

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
April 13, 2021
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. PUBLIC COMMENT

F. CONSENT CALENDAR

G. PUBLIC HEARING(S)

1. Public Hearing on Fiscal Year 2022 James City County Budget
2. Adoption of Continuity of Government Ordinance
3. Z-20-0006. 8189 & 8193 Richmond Road
4. Z-21-0001. Strawberry Plains Proffer Amendment
5. SUP-21-0002. James River Elementary School Learning Cottage
6. Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan
7. Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation
8. Lease Amendment - Cell Tower at 5301 Longhill Road

H. CLOSED SESSION

1. Consideration of the acquisition of an interest in real property along Ironbound Road, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia
2. Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

I. ADJOURNMENT

1. Adjourn until 1 pm on April 27, 2021 for the Business Meeting

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Sharon B. Day, Director of Financial and Management Services

SUBJECT: Public Hearing on Fiscal Year 2022 James City County Budget

The purpose of the Public Hearing is to invite public comment on any aspect of the proposed Fiscal Year 2022 Budget.

The Budget document is available on the County
Website: <https://jamescitycountyva.gov/Archive.aspx?ADID=288>

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
|  | Memorandum | Cover Memo |

REVIEWERS:

| Department | Reviewer | Action | Date |
|-----------------|-----------------|----------|---------------------|
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 10:56 AM |

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: Sharon B. Day, Director, Financial and Management Services

SUBJECT: Fiscal Year 2022 County Budget

The purpose of the Public Hearing is to invite public comment on any aspect of the proposed Fiscal Year 2022 Budget, with the expectation that those public comments would become part of the agenda for the upcoming budget business meeting.

No action is required of the Board at this meeting; however, any questions would be helpful as we prepare for the budget business meeting. The business meeting is scheduled for Tuesday, April 27, 2021, at 1 p.m. The Board is scheduled to adopt the budget as amended at its meeting on Tuesday, May 11, 2021.

SBD/md
FY22BudgetPH-mem

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Adoption of Continuity of Government Ordinance

ATTACHMENTS:

| | Description | Type |
|---|-------------------|------------|
| ☐ | memo | Cover Memo |
| ☐ | Ordinance | Ordinance |
| ☐ | Ordinance - Final | Ordinance |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|--------------------|----------|----------------------|
| Attorney | Kinsman, Adam | Approved | 3/18/2021 - 2:59 PM |
| Publication Management | Daniel, Martha | Approved | 3/18/2021 - 3:04 PM |
| Legal Review | Kinsman, Adam | Approved | 3/22/2021 - 8:00 AM |
| Board Secretary | Fellows, Teresa | Approved | 3/29/2021 - 3:28 PM |
| Board Secretary | Rinehimer, Bradley | Approved | 3/30/2021 - 4:19 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 10:12 AM |

MEMORANDUM

DATE: April 13, 2021
TO: The Board of Supervisors
FROM: Adam R. Kinsman, County Attorney
SUBJECT: Adoption of a Revised Continuity of Government Ordinance

At the September 8, 2020 meeting of the Board of Supervisors (the “Board”), the Board readopted its Continuity of Government Ordinance as permitted by section 15.2-1413 of the Code of Virginia, 1950, as amended (the “Virginia Code”). This Ordinance is only effective for six (6) months and therefore expires on April 14, 2021. The effects of the COVID-19 pandemic continue and the States of Emergency declared by the Governor and the Board remain in place. However, the spread of the virus appears to be decreasing and vaccines are becoming more available. Nearly all County employees have been given the opportunity to be vaccinated.

Accordingly, the Board may wish to adopt a revised Continuity of Government Ordinance allowing for the continuation of some emergency measures but largely scaling back the original Continuity Ordinance. The attached revised Continuity Ordinance is effective April 14, 2021 until October 14, 2021 unless it is repealed by the Board before that date.

I recommend adoption of the Ordinance, effective April 14, 2021.

ARK/md
AdoptRevGovtCont-mem

Attachment

READOPTED

ORDINANCE NO. _____

AN ORDINANCE TO ENSURE THE CONTINUITY OF GOVERNMENT

- WHEREAS, on January 31, 2020, the Secretary of Health and Human Resources declared a public health emergency in response to the spread of novel coronavirus, or COVID-19 (the “virus”); and
- WHEREAS, on March 12, 2020, the Governor of the Commonwealth of Virginia declared a State of Emergency in the Commonwealth of Virginia in response to the spread of the virus; and
- WHEREAS, on March 13, 2020, the President of the United States declared a National Emergency, beginning March 1, 2020, in response to the spread of the virus; and
- WHEREAS, at 11:30 a.m. on March 13, 2020, the James City County Director of Emergency Management declared a local State of Emergency (the “declaration”) in James City County (the “County”) due to the outbreak of the virus in the County and the resulting danger to the public’s health, safety, and welfare due to the transmission and contraction of the virus; and
- WHEREAS, on March 17, 2020, the Board of Supervisors of James City County (the “Board”) convened in a special meeting, confirmed the declaration, and further found the emergency to be a “disaster” and amended the declaration accordingly; and
- WHEREAS, on April 14, 2020, the Board found that emergency measures are necessary to mitigate the ongoing emergency and disaster that is occurring in the County and to protect the health, safety, and welfare of the citizens and, in response, adopted a continuity of government ordinance pursuant to section 15.2-1413 of the Code of Virginia, 1950, as amended (the “Virginia Code”) and Section 3.6 of the Charter of James City County (the “Continuity Ordinance”); and
- WHEREAS, on September 8, 2020, the Board found that continued emergency measures are necessary to mitigate the ongoing emergency and disaster and, in response, readopted the Continuity Ordinance effective through April 14, 2021; and
- WHEREAS, the effects of the disaster have been addressed by all levels of government but have not been entirely abated and the national, state, and local states of emergency remain in place and the Board desires to continue to ensure the continuity of government pursuant to section 15.2-1413 of the Virginia Code and Section 3.6 of the Charter of James City County.
- NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that the following rules, laws, actions, and regulations are effective at 12:00 A.M. on April 14, 2021 and shall remain so until this Ordinance is repealed by the Board or until six (6) months from April 14, 2021, whichever comes first; further, normal governmental activity shall resume subsequent to repeal or expiration of this Ordinance.
- BE IT FURTHER ORDAINED that the James City Service Authority - a public body created by resolution of the Board of Supervisors dated June 30, 1969, and whose Board of Directors is the Board of Supervisors, is a critical component of the County’s government and may

hold meetings as authorized under Part C of this Ordinance to carry on the functions of the Authority, which are essential during this emergency and disaster.

BE IT FURTHER ORDAINED that the Economic Development Authority of James City County, Virginia, which is a public body created by Ordinance No. 55 adopted by the Board of Supervisors on September 8, 1969 - is a critical component of the County's government and may hold meetings as authorized under Part C of this Ordinance to carry on the functions of the Authority, which are essential during this emergency and disaster.

PART A. - GENERAL PROVISIONS

Sec. A-1. Declaration of policy.

Because of the continued spread of the novel coronavirus, COVID-19 (the "virus") in James City County the Board of Supervisors of James City County (the "Board") desires to ensure the continuation of effective, legally constituted leadership, authority, and responsibility in the governance of the County during this disaster. Recognizing that spread of the virus is decreasing, a majority of County employees have been vaccinated, and that vaccines will likely be available to all adult County citizens in the coming months, the Board desires to discontinue certain provisions of the original Continuity Ordinance but continue to adopt those provisions necessary to ensure the safe and effective operation of essential government functions and responsibilities. The Board has found and declared it necessary to continue to: (1) temporarily suspend certain policies and regulations and (2) temporarily allow for the limitation of certain public interaction at County meetings, in County offices, and with County employees.

Sec. A-2. Definitions.

- (a) Board means the Board of Supervisors of James City County.
- (b) County Administrator means the County Administrator of James City County or his successor, Deputy, or emergency interim successor.
- (c) County Charter means the Charter of the County of James City.
- (d) County Code means the Code of the County of James City, as amended.
- (e) Disaster means the effects caused by or related to the spread of the novel coronavirus, COVID-19, including but not limited to the injury or threat of injury to the public health, safety, and welfare and related damage, hardship, suffering, or loss of life.
- (f) Manual means the James City County *Personnel Policies and Procedures Manual*, as amended.
- (g) Virginia Code means the Code of Virginia, 1950, as amended.

PART B. - SUSPENSION OF ADOPTED POLICIES

Sec. B-1. Suspension of Certain Chapters, Sections of the Manual

1. The following sections in Chapter 2, Employment, of the Manual are suspended in their entirety:
 - a. Section 2.5, to allow the County to hire employees as needed without delay.

- b. Section 2.8, to allow the County to promote, transfer, reinstate, and other needed job changes without delay.
 - c. Section 2.13, prior to initiating a reduction in workforce.
 - d. Section 2.14, to eliminate certain requirements prior to reducing Limited Term or Other positions.
2. The following sections in Chapter 4, Compensation Plan, of the Manual are suspended in their entirety:
- a. Section 4.7, to allow greater flexibility in setting wages for new, reinstated, and rehired employees.
 - b. Section 4.14(G), to suspend pay discrepancy complaint process timelines.
3. The following sections in Chapter 5, Employee Benefits, of the Manual are suspended in their entirety:
- a. Section 5.4, to allow the County to publish new leave guidance and categories as Federal/State Legislation emerges.
 - b. Sections 5.6(C)(1) and (D) to allow Employee Assistance Counseling benefits to be extended to all staff and temporarily suspends the requirement to assist employees to access at least one fitness center.
 - c. Section 5.10 to allow the County to temporarily suspend new requests for Employer Assisted Home Ownership program.

Sec. B-2. Suspension of Inconsistent Policies

The following are suspended to the extent they are inconsistent with this ordinance and its authorizations:

- (a) Policies adopted by the Board or its subordinate committees, commission, or boards;
- (b) James City County Administrative Regulations.

Sec. B-4. Tolling of all Time Limits in the Event of an Order or Declaration that Requires the Complete or Partial Closure of County Offices.

Upon a declaration that residents of the County are ordered to stay at home or are otherwise prevented from conducting business with any County office, all deadlines, wherever found, including but not limited to the Virginia Code, the County Code, County Ordinances, the Manual, or otherwise, shall be tolled during such time.

PART C. - LIMITATION ON PERSON-TO-PERSON CONTACT

Sec. C-1. Public Buildings, Facilities, and Real Property

The County Administrator is empowered and directed to restrict public from entering or congregating around County-owned buildings, facilities, and real property in the least restrictive manner as reasonably necessary to ensure the health, safety, and welfare of the public and County staff.

Sec. C-2. Public Meetings

The Board encourages public meetings to be held at a physical location and encourages members of public bodies to attend meetings in person when safe to do so. However, any regularly scheduled, special, or emergency meeting of the Board of Supervisors or any subordinate board, committee, or commission, or the School Board, may be held by solely electronic or telephonic means without a quorum of members physically present if, at the discretion of the chair, such precautions are needed to protect the health and safety of members of the public body and members of the public wishing to attend. Any such remote meeting of the Board of Supervisors or any subordinate board, committee, or commission shall follow the following criteria:

- (a) All meetings shall have a live audio or video broadcast accessible through the County website, a public access channel, or a dial-in audio number.
- (b) The agenda for any meeting held under this ordinance shall:
 - (1) affirmatively state that the meeting shall be held remotely pursuant to this ordinance;
 - (2) identify a person responsible for receiving public comment (the “Deputy Clerk”); and
 - (3) contain a notice of the opportunities for public access and participation.
- (c) Regular Meetings:
 - (1) Agendas and the associated materials shall be posted on the County website at least seven (7) days in advance of the meeting.
 - (2) Public Comment: Citizens may provide written comments (including email) to the Deputy Clerk. If available, citizens may provide audio comments to a dedicated voicemail as may be indicated on the agenda. Normal rules of order shall apply to all comments and any comments found to be out of order or obscene shall not be included in the record of the meeting.
 - (3) Public Hearings: Any non-emergency public hearing items may be postponed until a date certain unless inconsistent with other statutory requirements. If an item requires statutory notice and hearing, including under Virginia Code § 15.2-2204, the following procedures shall apply:
 - i. The notice shall specify the time and place of hearing and the means by which persons affected may appear and present their views.
 - ii. The hearing shall occur not less than five days nor more than 21 days after the second advertisement appears in such newspaper.
 - iii. Applicant shall be given the opportunity to provide an electronic presentation to the public body of up to fifteen (15) minutes.
 - iv. Interaction between the applicant and public body will occur via an interactive video or audio chat.
 - v. Following the applicant’s presentation, if any, to the public body, affected citizens shall be allowed to provide written comments, or audio comments of up to five (5) minutes.

(d) Special Meetings:

- (1) Notice of special meetings and the agendas and associated materials shall be posted on the County website within a reasonable time of being made available to the public body by the Deputy Clerk.
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 - (3) The nature of the emergency shall be reflected in the minutes of the meeting.
 - (4) All actions taken at an emergency meeting shall be ratified at a later regular or special meeting.
- (f) The fact that the meeting was held by electronic communication means, the type of electronic communication means by which the meeting was held, and the opportunities for public access and participation shall be reflected in the minutes of the meeting.

Any item on an agenda for a regularly scheduled, special, or emergency meeting held hereunder may be continued until a later time or date.

| | |
|---------|---|
| ATTEST: | <hr/> Michael J. Hipple Chairman, Board of Supervisors |
| | VOTES |
| | <u>AYE</u> <u>NAY</u> <u>ABSTAIN</u> |
| | SADLER _____ |
| | ICENHOUR _____ |
| | LARSON _____ |
| | MCGLENNON _____ |
| | HIPPLE _____ |

Teresa J. Fellows
Deputy Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

READOPTED

ORDINANCE NO. _____

AN ORDINANCE TO ENSURE THE CONTINUITY OF GOVERNMENT

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AdoptRevGovtCont-ord-final

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Terry Costello, Deputy Zoning Administrator/Senior Planner

SUBJECT: Z-20-0006. 8189 & 8193 Richmond Road

ATTACHMENTS:

| | Description | Type |
|---|--|-----------------|
| ▣ | Staff Report | Staff Report |
| ▣ | Attachment #1 Ordinance | Ordinance |
| ▣ | Attachment #2 Location Map | Exhibit |
| ▣ | Attachment #3 Signed Proffers | Backup Material |
| ▣ | Attachment #4 Master Plan | Exhibit |
| ▣ | Attachment #5 Metal Building Drawings | Exhibit |
| ▣ | Attachment #6 Proposed Building Elevations | Exhibit |
| ▣ | Attachment #7 Current proffers Z-7-97 | Exhibit |
| ▣ | Attachment # 8 Unapproved minutes from the March 3, 2021 Planning Commission meeting | Minutes |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|----------------------|
| Planning | Holt, Paul | Approved | 3/26/2021 - 8:19 AM |
| Development Management | Holt, Paul | Approved | 3/26/2021 - 8:20 AM |
| Publication Management | Daniel, Martha | Approved | 3/26/2021 - 10:26 AM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:27 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:25 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 8:09 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:39 AM |

REZONING Z-20-0006. 8189 and 8193 Richmond Road**Staff Report for the April 13, 2021, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant: Mr. Rob Lang

Land Owner: Rob the Builder, Inc.

Proposal: To rezone two parcels of land totaling \pm 2.44 acres from B-1, General Business with proffers to M-1, Limited Business/Industrial with proffers

Locations: 8189 and 8193 Richmond Road

Tax Map/Parcel Nos.: 1240100009B and 1240100009C, respectively

Project Acreage: \pm 1.32 acres (8189 Richmond Road) and \pm 1.12 acres (8193 Richmond Road)

Zoning: B1, General Business with Proffers

Comprehensive Plan: General Industry

Primary Service Area (PSA): Inside

Staff Contact: Terry Costello, Deputy Zoning Administrator/Senior Planner

PUBLIC HEARING DATES

Planning Commission: March 3, 2021, 6 p.m.

Board of Supervisors: April 13, 2021, 5 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal consistent with the 2015 Comprehensive Plan, *Toward 2035: Leading the Way*.
2. Staff finds the proposal will not negatively impact surrounding zoning and development.
3. Impacts: See Impact Analysis on Pages 3-5.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-5.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors approve the application and acceptance of the voluntary proffers.

PLANNING COMMISSION RECOMMENDATIONS

At its March 3, 2021 meeting, the Planning Commission recommended approval of this application by a vote of 7-0.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION

None.

PROJECT DESCRIPTION

This rezoning proposal includes the following:

- Two parcels for a total of approximately 2.44 acres from B-1.

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.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

- General Business with proffers to M-1, Limited Business/Industrial with proffers.
- The proposal is for the construction of a two-story, 10,000 ± -square-foot building for a company that assembles metal parts to fabricate fuel injectors for high performance engines, such as those found on race cars.
- This use is classified in the Zoning Ordinance as the manufacturing, compounding, assembly, or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone. This use is not permitted within the B-1 Zoning District, but is a permitted use within the M-1 Zoning District.
- According to the applicant, the company currently has four full-time employees (which includes the owners) and one part-time employee.
- With the proposed proffers, staff finds the proposed use is not expected to have any impacts on adjoining property or the surrounding area with regards to outdoor dust, odor, or noise. The entire operation will be conducted entirely indoors. During a site visit to their existing operation, staff did not notice any evidence of outdoor dust, odors, or noise while the business was in operation. (Attachment No. 3, Proffer No. 4)
- As part of the rezoning to the M-1 Zoning District, the applicant proposes to limit the other by-right uses that could be on-site in the future. (Attachment No. 3, Proffer No. 12)

PLANNING AND ZONING HISTORY

- In 1997, the Board of Supervisors approved the rezoning of both properties from B-1, General Business to B-1, General Business with proffers. These two properties were part of Z-7-97, which is currently known as Toano Business Center. The proposed proffers would replace these current proffers.

SURROUNDING ZONING AND DEVELOPMENT

- Properties directly to the north of the site are zoned B-1, General Business and A-1, General Agriculture. These areas are designated General Industry on the 2035 Comprehensive Plan.
- Properties east and west are zoned A-1, General Agriculture. These areas are designated General Industry and Low Density Residential on the 2035 Comprehensive Plan.
- Properties to the south are zoned M-1, Limited Business/Industrial and M-2, General Industrial. These areas are designated General Industry on the 2035 Comprehensive Plan.
- Surrounding properties to the north contain single-family residential dwellings and small businesses. Properties to the east across Richmond Road are agricultural use and largely vacant. Properties to the west are largely undeveloped or used for farming. Properties to the south are home to several industrial, manufacturing and warehouse uses, such as Toano Business Center and Hankins Industrial Park.

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.

REZONING Z-20-0006. 8189 and 8193 Richmond Road**Staff Report for the April 13, 2021, Board of Supervisors Public Hearing**

| Impacts/Potentially Unfavorable Conditions | Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i> | Considerations/Proposed Mitigation of Potentially Unfavorable Conditions |
|---|--|--|
| <u>Groundwater and Drinking Water Resources</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- Project receives public water and sewer.- Applicant will develop water conservation standards subject to approval by James City Service Authority (JCSA) (Attachment No. 3, Proffer No. 9) |
| <u>Watersheds, Streams, and Reservoirs</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- The project is located within the Diascund Creek watershed.- The Stormwater and Resource Protection (SRP) Division has reviewed the proposal and has no objections. The master plan is general in nature and a stormwater management approach is currently depicted; the applicants and SRP concur that the stormwater details will be worked through at the plan of development stage to meet all current regulations.- There is no Resource Protection Area, natural heritage resources, or special flood hazard area within the project boundaries. |
| <u>Nearby and Surrounding Properties</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- These parcels are surrounded by commercial and undeveloped agricultural parcels.- These parcels are located adjacent to Toano Business Center and across Route 60 from Hankins Industrial Park.- Staff finds this proposal compatible with the character of the existing surrounding development, which is generally commercial and industrial in nature.- All outdoor storage, HVAC units, and dumpsters will be screened by approved landscaping or fencing and cannot be located within landscape buffers (Attachment No. 3, Proffer Nos. 2, 6, and 7).- The proposed proffers limit the time of day for deliveries to 6 a.m.-6 p.m. on weekdays only. (Attachment No. 3, Proffer No. 10) |
| <u>Community Character</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- These parcels are located directly on a Community Character Corridor (CCC).- A 50-foot CCC landscaped buffer will be required along Richmond Road.- All outdoor storage, HVAC units, and dumpsters will be screened by approved landscaping or fencing and cannot be located within landscape buffers (Attachment No. 2, Proffer Nos. 6 and 7).- The architectural drawings for the new building and any future expansions will be required to obtain the approval of the Planning Director. (Attachment No. 3, Proffer No. 2) |

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.

REZONING Z-20-0006. 8189 and 8193 Richmond Road**Staff Report for the April 13, 2021, Board of Supervisors Public Hearing**

| Impacts/Potentially Unfavorable Conditions | Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i> | Considerations/Proposed Mitigation of Potentially Unfavorable Conditions |
|---|--|---|
| <u>Cultural/Historic</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- The area is not located within an ultra or highly sensitive area, therefore a Phase IA archaeological study as required by the Zoning Ordinance will be not required as part of this application. However, further studies for the area will be required for the area within the limits of disturbance as part of the site plan process. |
| <u>Public Transportation: Vehicular</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- Under the manufacturing (code 140) and warehouse (code 150) building use, the Institute of Transportation Engineers estimates an average of 5.75 weekday vehicle trips during the PM peak hours.- Currently the business has four full-time employees plus one part-time employee, with business hours 8 a.m.-6 p.m. Monday-Friday. With peak hour estimates below 100, no traffic study is required by the Zoning Ordinance or the Virginia Department of Transportation.- Deliveries are anticipated to be UPS, Fed Ex, and similar vehicle delivery daily, and larger truck deliveries three times a month. Larger tractor-trailer truck deliveries are not anticipated.- No changes to the right-of-way are proposed.- Proposed proffers provide for entrance to the site to be taken from Industrial Boulevard only. (Attachment No. 3, Proffer No. 3) |
| <u>Public Transportation: Bicycle/ Pedestrian</u> | <u>Mitigated</u> | <ul style="list-style-type: none">- Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, a bike lane is required along Richmond Road.- Bicycle and pedestrian accommodations will be addressed during the development stage. |
| <u>Public Safety</u> | <u>No Mitigation Required</u> | <ul style="list-style-type: none">- Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services. |
| <u>Public Schools</u> | <u>No Mitigation Required</u> | <ul style="list-style-type: none">- N/A since no residential dwelling units are proposed. |
| <u>Public Parks and Recreation</u> | <u>No Mitigation Required</u> | <ul style="list-style-type: none">- N/A since no residential dwelling units are proposed. |

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.

