **3,057** | **3,084** | **3,186** |
| 9 | 988 | 1,009 | 1,101 | 1,016 | 1,057 | 1,068 | 1,046 | 1,195 | 1,182 | 1,116 |
| 10 | 1,049 | 998 | 1,020 | 1,114 | 1,026 | 1,067 | 1,079 | 1,058 | 1,209 | 1,194 |
| 11 | 938 | 993 | 945 | 964 | 1,054 | 972 | 1,010 | 1,022 | 1,001 | 1,142 |
| 12 | 865 | 917 | 967 | 923 | 943 | 1,029 | 949 | 988 | 998 | 978 |
| **9 - 12 Total** | **3,840** | **3,917** | **4,033** | **4,017** | **4,080** | **4,136** | **4,084** | **4,263** | **4,390** | **4,430** |
| **K - 12 Total** | **11,468** | **11,742** | **11,946** | **12,105** | **12,304** | **12,506** | **12,611** | **12,828** | **13,011** | **13,163** |

Source: FutureThink

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 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 78 | 84 | 71 | 83 | 79 | 86 | 72 | 55 | 75 | 93 |
| 1 | 77 | 82 | 88 | 79 | 94 | 78 | 86 | 70 | 57 | 81 |
| 2 | 89 | 87 | 97 | 91 | 76 | 96 | 83 | 78 | 76 | 61 |
| 3 | 98 | 95 | 84 | 95 | 89 | 74 | 91 | 86 | 82 | 84 |
| 4 | 78 | 94 | 93 | 80 | 96 | 84 | 74 | 85 | 86 | 88 |
| 5 | 80 | 82 | 103 | 100 | 79 | 97 | 85 | 69 | 93 | 86 |
| **Total** | **500** | **524** | **536** | **528** | **513** | **515** | **491** | **443** | **469** | **493** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Baker Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 78 | 87 | 84 | 86 | 85 | 86 | 86 | 86 | 87 | 87 |
| 1 | 97 | 81 | 91 | 88 | 90 | 89 | 90 | 90 | 90 | 91 |
| 2 | 86 | 104 | 87 | 98 | 94 | 96 | 95 | 96 | 96 | 97 |
| 3 | 63 | 89 | 107 | 89 | 101 | 97 | 99 | 98 | 99 | 99 |
| 4 | 85 | 64 | 91 | 109 | 91 | 102 | 98 | 100 | 100 | 100 |
| 5 | 91 | 88 | 66 | 94 | 113 | 94 | 106 | 102 | 104 | 103 |
| **Total** | **500** | **513** | **526** | **564** | **574** | **564** | **574** | **572** | **576** | **577** |

Source: FutureThink

# Williamsburg-James City County Public Schools

**Laurel Lane Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 73 | 75 | 85 | 79 | 84 | 77 | 81 | 66 | 74 | 86 |
| 1 | 78 | 70 | 82 | 87 | 88 | 81 | 80 | 77 | 68 | 83 |
| 2 | 81 | 81 | 78 | 75 | 90 | 72 | 74 | 69 | 75 | 85 |
| 3 | 63 | 80 | 86 | 80 | 74 | 88 | 83 | 68 | 62 | 78 |
| 4 | 61 | 60 | 84 | 79 | 71 | 72 | 76 | 71 | 78 | 79 |
| 5 | 76 | 63 | 67 | 87 | 79 | 75 | 70 | 79 | 62 | 83 |
| **Total** | **432** | **429** | **482** | **487** | **486** | **465** | **464** | **430** | **419** | **494** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Laurel Lane Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 77 | 87 | 84 | 85 | 85 | 85 | 86 | 86 | 86 | 87 |
| 1 | 89 | 80 | 90 | 87 | 88 | 88 | 88 | 88 | 89 | 89 |
| 2 | 85 | 91 | 81 | 92 | 88 | 90 | 89 | 90 | 90 | 91 |
| 3 | 87 | 87 | 93 | 83 | 94 | 90 | 92 | 92 | 92 | 93 |
| 4 | 78 | 88 | 87 | 93 | 84 | 94 | 91 | 93 | 92 | 93 |
| 5 | 81 | 81 | 90 | 90 | 96 | 86 | 97 | 94 | 96 | 95 |
| **Total** | **497** | **514** | **525** | **530** | **535** | **533** | **543** | **543** | **545** | **548** |

Source: FutureThink

**Montague Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 75 | 61 | 75 | 91 | 72 | 80 | 71 | 75 | 71 | 83 |
| 1 | 89 | 79 | 63 | 73 | 87 | 77 | 84 | 73 | 75 | 83 |
| 2 | 72 | 80 | 72 | 75 | 81 | 90 | 84 | 82 | 84 | 84 |
| 3 | 56 | 81 | 76 | 68 | 74 | 91 | 91 | 68 | 91 | 82 |
| 4 | 74 | 66 | 88 | 79 | 82 | 81 | 92 | 87 | 81 | 93 |
| 5 | 77 | 78 | 64 | 75 | 86 | 84 | 84 | 79 | 105 | 89 |
| **Total** | **443** | **445** | **438** | **461** | **482** | **503** | **506** | **464** | **507** | **514** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Montague Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 76 | 86 | 83 | 84 | 84 | 84 | 85 | 85 | 85 | 86 |
| 1 | 88 | 81 | 91 | 88 | 89 | 89 | 89 | 90 | 90 | 90 |
| 2 | 91 | 96 | 89 | 100 | 96 | 98 | 98 | 98 | 98 | 99 |
| 3 | 88 | 95 | 101 | 93 | 104 | 101 | 102 | 102 | 102 | 103 |
| 4 | 87 | 93 | 100 | 106 | 98 | 110 | 106 | 108 | 108 | 108 |
| 5 | 98 | 91 | 97 | 105 | 112 | 103 | 116 | 111 | 113 | 113 |
| **Total** | **528** | **542** | **561** | **576** | **583** | **585** | **596** | **594** | **596** | **599** |

Source: FutureThink

# Williamsburg-James City County Public Schools

**Norge Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 102 | 94 | 99 | 102 | 105 | 102 | 92 | 88 | 96 | 106 |
| 1 | 93 | 102 | 96 | 109 | 91 | 96 | 101 | 91 | 84 | 106 |
| 2 | 96 | 102 | 104 | 91 | 97 | 96 | 108 | 93 | 99 | 89 |
| 3 | 104 | 95 | 97 | 100 | 95 | 99 | 95 | 94 | 96 | 95 |
| 4 | 86 | 103 | 100 | 92 | 100 | 98 | 109 | 84 | 98 | 105 |
| 5 | 91 | 82 | 114 | 97 | 95 | 92 | 88 | 103 | 96 | 102 |
| **Total** | **572** | **578** | **610** | **591** | **583** | **583** | **593** | **553** | **569** | **603** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Norge Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 95 | 107 | 103 | 105 | 105 | 105 | 105 | 106 | 106 | 107 |
| 1 | 106 | 95 | 107 | 103 | 105 | 105 | 105 | 106 | 106 | 106 |
| 2 | 113 | 114 | 102 | 115 | 110 | 113 | 112 | 113 | 113 | 113 |
| 3 | 89 | 114 | 114 | 102 | 115 | 111 | 113 | 112 | 113 | 113 |
| 4 | 100 | 94 | 119 | 120 | 107 | 121 | 116 | 119 | 118 | 118 |
| 5 | 104 | 99 | 93 | 119 | 119 | 107 | 120 | 116 | 118 | 117 |
| **Total** | **607** | **623** | **638** | **664** | **661** | **662** | **671** | **672** | **674** | **674** |

Source: FutureThink

**Whaley Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 89 | 86 | 76 | 69 | 74 | 105 | 73 | 59 | 71 | 72 |
| 1 | 90 | 101 | 99 | 71 | 85 | 87 | 104 | 59 | 68 | 74 |
| 2 | 100 | 82 | 102 | 86 | 68 | 91 | 89 | 89 | 65 | 66 |
| 3 | 83 | 89 | 81 | 108 | 81 | 74 | 81 | 75 | 88 | 65 |
| 4 | 87 | 73 | 84 | 77 | 95 | 86 | 62 | 81 | 68 | 84 |
| 5 | 83 | 90 | 70 | 78 | 77 | 98 | 91 | 66 | 92 | 74 |
| **Total** | **532** | **521** | **512** | **489** | **480** | **541** | **500** | **429** | **452** | **435** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Whaley Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 71 | 80 | 77 | 78 | 78 | 78 | 78 | 79 | 79 | 79 |
| 1 | 81 | 80 | 90 | 86 | 88 | 88 | 88 | 88 | 89 | 89 |
| 2 | 76 | 83 | 82 | 92 | 89 | 90 | 90 | 90 | 91 | 91 |
| 3 | 65 | 75 | 82 | 81 | 91 | 88 | 89 | 89 | 89 | 90 |
| 4 | 61 | 61 | 70 | 77 | 75 | 85 | 82 | 83 | 83 | 83 |
| 5 | 89 | 64 | 64 | 74 | 81 | 79 | 90 | 86 | 88 | 87 |
| **Total** | **443** | **443** | **465** | **488** | **502** | **508** | **517** | **515** | **519** | **519** |

Source: FutureThink

# Williamsburg-James City County Public Schools

**James River Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 79 | 66 | 75 | 80 | 68 | 70 | 72 | 67 | 69 | 78 |
| 1 | 90 | 77 | 74 | 77 | 85 | 57 | 69 | 76 | 75 | 75 |
| 2 | 89 | 96 | 70 | 74 | 75 | 94 | 62 | 63 | 77 | 84 |
| 3 | 91 | 83 | 99 | 78 | 83 | 75 | 93 | 61 | 62 | 71 |
| 4 | 88 | 93 | 87 | 103 | 80 | 79 | 74 | 88 | 55 | 65 |
| 5 | 75 | 88 | 87 | 90 | 107 | 73 | 84 | 73 | 82 | 58 |
| **Total** | **512** | **503** | **492** | **502** | **498** | **448** | **454** | **428** | **420** | **431** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**James River Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 68 | 77 | 74 | 75 | 75 | 75 | 75 | 76 | 76 | 76 |
| 1 | 81 | 71 | 80 | 77 | 78 | 78 | 78 | 79 | 79 | 79 |
| 2 | 78 | 84 | 73 | 83 | 80 | 81 | 81 | 81 | 82 | 82 |
| 3 | 84 | 78 | 84 | 73 | 83 | 80 | 81 | 81 | 81 | 81 |
| 4 | 72 | 85 | 79 | 85 | 74 | 84 | 81 | 82 | 82 | 82 |
| 5 | 67 | 74 | 87 | 81 | 88 | 76 | 86 | 83 | 84 | 84 |
| **Total** | **450** | **469** | **477** | **474** | **478** | **474** | **482** | **482** | **484** | **484** |

Source: FutureThink

**Stonehouse Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 108 | 97 | 104 | 119 | 97 | 116 | 133 | 106 | 139 | 116 |
| 1 | 115 | 116 | 115 | 110 | 129 | 106 | 113 | 127 | 117 | 156 |
| 2 | 106 | 123 | 115 | 112 | 126 | 140 | 112 | 113 | 131 | 132 |
| 3 | 111 | 113 | 126 | 117 | 118 | 129 | 141 | 111 | 115 | 142 |
| 4 | 137 | 126 | 133 | 132 | 119 | 126 | 137 | 134 | 116 | 134 |
| 5 | 143 | 144 | 121 | 137 | 134 | 128 | 128 | 127 | 140 | 122 |
| **Total** | **720** | **719** | **714** | **727** | **723** | **745** | **764** | **718** | **758** | **802** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Stonehouse Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 111 | 125 | 120 | 123 | 122 | 122 | 123 | 123 | 124 | 125 |
| 1 | 127 | 121 | 136 | 131 | 134 | 133 | 134 | 134 | 135 | 135 |
| 2 | 167 | 136 | 130 | 146 | 141 | 144 | 143 | 144 | 144 | 145 |
| 3 | 136 | 173 | 140 | 134 | 151 | 145 | 148 | 147 | 148 | 149 |
| 4 | 152 | 146 | 185 | 150 | 143 | 162 | 156 | 159 | 158 | 158 |
| 5 | 140 | 158 | 152 | 192 | 156 | 149 | 168 | 162 | 165 | 164 |
| **Total** | **833** | **859** | **863** | **876** | **847** | **855** | **872** | **869** | **874** | **876** |

Source: FutureThink

# Williamsburg-James City County Public Schools

**Matoaka Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 104 | 109 | 106 | 103 | 115 | 107 | 111 | 84 | 97 | 90 |
| 1 | 116 | 107 | 116 | 117 | 112 | 132 | 109 | 113 | 105 | 106 |
| 2 | 117 | 120 | 117 | 123 | 127 | 117 | 135 | 103 | 112 | 102 |
| 3 | 130 | 115 | 126 | 133 | 127 | 124 | 133 | 125 | 114 | 110 |
| 4 | 133 | 134 | 118 | 131 | 141 | 125 | 133 | 122 | 121 | 114 |
| 5 | 145 | 138 | 138 | 123 | 132 | 140 | 139 | 127 | 126 | 121 |
| **Total** | **745** | **723** | **721** | **730** | **754** | **745** | **760** | **674** | **675** | **643** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Matoaka Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 100 | 113 | 109 | 111 | 110 | 111 | 111 | 112 | 112 | 113 |
| 1 | 98 | 109 | 123 | 119 | 121 | 120 | 121 | 121 | 122 | 122 |
| 2 | 110 | 102 | 113 | 128 | 123 | 125 | 125 | 125 | 126 | 126 |
| 3 | 106 | 114 | 105 | 117 | 132 | 127 | 130 | 129 | 129 | 130 |
| 4 | 111 | 107 | 115 | 106 | 118 | 134 | 128 | 131 | 130 | 131 |
| 5 | 117 | 114 | 109 | 117 | 109 | 121 | 137 | 131 | 134 | 133 |
| **Total** | **642** | **659** | **674** | **698** | **713** | **738** | **752** | **749** | **753** | **755** |

Source: FutureThink

**Blayton Elementary School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 70 | 79 | 69 | 87 | 76 | 64 | 83 | 70 | 71 | 62 |
| 1 | 83 | 75 | 77 | 69 | 92 | 77 | 65 | 79 | 75 | 83 |
| 2 | 78 | 80 | 77 | 81 | 68 | 90 | 85 | 57 | 84 | 76 |
| 3 | 68 | 88 | 90 | 81 | 87 | 71 | 94 | 74 | 62 | 87 |
| 4 | 77 | 75 | 84 | 95 | 84 | 89 | 76 | 91 | 81 | 63 |
| 5 | 71 | 73 | 77 | 100 | 92 | 88 | 84 | 73 | 83 | 87 |
| **Total** | **447** | **470** | **474** | **513** | **499** | **479** | **487** | **444** | **456** | **458** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Blayton Elementary School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 70 | 79 | 76 | 78 | 77 | 78 | 78 | 78 | 79 | 79 |
| 1 | 65 | 74 | 83 | 80 | 81 | 81 | 81 | 82 | 82 | 82 |
| 2 | 85 | 67 | 76 | 85 | 82 | 84 | 83 | 84 | 84 | 84 |
| 3 | 80 | 89 | 70 | 79 | 89 | 86 | 88 | 87 | 88 | 88 |
| 4 | 91 | 83 | 93 | 73 | 83 | 93 | 90 | 91 | 91 | 91 |
| 5 | 63 | 91 | 83 | 93 | 73 | 83 | 93 | 90 | 92 | 91 |
| **Total** | **454** | **483** | **481** | **488** | **485** | **505** | **513** | **512** | **516** | **515** |

Source: FutureThink

## Williamsburg-James City County Public Schools

**Berkeley Middle School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 290 | 306 | 290 | 288 | 313 | 192 | 232 | 202 | 207 | 227 |
| 7 | 321 | 282 | 293 | 280 | 283 | 216 | 194 | 210 | 195 | 214 |
| 8 | 291 | 320 | 297 | 292 | 285 | 188 | 207 | 187 | 229 | 211 |
| **Total** | **902** | **908** | **880** | **860** | **881** | **596** | **633** | **599** | **631** | **652** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Berkeley Middle School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 208 | 217 | 219 | 214 | 245 | 242 | 229 | 258 | 248 | 253 |
| 7 | 224 | 205 | 214 | 216 | 211 | 242 | 239 | 226 | 254 | 245 |
| 8 | 218 | 229 | 210 | 218 | 221 | 216 | 247 | 244 | 231 | 260 |
| **Total** | **650** | **651** | **642** | **649** | **677** | **700** | **714** | **728** | **733** | **758** |

Source: FutureThink

**Toano Middle School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 262 | 264 | 268 | 275 | 262 | 232 | 207 | 190 | 210 | 235 |
| 7 | 232 | 259 | 276 | 275 | 276 | 230 | 245 | 195 | 203 | 233 |
| 8 | 239 | 233 | 259 | 276 | 278 | 239 | 226 | 243 | 203 | 210 |
| **Total** | **733** | **756** | **803** | **826** | **816** | **701** | **678** | **628** | **616** | **678** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Toano Middle School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 219 | 228 | 230 | 225 | 257 | 254 | 240 | 271 | 261 | 266 |
| 7 | 248 | 233 | 243 | 245 | 240 | 274 | 271 | 256 | 289 | 278 |
| 8 | 231 | 247 | 232 | 241 | 244 | 239 | 273 | 269 | 255 | 287 |
| **Total** | **698** | **708** | **705** | **711** | **741** | **767** | **784** | **796** | **805** | **831** |

Source: FutureThink

## Williamsburg-James City County Public Schools

**Hornsby Middle School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 301 | 282 | 329 | 316 | 282 | 270 | 279 | 262 | 248 | 278 |
| 7 | 286 | 319 | 290 | 331 | 317 | 244 | 262 | 279 | 264 | 248 |
| 8 | 324 | 302 | 317 | 295 | 344 | 280 | 268 | 254 | 281 | 264 |
| **Total** | **911** | **903** | **936** | **942** | **943** | **794** | **809** | **795** | **793** | **790** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Hornsby Middle School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 257 | 267 | 270 | 265 | 302 | 299 | 282 | 318 | 306 | 312 |
| 7 | 278 | 258 | 268 | 271 | 265 | 303 | 300 | 283 | 319 | 307 |
| 8 | 253 | 282 | 262 | 272 | 275 | 270 | 308 | 304 | 288 | 324 |
| **Total** | **788** | **807** | **800** | **808** | **842** | **872** | **890** | **905** | **913** | **943** |