REZONING Z-20-0006. 8189 and 8193 Richmond Road**Staff Report for the April 13, 2021, Board of Supervisors Public Hearing**

| Impacts/Potentially Unfavorable Conditions | Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i> | Considerations/Proposed Mitigation of Potentially Unfavorable Conditions |
|---|--|--|
| <u>Public Libraries and Cultural Centers</u> | <u>No Mitigation Required</u> | - Staff finds this project does not generate impacts that require mitigation. |
| <u>Covenants and Restrictions</u> | <u>No Mitigation Required</u> | - The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use. |

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.

REZONING Z-20-0006. 8189 and 8193 Richmond Road

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

COMPREHENSIVE PLAN

- The site is designated General Industry on the 2035 Comprehensive Plan Land Use Map.
- General Industry describes areas within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses.
- General Industry uses usually require access to interstate and arterial highways, public water and sewer; adequate supply of electric power and other energy sources; access to a sufficient labor supply; and moderate to large sized sites with natural features such as soils, topography, and buffering suitable for intense development.
- Primary uses include uses that maximize the industrial opportunities of an area. Typical uses can be found in the M-1, General Industrial section of the Zoning Ordinance. Secondary uses in General Industry areas may include office uses and a limited amount of commercial development generally intended to support the needs of employees and other persons associated with an industrial development.
- Staff finds that the proposed industrial use to be compatible with the surrounding industrial uses. This application would support the creation and retention of local small businesses in keeping with the intent of the Economic Development section of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and consistent with the 2035 Comprehensive Plan.

Staff recommends that the Board of Supervisors approve the proposed rezoning and acceptance of the voluntary proffers.

TC/md

RZ20-6-8189-93RichRd

Attachments:

1. Ordinance
2. Location Map
3. Signed Proffers
4. Master Plan
5. Metal Building Drawings
6. Proposed Building Elevations
7. Current Proffers, Z-7-97
8. Unapproved Minutes of the March 3, 2021 Planning Commission

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.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 2.447 ACRES LOCATED AT 8189 RICHMOND ROAD (TAX MAP PARCEL NO. 1240100009B) AND 8193 RICHMOND ROAD (TAX MAP PARCEL NO. 1240100009C) FROM B-1, GENERAL BUSINESS, WITH PROFFERS TO M-1, LIMITED BUSINESS/INDUSTRIAL, WITH PROFFERS, AND TO AMEND THE EXISTING MASTER PLAN AND PROFFERS APPLICABLE AS DESCRIBED IN CASE NO. Z-20-0006.

WHEREAS, on October 14, 1997, the Board of Supervisors approved Case No. Z-7-97 which rezoned the above-described properties from B-1, General Business to B-1, General Business with proffers, currently known as Toano Business Center; and

WHEREAS, the proposed proffers would replace these current proffers; and

WHEREAS, Planning Commission of James City County, following its consideration on March 3, 2021, recommended approval of Case No. Z-20-0006, by a vote of 7-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-20-0006 to be required by public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-20-0006 is hereby approved as described therein and the voluntary proffers are accepted.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

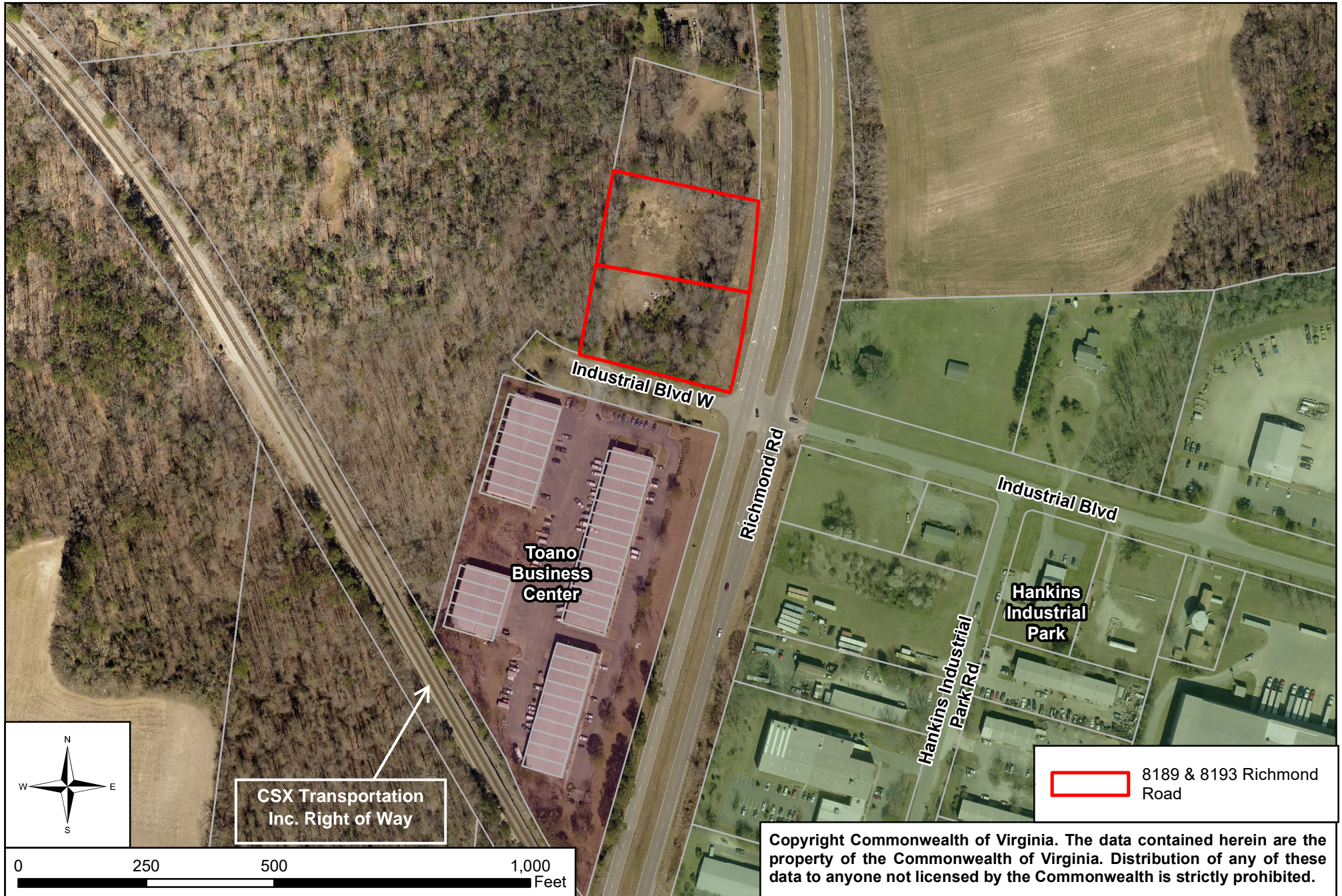
Teresa J. Fellows
Deputy Clerk to the Board

| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

Z20-6-8189-93RichRd-res

Z-20-0006 8189 & 8193 Richmond Road



Prepared by:
Rob D. Lang
Rob the Builder, Inc.
8813 Six Mount Zion Rd
Toano, VA 23168

Return to:
County Attorney's Office
101-D Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23185

JCC Tax Map Nos. 1240100009B
1240100009C

PROFFERS

THESE PROFFERS are made this 23 day of March, 2021, by ROB THE BUILDER, INC., a Virginia corporation (together with its successors in title and assigns, the "Owner"), to be indexed as the Grantor, and the COUNTY OF JAMES CITY, VIRGINIA, (the "County"), to be indexed as the Grantee.

RECITALS

The Owner owns two parcels of land in James City County, Virginia, located at 8189 Richmond Road and 8193 Richmond Road, and further identified as James City County Tax Map Parcel Nos. 1240100009B and 1240100009C, respectively, further described on Exhibit A (together, the "Property").

The Owner has applied to rezone the Property from B-1, with proffers, to M-1, Limited Business/Industrial, with proffers. These proffers will replace any proffers previously recorded for the Property.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, the Owner agrees that it shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the County, these proffers shall be null and void.

CONDITIONS

1. Master Plan. The use and layout of the Property shall be generally located as shown on the document entitled "Conceptual Site Plan 8189 Richmond Road Parcel B1 and B2" and date stamped December 12, 2020.
2. Architectural Review. All building elevations, colors, and future expansions shall be generally consistent with the building elevations submitted, as shown on the document entitled "Building Elevations" and date stamped February 23, 2021, and shall be submitted to the Director of Planning for review and approval prior to any site plan approval. The goal of this proffer is to ensure consistency with the adjacent Toano Business Center Property.
3. Limited Access. There shall be no direct access from the Property onto Route 60. All access to the Property shall be from the strip of land located south of the Property and shown as "Industrial

Boulevard West” on the subdivision plat entitled “Plat of Subdivision Being Parcel “B1” and “B2” Containing 2.447 Acres± Owned by Michael C. Brown, LTD.” made by AES Consulting Engineers, dated 11/19/1999, and recorded in the Williamsburg-James City County Circuit Court Clerk’s Office in Plat Book 77 at Page 72.

4. Noise/Dust/Odor. All noise, dust, or odor effects from any use on the Property shall be limited to inside a fully enclosed building.
5. Lighting. No light poles shall exceed twenty (20) feet in height unless otherwise approved in writing by the Director of Planning prior to site plan approval.
6. Dumpster/HVAC. All dumpsters and heating and cooling units visible from any public street or adjoining property shall be screened from view with landscaping or fencing and approved by the Director Planning prior to site plan approval.
7. Fencing. Any fencing on the Property shall be brown, black, or another neutral color, and shall be submitted to the Director of Planning for review and approval for consistency with this condition prior to site plan approval.
8. Irrigation. Irrigation systems serving the Property shall not use the James City Service Authority (“JCSA”) public water supply.
9. Water Conservation. The Owner shall be responsible for enforcing water conservation standards for the Property agreed upon and approved by JCSA. The standards may include, but are not limited to, such water conservation measures as limitation on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought tolerant plants, warm season grasses, and the use of water conserving fixtures and appliances to promote water conservation. The standards shall be approved by JCSA prior to approval of the site plan for development of the Property.
10. Deliveries. Deliveries to the Property shall be limited to between 6:00 A.M to 6:00 P.M Monday to Friday.
11. Outdoor Storage. All outdoor storage on the Property, including heavy machinery, trucks, equipment, and materials, shall be screened from the right-of-way and adjacent properties with landscaping or fencing as approved by the Director of Planning prior to site plan approval.
12. Uses.
 - a. Uses that require a Special Use Permit in the M-1 Zoning District use list, as amended, shall be permitted with the approval of a Special Use Permit.
 - b. Any use otherwise permitted in M-1, not listed below, is not permitted. The following uses otherwise permitted by-right in M-1 are permitted:

Accessory uses and structures as defined in Section 24-2

Barber shops and beauty salons.

Business and professional offices.

Catering and meal preparation.

Contractor office, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property).

Data processing centers.

Dry cleaners and laundries.

Janitorial service establishments.

Laboratories, research and development centers.

Laser technology production.

New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).

Photography, artist or sculptor stores and studios.

Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property).

Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments.

Radio and television stations and accessory antenna or towers, self-supported (not attached to buildings) which are 60 feet or less in height.

Research, development and design facilities or laboratories.

Security service offices.

Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property).

Water well drilling establishments.

Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).

Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.

Manufacture and processing of textiles and textile products.

Manufacture and storage of ice, including dry ice.

Manufacture, assembly or fabrication of sheet metal products.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn and stone.

Manufacture, compounding, processing and packaging of cosmetics, toiletries, and pharmaceutical products.

Manufacture of cans and other products from previously processed metals.

Manufacture of carpets and carpet yarns.

Manufacture of furniture.

Manufacture of glass and glass products.

Manufacture of pottery and ceramic products using kilns fired by gas or electricity.

Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment.

Manufacture of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment.

WITNESS the following signature:

Rob the Builder, Inc.

Robert D Lang
Robert D Lang 23 March 2021

Robert D Lang

Date

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, to wit:

The foregoing instrument was acknowledged before me this 23 day of MARCH, 2021, by Robert D Lang, as owner of Rob the Builder, Inc.

Michael Miller

NOTARY PUBLIC

My commission expires: 08/31/2022

Registration Number: 7612238



EXHIBIT A

Those certain pieces or parcels of land in Stonehouse District of James City County, Virginia, more particularly shown and described as "PARCEL 'B1'" and "PARCEL 'B2'" on a plat of survey entitled, "PLAT OF SUBDIVISION BEING 'B1' AND 'B2' CONTAINING 2.447 ACRES+/- OWNED BY MICHAEL C. BROWN, LTD., STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA," which plat is dated November 19, 1999, made by AES, Consulting Engineers, a copy of which is recorded in the Clerk's Office for the City of Williamsburg and County of James City in Plat Book 77, at page 72 and to which plat reference is here made for a more complete description of the property.

CONCEPTUAL SITE PLAN

8189 RICHMOND ROAD

PARCEL B1 & B2

P.B. 77, PG. 72

JAMES CITY COUNTY

STONEHOUSE DISTRICT

VIRGINIA

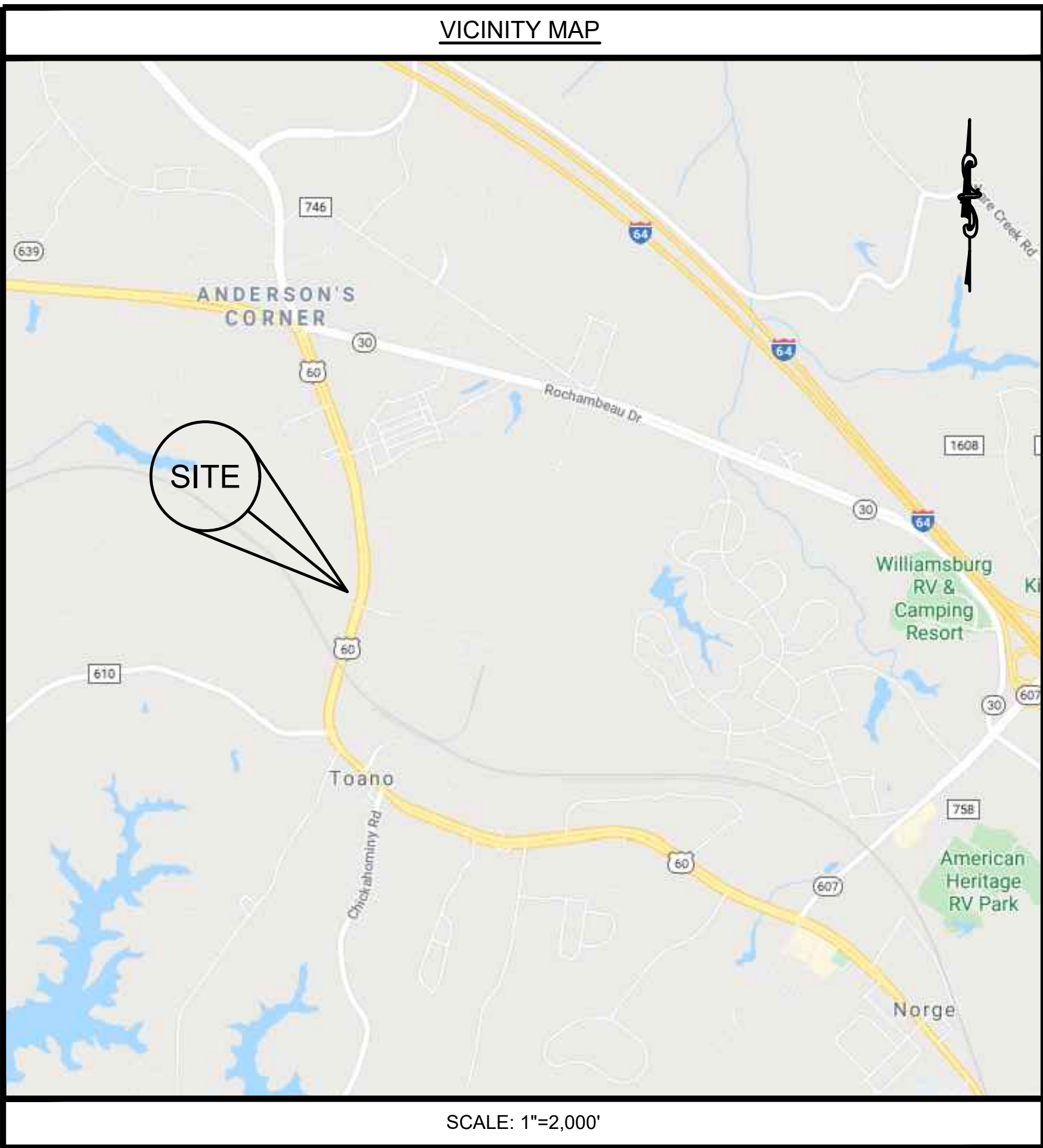
PROJECT INFORMATION:

| | |
|--------------------|---|
| PROPERTY ADDRESS | 8189 & 8193 RICHMOND ROAD |
| PARCEL NUMBER | 1240100009B & 1240100009C |
| CURRENT ZONING | B1 (GENERAL BUSINESS) |
| PROPOSED ZONING | M1 (LIMITED INDUSTRIAL) |
| FRONT YARD SETBACK | 75' (PUBLIC RIGHT-OF-WAY GREATER THAN 50' IN WIDTH) |
| REAR YARD SETBACK | 20' |
| SIDE YARD SETBACK | 20' |
| CURRENT USE | VACANT |
| PROPOSED USE | INDUSTRIAL / WAREHOUSING / MANUFACTURING |
| WATER | PUBLIC (JCSA) |
| SEWER | PRIVATE (JCSA) |
| VAHU6 | JL27 (DIASCUND CREEK - MILL CREEK) |

PARKING CALCULATIONS:

| | |
|------------------------------------|--|
| JAMES CITY COUNTY ZONING ORDINANCE | |
| LIMITED INDUSTRIAL USE | 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT |
| REQUIRED PARKING | 9 (ANTICIPATED EMPLOYEES NOT TO EXCEED 18) |
| PROVIDED PARKING | 9 |
| REQUIRED HANDICAP SPACES | 1 |
| PROVIDED HANDICAP SPACES | 1 (1 VAN ACCESSIBLE) |

VICINITY MAP



DEVELOPER / OWNER

ROB THE BUILDER, INC.
CONTACT: ROB LANG
(OWNER)
P.O. BOX 250
TOANO, VIRGINIA 23168
P: 757-532-6562

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| C0001 | COVER SHEET |
| CS101 | CONCEPTUAL LAYOUT PLAN |



CONCEPTUAL SITE PLAN

8189 RICHMOND ROAD

PARCEL B1 & B2

P.B. 77, PG. 72

JAMES CITY COUNTY

STONEHOUSE DISTRICT

VIRGINIA

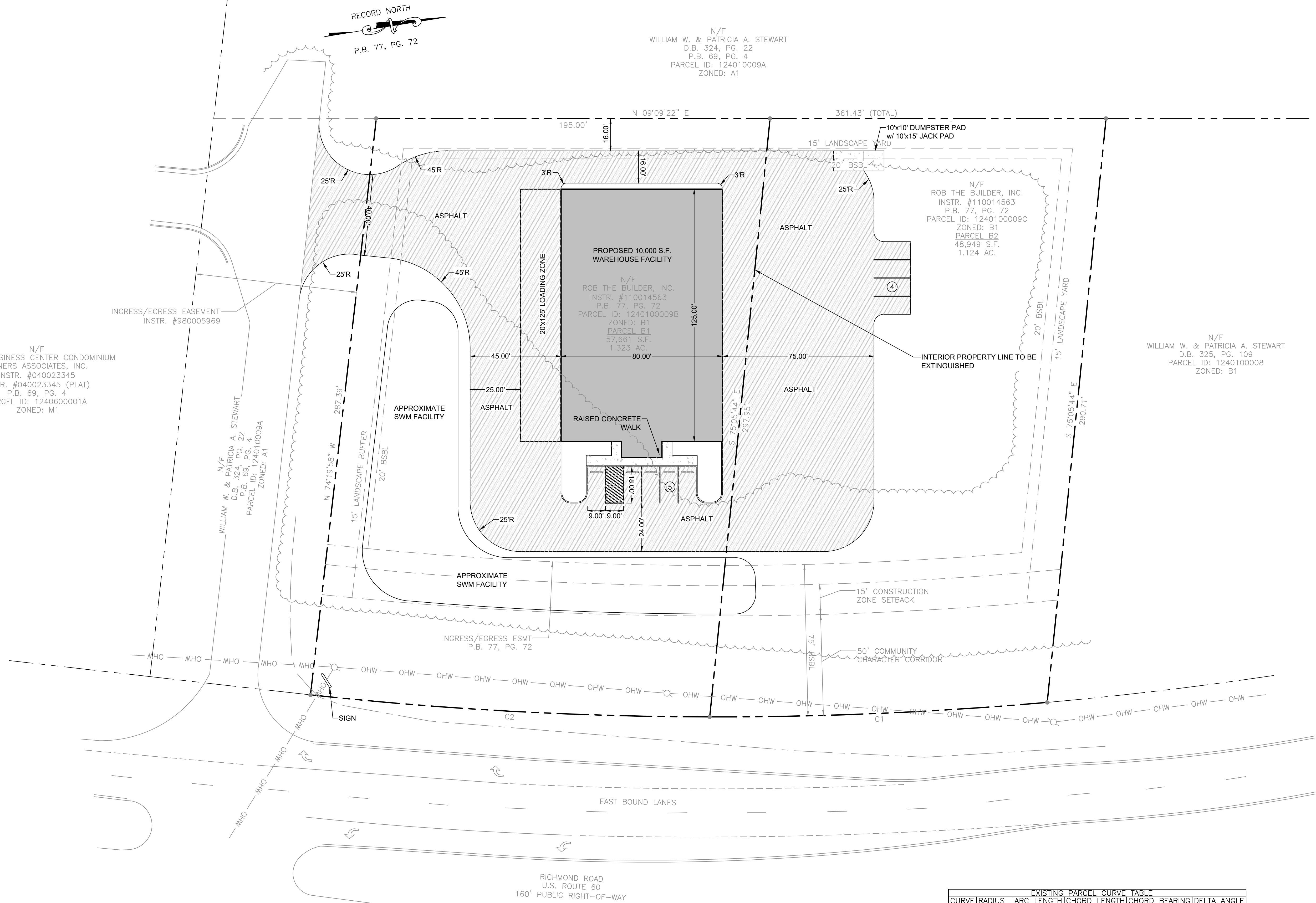
DOMESTIC WATER CALCULATIONS

| DISCHARGE FACILITY | GALLONS PER DAY/UNIT | UNITS | AVERAGE FLOW | MAX DAILY FLOW (1.7 x AVG.) | PEAK FLOW (4.0 x AVG.) | DURATION |
|--------------------|----------------------|-------------|--------------------|-----------------------------|------------------------|----------|
| WAREHOUSE | 0.05 | 10,000 S.F. | 500 GPD / 0.35 GPM | 850 GPD / 0.60 GPM | 2,000 GPD / 1.40 GPM | 24 |
| TOTAL | | | 500 GPD / 0.35 GPM | 850 GPD / 0.60 GPM | 2,000 GPD / 1.40 GPM | |