Source: FutureThink

**James Blair Middle School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | | | | | | 203 | 166 | 170 | 171 | 182 |
| 7 | | | | | | 182 | 191 | 180 | 189 | 174 |
| 8 | | | | | | 165 | 178 | 183 | 185 | 189 |
| **Total** | | | | | | **550** | **535** | **533** | **545** | **545** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**James Blair Middle School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 175 | 182 | 184 | 181 | 206 | 204 | 192 | 216 | 208 | 212 |
| 7 | 191 | 184 | 191 | 193 | 190 | 216 | 214 | 201 | 227 | 218 |
| 8 | 172 | 188 | 181 | 188 | 190 | 187 | 213 | 211 | 198 | 224 |
| **Total** | **538** | **554** | **556** | **562** | **586** | **607** | **619** | **628** | **633** | **654** |

Source: FutureThink

# Williamsburg-James City County Public Schools

**Lafayette High School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 340 | 312 | 310 | 290 | 284 | 287 | 273 | 283 | 309 | 362 |
| 10 | 306 | 308 | 319 | 318 | 287 | 295 | 306 | 258 | 295 | 314 |
| 11 | 256 | 303 | 297 | 291 | 289 | 263 | 285 | 310 | 247 | 272 |
| 12 | 256 | 237 | 283 | 253 | 270 | 267 | 249 | 272 | 286 | 265 |
| **Total** | **1,158** | **1,160** | **1,209** | **1,152** | **1,130** | **1,112** | **1,113** | **1,123** | **1,137** | **1,213** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Lafayette High School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 306 | 313 | 341 | 315 | 328 | 331 | 324 | 371 | 366 | 346 |
| 10 | 372 | 316 | 323 | 353 | 325 | 338 | 342 | 335 | 383 | 378 |
| 11 | 299 | 353 | 300 | 306 | 335 | 309 | 321 | 325 | 318 | 363 |
| 12 | 257 | 281 | 331 | 282 | 288 | 314 | 290 | 302 | 305 | 299 |
| **Total** | **1,234** | **1,263** | **1,295** | **1,256** | **1,276** | **1,292** | **1,277** | **1,333** | **1,372** | **1,386** |

Source: FutureThink

**Jamestown High School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 356 | 347 | 331 | 346 | 307 | 336 | 324 | 330 | 341 | 346 |
| 10 | 320 | 356 | 337 | 321 | 362 | 307 | 339 | 320 | 290 | 309 |
| 11 | 292 | 311 | 344 | 323 | 333 | 330 | 296 | 311 | 287 | 284 |
| 12 | 295 | 299 | 296 | 338 | 315 | 323 | 330 | 296 | 319 | 293 |
| **Total** | **1,263** | **1,313** | **1,308** | **1,328** | **1,317** | **1,296** | **1,289** | **1,257** | **1,237** | **1,232** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Jamestown High School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 339 | 346 | 378 | 349 | 363 | 367 | 359 | 410 | 406 | 383 |
| 10 | 347 | 338 | 345 | 377 | 347 | 361 | 365 | 358 | 409 | 404 |
| 11 | 296 | 332 | 324 | 330 | 361 | 333 | 346 | 350 | 343 | 391 |
| 12 | 283 | 294 | 330 | 321 | 328 | 358 | 330 | 344 | 347 | 340 |
| **Total** | **1,265** | **1,310** | **1,377** | **1,377** | **1,399** | **1,419** | **1,400** | **1,462** | **1,505** | **1,518** |

Source: FutureThink

**Warhill High School**

**Historical Enrollment**

| Grade | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 325 | 321 | 312 | 372 | 340 | 366 | 343 | 345 | 365 | 328 |
| 10 | 282 | 322 | 320 | 326 | 386 | 346 | 360 | 334 | 347 | 368 |
| 11 | 258 | 261 | 298 | 304 | 337 | 365 | 316 | 343 | 299 | 330 |
| 12 | 263 | 260 | 258 | 293 | 309 | 311 | 353 | 318 | 323 | 299 |
| **Total** | **1,128** | **1,164** | **1,188** | **1,295** | **1,372** | **1,388** | **1,372** | **1,340** | **1,334** | **1,325** |

Source: Williamsburg-James City County Public Schools, 9/30/22 Count

**Warhill High School**

**Projected Enrollment - Most Likely**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 343 | 350 | 382 | 352 | 366 | 370 | 363 | 414 | 410 | 387 |
| 10 | 330 | 344 | 352 | 384 | 354 | 368 | 372 | 365 | 417 | 412 |
| 11 | 343 | 308 | 321 | 328 | 358 | 330 | 343 | 347 | 340 | 388 |
| 12 | 325 | 342 | 306 | 320 | 327 | 357 | 329 | 342 | 346 | 339 |
| **Total** | **1,341** | **1,344** | **1,361** | **1,384** | **1,405** | **1,425** | **1,407** | **1,468** | **1,513** | **1,526** |

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

**Moderate Projection**

- Moderate inflation/interest rates
- Moderate level of new housing & births remain steady

**High Projection**

- Low inflation/interest rates
- High level of new housing & increase in births

The most likely projection falls fairly equally between the moderate and high projections. The projections range from a low of 11,493 students to a high of 13,788 students in the 2032-33 school year.

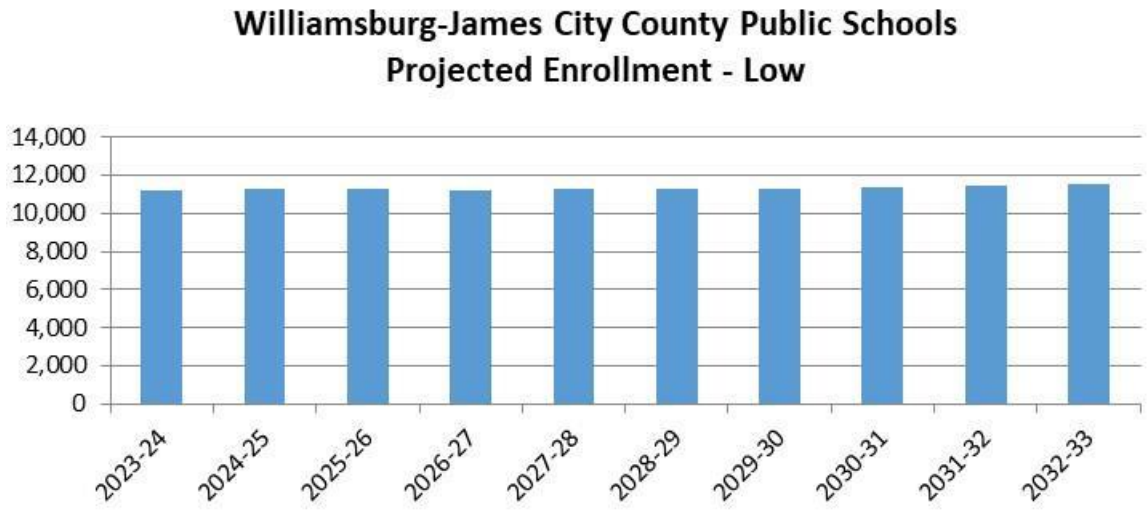
### Low Projection

According to this projection, enrollment would increase 185 students in grades K–12 from the current 2022-23 enrollment of 11,308 to the 2032-33 projected enrollment of 11,493, an increase of approximately 2 percent.

**Williamsburg-James City County Public Schools**
**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 724 | 817 | 786 | 802 | 797 | 801 | 804 | 807 | 812 | 814 |
| 1 | 820 | 754 | 852 | 820 | 836 | 832 | 836 | 839 | 842 | 847 |
| 2 | 873 | 843 | 779 | 878 | 845 | 861 | 857 | 859 | 864 | 867 |
| 3 | 782 | 877 | 848 | 782 | 881 | 848 | 865 | 860 | 864 | 868 |
| 4 | 822 | 791 | 888 | 857 | 789 | 891 | 854 | 873 | 868 | 872 |
| 5 | 833 | 831 | 799 | 896 | 866 | 797 | 899 | 864 | 882 | 877 |
| **K - 5 Total** | **4,854** | **4,914** | **4,951** | **5,036** | **5,014** | **5,028** | **5,115** | **5,103** | **5,132** | **5,145** |
| 6 | 840 | 858 | 855 | 828 | 928 | 894 | 831 | 936 | 901 | 918 |
| 7 | 917 | 839 | 858 | 854 | 828 | 926 | 892 | 829 | 936 | 899 |
| 8 | 864 | 913 | 835 | 852 | 848 | 825 | 921 | 887 | 825 | 931 |
| **6 - 8 Total** | **2,621** | **2,610** | **2,548** | **2,534** | **2,604** | **2,645** | **2,644** | **2,652** | **2,662** | **2,748** |
| 9 | 945 | 951 | 1,015 | 913 | 933 | 930 | 901 | 1,009 | 971 | 903 |
| 10 | 1,030 | 938 | 944 | 1,008 | 906 | 926 | 923 | 895 | 1,001 | 964 |
| 11 | 924 | 959 | 874 | 879 | 938 | 844 | 864 | 859 | 834 | 932 |
| 12 | 850 | 888 | 920 | 839 | 845 | 902 | 811 | 830 | 826 | 801 |
| **9 - 12 Total** | **3,749** | **3,736** | **3,753** | **3,639** | **3,622** | **3,602** | **3,499** | **3,593** | **3,632** | **3,600** |
| **K - 12 Total** | **11,224** | **11,260** | **11,252** | **11,209** | **11,240** | **11,275** | **11,258** | **11,348** | **11,426** | **11,493** |

Source: FutureThink



**Baker Elementary School**

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 75 | 85 | 82 | 83 | 83 | 83 | 83 | 84 | 84 | 84 |
| 1 | 95 | 76 | 86 | 83 | 85 | 84 | 85 | 85 | 85 | 86 |
| 2 | 86 | 100 | 81 | 91 | 88 | 90 | 89 | 89 | 90 | 90 |
| 3 | 61 | 85 | 100 | 81 | 91 | 88 | 89 | 89 | 89 | 90 |
| 4 | 84 | 61 | 85 | 100 | 80 | 91 | 87 | 89 | 89 | 89 |
| 5 | 89 | 85 | 61 | 86 | 101 | 81 | 92 | 88 | 90 | 90 |
| **Total** | **490** | **492** | **495** | **524** | **528** | **517** | **525** | **524** | **527** | **529** |

Source: FutureThink

**Laurel Lane Elementary School**

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 75 | 85 | 82 | 83 | 83 | 83 | 83 | 84 | 84 | 84 |
| 1 | 88 | 77 | 87 | 84 | 85 | 85 | 85 | 86 | 86 | 86 |
| 2 | 83 | 88 | 77 | 87 | 84 | 85 | 85 | 85 | 85 | 86 |
| 3 | 86 | 83 | 89 | 77 | 87 | 84 | 86 | 85 | 86 | 86 |
| 4 | 77 | 85 | 83 | 88 | 77 | 87 | 83 | 85 | 85 | 85 |
| 5 | 81 | 79 | 86 | 84 | 90 | 78 | 88 | 85 | 87 | 86 |
| **Total** | **490** | **497** | **504** | **503** | **506** | **502** | **510** | **510** | **513** | **513** |

Source: FutureThink

**Montague Elementary School**

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 73 | 82 | 79 | 81 | 80 | 81 | 81 | 81 | 82 | 82 |
| 1 | 88 | 76 | 86 | 82 | 84 | 84 | 84 | 84 | 85 | 85 |
| 2 | 88 | 94 | 82 | 92 | 89 | 91 | 90 | 90 | 91 | 91 |
| 3 | 83 | 88 | 94 | 82 | 92 | 89 | 90 | 90 | 90 | 91 |
| 4 | 84 | 86 | 92 | 98 | 85 | 96 | 92 | 94 | 93 | 94 |
| 5 | 95 | 87 | 89 | 94 | 101 | 88 | 99 | 95 | 97 | 96 |
| **Total** | **511** | **514** | **521** | **530** | **531** | **527** | **536** | **535** | **538** | **539** |

Source: FutureThink

**Norge Elementary School**

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 93 | 105 | 101 | 103 | 103 | 103 | 104 | 104 | 105 | 105 |
| 1 | 105 | 92 | 104 | 100 | 102 | 102 | 102 | 103 | 103 | 104 |
| 2 | 111 | 109 | 97 | 109 | 105 | 107 | 106 | 107 | 107 | 108 |
| 3 | 87 | 108 | 107 | 95 | 107 | 103 | 105 | 104 | 104 | 105 |
| 4 | 97 | 89 | 111 | 110 | 97 | 109 | 105 | 107 | 106 | 107 |
| 5 | 102 | 95 | 87 | 108 | 107 | 94 | 106 | 102 | 104 | 104 |
| **Total** | **595** | **598** | **607** | **625** | **621** | **618** | **628** | **627** | **629** | **633** |

Source: FutureThink

### Whaley Elementary School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 68 | 77 | 74 | 76 | 75 | 76 | 76 | 76 | 77 | 77 |
| 1 | 78 | 74 | 84 | 81 | 82 | 82 | 82 | 82 | 83 | 83 |
| 2 | 74 | 78 | 74 | 84 | 80 | 82 | 82 | 82 | 82 | 83 |
| 3 | 64 | 72 | 76 | 72 | 81 | 78 | 80 | 79 | 80 | 80 |
| 4 | 59 | 58 | 65 | 69 | 65 | 74 | 71 | 72 | 72 | 72 |
| 5 | 87 | 61 | 61 | 68 | 72 | 68 | 77 | 74 | 75 | 75 |
| **Total** | **430** | **420** | **434** | **450** | **455** | **460** | **468** | **465** | **469** | **470** |

Source: FutureThink

### James River Elementary School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 67 | 75 | 72 | 74 | 73 | 74 | 74 | 74 | 75 | 75 |
| 1 | 80 | 69 | 77 | 74 | 76 | 75 | 76 | 76 | 76 | 77 |
| 2 | 76 | 81 | 69 | 78 | 75 | 77 | 76 | 77 | 77 | 77 |
| 3 | 83 | 75 | 80 | 69 | 77 | 74 | 76 | 75 | 76 | 76 |
| 4 | 72 | 84 | 76 | 81 | 69 | 78 | 75 | 77 | 76 | 77 |
| 5 | 65 | 72 | 84 | 76 | 81 | 70 | 78 | 75 | 77 | 77 |
| **Total** | **443** | **456** | **458** | **452** | **451** | **448** | **455** | **454** | **457** | **459** |

Source: FutureThink

### Stonehouse Elementary School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 105 | 118 | 114 | 116 | 115 | 116 | 116 | 117 | 117 | 118 |
| 1 | 124 | 112 | 127 | 122 | 124 | 124 | 124 | 125 | 125 | 126 |
| 2 | 164 | 130 | 118 | 133 | 128 | 130 | 130 | 130 | 131 | 131 |
| 3 | 135 | 168 | 134 | 120 | 136 | 131 | 133 | 133 | 133 | 134 |
| 4 | 148 | 141 | 175 | 139 | 126 | 142 | 136 | 139 | 138 | 139 |
| 5 | 137 | 151 | 144 | 178 | 142 | 128 | 145 | 139 | 142 | 141 |
| **Total** | **813** | **820** | **812** | **808** | **771** | **771** | **784** | **783** | **786** | **789** |

Source: FutureThink

### Matoaka Elementary School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 99 | 112 | 107 | 110 | 109 | 109 | 110 | 110 | 111 | 111 |
| 1 | 98 | 107 | 121 | 117 | 119 | 118 | 119 | 119 | 120 | 120 |
| 2 | 107 | 99 | 109 | 123 | 118 | 120 | 120 | 120 | 121 | 121 |
| 3 | 104 | 110 | 101 | 111 | 125 | 120 | 123 | 122 | 123 | 123 |
| 4 | 111 | 105 | 110 | 102 | 112 | 126 | 121 | 124 | 123 | 123 |
| 5 | 115 | 112 | 106 | 112 | 103 | 113 | 127 | 123 | 125 | 124 |
| **Total** | **634** | **645** | **654** | **675** | **686** | **706** | **720** | **718** | **723** | **722** |

Source: FutureThink

### Blayton Elementary School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 69 | 78 | 75 | 76 | 76 | 76 | 77 | 77 | 77 | 78 |
| 1 | 64 | 71 | 80 | 77 | 79 | 78 | 79 | 79 | 79 | 80 |
| 2 | 84 | 64 | 72 | 81 | 78 | 79 | 79 | 79 | 80 | 80 |
| 3 | 79 | 88 | 67 | 75 | 85 | 81 | 83 | 83 | 83 | 83 |
| 4 | 90 | 82 | 91 | 70 | 78 | 88 | 84 | 86 | 86 | 86 |
| 5 | 62 | 89 | 81 | 90 | 69 | 77 | 87 | 83 | 85 | 84 |
| **Total** | **448** | **472** | **466** | **469** | **465** | **479** | **489** | **487** | **490** | **491** |

Source: FutureThink

### Berkeley Middle School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 203 | 207 | 207 | 200 | 224 | 216 | 201 | 226 | 218 | 222 |
| 7 | 216 | 193 | 198 | 197 | 191 | 213 | 205 | 191 | 216 | 207 |
| 8 | 216 | 219 | 196 | 200 | 199 | 193 | 216 | 208 | 194 | 219 |
| **Total** | **635** | **619** | **601** | **597** | **614** | **622** | **622** | **625** | **628** | **648** |

Source: FutureThink

### Toano Middle School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 216 | 221 | 220 | 213 | 239 | 230 | 214 | 241 | 232 | 236 |
| 7 | 240 | 223 | 228 | 227 | 220 | 246 | 237 | 220 | 249 | 239 |
| 8 | 231 | 239 | 221 | 226 | 225 | 219 | 244 | 235 | 219 | 247 |
| **Total** | **687** | **683** | **669** | **666** | **684** | **695** | **695** | **696** | **700** | **722** |