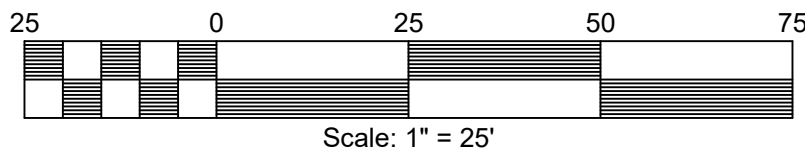
SANITARY SEWER CALCULATIONS

| DISCHARGE FACILITY | GALLONS PER DAY/UNIT | UNITS | AVERAGE FLOW | PEAK FLOW | PEAK FACTOR | DURATION |
|--------------------|----------------------|-------------|--------------------|----------------------|-------------|----------|
| WAREHOUSE | 0.05 | 10,000 S.F. | 500 GPD / 0.35 GPM | 2,000 GPD / 1.40 GPM | 4 | 24 |
| TOTAL | | | | | | |

| |
|--------------------|
| Scale: N/A |
| Date: 12/12/2020 |
| Job Number: 20-041 |
| Drawn By: WSF |
| Sheet Title: |
| COVER SHEET |
| Sheet Number: |
| C0001 |



| EXISTING PARCEL CURVE TABLE | | | | | |
|-----------------------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 1860.86' | 167.37' | 167.31' | S 06°41'20" W | 5°09'12" |
| C2 | 1860.86' | 198.14' | 198.05' | S 12°18'57" W | 6°06'03" |



CONCEPTUAL SITE PLAN
8189 RICHMOND ROAD
PARCEL B1 & B2

P.B. 77, PG. 72

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

Scale: 1" = 25'

Date: 12/12/2020

Job Number: 20-041

Drawn By: WSF

Sheet Title:

CONCEPTUAL
LAYOUT PLAN

Sheet Number:

CS101



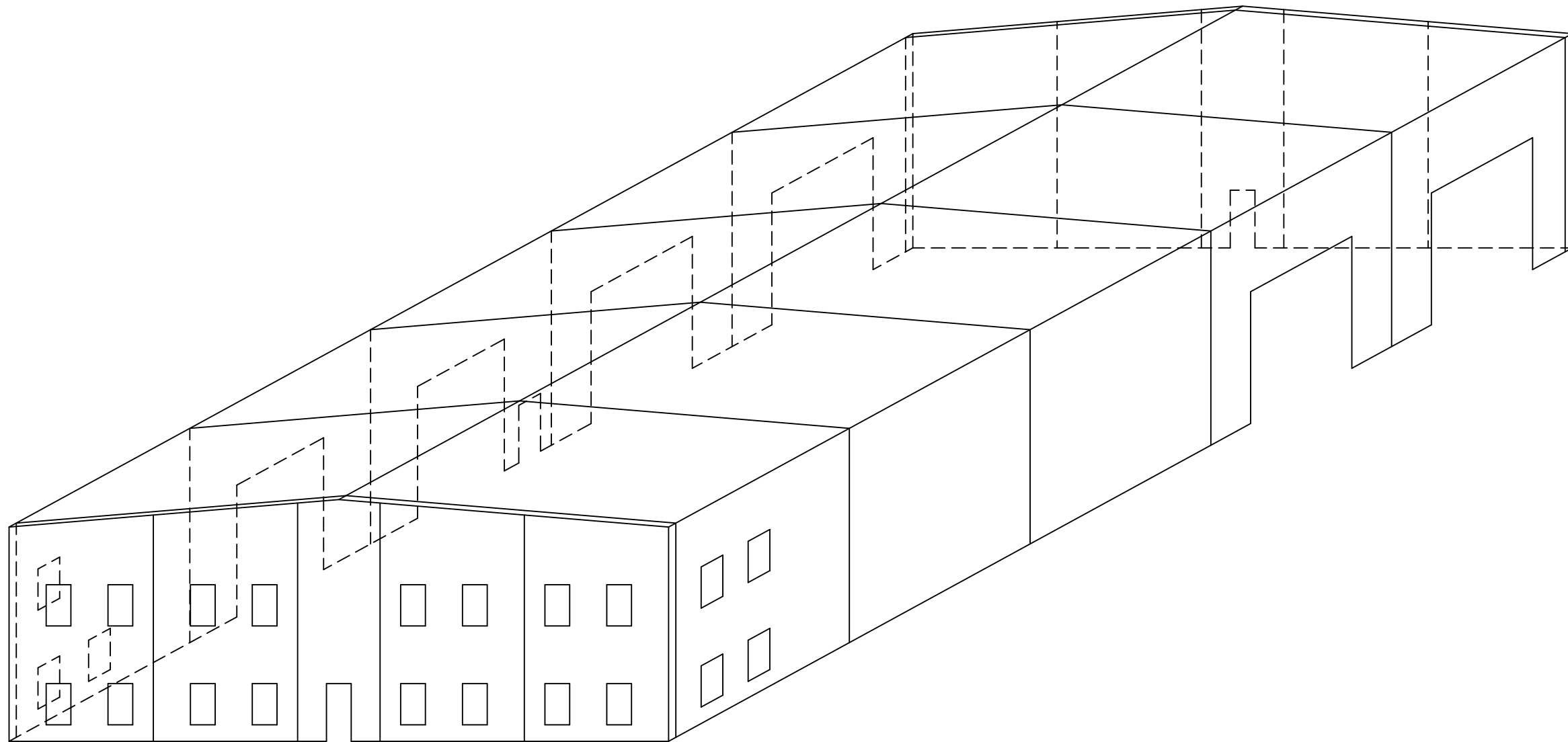
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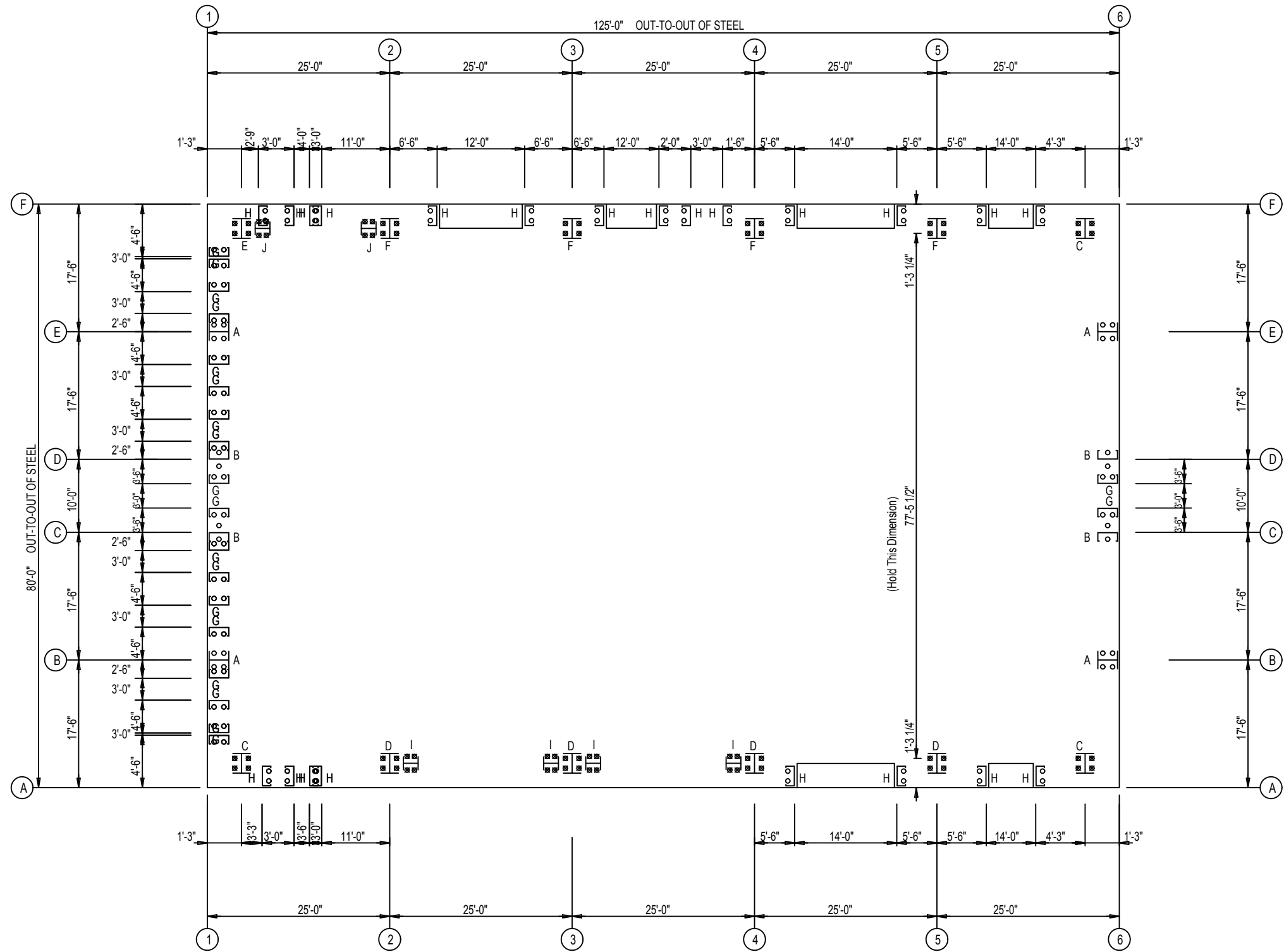
DATE

NO.

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELIX
Lic. No. 57903
12/12/2020
PROFESSIONAL ENGINEER

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS
3923 Midland Road, Williamsburg, VA 23188
Ph: (757) 835-0702
web: landtechresources.com



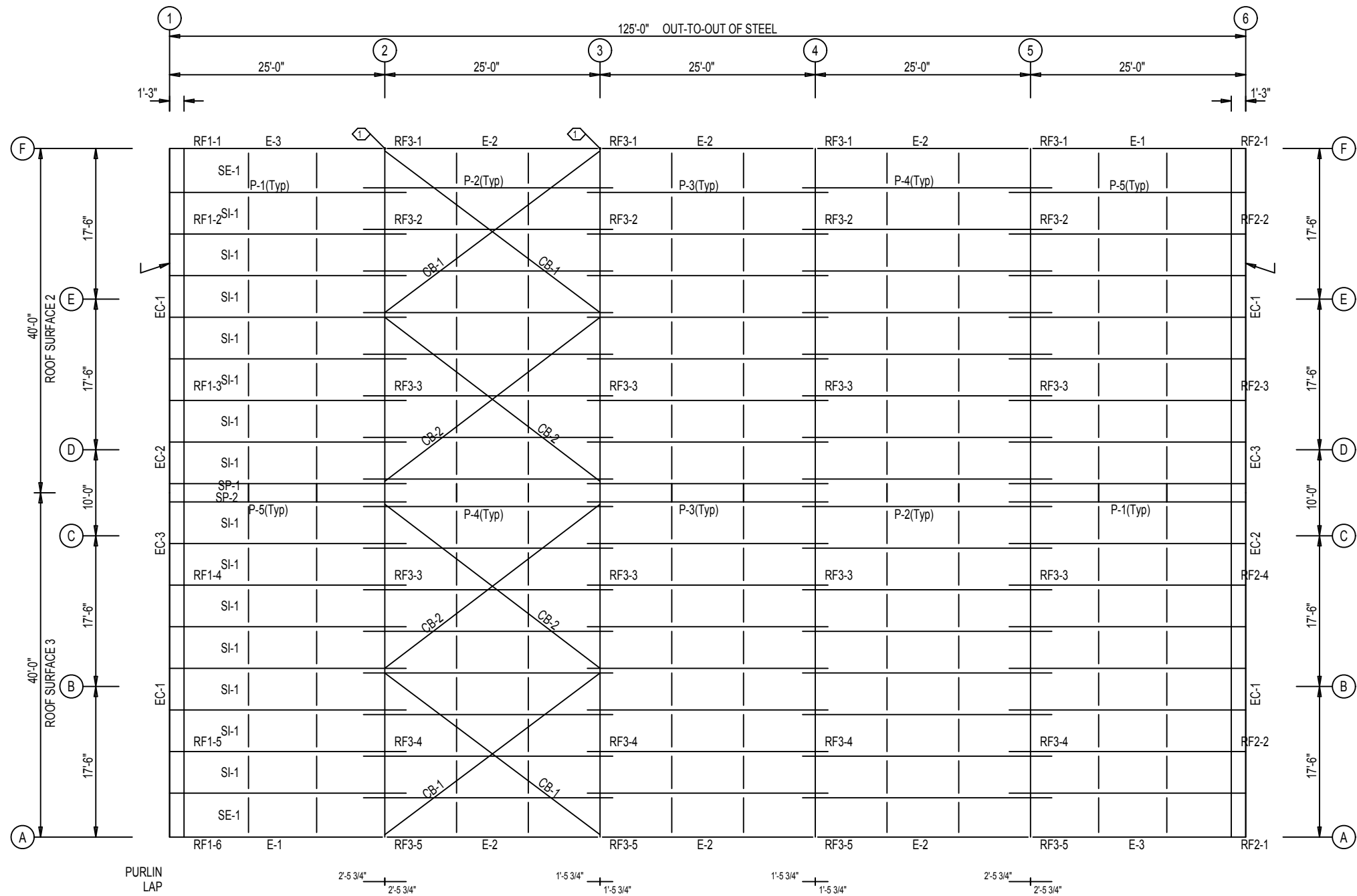


ANCHOR BOLT PLAN

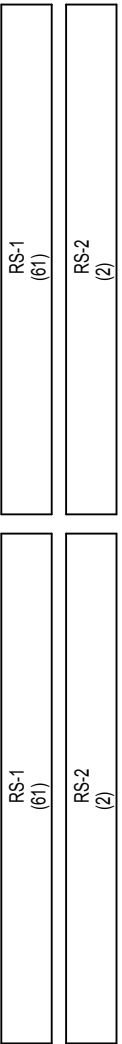
○ Dia= 5/8"
⊠ Dia= 3/4"

NOT FOR CONSTRUCTION

| SPECIAL BOLTS | | | | | |
|---------------|------|------|------|--------|------|
| ROOF PLAN | | | | | |
| ID | QUAN | TYPE | DIA | LENGTH | WASH |
| 1 | 2 | A325 | 1/2" | 1 1/4" | 2 |



ROOF FRAMING PLAN

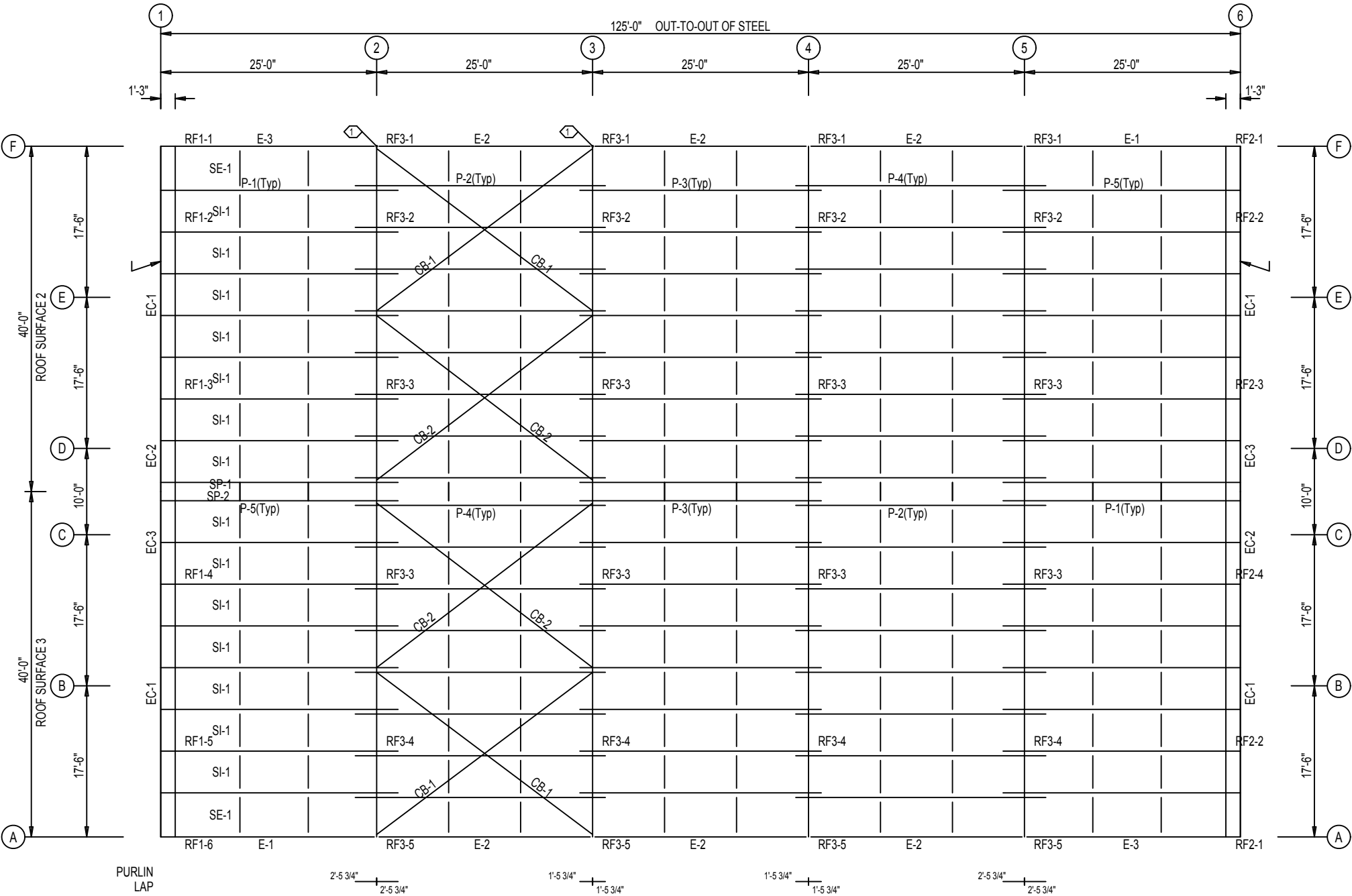


ROOF SHEETING

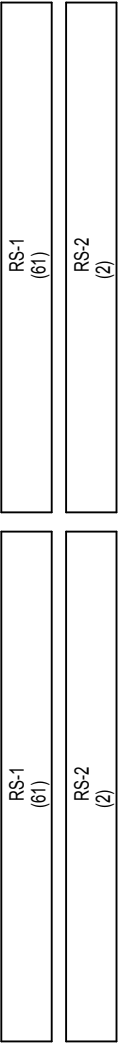
PANELS: 24 Gauge ULTRA-DEK
Galvalume

NOT FOR CONSTRUCTION

| SPECIAL BOLTS | | | | | |
|---------------|------|------|------|--------|------|
| ROOF PLAN | | | | | |
| ID | QUAN | TYPE | DIA | LENGTH | WASH |
| 1 | 2 | A325 | 1/2" | 1 1/4" | 2 |



ROOF FRAMING PLAN



ROOF SHEETING

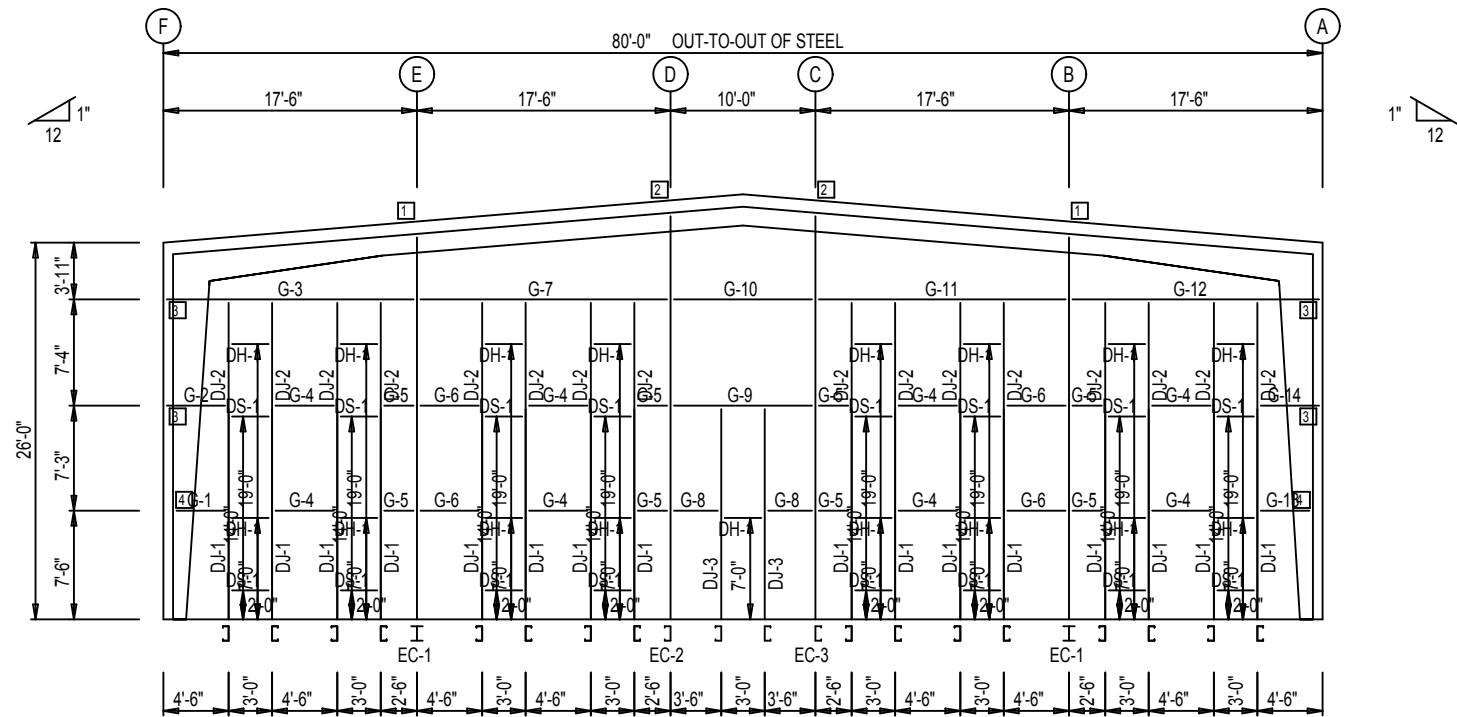
PANELS: 24 Gauge ULTRA-DEK Galvalume

NOT FOR CONSTRUCTION

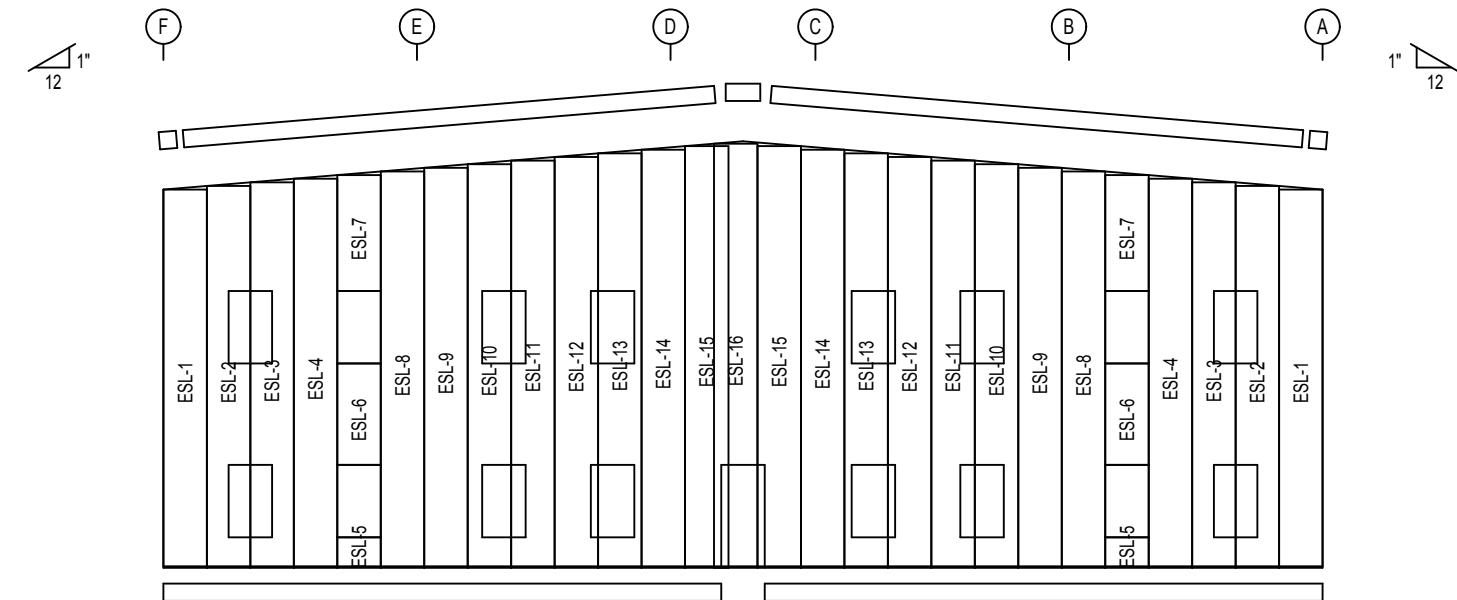
| CONNECTION PLATES | |
|-------------------|-----------|
| FRAME LINE A | |
| ID | MARK/PART |
| 1 | SC-480 |
| 2 | SC-5 |
| 3 | SC584_L |
| 4 | SC584_R |



NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 1



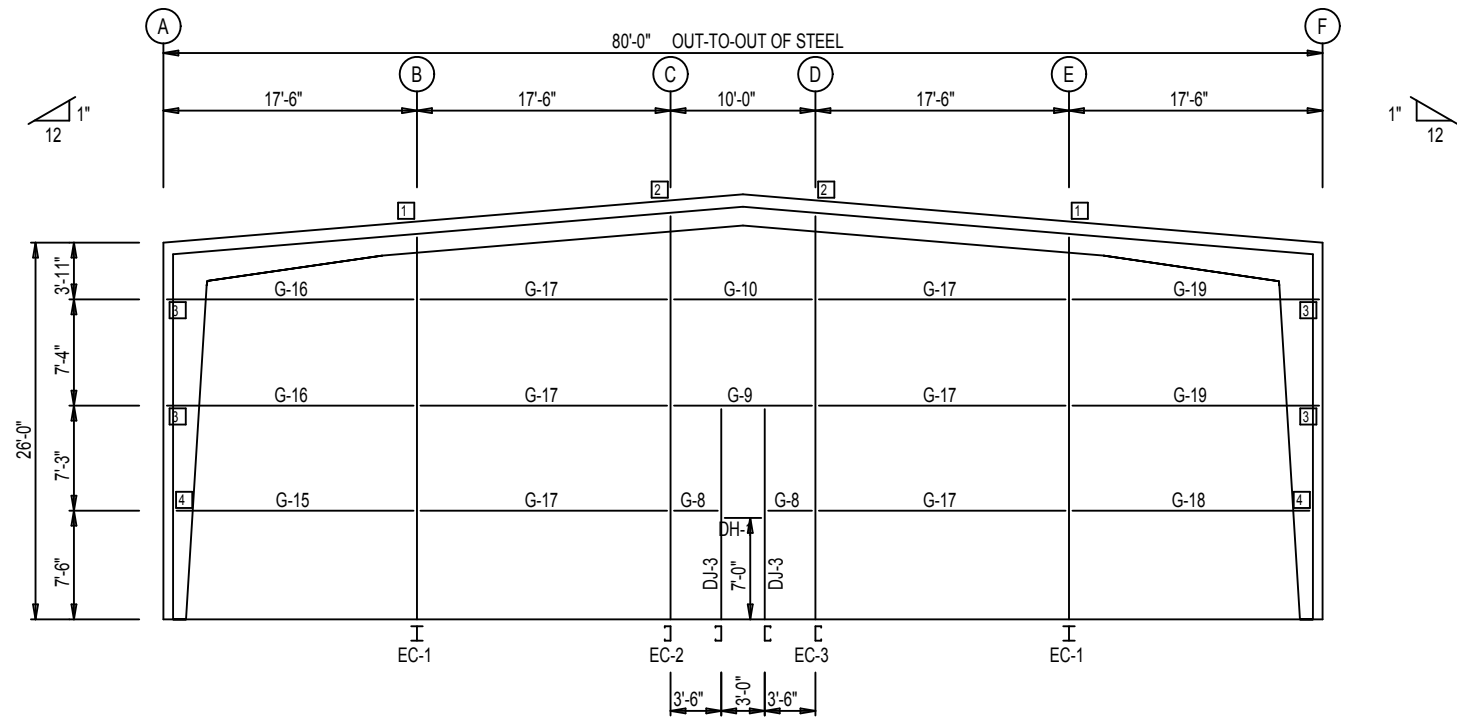
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Polar White

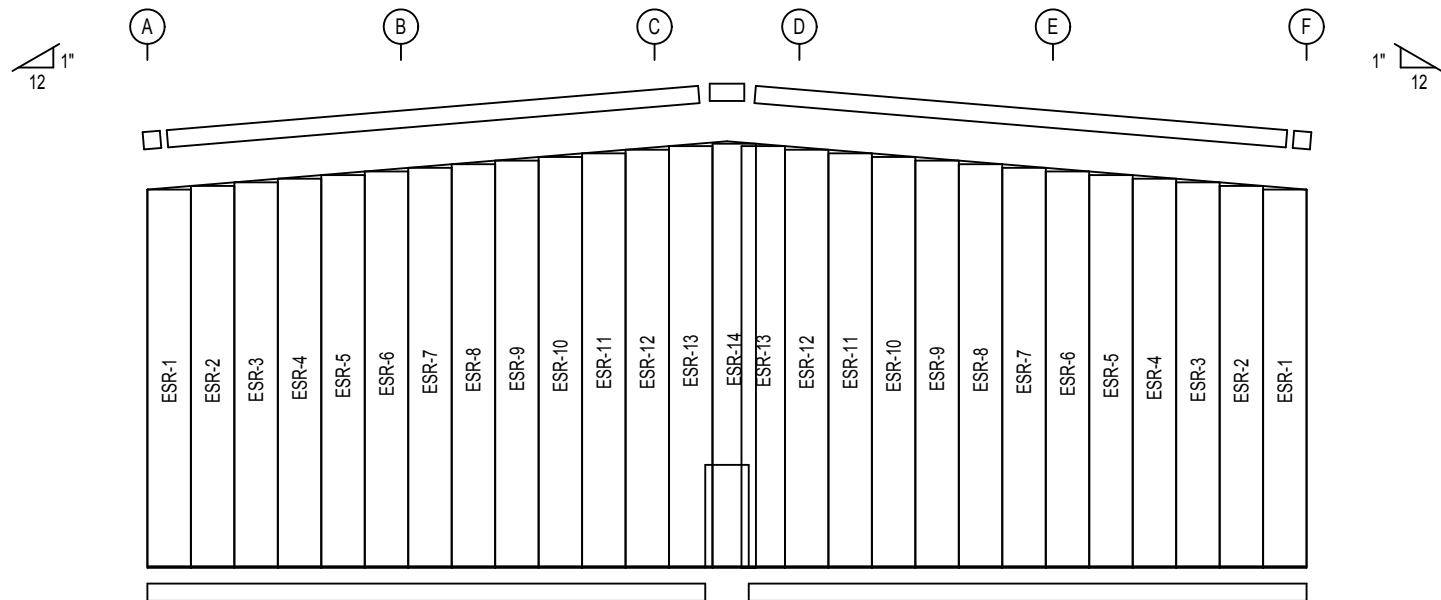
| BOLT TABLE FRAME LINE 1 | | | | |
|----------------------------|------|------|------|--------|
| LOCATION | QUAN | TYPE | DIA | LENGTH |
| EC-1/FRAME | 8 | A325 | 1/2" | 1 1/4" |
| EC-2/FRAME | 4 | A325 | 1/2" | 1 1/4" |
| EC-3/FRAME | 4 | A325 | 1/2" | 1 1/4" |

| CONNECTION PLATES FRAME LINE 1 | |
|-----------------------------------|-----------|
| ID | MARK/PART |
| 1 | n1 |
| 2 | n2 |
| 3 | d1 |
| 4 | SC-484 |

NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 26 Gauge PBR - Polar White

| BOLT TABLE | | | | |
|--------------|------|------|------|--------|
| FRAME LINE 6 | | | | |
| LOCATION | QUAN | TYPE | DIA | LENGTH |
| EC-1/FRAME | 8 | A325 | 1/2" | 1 1/4" |
| EC-2/FRAME | 4 | A325 | 1/2" | 1 1/4" |
| EC-3/FRAME | 4 | A325 | 1/2" | 1 1/4" |

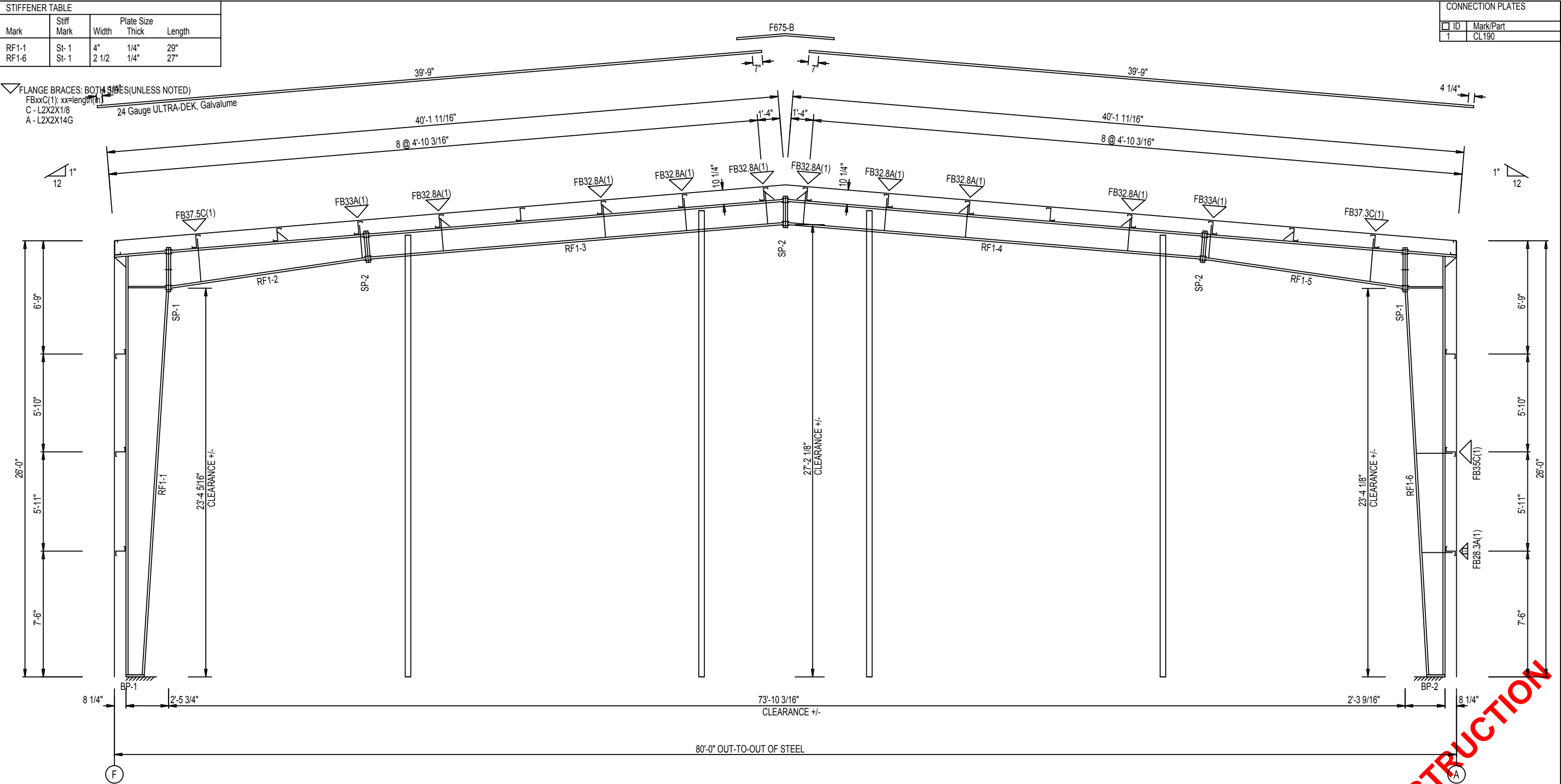
| CONNECTION PLATES | |
|-------------------|-----------|
| FRAME LINE 6 | |
| ID | MARK/PART |
| 1 | n1 |
| 2 | n2 |
| 3 | d1 |
| 4 | SC-484 |

NOT FOR CONSTRUCTION

| STIFFENER TABLE | | | | |
|-----------------|------------|--------|------------------|--------|
| Mark | Stiff Mark | Width | Plate Size Thick | Length |
| RF1-1 | St- 1 | 4" | 1/4" | 29" |
| RF1-6 | St- 1 | 2 1/2" | 1/4" | 27" |

| CONNECTION PLATES | |
|-------------------|-----------|
| ID | Mark/Part |
| 1 | CL190 |

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
FBxxC(1): xx=length in ft
C - L2X2X1/8
A - L2X2X1/4G

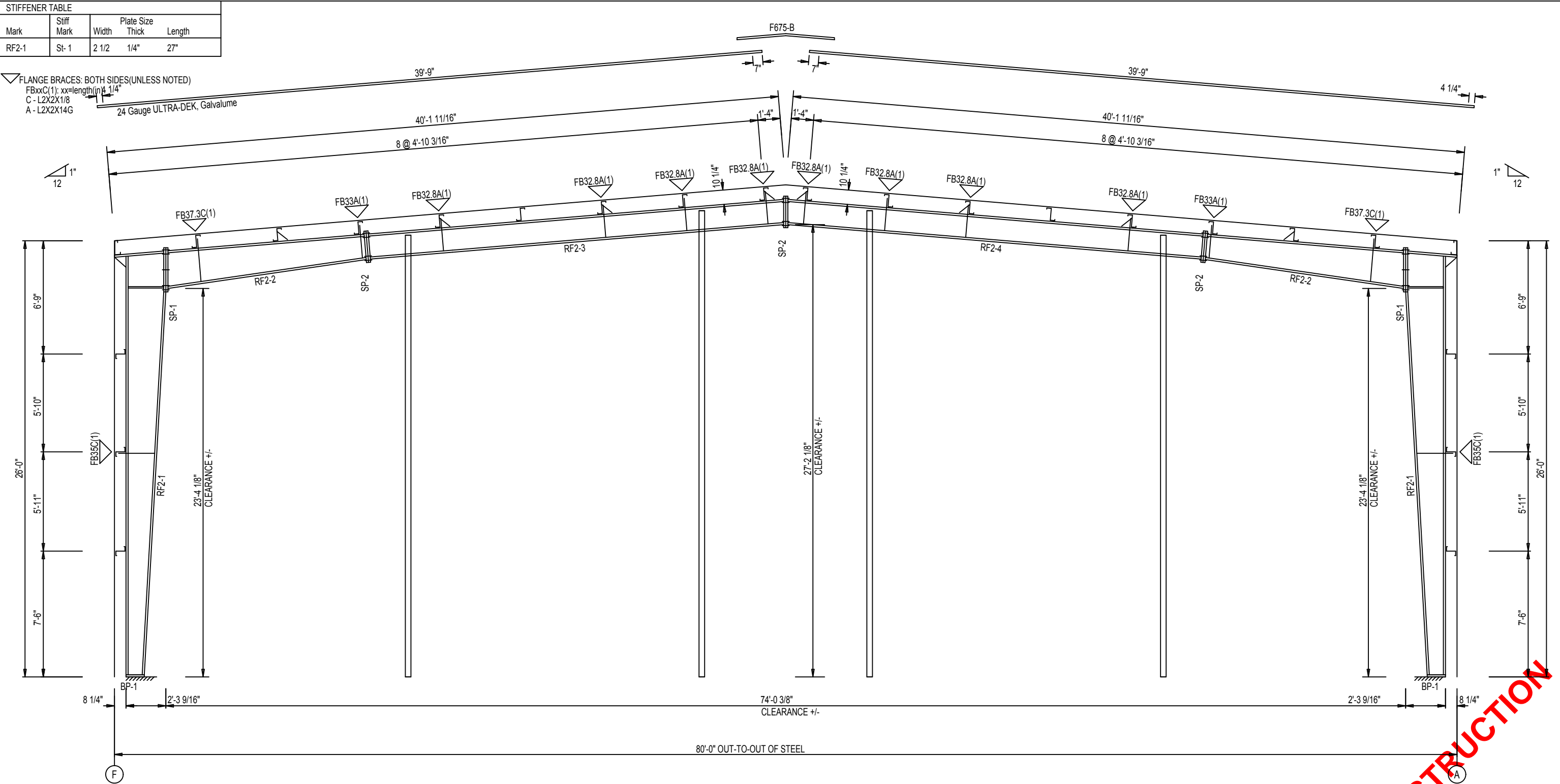


FRAME CROSS SECTION: FRAME LINE 1

NOT FOR CONSTRUCTION

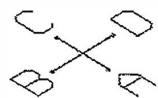
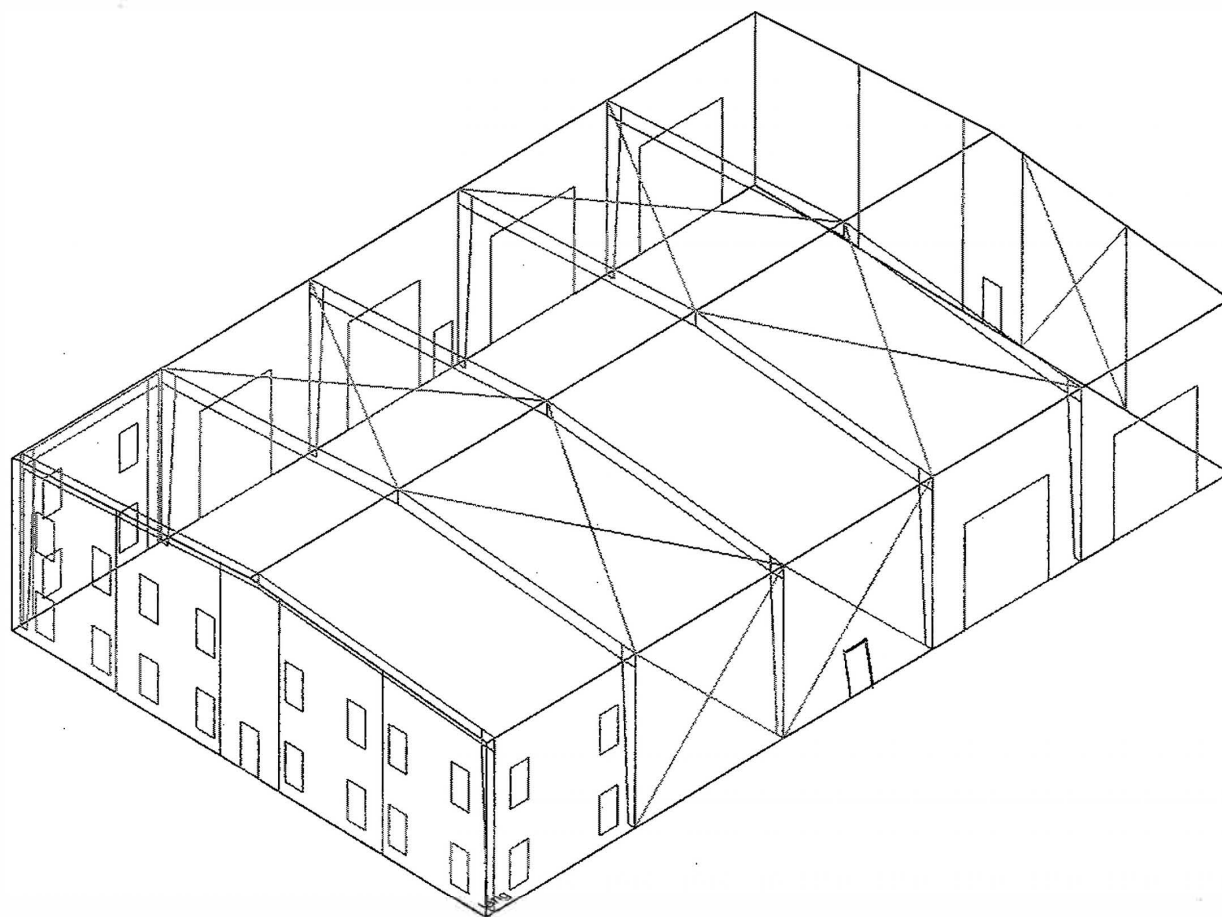
| STIFFENER TABLE | | | | |
|-----------------|------------|-------|---------------------|--------|
| Mark | Stiff Mark | Width | Plate Size Thick | Length |
| RF2-1 | St- 1 | 2 1/2 | 1/4" | 27" |

FLANGE BRACES: BOTH SIDES(UNLESS NOTED)
FBxxC(1): xx=length(in) $\frac{1}{4}$ "
C - L2X2X1/8
A - L2X2X1/4G



FRAME CROSS SECTION: FRAME LINE 6

Dec 28, 2020





Z-7-97. Toano Business Center/Michael Brown

**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.*

THESE PROFFERS are made as of this 9th day October 1997, by MICHAEL C. BROWN, LTD., a Virginia corporation, and WILLIAM W. and PATRICIA A. STEWART, husband and wife (together with their successors and assigns, the "Owners").