Source: FutureThink

### Hornsby Middle School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 254 | 259 | 258 | 250 | 280 | 270 | 251 | 283 | 272 | 278 |
| 7 | 277 | 254 | 259 | 258 | 250 | 280 | 270 | 251 | 283 | 272 |
| 8 | 247 | 275 | 252 | 257 | 256 | 249 | 278 | 268 | 249 | 281 |
| **Total** | **778** | **788** | **769** | **765** | **786** | **799** | **799** | **802** | **804** | **831** |

Source: FutureThink

### James Blair Middle School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 167 | 171 | 170 | 165 | 185 | 178 | 165 | 186 | 179 | 182 |
| 7 | 184 | 169 | 173 | 172 | 167 | 187 | 180 | 167 | 188 | 181 |
| 8 | 170 | 180 | 166 | 169 | 168 | 164 | 183 | 176 | 163 | 184 |
| **Total** | **521** | **520** | **509** | **506** | **520** | **529** | **528** | **529** | **530** | **547** |

Source: FutureThink

## Williamsburg-James City County Public Schools

### Lafayette High School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 294 | 296 | 316 | 284 | 290 | 289 | 280 | 314 | 302 | 281 |
| 10 | 364 | 297 | 299 | 319 | 287 | 293 | 292 | 283 | 317 | 305 |
| 11 | 293 | 338 | 276 | 278 | 296 | 267 | 273 | 271 | 263 | 294 |
| 12 | 253 | 271 | 313 | 255 | 257 | 274 | 247 | 252 | 251 | 243 |
| **Total** | **1,204** | **1,202** | **1,204** | **1,136** | **1,130** | **1,123** | **1,092** | **1,120** | **1,133** | **1,123** |

Source: FutureThink

### Jamestown High School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 324 | 326 | 348 | 313 | 320 | 319 | 309 | 346 | 333 | 310 |
| 10 | 340 | 316 | 318 | 340 | 305 | 312 | 311 | 302 | 337 | 325 |
| 11 | 292 | 321 | 299 | 300 | 321 | 288 | 295 | 294 | 285 | 319 |
| 12 | 278 | 285 | 313 | 291 | 293 | 313 | 281 | 288 | 287 | 278 |
| **Total** | **1,234** | **1,248** | **1,278** | **1,244** | **1,239** | **1,232** | **1,196** | **1,230** | **1,242** | **1,232** |

Source: FutureThink

### Warhill High School

**Projected Enrollment - Low**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 327 | 329 | 351 | 316 | 323 | 322 | 312 | 349 | 336 | 312 |
| 10 | 326 | 325 | 327 | 349 | 314 | 321 | 320 | 310 | 347 | 334 |
| 11 | 339 | 300 | 299 | 301 | 321 | 289 | 296 | 294 | 286 | 319 |
| 12 | 319 | 332 | 294 | 293 | 295 | 315 | 283 | 290 | 288 | 280 |
| **Total** | **1,311** | **1,286** | **1,271** | **1,259** | **1,253** | **1,247** | **1,211** | **1,243** | **1,257** | **1,245** |

Source: FutureThink

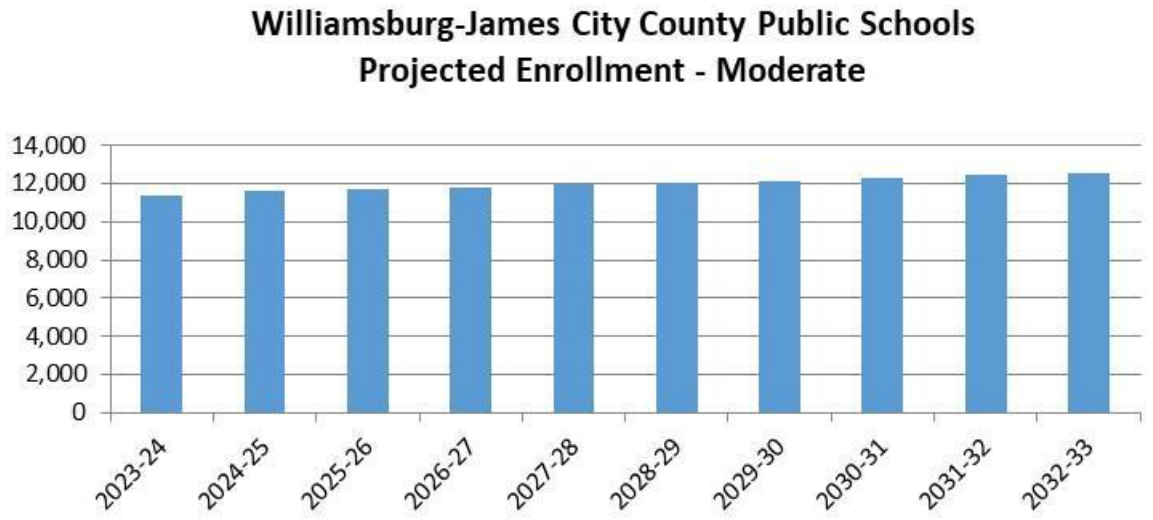
### Moderate Projection

According to this projection, enrollment would increase 1,255 students in grades K–12 from the current 2022-23 enrollment of 11,308 to the 2032-33 projected enrollment of 12,563, an increase of approximately 11 percent.

**Williamsburg-James City County Public Schools**
**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 740 | 834 | 801 | 818 | 812 | 818 | 820 | 824 | 827 | 830 |
| 1 | 826 | 779 | 878 | 846 | 861 | 857 | 860 | 864 | 867 | 872 |
| 2 | 886 | 865 | 814 | 920 | 883 | 900 | 898 | 900 | 904 | 909 |
| 3 | 792 | 904 | 882 | 829 | 936 | 901 | 918 | 914 | 918 | 920 |
| 4 | 830 | 809 | 922 | 897 | 846 | 954 | 916 | 935 | 930 | 935 |
| 5 | 844 | 848 | 828 | 946 | 918 | 864 | 973 | 937 | 958 | 950 |
| **K - 5 Total** | **4,918** | **5,039** | **5,125** | **5,256** | **5,256** | **5,294** | **5,385** | **5,374** | **5,404** | **5,416** |
| 6 | 853 | 879 | 883 | 862 | 977 | 958 | 900 | 1,017 | 978 | 997 |
| 7 | 934 | 866 | 892 | 896 | 875 | 993 | 973 | 916 | 1,032 | 993 |
| 8 | 873 | 938 | 870 | 896 | 902 | 880 | 998 | 978 | 921 | 1,038 |
| **6 - 8 Total** | **2,660** | **2,683** | **2,645** | **2,654** | **2,754** | **2,831** | **2,871** | **2,911** | **2,931** | **3,028** |
| 9 | 972 | 986 | 1,069 | 978 | 1,009 | 1,013 | 988 | 1,121 | 1,099 | 1,036 |
| 10 | 1,044 | 979 | 993 | 1,077 | 985 | 1,016 | 1,021 | 995 | 1,129 | 1,107 |
| 11 | 935 | 986 | 924 | 936 | 1,016 | 930 | 959 | 962 | 939 | 1,065 |
| 12 | 860 | 908 | 955 | 897 | 910 | 987 | 902 | 931 | 935 | 911 |
| **9 - 12 Total** | **3,811** | **3,859** | **3,941** | **3,888** | **3,920** | **3,946** | **3,870** | **4,009** | **4,102** | **4,119** |
| **K - 12 Total** | **11,389** | **11,581** | **11,711** | **11,798** | **11,930** | **12,071** | **12,126** | **12,294** | **12,437** | **12,563** |

Source: FutureThink



Williamsburg-James City County Public Schools

**Baker Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 77 | 86 | 83 | 85 | 84 | 85 | 85 | 85 | 86 | 86 |
| 1 | 97 | 80 | 90 | 87 | 88 | 88 | 88 | 89 | 89 | 89 |
| 2 | 86 | 103 | 85 | 96 | 92 | 94 | 94 | 94 | 94 | 95 |
| 3 | 62 | 88 | 106 | 87 | 98 | 94 | 96 | 96 | 96 | 97 |
| 4 | 85 | 63 | 89 | 106 | 88 | 99 | 95 | 97 | 97 | 97 |
| 5 | 90 | 87 | 64 | 91 | 109 | 90 | 101 | 97 | 99 | 99 |
| **Total** | **497** | **507** | **517** | **552** | **559** | **550** | **559** | **558** | **561** | **563** |

Source: FutureThink

**Laurel Lane Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 77 | 87 | 83 | 85 | 84 | 85 | 85 | 86 | 86 | 86 |
| 1 | 89 | 79 | 89 | 86 | 88 | 87 | 87 | 88 | 88 | 89 |
| 2 | 83 | 89 | 79 | 90 | 86 | 88 | 87 | 88 | 88 | 89 |
| 3 | 86 | 84 | 90 | 80 | 91 | 87 | 89 | 89 | 89 | 89 |
| 4 | 78 | 86 | 84 | 90 | 80 | 91 | 87 | 89 | 89 | 89 |
| 5 | 81 | 80 | 89 | 87 | 93 | 83 | 93 | 90 | 92 | 91 |
| **Total** | **494** | **505** | **514** | **518** | **522** | **521** | **528** | **530** | **532** | **533** |

Source: FutureThink

**Montague Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 76 | 86 | 82 | 84 | 84 | 84 | 84 | 85 | 85 | 85 |
| 1 | 88 | 80 | 90 | 87 | 89 | 88 | 89 | 89 | 89 | 90 |
| 2 | 91 | 96 | 88 | 99 | 95 | 97 | 97 | 97 | 98 | 98 |
| 3 | 87 | 95 | 100 | 91 | 103 | 99 | 101 | 101 | 101 | 101 |
| 4 | 86 | 92 | 99 | 105 | 96 | 108 | 104 | 106 | 105 | 106 |
| 5 | 97 | 90 | 96 | 104 | 110 | 100 | 113 | 109 | 111 | 110 |
| **Total** | **525** | **539** | **555** | **570** | **577** | **576** | **588** | **587** | **589** | **590** |

Source: FutureThink

**Norge Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 95 | 107 | 103 | 105 | 104 | 105 | 105 | 105 | 106 | 106 |
| 1 | 105 | 94 | 106 | 102 | 104 | 103 | 104 | 104 | 105 | 105 |
| 2 | 113 | 112 | 100 | 113 | 109 | 111 | 110 | 111 | 111 | 112 |
| 3 | 89 | 113 | 112 | 100 | 113 | 109 | 111 | 110 | 111 | 111 |
| 4 | 99 | 93 | 118 | 117 | 104 | 118 | 113 | 115 | 115 | 115 |
| 5 | 104 | 98 | 92 | 117 | 115 | 103 | 116 | 112 | 114 | 113 |
| **Total** | **605** | **617** | **631** | **654** | **649** | **649** | **659** | **657** | **662** | **662** |

Source: FutureThink

**Whaley Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 70 | 79 | 76 | 77 | 77 | 77 | 78 | 78 | 78 | 79 |
| 1 | 80 | 77 | 87 | 84 | 86 | 85 | 86 | 86 | 86 | 87 |
| 2 | 75 | 81 | 79 | 89 | 85 | 87 | 87 | 87 | 87 | 88 |
| 3 | 65 | 74 | 80 | 78 | 88 | 84 | 86 | 85 | 86 | 86 |
| 4 | 60 | 60 | 68 | 73 | 71 | 80 | 77 | 79 | 78 | 79 |
| 5 | 88 | 63 | 63 | 72 | 77 | 75 | 84 | 81 | 83 | 82 |
| **Total** | **438** | **434** | **453** | **473** | **484** | **488** | **498** | **496** | **498** | **501** |

Source: FutureThink

**James River Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 68 | 76 | 73 | 75 | 74 | 75 | 75 | 75 | 76 | 76 |
| 1 | 80 | 70 | 79 | 76 | 77 | 77 | 77 | 77 | 78 | 78 |
| 2 | 77 | 83 | 72 | 81 | 78 | 79 | 79 | 79 | 80 | 80 |
| 3 | 84 | 77 | 83 | 72 | 81 | 78 | 79 | 79 | 79 | 79 |
| 4 | 71 | 84 | 77 | 83 | 72 | 81 | 78 | 80 | 79 | 80 |
| 5 | 66 | 72 | 86 | 79 | 84 | 73 | 82 | 79 | 81 | 80 |
| **Total** | **446** | **462** | **470** | **466** | **466** | **463** | **470** | **469** | **473** | **473** |

Source: FutureThink

**Stonehouse Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 108 | 122 | 117 | 120 | 119 | 120 | 120 | 121 | 121 | 122 |
| 1 | 126 | 118 | 133 | 128 | 130 | 130 | 130 | 131 | 131 | 132 |
| 2 | 167 | 135 | 126 | 142 | 137 | 139 | 139 | 139 | 140 | 140 |
| 3 | 136 | 172 | 139 | 129 | 146 | 141 | 143 | 143 | 143 | 144 |
| 4 | 151 | 144 | 182 | 148 | 138 | 155 | 149 | 152 | 151 | 152 |
| 5 | 139 | 156 | 149 | 189 | 153 | 142 | 161 | 154 | 158 | 157 |
| **Total** | **827** | **847** | **846** | **856** | **823** | **827** | **842** | **840** | **844** | **847** |

Source: FutureThink

**Matoaka Elementary School**

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 99 | 112 | 108 | 110 | 109 | 110 | 110 | 111 | 111 | 111 |
| 1 | 98 | 108 | 122 | 117 | 119 | 119 | 119 | 120 | 120 | 121 |
| 2 | 110 | 101 | 111 | 126 | 121 | 123 | 123 | 123 | 124 | 124 |
| 3 | 105 | 113 | 104 | 115 | 129 | 125 | 127 | 126 | 127 | 127 |
| 4 | 111 | 106 | 114 | 105 | 116 | 131 | 126 | 128 | 127 | 128 |
| 5 | 116 | 113 | 108 | 116 | 107 | 118 | 133 | 128 | 131 | 130 |
| **Total** | **639** | **653** | **667** | **689** | **701** | **726** | **738** | **736** | **740** | **741** |

Source: FutureThink

## Williamsburg-James City County Public Schools

### Blayton Elementary School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 70 | 79 | 76 | 77 | 77 | 77 | 78 | 78 | 78 | 79 |
| 1 | 63 | 73 | 82 | 79 | 80 | 80 | 80 | 80 | 81 | 81 |
| 2 | 84 | 65 | 74 | 84 | 80 | 82 | 82 | 82 | 82 | 83 |
| 3 | 78 | 88 | 68 | 77 | 87 | 84 | 86 | 85 | 86 | 86 |
| 4 | 89 | 81 | 91 | 70 | 81 | 91 | 87 | 89 | 89 | 89 |
| 5 | 63 | 89 | 81 | 91 | 70 | 80 | 90 | 87 | 89 | 88 |
| **Total** | **447** | **475** | **472** | **478** | **475** | **494** | **503** | **501** | **505** | **506** |

Source: FutureThink

### Berkeley Middle School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 205 | 211 | 212 | 207 | 234 | 230 | 216 | 244 | 235 | 239 |
| 7 | 221 | 199 | 205 | 206 | 201 | 228 | 224 | 211 | 237 | 228 |
| 8 | 217 | 225 | 203 | 209 | 210 | 205 | 233 | 228 | 215 | 242 |
| **Total** | **643** | **635** | **620** | **622** | **645** | **663** | **673** | **683** | **687** | **709** |

Source: FutureThink

### Toano Middle School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 217 | 224 | 225 | 219 | 249 | 244 | 229 | 259 | 249 | 254 |
| 7 | 246 | 229 | 236 | 237 | 231 | 262 | 257 | 242 | 273 | 263 |
| 8 | 233 | 246 | 229 | 236 | 238 | 232 | 263 | 258 | 243 | 274 |
| **Total** | **696** | **699** | **690** | **692** | **718** | **738** | **749** | **759** | **765** | **791** |

Source: FutureThink

### Hornsby Middle School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 256 | 264 | 265 | 259 | 294 | 288 | 271 | 306 | 294 | 300 |
| 7 | 278 | 257 | 265 | 266 | 260 | 295 | 289 | 272 | 307 | 295 |
| 8 | 252 | 281 | 260 | 268 | 270 | 263 | 298 | 292 | 275 | 310 |
| **Total** | **786** | **802** | **790** | **793** | **824** | **846** | **858** | **870** | **876** | **905** |

Source: FutureThink

### James Blair Middle School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 175 | 180 | 181 | 177 | 200 | 196 | 184 | 208 | 200 | 204 |
| 7 | 189 | 181 | 186 | 187 | 183 | 208 | 203 | 191 | 215 | 207 |
| 8 | 171 | 186 | 178 | 183 | 184 | 180 | 204 | 200 | 188 | 212 |
| **Total** | **535** | **547** | **545** | **547** | **567** | **584** | **591** | **599** | **603** | **623** |

Source: FutureThink

## Williamsburg-James City County Public Schools

### Lafayette High School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 298 | 302 | 328 | 300 | 309 | 311 | 303 | 344 | 337 | 318 |
| 10 | 371 | 307 | 312 | 338 | 309 | 319 | 320 | 312 | 354 | 347 |
| 11 | 298 | 351 | 291 | 295 | 320 | 293 | 302 | 303 | 296 | 335 |
| 12 | 256 | 278 | 328 | 272 | 275 | 299 | 273 | 282 | 283 | 276 |
| **Total** | **1,223** | **1,238** | **1,259** | **1,205** | **1,213** | **1,222** | **1,198** | **1,241** | **1,270** | **1,276** |

Source: FutureThink

### Jamestown High School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 333 | 338 | 366 | 335 | 346 | 347 | 339 | 384 | 377 | 355 |
| 10 | 344 | 330 | 334 | 363 | 332 | 342 | 344 | 335 | 380 | 373 |
| 11 | 295 | 329 | 315 | 319 | 346 | 317 | 327 | 328 | 320 | 363 |
| 12 | 281 | 291 | 324 | 310 | 315 | 341 | 312 | 322 | 323 | 315 |
| **Total** | **1,253** | **1,288** | **1,339** | **1,327** | **1,339** | **1,347** | **1,322** | **1,369** | **1,400** | **1,406** |