RECITALS

A. Owners are the owners of certain real property (the "Property") in James City County, Virginia more particularly described on Exhibit A attached hereto and made a part hereof. A portion of the Property is owned by Michael C. Brown, Ltd. and a portion is owned by William W. and Patricia A. Stewart. Michael C. Brown, Ltd. has contracted to purchase the portion of the Property now owned by the Stewarts.

B. A portion of the Property is now zoned A-1 and a portion of the Property is now zoned B-1.

C. Owners have applied for a rezoning of the Property from A-1 and B-1 to M-1, Limited Business/Industrial, with proffers (Parcel A), and to B-1, with proffers (Parcel B).

D. Owners desire to offer to the County certain conditions on the development of the Property not generally applicable to land zoned M-1 and B-1 for the protection and enhancement of the community and to provide for the high-quality and orderly development of the Property.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of James City County of the applied for rezoning, Owners agree that it shall meet and comply with all of the following conditions in developing the Property. If the applied for rezoning is not granted by the County, the Proffers shall thereupon be null and void.

CONDITIONS

1. Prohibited Uses. (a) The uses with strike marks through them on the attached copy of Sections 20-410 and 20-411 of the Zoning Ordinance, otherwise permitted in the M-1 zoning district by right or with a special use permit, shall not be permitted on Parcel A of the Property.

(b) The uses with strike marks through them on the attached copy of Sections 20-390 and 20-391 of the Zoning Ordinance, otherwise permitted in the B-1 zoning district by right or with a special use permit, shall not be permitted on Parcel B of the Property.

(c) If the following uses are located on the Property, no more than 25% of the floor area of the use shall be devoted to retail use that is accessory to the principal use and no more than a total of 10,000 square feet of accessory retail floor space for the following uses shall be permitted on the Property:

carpet store
dressmaking store
home appliance sales and service
bakery

2. Road Improvements. The County shall not be obligated to issue a certificate of occupancy for any buildings on the Property until (i) a left turn lane from west bound Route 60 into the entrance serving the Property and (ii) a right turn lane and taper from east bound Route 60 into the entrance serving the Property have been constructed or construction thereof has commenced and completion bonds acceptable to the County Attorney have been posted with the County. All road improvements proffered hereby shall be constructed in accordance with VDOT standards.

3. Landscaping. Owners shall submit with the site plan for development on the Parcel A a landscaping plan (the "Landscape Plan") for review and approval by the Director of Planning. The goals of the Landscaping shall be to provide a buffer emphasizing trees rather than shrubs trees along the Route 60 frontage of the Property and locating trees within the interior of the site to breakup and screen rooftops. Parcel A shall be landscaped in accordance with the approved Landscape Plan.

4. Limited Access. There shall be no direct access from the Property on to Route 60. The entrances to the property shall be from the strip of land located between the Parcel A and Parcel B across Route 60 from Industrial Boulevard as shown on the plat entitled "Plat of Subdivision & Property Line Extinguishment Between the Properties of William W. and Patricia A. Stewart and Michael C. Brown, Ltd." made by AES Consulting Engineers and dated 4/2/97.

5. Design Colors. The colors of the external finish materials of buildings, other than the roof tops, on Parcel A shall be limited to earth tones that blend with the natural features of the Property as approved by the Director of Planning. Color samples and descriptions of external finish materials shall be submitted with the site plan for development of Parcel A. There shall be no flat roofs on buildings on Parcel A fronting on Route 60 or the entrance road.

6. CSX Right-of-way. Owner shall dedicate at the request of the County an easement of up to 15 feet in width on the Property along the CSX rail road right-of-way to accommodate a rail spur line to serve the property to the rear of the Property. The easement area shall continue to count toward meeting applicable open space and buffer requirements.

EXHIBIT A

Those certain parcels of land located in the Stonehouse District of James City County shown and set out as Parcel A and Parcel B on the plat entitled "Plat of Subdivision & Property Line Extinguishment Between the Properties of William W. and Patricia A. Stewart and Michael C. Brown, Ltd." made by AES Consulting Engineers and dated 4/2/97.

DIVISION 10. GENERAL BUSINESS DISTRICT, B-1

Sec. 20-390. Permitted uses.

In the General Business District, B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Adult day care center.

Apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises which is clearly secondary to the commercial use of the property.

~~Automobile service stations, if fuel is sold, then in accordance with section 20-38.~~

Banks and other similar financial institutions.

Business, governmental and professional offices.

Contractor's offices with storage of materials and equipment limited to a fully enclosed building.

Day care and child care centers.

~~Department stores, wearing apparel, furniture, carpet, shoe, tailor, dressmaking, candy, ice cream, florist, furrier, locksmith, pet, picture framing, stamp and coin, travel bureau, upholstery, yard goods, toys, music and records, tobacco and pipes, jewelry sales and service, books, greeting cards and sporting goods stores.~~

Drug stores, barber shops and beauty shops.

Dry cleaners and laundries.

Feed, seed and farm supply stores.

Funeral homes.

Gunsmith (excluding shooting ranges).

Health clubs, exercise clubs, fitness centers.

~~Hotels, motels, tourist homes and convention centers.~~

~~Indoor theaters, museums and public meeting halls.~~

Lodges, civic clubs, fraternal organizations and service clubs.

Lumber and building supply (with storage limited to a fully enclosed building or fully screened from view with a structural barrier approved by the development review committee, located within the building setback area with a maximum height of 12 feet).

Machinery sales and service (with storage and repair limited to a fully enclosed building).

~~Marinas, docks, piers, yacht clubs, boat basins, and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 20-38.~~

~~Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packing or distribution.~~

Medical clinics or offices.

New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building).

Off-street parking as required by section 20-53.

Office supply stores, secretarial and duplicating services.

Parking lots and garages.

Photography studios and sales, artist and sculptor studios, art and crafts and handicraft shops, antique shops, reproduction and gift shops.

~~Plants and garden supply, hardware and paint, and home appliance sales and service stores.~~

Plumbing and electrical supply (with storage limited to a fully enclosed building).

Printing and publishing.

~~Public billiard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement.~~

Radio and television stations and accessory antenna or towers which are 60 feet or less in height.

~~Restaurants, fast food restaurants, tea rooms and taverns.~~

~~Retail food stores, bakeries and fish markets.~~

Schools, fire stations, post offices, houses of worship and libraries.

Telephone exchanges and telephone switching stations gap.

Timbering in accordance with Section 2043.

Veterinary offices.

Wholesale and warehousing (with storage limited to a fully enclosed building).

Sec. 20-391. Uses permitted by special use permit only.

In the B-1, General Business District, buildings to be erected or the land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a special use permit by the board of supervisors:

~~Airports~~

~~Antennas and towers in excess of 60 feet in height.~~

~~Campgrounds.~~

~~Convenience stores; if fuel is sold, then in accordance with section 20-38.~~

Design, research, and evaluating laboratories.

~~Drive-in theaters.~~

Electrical generation facilities (public or private), electrical substations with a capacity or 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.

~~Flea markets.~~

~~Hospitals and nursing homes.~~

Limousine service.

Nonemergency medical transport.

~~Outdoor centers of amusement.~~

~~Outdoor sport facilities.~~

Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors and under cover, with no dust, noise, odor or other objectionable effect.

Railroad facilities including tracks, bridges and, stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways and track and safety improvements in existing railroad right-of-ways, are permitted generally and shall not require a special use permit.

~~Sanitary landfills in accordance with section 20-40, waste disposal and publicly owned solid waste container sites.~~

Taxi service.

~~Theme parks of ten acres or more.~~

Tire, transmission, glass) body and fender and other automotive repair and service (with storage and major repair limited to a fully enclosed building).

Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions for private connections to existing pipelines, which are intended to serve an individual customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit.

~~Vehicle rentals.~~

~~Vehicle and trailer sales and service (with major repair limited to a fully enclosed building).~~

Water facilities (public or private), and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, private connections to existing mains, with no additional connections to be made to the line which are intended to serve an individual customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a development, including pump stations, are permitted generally and shall not require a special use permit.

Water impoundments, new or expansion of, 50 acres or more or with dam heights of 25 feet or more.

DIVISION 11. LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1

Sec. 20-411. Permitted uses.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Accessory uses as defined in section 20-2.

~~Antennas and towers, self supported, (not attached to buildings) less than 60 feet in height.~~

Apartment or living quarters for a guard, caretaker or other person employed on the premises which is clearly secondary to the business or industrial use of the property.

~~Automobile sales and service with major repair limited to a fully enclosed building.~~

~~Automobile service stations; if fuel is sold, then in accordance with section 20-38.~~

Banks and other similar financial institutions.

Barber and beauty shops.

~~Book stores.~~

Business, professional and governmental offices.

Cabinet and upholstery shops.

~~Candy stores.~~

Carpet stores.

Contractor offices, equipment storage yards, shops and warehouses with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Courier services.

Data processing centers.

~~Department stores.~~

Dressmaking stores.

~~Drugstores.~~

Dry cleaners and laundries.

Employment services or agencies.

~~Farmer's markets.~~

~~Feed, seed and farm supply stores.~~

Fire stations.

~~Florist stores.~~

~~Furniture stores.~~

~~Furrier stores.~~

~~Greeting card stores.~~

Heavy equipment sales and service, with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Home appliance sales and service.

~~Hotels, motels or convention centers with accessory retail sales, barber shops and beauty shops located within the hotel, motel or convention center for the principal benefit of the resident guest.~~

~~Ice cream stores.~~

~~Indoor sport facilities, health clubs, exercise clubs and fitness centers.~~

Industrial and technical training schools.

Janitorial service establishments.

~~Jewelry sales and service.~~

Laser technology production.

~~Locksmith and gunsmith shops excluding shooting ranges.~~

Lumber and building supply stores with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Machinery sales and service with major repair limited to a fully enclosed building.

Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.

Manufacture and bottling of soft drinks and wine.

Manufacture and processing of textiles and textile products.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair, and yarn.

Manufacture, compounding, processing or packaging of cosmetic, toiletry and pharmaceutical products.

Manufacture of carpets and carpet yarns.

Manufacture of pottery and ceramic products using kilns fired only by gas or electricity.

Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilating equipment.

Manufacture or assembly of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments.

~~Manufactured home or mobile home sales.~~

~~Marine or waterfront businesses to include receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing and distribution.~~

Medical clinics and offices.

~~Music and record stores.~~

Nonemergency medical transport.

~~Nurseries.~~

Off-street parking as required by section 20-53.

~~Pet stores.~~

~~Picture framing stores.~~

~~Places of worship.~~

~~Plant and garden supply and hardware and paint stores.~~

Plumbing and electrical supply stores with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

~~Post offices.~~

Printing, lithographing, engraving, photocopying, blueprinting and publishing establishments.

Private streets within “qualifying industrial parks” in accordance with section 20-55.

~~Publicly owned solid waste container sites.~~

~~Radio and television stations and accessory antenna or towers, self supported (not attached to buildings) which are 60 feet or less in height.~~

Research, development and design facilities.

~~Restaurants, tearooms and taverns.~~

~~Retail food stores, bakeries and fish markets.~~

Security service offices.

~~Shoe stores.~~

~~Sporting good stores.~~

~~Stamp and coin stores.~~

~~Tailor shops.~~

Timbering in accordance with Section 20-43.

Tire, transmission, glass, body and fender and other automotive product sales and service with major repair limited to a fully enclosed building and vehicle storage screened from adjacent property by landscaping and fencing.

~~Tobacco and pipe stores.~~

~~Toy stores.~~

~~Travel bureaus.~~

~~Vehicle and trailer sales and service with major repair limited to a fully enclosed building.~~

Veterinary hospitals and kennels.

Warehouse, storage and distribution centers with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Water impoundments, new or expansion of. less than 50 acres and with dam heights of less than 25 feet.

Water well drilling establishments.

~~Wearing apparel stores.~~

Welding and machine shops with storage limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

~~Yard goods stores.~~

Sec. 20-412. Uses permitted by special use permit only.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a special use permit by the board of supervisors:

~~Airports and landing fields, heliports, helistops and accessory uses.~~

~~Antennas and towers (not attached to buildings) in excess of 60 feet in height.~~

~~Commercial marinas, docks, piers, yacht clubs, boat basins and servicing areas for same; if fuel is sold, then in accordance with section 20-38.~~

~~Convenience stores, if fuel is sold, then in accordance with section 20-38.~~

Day care and child care centers.

Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.

~~Hospitals.~~

Manufacture and sale of glass and glass products.

Manufacture and storage of ice, including dry ice.

Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals.

Manufacture of furniture.

~~Outdoor sports facilities with water and sewer facilities for golf courses as approved by the board of supervisors.~~

Petroleum storage.

Railroad facilities including tracks, bridges, switching yards and stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways and track and safety improvements in existing railroad right-of-ways are permitted generally and shall not require a special use permit:

~~Resource recovery facilities.~~

~~Sanitary landfills in accordance with section 20-0 and waste disposal facilities.~~

~~Shooting ranges, indoor.~~

~~Solid waste transfer stations.~~

~~Theme parks of ten acres or more.~~

Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions or private connections to existing pipelines, which are intended to serve an individual customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit.

~~Truck stops, if fuel is sold, then in accordance with section 20-38.~~

Water facilities (public or private), and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. However, private connections to existing mains, with no additional connections to be made to the line, which are intended to serve an individual customer and which are accessory to existing or proposed development, and distribution lines and local facilities within a development, including pump stations, are permitted generally and shall not require a special use permit.

Water impoundments, new or expansion of; 50 acres or more or with dam heights of 25 feet or more.

**Unapproved Minutes of the March 3, 2021
Planning Commission Regular Meeting**

Z-20-0006. 8189 and 8193 Richmond Road Rezoning

Ms. Terry Costello, Deputy Zoning Administrator, stated that Mr. Rob Lang has applied for a rezoning for a properties located at 8189 & 8193 Richmond Road. Ms. Costello stated that the properties total approximately 2.44 acres, and are located just north of the Toano Business Center and across the road from Hankins Industrial Park.

Ms. Costello stated that this property was rezoned from B-1, General Business to B-1, General Business with proffers in 1997. Ms. Costello further stated that the current development known as Toano Business Center was also a part of this rezoning.

Ms. Costello stated that this proposal is to rezone both B-1 properties to M-1, Limited Business/Industrial with Proffers and to replace the existing B-1 proffers. Ms. Costello stated that both properties are designated General Industry on the 2035 Comprehensive Plan and Land Use Map and are located within the Primary Service Area.

Ms. Costello stated that the use proposed with this rezoning is for the construction of a two-story, approximately 10,000 square-foot building for a company that assembles metal parts to fabricate fuel injectors for high performance engines, such as those found on race cars.

Ms. Costello further stated that the use is classified in the Zoning Ordinance as the manufacturing, compounding, assembly, or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone. Ms. Costello stated that the use is not permitted within the B-1 Zoning District, but is a permitted use within the M-1 Zoning District.

Ms. Costello stated that according to the applicant, the company currently has four full-time employees including the owners, and one part-time employee.

Ms. Costello stated that with the proposed proffers, staff finds the proposed use should not any impacts on adjoining property or the surrounding area with regards to outdoor dust, odor, or noise. Ms. Costello further stated the entire operation will be conducted entirely indoors. Ms. Costello stated that during a site visit to their existing operation, staff did not notice any evidence of outdoor dust, odors, or noise while the business was in operation.

Ms. Costello stated that as part of the rezoning to the M-1 Zoning District, the applicant proposes to limit the other by-right uses that could be on-site in the future.

Ms. Costello stated that public hearing notification letters were sent to adjacent property owners, including all of the condo units in the Toano Business Center. Ms. Costello stated that staff received one inquiry as to the type of business proposed.

Ms. Costello stated that staff finds this proposal to be compatible with surrounding development, and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Ms. Costello stated staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed proffers.

Mr. Haldeman inquired which road the building would front on.

Ms. Costello stated that it faces Richmond Road.

Mr. Haldeman inquired if there would be parking would be in front of the Building.

Ms. Costello stated that the parking is on the front.

Mr. Haldeman inquired where the entrance would be.

Ms. Costello stated that the property would take access from Industrial Boulevard.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Rob Lang, applicant, stated that the front of the building would face Richmond Road. Mr. Lang further stated that the entrance to the property would be off Industrial Boulevard. Mr. Lang further stated that there would be some parking in front of the building, along with the ADA Accessible parking. Mr. Lang stated that there would also be several parking spaces on the right side of the structure. Mr. Lang stated that the front of the building would have a brick veneer that is compatible with the surrounding buildings.

Mr. Haldeman inquired why the parking was sited at the front of the building and not at the rear.

Mr. Lang stated that the parking spaces at the front are intended for visitor parking.

Mr. Holt noted that the back half of the building is comprised of the warehouse area and the workshop. Mr. Holt further noted that the business counter portion of the building is at the front, closest to Richmond Road. Mr. Holt stated that for ADA purposes, you want to have those spaces and customer parking closest to the business end of the building.

Mr. Tim O'Connor noted that some of the newer businesses in the area have adjusted the placement of the store entrance and the angle of the building so that parking could be placed on the sides. Mr. O'Connor stated that he felt this was a good treatment for a Community Character Corridor (CCC).

Mr. Krapf stated that because Richmond road is a CCC, there will be requirements for enhanced buffering.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Haldeman made a motion to recommend approval of the application and acceptance of the voluntary Proffers.

On a roll call vote the Commission voted to recommend approval of Z-20-0006. 8189 and 8193 Richmond Road Rezoning and acceptance of the voluntary Proffers. (7-0)

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Thomas Wysong, Senior Planner

SUBJECT: Z-21-0001. Strawberry Plains Proffer Amendment

ATTACHMENTS:

| | Description | Type |
|---|--|-----------------|
| ▣ | Staff Report | Staff Report |
| ▣ | 1. Ordinance | Ordinance |
| ▣ | 2. Location Map | Exhibit |
| ▣ | 3. Proposed signed Proffers | Backup Material |
| ▣ | 4. Existing Proffers | Backup Material |
| ▣ | 5. Master Plan | Exhibit |
| ▣ | 6. Project Narrative | Backup Material |
| ▣ | 7. Unapproved March 3, 2021 Planning Commission Minutes | Backup Material |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|---------------------|
| Planning | Holt, Paul | Approved | 3/26/2021 - 4:40 PM |
| Development Management | Holt, Paul | Approved | 3/26/2021 - 4:40 PM |
| Publication Management | Daniel, Martha | Approved | 3/26/2021 - 4:43 PM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:27 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:25 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 8:11 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:40 AM |

REZONING-21-0001. Strawberry Plains Road Proffer Amendment**Staff Report for the April 13, 2021, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant: Mr. Vernon Geddy, III

Land Owner(s): John Grier Construction Company, Inc.

Proposal: An amendment to the existing proffers to permit the following uses: accessory uses, antique shops, barber and beauty shops, dry cleaners and laundries, gift and souvenir stores, janitorial service establishments, pet stores and pet supply sales, photography, artist and sculptor stores and studios, printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, and security service offices. The intended use of the property is a dry cleaner and laundry facility.

Locations: 3737 and 3741 Strawberry Plains Road

Tax Map/Parcel Nos.: 3840100029C and 3840100029D

Project Acreage: .99 acres

Zoning: LB, Limited Business with Proffers

Comprehensive Plan: Moderate Density Residential

Primary Service Area: Inside

Staff Contact: Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: March 3, 2021, 6:00 p.m.

Board of Supervisors: April 13, 2021, 5:00 p.m.

FACTORS FAVORABLE

1. The proposed proffer amendment allows for uses considered “very limited commercial,” which is consistent with the recommendations of the Moderate Density Residential Land Use designation.
2. The proposed proffers provide access management on Strawberry Plains Road by limiting access to the two parcels to the existing driveway location.
3. The proposed proffers restrict outdoor storage for all uses, which mitigate visual impacts to surrounding properties and to the roadway.

FACTORS UNFAVORABLE

1. None.

SUMMARY STAFF RECOMMENDATION

Approval and acceptance of amended proffers.

PLANNING COMMISSION RECOMMENDATION

At its March 3, 2021 regular meeting, the Planning Commission recommended approval of this application with proposed proffers 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.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

- This proposal is to amend the existing proffers to allow for otherwise “by-right” uses within the LB, Limited Business District that are currently prohibited by the existing proffers.
- The immediate proposed use for this property is a dry cleaner and laundry facility (Swan Cleaners), which is planned to be located within the existing building on-site.

PLANNING AND ZONING HISTORY

The subject parcels were rezoned in 1986 from the Limited Agricultural, A-2 Zoning District to the Limited Business Zoning District. As part of that rezoning, the applicant requested the following permitted uses within the LB District: banks and other financial institutions, office supply stores, secretarial and duplicating services, business, governmental, and professional offices, doctors, dentists, and other medical clinics or offices, contractor’s offices without the storage of construction equipment or building materials, and off-street parking. The other uses in the LB District consisted of mostly non-office uses and were proffered out as part of the rezoning. The existing building on Parcel No. 3840100029D was constructed in 1950. The structure is currently vacant.

SURROUNDING ZONING AND DEVELOPMENT

The subject parcels front on Strawberry Plains Road. They are located adjacent to the Strawberry Plains Center, which has commercial

structures abutting to the west and south. This development has its own access to Strawberry Plains Road and cannot be accessed through these parcels. The Nelsen Williamsburg Funeral Home is located to the north. The Midlands Townhouse development is located behind the shopping center and the funeral home. The College of William & Mary’s Lake Matoaka parcel is located to the east, on the other side of Strawberry Plains Road within the limits of the City of Williamsburg.

COMPREHENSIVE PLAN

This portion of Strawberry Plains Road is identified as a unique area within the County in which the current zoning does not align with the Land Use Map Designation. Describing this property, the plan states “Most of the property designated Moderate Density is already developed with small commercial uses associated with the Midlands townhouse complex. A portion of the property zoned B-1 is owned by the County and has been utilized for Route 199 right-of-way and buffers, and the rest has been developed as the Strawberry Plains Center commercial area. The County believes that no change in Comprehensive Plan designation is warranted. Given this area’s proximity to nearby residential development, including the Strawberry Plains subdivision in the City of Williamsburg, it is ill-suited for further intense business and commercial development. For the B-1 property, the County discourages development or redevelopment of this property in a strip commercial fashion.”

The subject parcels are designated Moderate Density Residential on the Comprehensive Plan Land Use Map. Recommended uses include multifamily units, apartments, recreation areas, manufactured home parks and subdivisions in accordance with location standards, very limited commercial and community-oriented facilities, timeshares, retirement and care facilities and communities.

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.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

Staff finds the proposed proffer amendment would allow for the use of this property to have more options to fulfill the “limited commercial” use recommended within the Moderate Density Residential and still ensure that no intense business or commercial development be allowed. Furthermore, the immediate proposed use of the property is anticipated to be a dry cleaner and laundry facility, which will offer in-store pick-up and drop-off services. This use would provide an additional service option for the adjacent neighborhoods in the area, such as the Strawberry Plains subdivision and the nearby townhouse development, which would be in keeping with the recommendation of the Comprehensive Plan.

PUBLIC IMPACTS

The Comprehensive Plan encourages proposed developments to mitigate their impacts, including impacts on traffic and community character. As part of this application, the applicant has provided two proffers that address these issues, respectively. The first proffer guarantees that ingress and egress for these two parcels will be limited to the one existing entrance located on-site, which will help facilitate traffic on Strawberry Plains Road via access management. This is in accordance with the recommendations of the Transportation section of the Comprehensive Plan. The second proffer prohibits outdoor storage from occurring on the property, which helps ensure community character will not be impacted in that manner as a result.

This proposal to allow previously proffered out uses is not expected to generate significant traffic impacts on Strawberry Plains Road. Strawberry Plains Road is a two-lane road that is classified as a minor arterial per the Virginia Department of Transportation. The Level of Service for this segment of road is A-C and is not expected to be changed as a result of this proffer amendment. This proposal includes a proffer to limit ingress and egress to the existing entrance location,

which provides access management and prevents the impacts of additional entrances.

Per the County’s adopted bicycle/pedestrian plan, a sidewalk is designated along the frontage of these two parcels on Strawberry Plains Road. This sidewalk is required to be shown on the site plan and installed as part of the development plan process, pursuant to the requirements of the LB Zoning District.

The subject property is located within a six-minute radius of Fire Station 3. The proposal does not generate impacts that require mitigation to the County’s emergency services or facilities.

The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

The proposed proffer amendment is not expected to generate significant impacts to nearby and surrounding properties that exceed that which is currently permitted within the zoning district. Staff finds the proposed proffer restricting all outdoor storage on both parcels will mitigate impacts to surrounding properties.

PROPOSED PROFFERS

Proposed proffers are provided as Attachment No. 2.

STAFF RECOMMENDATION

With the proposed proffers, staff finds the proposal to be compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan. Staff recommends the Board of Supervisors approve this application, subject to the attached proffers.

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.

REZONING-21-0001. Strawberry Plains Road Proffer Amendment

Staff Report for the April 13, 2021, Board of Supervisors Public Hearing

TW/md

Z21-1StrwbrryPlns

Attachments:

1. Ordinance
2. Location Map
3. Proposed Proffer Amendment
4. Existing Proffers (1986)
5. Master Plan (1986)
6. Project Narrative
7. Unapproved March 3, 2021 Planning Commission Minutes

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.

ORDINANCE NO.

AN ORDINANCE TO AMEND EXISTING PROFFERS RECORDED IN DEED BOOK 346 AT PAGE 50 (INSTRUMENT NUMBER 870006930), APPROVED AS PART OF Z-11-86, TO PERMIT PREVIOUSLY PROHIBITED COMMERCIAL USES ON THE PROPERTY AND AS DESCRIBED IN CASE NO. Z-21-0001

WHEREAS, on October 29, 1986, the Board of Supervisors approved Case No. Z-11-86 which included proffers that permitted banks and other financial institutions, office supply stores, secretarial and duplicating services, business, governmental and professional offices, doctors, dentists, and other medical clinics or offices, contractor's offices without the storage of construction equipment or building materials, and off-street parking as required, but excluded all other uses otherwise permitted "by-right" within the LB, Limited Business District on the parcels located at 3737 and 3741 Strawberry Plains Road, James City County, Virginia, further identified as James City Tax ID Parcel Nos. 3840100029D and 3840100029C, respectively (together, the "Property"); and

WHEREAS, Mr. Vernon Geddy has applied for an amendment to the existing proffers on behalf of the owner, John Grier Construction Company, Inc., to permit additional commercial uses on the Property; and

WHEREAS, the Planning Commission, following its public hearing on March 3, 2021, recommended approval of Case No. Z-21-0001 by a vote of 7-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-21-0001 to be required by public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-21-0001 is hereby approved as described therein and the amended voluntary proffers are accepted.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

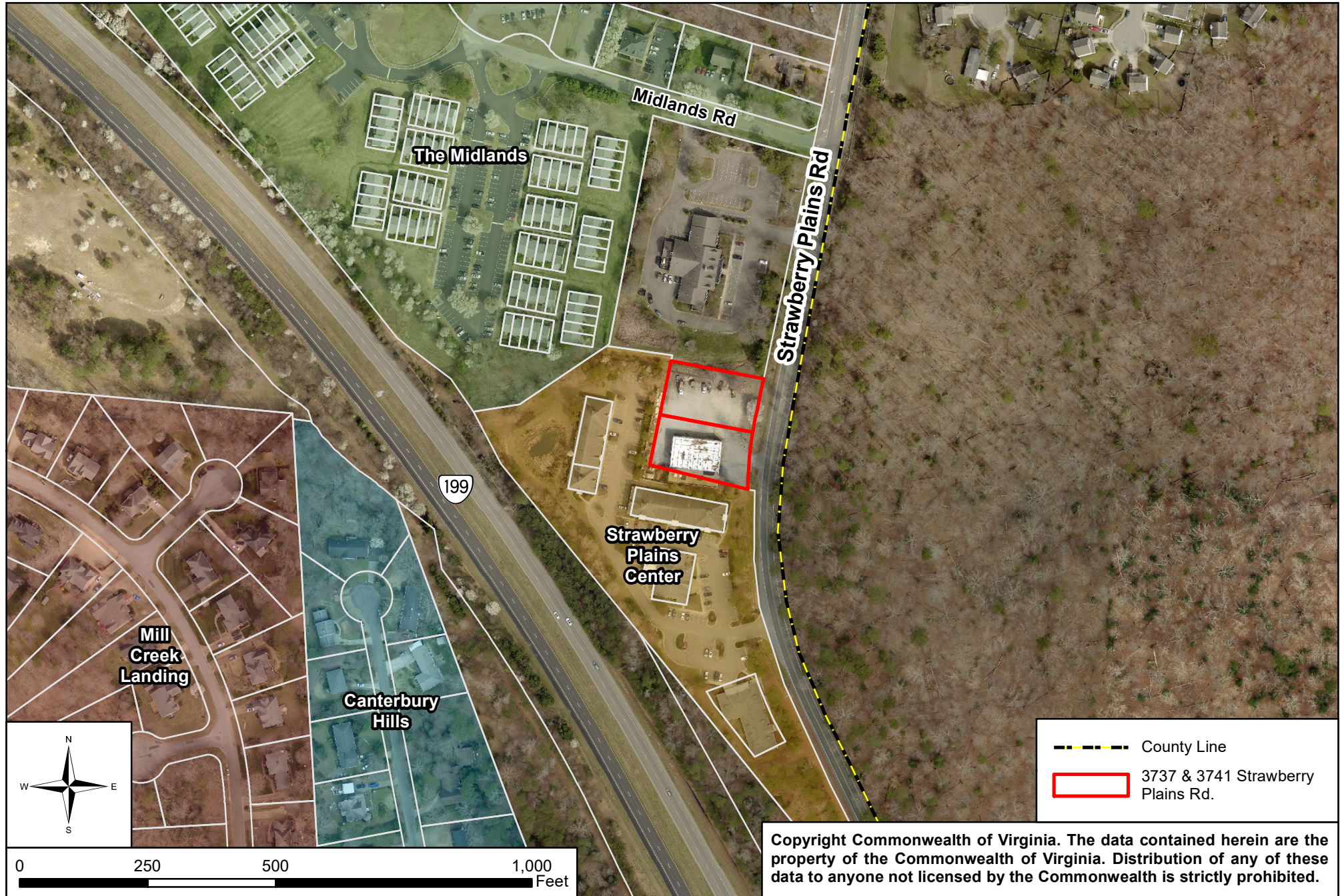
Teresa J. Fellows
Deputy Clerk to the Board

| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

JCC Z-21-0001

3737 & 3741 Strawberry Plains Rd. Proffer Amendment



Prepared by:
Vernon M. Geddy, III, Esquire (VSB #21902)
Geddy Harris Franck & Hickman, L.L.P.
1177 Jamestown Road
Williamsburg, Virginia 23185

Tax Parcels: 3840100029C and 3840100029D

This AMENDMENT TO PROFFER AGREEMENT is made this 7th day of March, 2021 by JOHN GRIER CONSTRUCTION COMPANY, INC., a Virginia corporation (together with its successors in title and assigns the "Owner") to be indexed as "Grantor." James City County, Virginia shall be indexed as "Grantee."

RECITALS

A. Owner is the owner of the real property and improvements thereon located at 3737 and 3741 Strawberry Plains Road, James City County, Virginia, James City Tax Parcels 3840100029D and 3840100029C, which is more particularly described on Exhibit A attached hereto (the "Property").

B. The Property is zoned LB, Limited Business and is subject to a Proffer Agreement made by Joseph and Essie Terrell recorded on July 22, 1986 in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 346 at page 59 (the "Existing Proffers").

C. Owner desires to amend the Existing Proffers as set forth below to offer to the County certain amended conditions on the development of the Property not generally applicable to land zoned LB. If the requested proffer amendment is not approved by James City County, this Amendment to Proffer Agreement shall be void and the Existing Proffers shall remain unchanged, in full force and effect.

CONDITIONS

The Existing Proffers as they apply to the Property only are hereby amended to read as follows:

1. Permitted Uses. All buildings or structures on the Property shall be used only for one or more of the following uses:

- Banks and other financial institutions
- Office supply stores 10,000 sq. ft. or less
- Business and professional offices
- Governmental offices
- Medical clinics or offices
- Contractor's offices (with materials and equipment storage limited to a fully

enclosed building)
Accessory uses
Antique shops
Barber and beauty shops
Dry cleaners and laundries
Gift and souvenir stores
Janitorial service establishments
Pet stores and pet supply companies
Photography, artist and sculptor stores and studios
Printing, mailing, lithographing, engraving, photocopying, blueprinting and
publishing establishments
Security service offices.

2. Access. There shall only be one entrance/exit to and from the Property and it shall be located in the location of the existing entrance/exit with minor changes thereto approved by the Development Review Committee.

3. Outdoor Storage. There shall be no outdoor storage permitted on the Property.

WITNESS the following signatures and seals:

JOHN GRIER CONSTRUCTION COMPANY, INC.

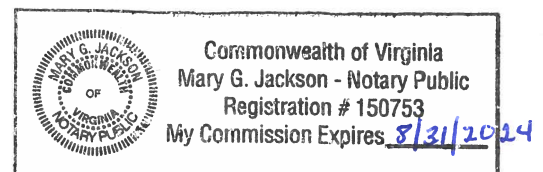
By: ASTM
Title: _____

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, to-wit:

The foregoing instrument was acknowledged before me this 17th day of march, 2021 by Joseph J. Terrall, President of JOHN GRIER CONSTRUCTION COMPANY, INC., a Virginia corporation, on behalf of the corporation.

Mary G. Jackson
NOTARY PUBLIC

My commission expires: 8/31/2024
Registration No.: 150753



**EXHIBIT A
PROPERTY DESCRIPTION**

All those certain lots or parcels of land situated in Berkeley (formerly Jamestown) Magisterial District, James City County, Virginia, shown and designated as Lots No. Two (2) and No. Three (3) on a certain plat entitled "Plat Showing Subdivision of Littlefield Farms Belonging to Jessie F. and Helen V. Slauson, Located in James City County, Virginia", dated April, 1958, and made by W. D. Thomas, C.L.S., said plat being recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in James City Deed Book 64, page 555.

WHEREAS, Joseph S. Terrell, Essie G. Terrell, and Joseph S. Terrell, Inc. (hereinafter collectively called "the Owners") own certain real property in James City County, Virginia, (hereinafter called "the Property") and more particularly described as follows:

All that certain tract, piece or parcel of land now or formerly situated in Jamestown District, James City County, Virginia, containing 8.0219 acres, more or less, shown and set forth as "Proposed LB Zone" on a plat entitled: "PROPOSED REZONING, SECTION 1 & 3, MIDLANDS, OWNER: JOSEPH S. TERRELL, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" made by AES, a professional corporation, dated July, 1985 (hereinafter called "The Plat").

WHEREAS, the Owners have applied for rezoning of the Property from the Limited Agricultural District, A-2, to the Limited Business District, LB; and

WHEREAS, the County of James City may be unwilling to rezone the Property from the Limited Agricultural District, A-2, to the Limited Business District, LB, because the Limited Business District, LB, zoning regulations may be deemed inadequate for the orderly development of the Property, because competing and incompatible uses may conflict; and

WHEREAS, more flexible and adaptable zoning methods are deemed advisable to permit the use of the Property; and

WHEREAS, the Owners are desirous of offering certain conditions for the protection of the community that are not applicable to land similarly zoned in addition to the regulations provided for in the Limited Business District, LB,

NOW, THEREFORE, this agreement witnesseth that for and in consideration of the County of James City rezoning the Property from the Limited Agricultural District A-2 to the Limited Business District, LB, and pursuant to Section 20-15 et seq of Chapter 20 of the Code of James City County, Virginia, the Owners agree that in addition to the regulations provided for in the Limited

Business District, LB, they will meet and comply with all of the following conditions for the development of the Property.

CONDITIONS

All buildings or structures to be erected shall be used solely for one or more of the following uses:

Banks and other financial institutions

Office Supply Stores, Secretarial and Duplicating Services

Business, governmental and professional offices

Doctors, dentist and other medical clinics or offices

Contractor's Offices without the storage of construction equipment or building materials

Off street parking as required

Joseph S. Terrell (SEAL)
JOSEPH S. TERRELL

Essie G. Terrell (SEAL)
ESSIE G. TERRELL

JOSEPH S. TERRELL

By Joseph S. Terrell (SEAL)
President

STATE OF VIRGINIA

COUNTY OF JAMES CITY, TO-WIT:

BOOK 346 PAGE 61

The foregoing was signed before me this 22nd day of June 1986, by Joseph S. Terrell, Essie G. Terrell, and Joseph S. Terrell, President of Joseph S. Terrell, Inc. on behalf of the said corporation.

Carrie Louise Powers
Notary Public

My commission expires: June 2nd 1990

Ref

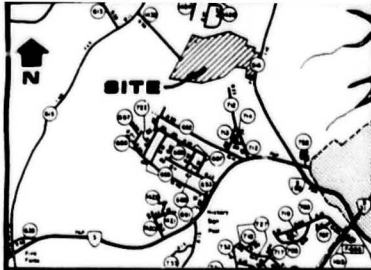
VIRGINIA: City of Williamsburg and County of
James City, to wit:

In the Clerk's office of the Circuit Court of the
City of Williamsburg and County of James City the

29 day of May, 1917 This Agreement
was presented with certificate annexed and
admitted to record at 8:50 o'clock

Teste: Richard S. Ward Clerk
Richard S. Ward
Clerk

6873



LOCATION MAP
SCALE: 1"=1/2 MILE

AREA TABULATION

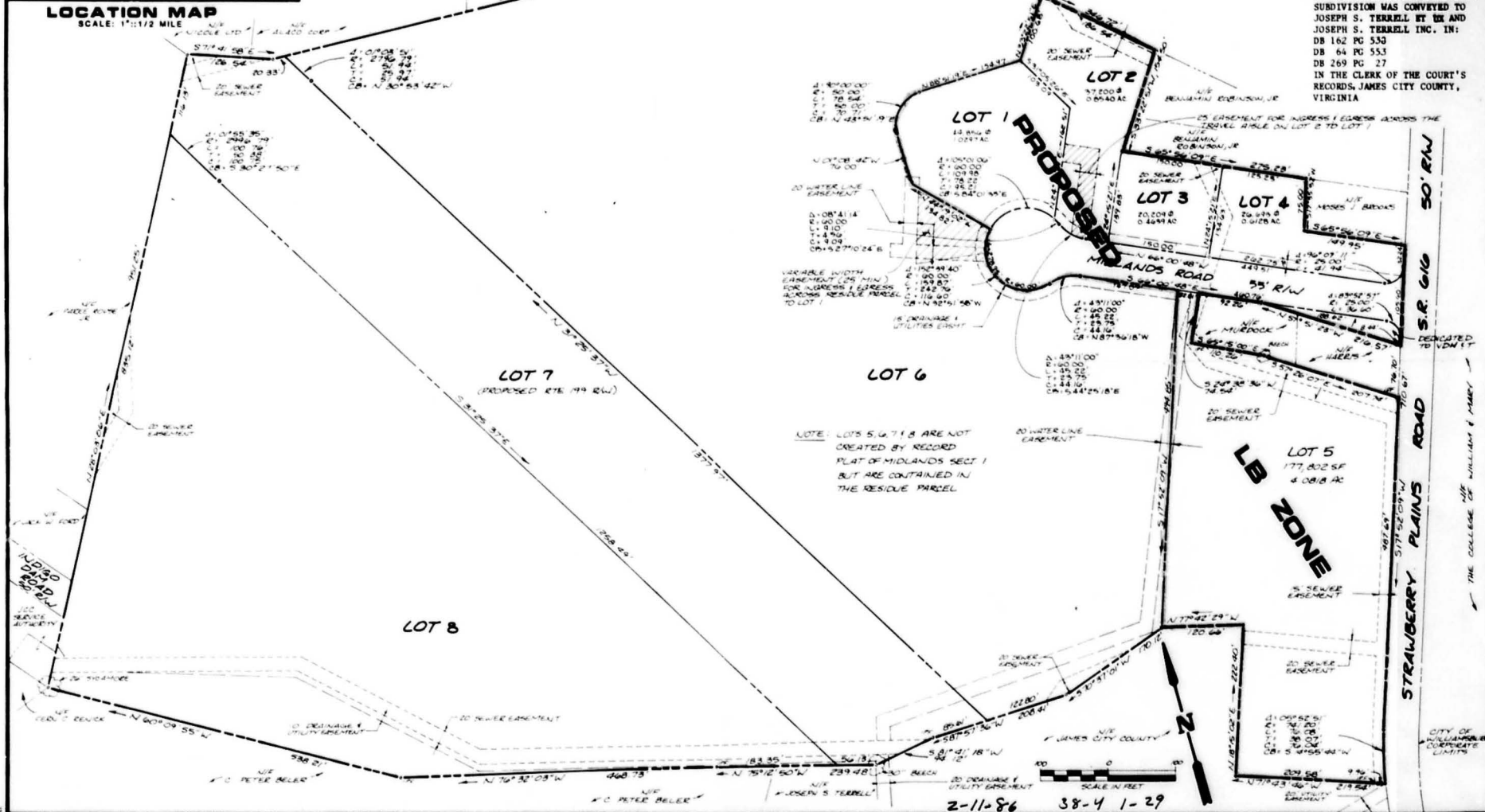
| | | |
|-------------------------------|--------------|------------|
| AREA OF LOTS 1-4 | 128,959 SF | 2.9605 AC |
| AREA OF MIDLANDS ROAD R/W | 39,531 SF | 0.9075 AC |
| AREA TO BE DEDICATED TO VDNIT | 3,139 SF | 0.0721 AC |
| AREA OF RESIDUE | 1,709,959 SF | 40.6327 AC |
| TOTAL AREA OF PARCEL | 1,981,588 SF | 44.5727 AC |
| AREA OF LOTS 1-5 | 306,761 SF | 7.0423 AC |

GENERAL NOTES

- PROPERTY IS ZONED A-2, LIMITED AGRICULTURAL DISTRICT.
- THE OWNER, HIS SUCCESSORS OR ASSIGNS, AGREES TO CONNECT TO PUBLIC WATER & SEWER LINES DEVELOPMENT.

SOURCE OF TITLE:

THE LAND ENCOMPASSED WITHIN THIS SUBDIVISION WAS CONVEYED TO JOSEPH S. TERRELL BY DEED AND JOSEPH S. TERRELL INC. IN: DB 162 PG 553 DB 64 PG 553 DB 269 PG 27 IN THE CLERK OF THE COURT'S RECORDS, JAMES CITY COUNTY, VIRGINIA



AES, a professional corporation

1761 Jamestown Road, Williamsburg, Va. 23185

804-253-0040

Architecture, Engineering, Surveying, Planning

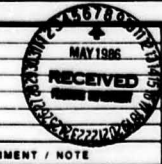
**PROPOSED REZONING
SECTION 1 & 3
MIDLANDS**

OWNER: JOSEPH S. TERRELL

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



| NO. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
| | | | |
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| | |
|-----------------------|--------------------|
| Designed LW | Drawn VMB |
| Scale 1"=100' | Date JULY, 1986 |
| Project No. 5863 | |
| Drawing No. 1 of 1 | |

Applicant proposes to amend undated proffers at Deed Book 346, page 59, as they apply to James City County Tax Map Parcels 3840100029C and 3840100029D (3741 and 3737 Strawberry Plains Road) to (1) clarify that they apply to the buildings and structures existing or to be erected and to the uses to be made of the land; and (2) add certain additional commercial Limited Business uses similar in size, scale and impact as those permitted under the current proffers, and which are compatible with the size of the parcels and surrounding B1 and LB uses, including the following specific uses: Accessory uses, Antique shops, Barber and beauty shops, Dry cleaners and laundries, Gift and souvenir stores, Janitorial service establishments, Pet stores and pet supply companies, Photography, artist and sculptor stores and studios, Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, Security service offices.