Source: FutureThink

### Warhill High School

**Projected Enrollment - Moderate**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 341 | 346 | 375 | 343 | 354 | 355 | 346 | 393 | 385 | 363 |
| 10 | 329 | 342 | 347 | 376 | 344 | 355 | 357 | 348 | 395 | 387 |
| 11 | 342 | 306 | 318 | 322 | 350 | 320 | 330 | 331 | 323 | 367 |
| 12 | 323 | 339 | 303 | 315 | 320 | 347 | 317 | 327 | 329 | 320 |
| **Total** | **1,335** | **1,333** | **1,343** | **1,356** | **1,368** | **1,377** | **1,350** | **1,399** | **1,432** | **1,437** |

Source: FutureThink

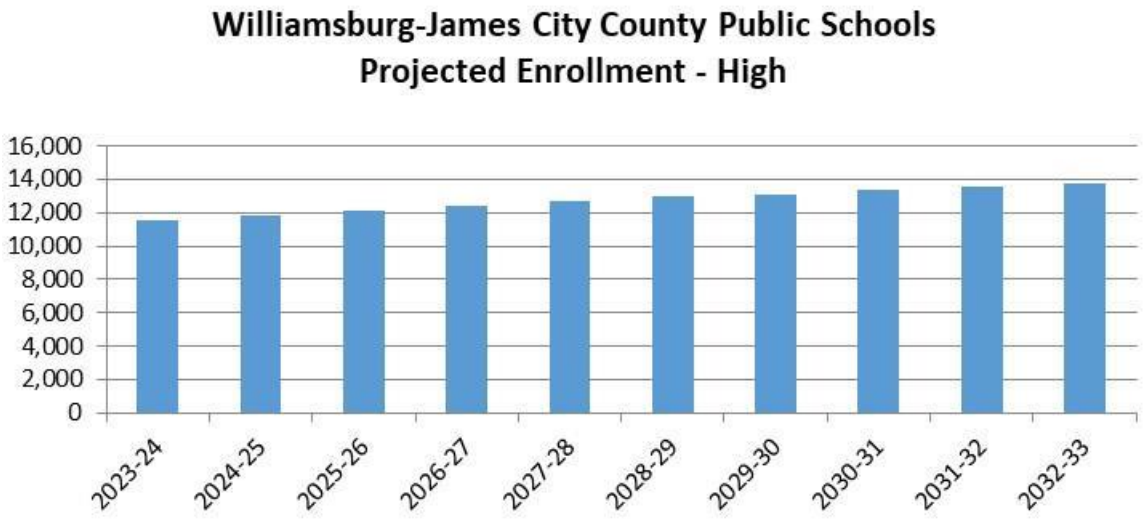
### High Projection

According to this projection, enrollment would increase 2,480 students in grades K–12 from the current 2022-23 enrollment of 11,308 to the 2032-33 projected enrollment of 13,788, an increase of approximately 22 percent.

**Williamsburg-James City County Public Schools**
**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 751 | 848 | 817 | 834 | 829 | 833 | 836 | 838 | 844 | 845 |
| 1 | 837 | 803 | 907 | 873 | 890 | 884 | 889 | 893 | 897 | 899 |
| 2 | 897 | 888 | 850 | 960 | 922 | 941 | 934 | 940 | 942 | 947 |
| 3 | 799 | 921 | 913 | 873 | 986 | 948 | 967 | 960 | 966 | 970 |
| 4 | 842 | 828 | 954 | 939 | 901 | 1,016 | 978 | 997 | 991 | 996 |
| 5 | 854 | 870 | 855 | 985 | 973 | 931 | 1,051 | 1,013 | 1,032 | 1,027 |
| **K - 5 Total** | **4,980** | **5,158** | **5,296** | **5,464** | **5,501** | **5,553** | **5,655** | **5,641** | **5,672** | **5,684** |
| 6 | 867 | 908 | 924 | 909 | 1,046 | 1,042 | 988 | 1,112 | 1,071 | 1,092 |
| 7 | 951 | 897 | 940 | 957 | 940 | 1,082 | 1,079 | 1,022 | 1,152 | 1,108 |
| 8 | 879 | 962 | 908 | 952 | 968 | 953 | 1,096 | 1,092 | 1,034 | 1,166 |
| **6 - 8 Total** | **2,697** | **2,767** | **2,772** | **2,818** | **2,954** | **3,077** | **3,163** | **3,226** | **3,257** | **3,366** |
| 9 | 998 | 1,027 | 1,128 | 1,049 | 1,102 | 1,120 | 1,102 | 1,267 | 1,263 | 1,198 |
| 10 | 1,051 | 1,013 | 1,041 | 1,144 | 1,063 | 1,116 | 1,135 | 1,116 | 1,284 | 1,280 |
| 11 | 941 | 998 | 962 | 988 | 1,086 | 1,009 | 1,059 | 1,077 | 1,060 | 1,219 |
| 12 | 870 | 924 | 978 | 945 | 971 | 1,067 | 991 | 1,041 | 1,058 | 1,041 |
| **9 - 12 Total** | **3,860** | **3,962** | **4,109** | **4,126** | **4,222** | **4,312** | **4,287** | **4,501** | **4,665** | **4,738** |
| **K - 12 Total** | **11,537** | **11,887** | **12,177** | **12,408** | **12,677** | **12,942** | **13,105** | **13,368** | **13,594** | **13,788** |

Source: FutureThink



**Baker Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 78 | 88 | 85 | 87 | 86 | 87 | 87 | 87 | 88 | 88 |
| 1 | 98 | 82 | 93 | 90 | 91 | 91 | 91 | 92 | 92 | 92 |
| 2 | 87 | 105 | 88 | 100 | 96 | 98 | 97 | 98 | 98 | 98 |
| 3 | 63 | 90 | 109 | 92 | 103 | 99 | 101 | 101 | 101 | 102 |
| 4 | 86 | 65 | 92 | 111 | 94 | 106 | 102 | 104 | 103 | 104 |
| 5 | 92 | 90 | 68 | 96 | 117 | 98 | 111 | 107 | 109 | 108 |
| **Total** | **504** | **520** | **535** | **576** | **587** | **579** | **589** | **589** | **591** | **592** |

Source: FutureThink

**Laurel Lane Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 77 | 87 | 84 | 86 | 85 | 86 | 86 | 86 | 87 | 87 |
| 1 | 89 | 80 | 91 | 87 | 89 | 88 | 89 | 89 | 90 | 90 |
| 2 | 86 | 92 | 83 | 94 | 90 | 92 | 91 | 92 | 92 | 93 |
| 3 | 88 | 89 | 96 | 86 | 97 | 94 | 96 | 95 | 95 | 96 |
| 4 | 79 | 89 | 90 | 97 | 87 | 98 | 95 | 96 | 96 | 96 |
| 5 | 82 | 81 | 92 | 93 | 100 | 90 | 102 | 98 | 100 | 99 |
| **Total** | **501** | **518** | **536** | **543** | **548** | **548** | **559** | **556** | **560** | **561** |

Source: FutureThink

**Montague Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 77 | 86 | 83 | 85 | 84 | 85 | 85 | 85 | 86 | 86 |
| 1 | 88 | 81 | 92 | 88 | 90 | 89 | 90 | 90 | 91 | 91 |
| 2 | 91 | 97 | 89 | 101 | 97 | 99 | 98 | 99 | 99 | 99 |
| 3 | 88 | 96 | 102 | 94 | 106 | 102 | 104 | 103 | 104 | 104 |
| 4 | 87 | 94 | 102 | 108 | 100 | 112 | 108 | 110 | 110 | 110 |
| 5 | 98 | 92 | 99 | 107 | 114 | 105 | 118 | 114 | 116 | 116 |
| **Total** | **529** | **546** | **567** | **583** | **591** | **592** | **603** | **601** | **606** | **606** |

Source: FutureThink

**Norge Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 95 | 108 | 104 | 106 | 105 | 105 | 106 | 106 | 107 | 107 |
| 1 | 107 | 96 | 109 | 105 | 107 | 106 | 107 | 107 | 107 | 108 |
| 2 | 114 | 115 | 104 | 117 | 112 | 115 | 114 | 114 | 115 | 115 |
| 3 | 89 | 114 | 116 | 104 | 117 | 113 | 115 | 114 | 115 | 115 |
| 4 | 101 | 95 | 121 | 122 | 110 | 124 | 119 | 122 | 121 | 122 |
| 5 | 105 | 101 | 95 | 121 | 122 | 110 | 124 | 119 | 122 | 121 |
| **Total** | **611** | **629** | **649** | **675** | **673** | **673** | **685** | **682** | **687** | **688** |

Source: FutureThink

**Whaley Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 71 | 80 | 77 | 79 | 79 | 79 | 79 | 80 | 80 | 80 |
| 1 | 82 | 82 | 92 | 89 | 90 | 90 | 90 | 91 | 91 | 91 |
| 2 | 77 | 86 | 85 | 96 | 92 | 94 | 93 | 94 | 94 | 95 |
| 3 | 65 | 76 | 85 | 84 | 95 | 91 | 93 | 92 | 93 | 93 |
| 4 | 61 | 62 | 72 | 80 | 79 | 90 | 86 | 88 | 87 | 88 |
| 5 | 89 | 65 | 65 | 76 | 85 | 84 | 95 | 91 | 93 | 93 |
| **Total** | **445** | **451** | **476** | **504** | **520** | **528** | **536** | **536** | **538** | **540** |