**Unapproved Minutes of the March 3, 2021
Planning Commission Regular Meeting**

Z-21-0001. 3737 and 3741 Strawberry Plains Road Proffer Amendment

Mr. Thomas Wysong, Senior Planner, stated that Mr. Vernon Geddy has applied on behalf of the John Grier Construction Company Inc. to amend the existing proffers for the two parcels to permit the following uses: accessory uses, antique shops, barber and beauty shops, dry cleaners and laundries, gift and souvenir stores, janitorial service establishments, pet stores and pet supply sales, photography, artist and sculptor stores and studios, printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments, and security service offices.

Mr. Wysong stated that the intended use of the property is a dry cleaner and laundry facility.

Mr. Wysong stated that this property is zoned Limited Business with Proffers is located within the Primary Service Area and is designated Moderate Density Residential within the adopted Comprehensive Plan. Mr. Wysong further stated that the recommended uses for Moderate Density Residential include multifamily units, apartments, recreation areas, manufactured home parks and subdivisions in accordance with location standards, very limited commercial and community-oriented facilities, timeshares, retirement and care facilities and communities. Mr. Wysong stated that staff finds the proposed proffer amendment would allow for the use of this property to have more options to fulfill the “limited commercial” use recommended within the Comprehensive Plan and still ensure that no intense business or commercial development be allowed. Mr. Wysong stated that the immediate proposed use of the property is anticipated to be a dry cleaner and laundry facility, which will offer in-store pick-up and drop-off services. Mr. Wysong stated that this use would provide an additional service option for the adjacent neighborhoods in the area, which would be in keeping with the recommendation of the Comprehensive Plan.

Mr. Wysong stated that staff also considered the impacts resulting from this development. Mr. Wysong stated that this proposal is not projected to generate significant traffic impacts on Strawberry Plains Road, nor is lighting or noise a concern. Mr. Wysong further stated that the applicant has provided two additional proffers as part of this proposal: one limiting the ingress and egress of the property to the one existing location on site and the other proffer prohibited outdoor storage throughout the property.

Mr. Wysong noted that staff received one email in support of the application, which was shared with the Commission.

Mr. Wysong stated that staff recommends that the Planning Commission recommend approval of the proffer amendment to the Board of Supervisors, subject to the draft proffers.

Mr. Krapf called for disclosures from the Commission.

Mr. Krapf stated that he spoke with Mr. Geddy.

Mr. Polster stated that he also spoke with Mr. Geddy.

There were no other disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Vernon Geddy, Geddy, Harris, Franck & Hickman, LLP, 1177 Jamestown Road, made a presentation to the Commission in support of the application.

As no one else wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Mr. Polster made a motion to recommend approval of the application and acceptance of the voluntary Proffers.

Mr. O'Connor stated that this was an excellent example of adaptive re-use of a property and that he would support the application.

On a roll call vote, the Commission voted to recommend approval of Z-21-0001. 3737 and 3741 Strawberry Plains Road Proffer Amendment and acceptance of the voluntary Proffers. (7-0)

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Thomas Wysong, Senior Planner

SUBJECT: SUP-21-0002. James River Elementary School Learning Cottage

ATTACHMENTS:

| | Description | Type |
|---|----------------------------|-----------------|
| ▣ | Staff Report | Staff Report |
| ▣ | 1. Resolution | Resolution |
| ▣ | 2. Location Map | Backup Material |
| ▣ | 3. Narrative & Plan | Backup Material |
| ▣ | 4. Future Think Enrollment | Backup Material |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|---------------------|
| Planning | Holt, Paul | Approved | 3/26/2021 - 4:38 PM |
| Development Management | Holt, Paul | Approved | 3/26/2021 - 4:38 PM |
| Publication Management | Daniel, Martha | Approved | 3/26/2021 - 4:40 PM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:27 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:25 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 8:07 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:39 AM |

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage

Staff Report for the April 13, 2021, Board of Supervisors Meeting**SUMMARY FACTS**

Applicant: Mr. Stephen Talley, PLA

Land Owner(s): Williamsburg-James City County Schools

Proposal: Installation of one modular learning cottage (two classrooms) at James River Elementary School for classroom use, which will accommodate up to 50 additional students. The units are expected to be in use from 2021/2022 through the 2024/2025 school years.

Location: 8901 Pocahontas Trail

Tax Map/Parcel No.: 5920100046

Project Acreage: ± 32.82 acres

Zoning: PL, Public Lands

Comprehensive Plan: Federal, State, and County Land

Primary Service Area: Inside

Staff Contact: Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: N/A

Board of Supervisors: April 13, 2021, 5:00 p.m.

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.
2. With the proposed conditions, staff finds the proposal consistent with the recommendations of the adopted 2015 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. This structure would contain two classrooms. The cottage would accommodate up to 50 additional students during the 2021/22-2024/25 school years.
- According to the “Projected Enrollment-Low” in the *Final Report: Enrollment Projections Update October 2020* (see Attachment No. 4), James River Elementary School is anticipated to have an enrollment of 424 students in the 2021/22 school year.* Per staff’s correspondence with Williamsburg-James City County (WJCC), the effective capacity of James River Elementary School is 528 students. Per the applicant’s narrative, WJCC is in the process of modifying the ratio of students-to-teachers based on the

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.

Staff Report for the April 13, 2021, Board of Supervisors Meeting

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 Norge Elementary School. The new classrooms will further enhance WJCC's efforts to provide more spacing for students in light of COVID-19. This temporary learning cottage is expected to be in-use through the 2024/2025 school year while the School Division plans for the expansion of an existing elementary school or the construction of a tenth elementary school. The cottage would be placed where previous cottages have been located on-site.

**School system projected enrollment does not account for Pre-K/Bright Beginnings, which is not offered at James River Elementary, per March 23, 2021 correspondence.*

***Maximum effective capacity based on WJCC's analysis of facility, as of March 23, 2021.*

PLANNING AND ZONING HISTORY

No temporary school trailer Special Use Permit (SUP) applications have been approved for this property.

SURROUNDING ZONING AND DEVELOPMENT

James River Elementary School is zoned Public Lands. Properties located north of the site are zoned R-2, General Residential. Properties west and south of the site are zoned R-8, Rural Residential and M-1, Limited Industry, respectively. Properties to the east of the site are zoned M-1, Limited Industry.

COMPREHENSIVE PLAN

The surrounding properties are designated Open Space or Recreation to the west, Low Density Residential and Moderate Density Residential to the north, and Mixed Use-Grove to the east and south. The 2035 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 classroom learning cottage will have no impact on the school site and adjacent properties.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage**Staff Report for the April 13, 2021, Board of Supervisors Meeting**

| Impacts/Potentially Unfavorable Conditions | Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i> | Considerations/Proposed Mitigation of Potentially Unfavorable Conditions |
|---|--|---|
| <u>Public Transportation: Vehicular</u> | <u>No Mitigation Required</u> | - The proposal is anticipated to generate traffic typical to the use of this property as a school. |
| <u>Public Transportation: Pedestrian/Bicycle</u> | <u>No Mitigation Required</u> | - Pedestrian/bicycle accommodations are not necessitated as a result of this proposed use. |
| <u>Public Safety</u> | <u>No Mitigation Required</u> | - Subject property is located within a six-minute radius of Fire Station 2. - The proposal does not generate impacts that require mitigation to the County's emergency services or facilities. |
| <u>Public Schools</u> | <u>No Mitigation Required</u> | - The proposal is expected to help accommodate the projected increase of students at James River Elementary School and facilitate proper school function, especially in light of the spacing needs prompted by COVID-19. |
| <u>Public Parks and Recreation</u> | <u>No Mitigation Required</u> | - The proposal does not generate impacts that require mitigation to the County's parks and recreation services or facilities. |
| <u>Public Libraries and Cultural Centers</u> | <u>No Mitigation Required</u> | - The proposal does not generate impacts that require mitigation to public libraries or cultural centers. |
| <u>Groundwater and Drinking Water Resources</u> | <u>No Mitigation Required</u> | - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources. |
| <u>Watersheds, Streams, and Reservoirs</u> | <u>No Mitigation Required</u> | - The Stormwater and Resource Protection Division offered no objections after reviewing this proposal. No new impervious surface is included in this proposal. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time. |
| <u>Cultural/Historic</u> | <u>No Mitigation Required</u> | - The subject property has been previously disturbed. The approved site plan for this school does show an archaeological area in the proximity of the proposed limits of disturbance. Assessment will be done during the site plan review to ensure there is no disturbance of any protected archaeological features identified as part of the previous site plan approval for this parcel. |

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.

SPECIAL USE PERMIT-21-0002. James River Elementary School Learning Cottage**Staff Report for the April 13, 2021, Board of Supervisors Meeting**

| Impacts/Potentially Unfavorable Conditions | Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i> | Considerations/Proposed Mitigation of Potentially Unfavorable Conditions |
|---|--|---|
| <u>Nearby and Surrounding Properties</u> | <u>No Mitigation Required</u> | - The school learning cottage will be interior to the subject property and is not expected to have any negative impact on surrounding properties. |
| <u>Community Character</u> | <u>No Mitigation Required</u> | - The location of this learning cottage is located adjacent to Pocahontas Trail, which is a Community Character Corridor. The proposed cottage is not expected to impact this corridor. |
| <u>Covenants and Restrictions</u> | <u>No Mitigation Required</u> | - The applicant has verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use. |

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 SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Overall, 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).

TW/md

SUP21-2JRESCott

Attachments:

1. Resolution
2. Location Map
3. Applicant Narrative and Plan
4. Final Report: Enrollment Projections Update October 2020

RESOLUTION

CASE NO. SUP-21-0002. JAMES RIVER ELEMENTARY SCHOOL TRAILER

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 James River Elementary School, has applied for an SUP to allow one temporary classroom trailer on property owned and developed by the applicant located at 8901 Pocahontas Trail, further identified as James City County Real Estate Tax Map Parcel No. 5920100046; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-21-0002.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case No. SUP-21-0002 for the placement of a temporary classroom trailer as described above and on the attached site location map subject to the following conditions:

1. This SUP shall be valid until July 1, 2025.
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. Fellows
Deputy Clerk to the Board

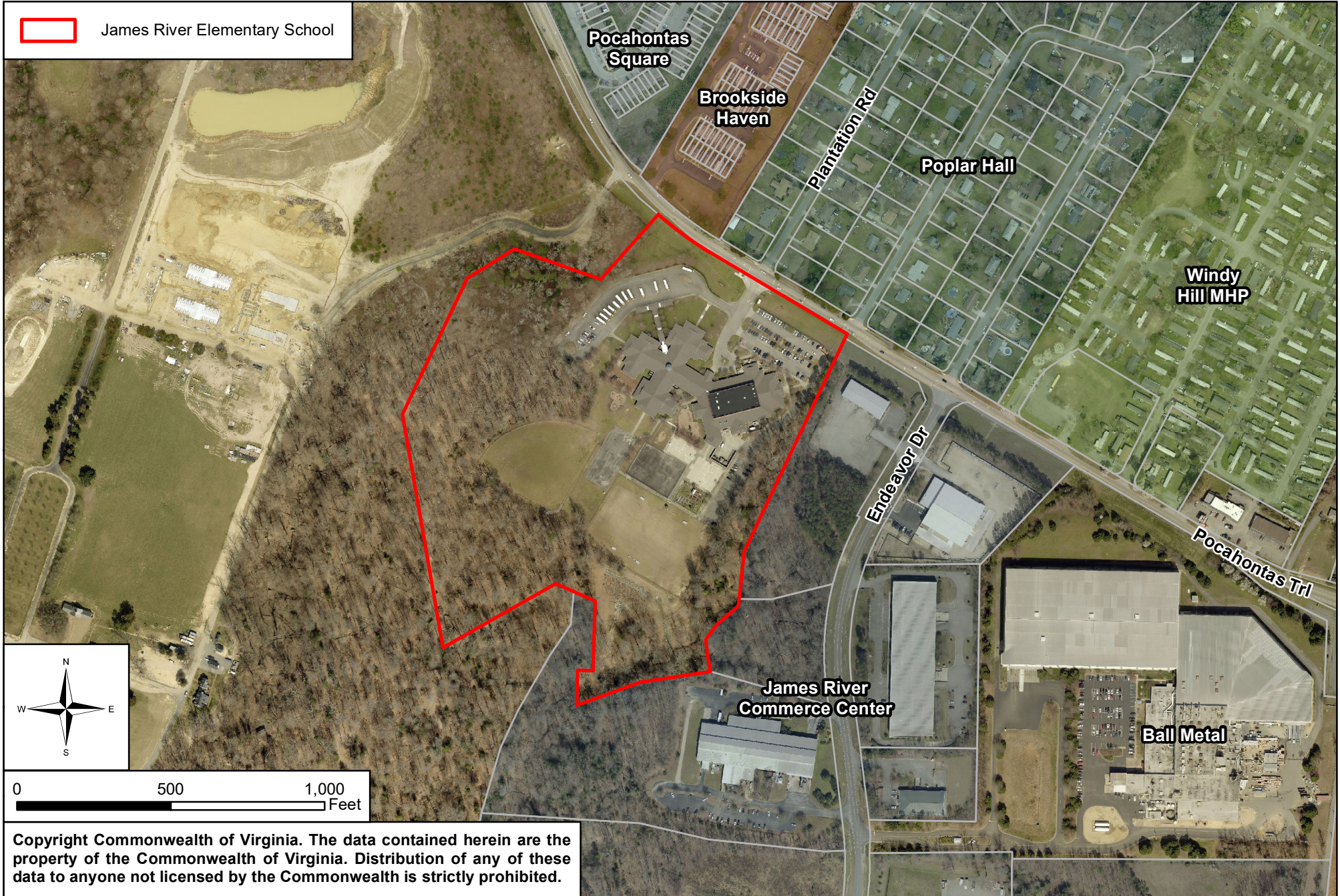
| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

SUP21-2JRESCott-res

JCC SUP-21-0002

James River Elementary School Learning Cottage



James River Elementary School Temporary Classroom Trailer

Williamsburg, VA

PREPARED ON BEHALF OF

Williamsburg/ James City County Public Schools
c/o Mr. Jim Falzone
597 Jolly Pond Road
Williamsburg, VA 23188
james.falzone@wjccschools.org

PREPARED BY



351 McLaws Circle
Williamsburg, VA 23185
757.220.0500

03/02/2021



Williamsburg-James City County Public Schools
Department of Operations

597 Jolly Pond Road • Williamsburg, VA 23188
Phone: (757) 565-3838 | wjccschools.org

February 22, 2021

James City County Planning Department
Attn: Mr. Jose Ribeiro, Senior Planner
101 Mounts Bay Road, Building A
Williamsburg VA 23185

Re: Installing a Classroom Trailer behind James River Elementary School

Dear Mr. Ribeiro,

We are requesting to add one (1) temporary classroom trailer with two (2) classrooms at James River Elementary School prior to the Fall of 2021. This trailer will be located behind the school next to the paved basketball and tennis courts, atop a grass volleyball court. The school doesn't currently use the volleyball court and does not need a temporary volleyball court during the time that the proposed classroom trailer will be on-site. The location is not easily seen from the adjacent streets or properties. Please see the attached proposed location on Figure 1, next page.

We are in the process of modifying the ratio of students-to-teachers in our schools based on the percentage of students in each school that are receiving free or reduced lunches. With smaller class sizes we face an immediate need for two additional classrooms at James River Elementary School. The new classrooms will further enhance our efforts to provide more spacing for students in light of COVID-19. We expect this temporary trailer to be in-use through the 2024/2025 school year while the School Division plans for the expansion of existing elementary schools or the 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 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,

A handwritten signature in black ink, appearing to read 'Jim Falzone', is written over a circular stamp.

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 Kever, Angel Washington, Rene Ewing, Marcellus Snipes

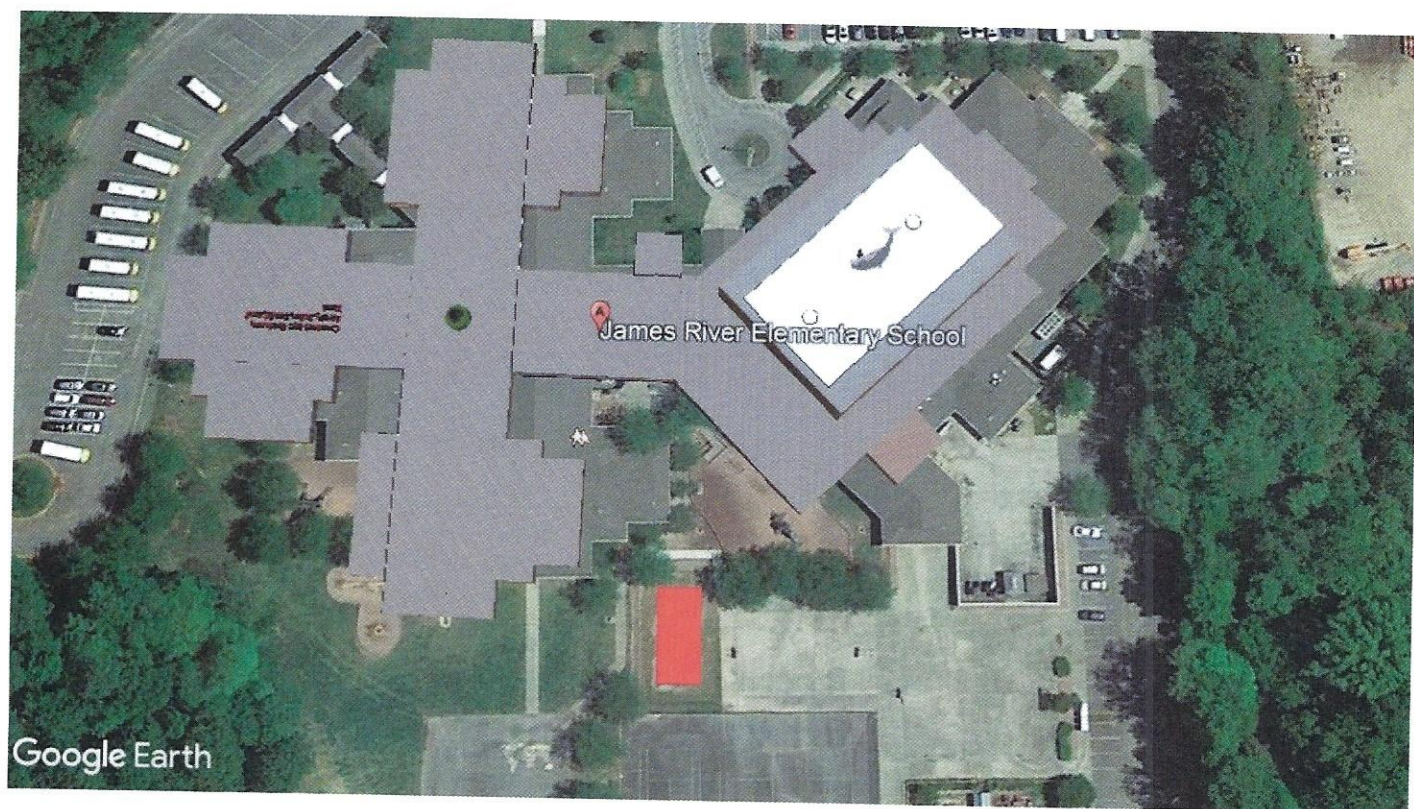
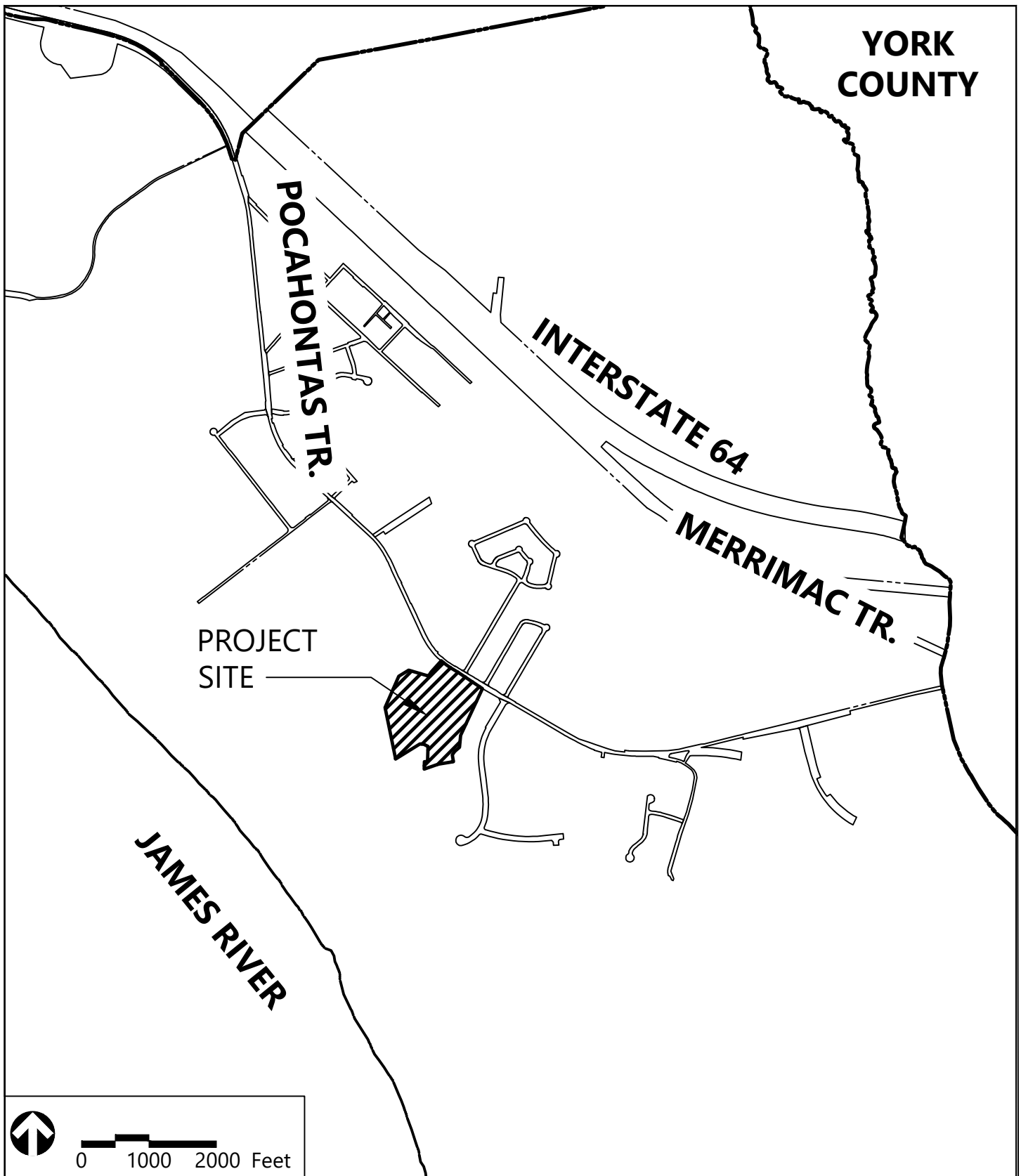