Source: FutureThink

**James River Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 68 | 77 | 74 | 76 | 75 | 76 | 76 | 76 | 77 | 77 |
| 1 | 82 | 72 | 81 | 78 | 79 | 79 | 79 | 80 | 80 | 80 |
| 2 | 78 | 86 | 75 | 85 | 81 | 83 | 83 | 83 | 83 | 84 |
| 3 | 84 | 78 | 86 | 75 | 85 | 81 | 83 | 83 | 83 | 83 |
| 4 | 72 | 85 | 80 | 87 | 76 | 86 | 83 | 84 | 84 | 84 |
| 5 | 67 | 75 | 88 | 82 | 90 | 79 | 89 | 86 | 87 | 87 |
| **Total** | **451** | **473** | **484** | **483** | **486** | **484** | **493** | **492** | **494** | **495** |

Source: FutureThink

**Stonehouse Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 113 | 128 | 123 | 125 | 125 | 125 | 126 | 126 | 127 | 127 |
| 1 | 127 | 124 | 140 | 135 | 138 | 137 | 138 | 138 | 139 | 139 |
| 2 | 168 | 137 | 134 | 151 | 145 | 148 | 147 | 148 | 149 | 149 |
| 3 | 136 | 174 | 142 | 138 | 156 | 150 | 153 | 152 | 153 | 154 |
| 4 | 153 | 147 | 187 | 153 | 149 | 168 | 162 | 165 | 164 | 165 |
| 5 | 140 | 160 | 154 | 196 | 160 | 156 | 176 | 170 | 173 | 172 |
| **Total** | **837** | **870** | **880** | **898** | **873** | **884** | **902** | **899** | **905** | **906** |

Source: FutureThink

**Matoaka Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 101 | 114 | 110 | 112 | 112 | 112 | 113 | 113 | 113 | 114 |
| 1 | 98 | 111 | 125 | 120 | 123 | 122 | 123 | 123 | 124 | 124 |
| 2 | 110 | 102 | 115 | 129 | 125 | 127 | 126 | 127 | 127 | 128 |
| 3 | 106 | 114 | 106 | 119 | 135 | 130 | 132 | 131 | 132 | 133 |
| 4 | 112 | 108 | 116 | 107 | 121 | 137 | 131 | 134 | 133 | 134 |
| 5 | 117 | 114 | 110 | 119 | 110 | 124 | 140 | 135 | 137 | 137 |
| **Total** | **644** | **663** | **682** | **706** | **726** | **752** | **765** | **763** | **766** | **770** |

Source: FutureThink

Williamsburg-James City County Public Schools

**Blayton Elementary School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| K | 71 | 80 | 77 | 78 | 78 | 78 | 78 | 79 | 79 | 79 |
| 1 | 66 | 75 | 84 | 81 | 83 | 82 | 82 | 83 | 83 | 84 |
| 2 | 86 | 68 | 77 | 87 | 84 | 85 | 85 | 85 | 85 | 86 |
| 3 | 80 | 90 | 71 | 81 | 92 | 88 | 90 | 89 | 90 | 90 |
| 4 | 91 | 83 | 94 | 74 | 85 | 95 | 92 | 94 | 93 | 93 |
| 5 | 64 | 92 | 84 | 95 | 75 | 85 | 96 | 93 | 95 | 94 |
| **Total** | **458** | **488** | **487** | **496** | **497** | **513** | **523** | **523** | **525** | **526** |

Source: FutureThink

**Berkeley Middle School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 212 | 222 | 226 | 222 | 256 | 255 | 242 | 272 | 262 | 267 |
| 7 | 227 | 212 | 222 | 226 | 222 | 256 | 255 | 242 | 272 | 262 |
| 8 | 218 | 232 | 217 | 228 | 231 | 228 | 262 | 261 | 247 | 279 |
| **Total** | **657** | **666** | **665** | **676** | **709** | **739** | **759** | **775** | **781** | **808** |

Source: FutureThink

**Toano Middle School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 221 | 232 | 236 | 232 | 267 | 266 | 252 | 284 | 273 | 279 |
| 7 | 251 | 238 | 249 | 254 | 249 | 287 | 286 | 271 | 306 | 294 |
| 8 | 235 | 254 | 241 | 253 | 257 | 253 | 291 | 290 | 275 | 310 |
| **Total** | **707** | **724** | **726** | **739** | **773** | **806** | **829** | **845** | **854** | **883** |

Source: FutureThink

**Hornsby Middle School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 258 | 270 | 275 | 270 | 311 | 310 | 294 | 331 | 319 | 325 |
| 7 | 280 | 260 | 273 | 278 | 273 | 314 | 313 | 297 | 335 | 322 |
| 8 | 254 | 285 | 265 | 278 | 283 | 278 | 320 | 319 | 302 | 341 |
| **Total** | **792** | **815** | **813** | **826** | **867** | **902** | **927** | **947** | **956** | **988** |

Source: FutureThink

**James Blair Middle School**

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 176 | 184 | 187 | 185 | 212 | 211 | 200 | 225 | 217 | 221 |
| 7 | 193 | 187 | 196 | 199 | 196 | 225 | 225 | 212 | 239 | 230 |
| 8 | 172 | 191 | 185 | 193 | 197 | 194 | 223 | 222 | 210 | 236 |
| **Total** | **541** | **562** | **568** | **577** | **605** | **630** | **648** | **659** | **666** | **687** |

Source: FutureThink

## Williamsburg-James City County Public Schools

### Lafayette High School

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 314 | 323 | 355 | 330 | 347 | 353 | 347 | 399 | 398 | 377 |
| 10 | 373 | 326 | 335 | 368 | 342 | 359 | 365 | 359 | 413 | 412 |
| 11 | 300 | 355 | 310 | 318 | 350 | 325 | 341 | 347 | 342 | 393 |
| 12 | 259 | 283 | 335 | 293 | 301 | 331 | 307 | 323 | 328 | 323 |
| **Total** | **1,246** | **1,287** | **1,335** | **1,309** | **1,340** | **1,368** | **1,360** | **1,428** | **1,481** | **1,505** |

Source: FutureThink

### Jamestown High School

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 340 | 350 | 384 | 357 | 375 | 381 | 375 | 431 | 430 | 408 |
| 10 | 348 | 340 | 350 | 384 | 357 | 375 | 381 | 375 | 431 | 430 |
| 11 | 297 | 334 | 327 | 336 | 369 | 343 | 360 | 366 | 360 | 414 |
| 12 | 285 | 297 | 334 | 327 | 336 | 369 | 343 | 360 | 366 | 360 |
| **Total** | **1,270** | **1,321** | **1,395** | **1,404** | **1,437** | **1,468** | **1,459** | **1,532** | **1,587** | **1,612** |

Source: FutureThink

### Warhill High School

**Projected Enrollment - High**

| Grade | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 344 | 354 | 389 | 362 | 380 | 386 | 380 | 437 | 435 | 413 |
| 10 | 330 | 347 | 356 | 392 | 364 | 382 | 389 | 382 | 440 | 438 |
| 11 | 344 | 309 | 325 | 334 | 367 | 341 | 358 | 364 | 358 | 412 |
| 12 | 326 | 344 | 309 | 325 | 334 | 367 | 341 | 358 | 364 | 358 |
| **Total** | **1,344** | **1,354** | **1,379** | **1,413** | **1,445** | **1,476** | **1,468** | **1,541** | **1,597** | **1,621** |

Source: FutureThink

## 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.

**AGENDA ITEM NO. H.1.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Scott A. Stevens, County Administrator

SUBJECT: Amendment of the Board's Meeting Calendar

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Amendment of the BOS Meeting Calendar to add the Board Retreat on Friday, March 10, 2023, at 8 am at Legacy Hall located at 4301 New Town Ave, Williamsburg, VA.

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 3:35 PM |

**AGENDA ITEM NO. K.1.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Christopher M. Johnson, Director of Economic Development

SUBJECT: Appointments - Eastern Virginia Regional Industrial Facility Authority

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**ATTACHMENTS:**

| Description | Type |
|---|---|

**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Economic Development | Johnson, Christopher | Approved | 1/31/2023 - 1:27 PM |
| Publication Management | Pobiak, Amanda | Approved | 1/31/2023 - 2:03 PM |
| Legal Review | Kinsman, Adam | Approved | 1/31/2023 - 2:55 PM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:46 AM |
| Board Secretary | Purse, Jason | Approved | 2/7/2023 - 10:48 AM |
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 10:49 AM |

**AGENDA ITEM NO. L.1.**

**ITEM SUMMARY**

DATE: 2/14/2023

TO: The Board of Supervisors

FROM: Teresa J. Saeed, Deputy Clerk

SUBJECT: Adjourn until 1 pm on February 28, 2023 for the Business Meeting

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**REVIEWERS:**

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Board Secretary | Saeed, Teresa | Approved | 2/7/2023 - 3:07 PM |