Figure 1. Classroom Trailer Location behind James River Elementary School



VICINITY MAP

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

ROBERTS DISTRICT
8901 Pocahontas Trail, Williamsburg, VA 23185

PARCEL ID: 5920100046

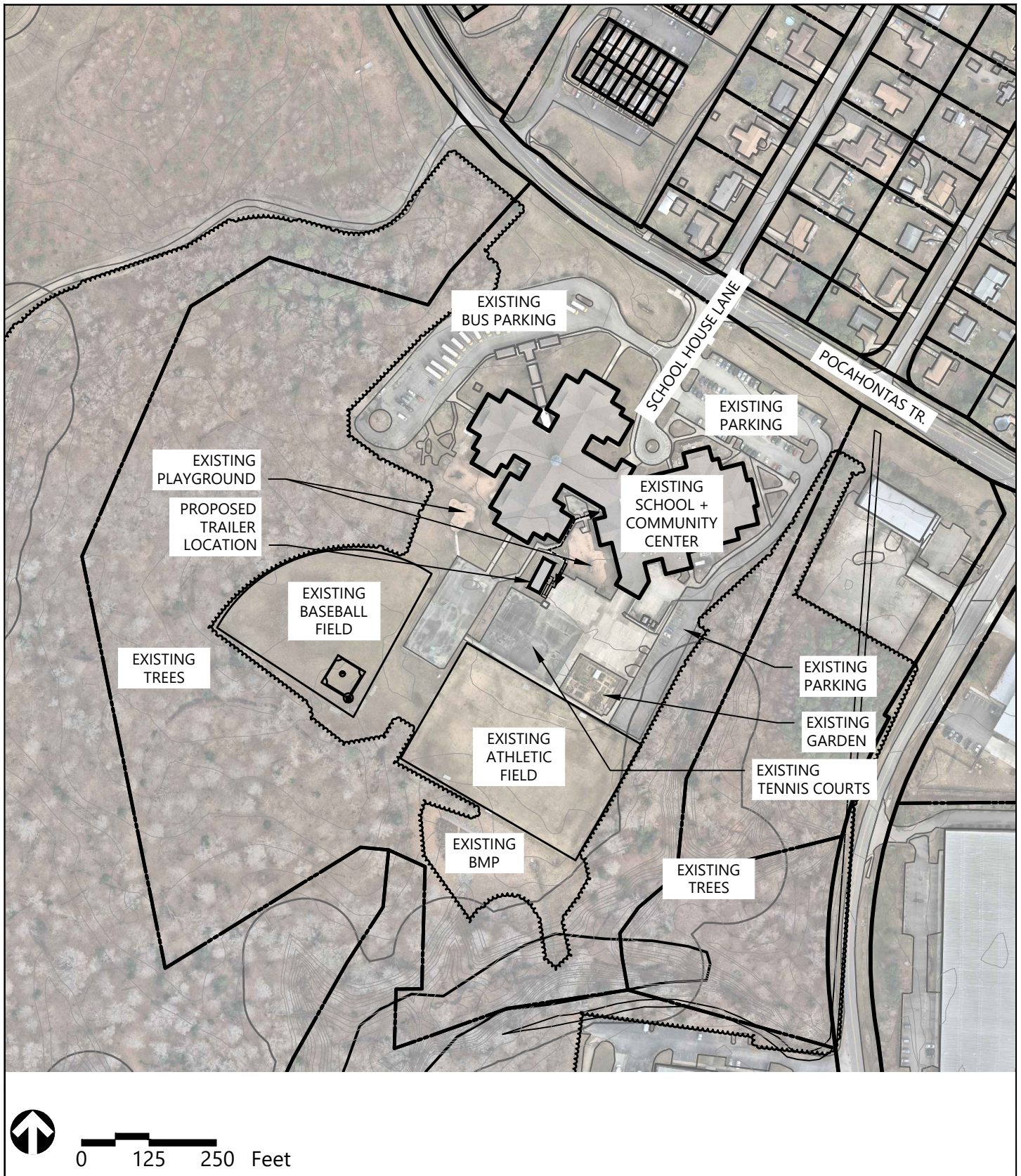
ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



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



SITE PLAN

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

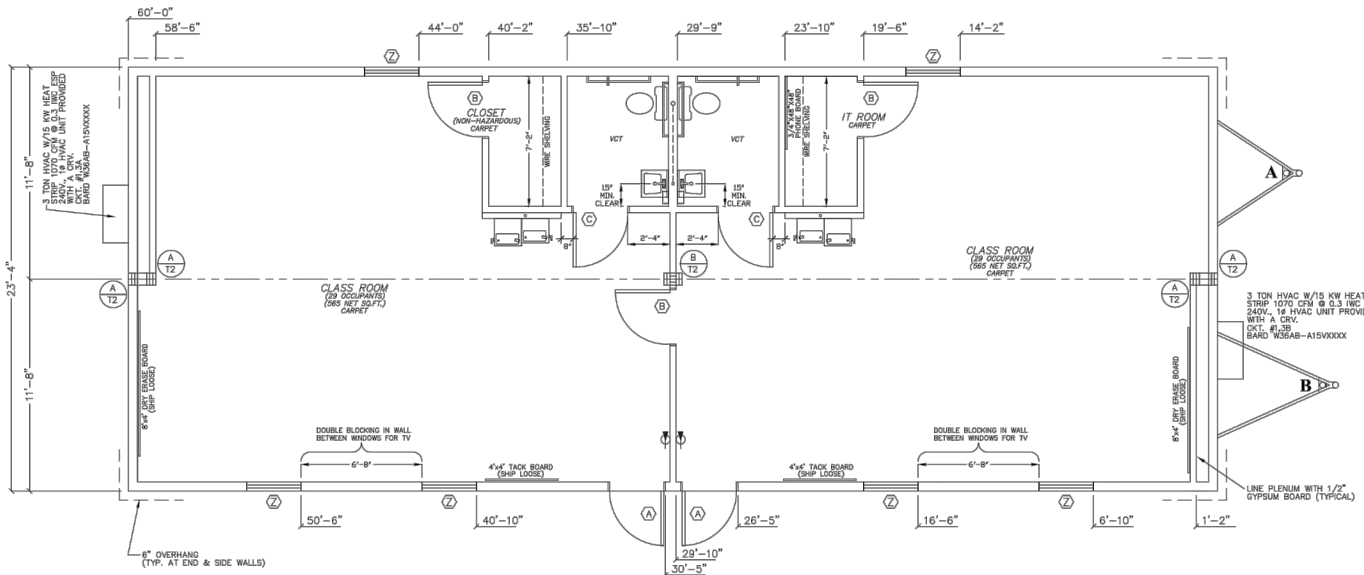
ROBERTS DISTRICT
8901 Pocahontas Trail, Williamsburg, VA 23185

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



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



TYPICAL CLASSROOM TRAILER FLOOR PLAN

NOT TO SCALE

SUMMARY:

1 MODULAR TRAILER UNIT

ACCOMMODATES: (2) CLASSROOMS - APPROXIMATELY (50) STUDENTS

ELECTRICAL SERVICE: TO BE PROVIDED FROM BUILDING ELECTRICAL SERVICE

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
JAMES RIVER ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

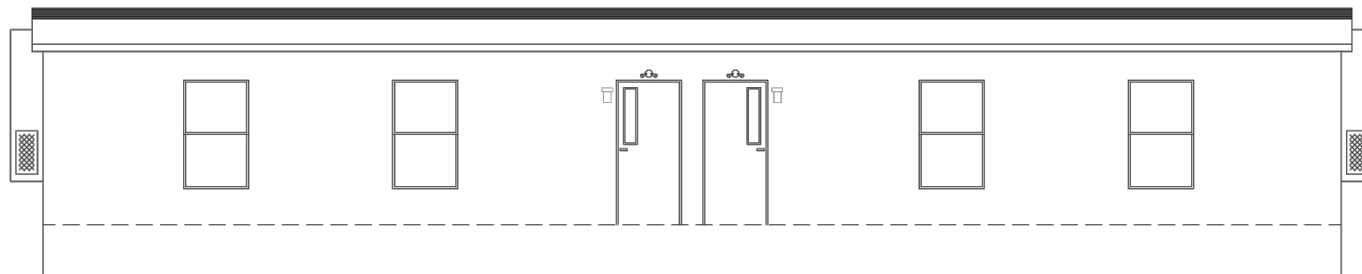
SPECIAL USE PERMIT APPLICATION

ROBERTS DISTRICT
8901 Pocahontas Trail, Williamsburg, VA 23185

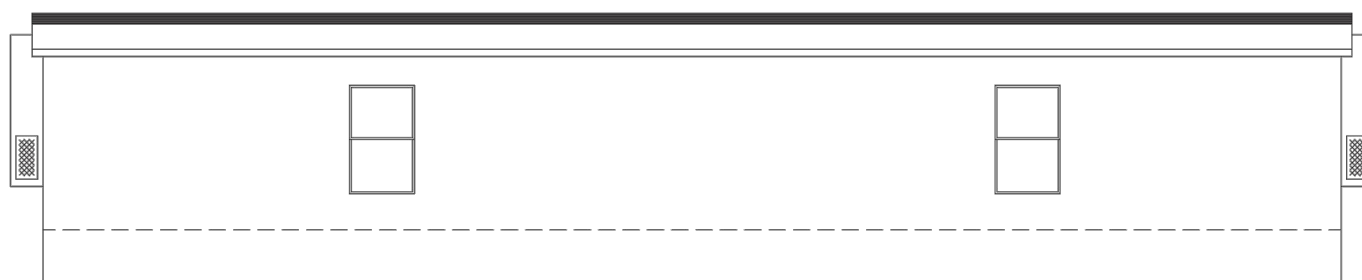
DATE: 03/02/2021



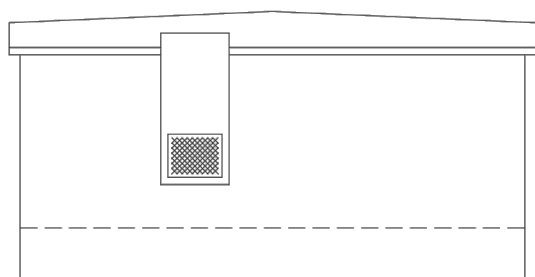
351 McLaws Circle
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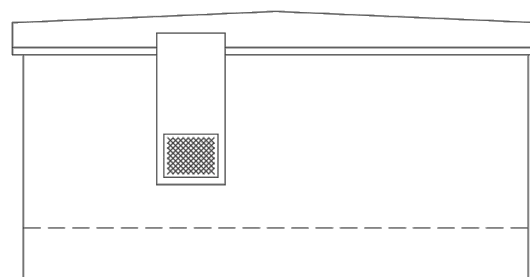
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

TYPICAL CLASSROOM TRAILER SECTION ELEVATION

NOT TO SCALE

DETAILS



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

TEMPORARY CLASSROOM TRAILER INSTALLATION
JAMES RIVER ELEMENTARY SCHOOL
WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS

ROBERTS DISTRICT
8901 Pocahontas Trail, Williamsburg, VA 23185

PARCEL ID: 5920100046

ZONING: PL - PUBLIC LANDS

SPECIAL USE PERMIT APPLICATION

DATE: 03/02/2021



FutureThink

PLAN TO EMPOWER

FINAL REPORT



Enrollment Projections Update
October 27, 2020

Williamsburg-James City County Public Schools

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.

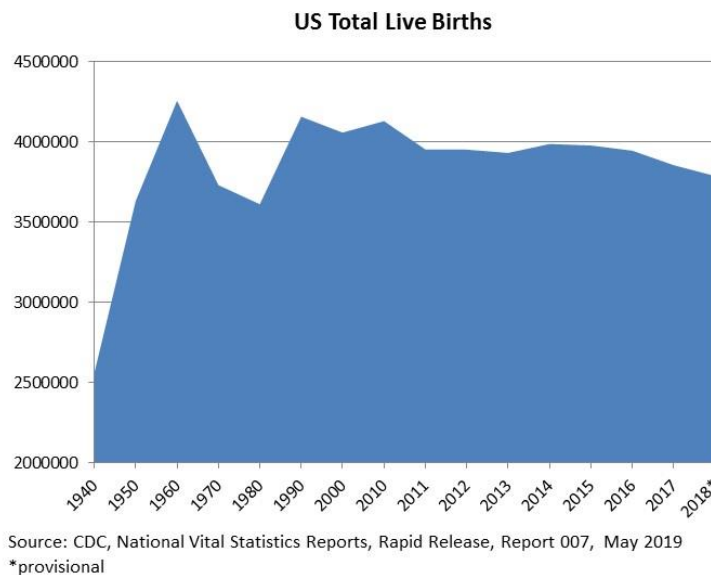
Tracy Healy

President

Williamsburg-James City County Public Schools

ENROLLMENT PROJECTION INTRODUCTION

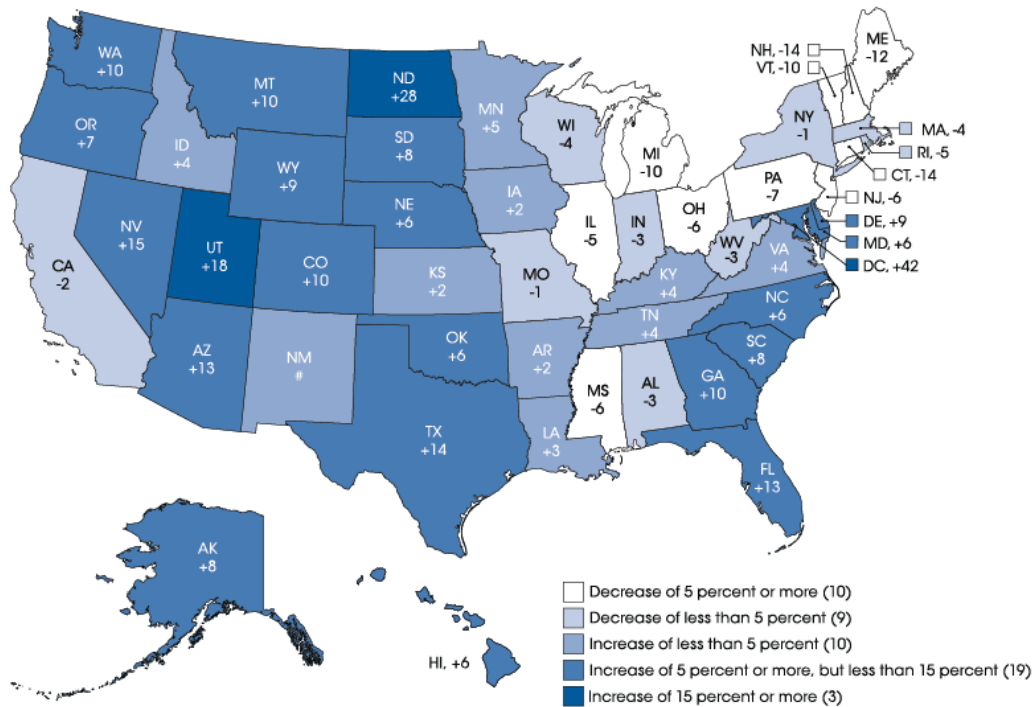
Tracing the landscape of the country's public school enrollment back over the past 70+ years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment. The baby boom of the late 1940s and 50s was followed by the baby 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. Since 2011, the total number of births has been relatively flat with decline in 2017 and 2018.



In 2014-15, approximately 56 million students were enrolled in grades Pre-K-12 in the United States, an increase of 3% since the 2011-12 school year. Overall, enrollment is projected to increase by approximately 3% by the 2026-27 school year.

Williamsburg-James City County Public Schools

The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2014-15 to the 2026-27 school year. Growth is expected to continue primarily in the southeast and west. Washington, D.C.; North Dakota; and Utah are projected to experience the most growth. Virginia is projected to experience an increase of 4 percent.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2014-15; and Public State Elementary and Secondary Enrollment Model: 1980-2026. See *Digest of Education Statistics 2016*, [table 203.20](#).

Williamsburg-James City County Public Schools

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.

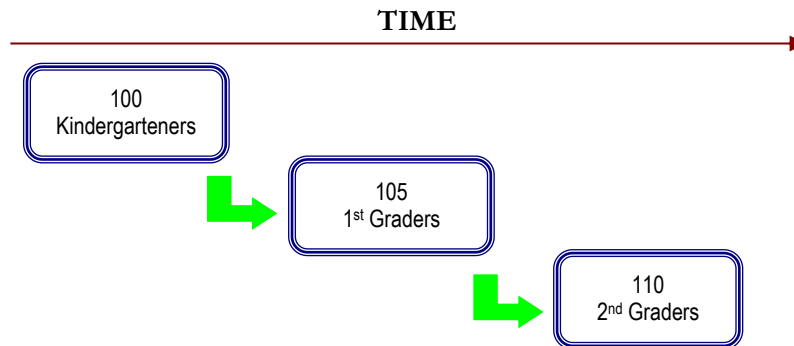
When looking ahead at a school Division's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? 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:

Williamsburg-James City County Public Schools

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.

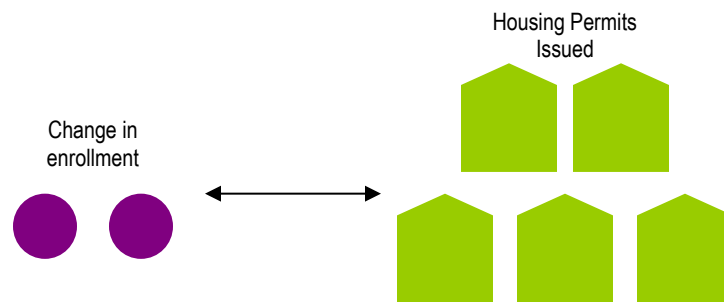
For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratio would be greater than 100% and could be multiplied by the current 8th grade to develop a projection for next year’s 9th grade. This methodology can be carried through 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.

Williamsburg-James City County Public Schools



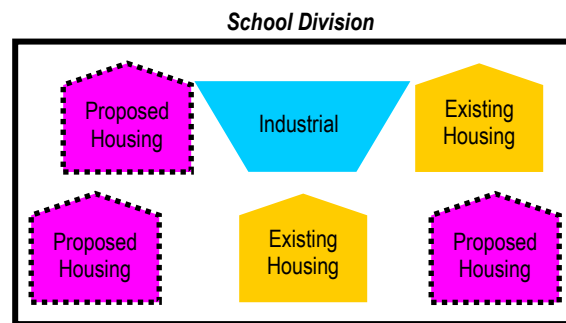
Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of student enrollment far exceeds the live birth rate.

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.

Williamsburg-James City County Public Schools

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.



Williamsburg-James City County Public Schools

HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Williamsburg-James City County Public Schools has increased by 187 students in grades K–12. Total enrollment for the 2020-21 school year is 10,858, a decrease of 590 students (or approximately 5%) from the previous school year.

The following table and graphs illustrate the Division's enrollment history from 2011-12 through 2020-21.

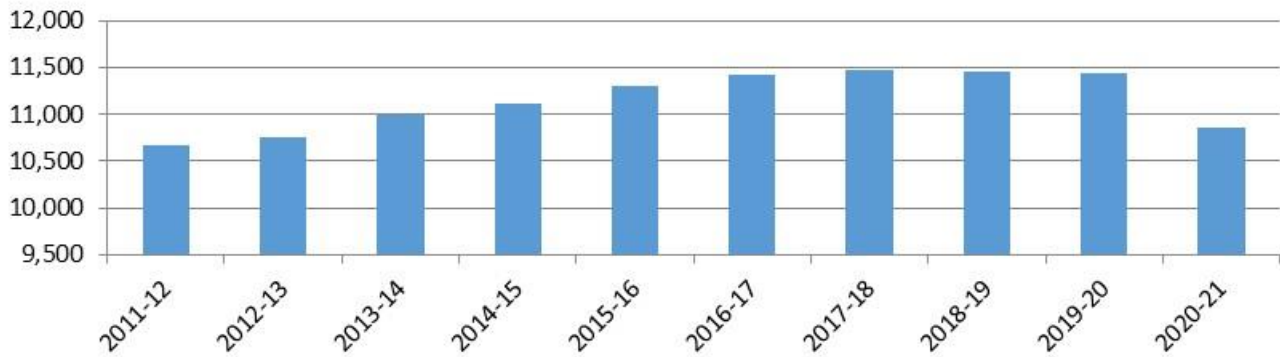
Williamsburg-James City County Public Schools
Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 797 | 770 | 778 | 751 | 760 | 813 | 770 | 807 | 788 | 670 |
| 1 | 747 | 796 | 831 | 809 | 810 | 792 | 863 | 791 | 811 | 765 |
| 2 | 771 | 786 | 828 | 851 | 832 | 808 | 808 | 886 | 832 | 747 |
| 3 | 793 | 795 | 804 | 839 | 865 | 860 | 828 | 825 | 902 | 762 |
| 4 | 795 | 816 | 821 | 824 | 871 | 868 | 868 | 840 | 833 | 843 |
| 5 | 809 | 815 | 841 | 838 | 841 | 887 | 881 | 875 | 853 | 796 |
| K - 5 Total | 4,712 | 4,778 | 4,903 | 4,912 | 4,979 | 5,028 | 5,018 | 5,024 | 5,019 | 4,583 |
| 6 | 845 | 821 | 853 | 852 | 887 | 879 | 857 | 897 | 884 | 824 |
| 7 | 880 | 826 | 839 | 860 | 859 | 886 | 876 | 872 | 892 | 864 |
| 8 | 835 | 905 | 854 | 855 | 873 | 863 | 907 | 872 | 879 | 867 |
| 6 - 8 Total | 2,560 | 2,552 | 2,546 | 2,567 | 2,619 | 2,628 | 2,640 | 2,641 | 2,655 | 2,555 |
| 9 | 850 | 923 | 1,021 | 980 | 953 | 1,008 | 931 | 989 | 940 | 958 |
| 10 | 871 | 851 | 908 | 986 | 976 | 965 | 1,035 | 948 | 1,005 | 912 |
| 11 | 833 | 828 | 806 | 875 | 939 | 918 | 959 | 958 | 897 | 964 |
| 12 | 845 | 816 | 814 | 796 | 837 | 884 | 894 | 901 | 932 | 886 |
| 9 - 12 Total | 3,399 | 3,418 | 3,549 | 3,637 | 3,705 | 3,775 | 3,819 | 3,796 | 3,774 | 3,720 |
| K - 12 Total | 10,671 | 10,748 | 10,998 | 11,116 | 11,303 | 11,431 | 11,477 | 11,461 | 11,448 | 10,858 |

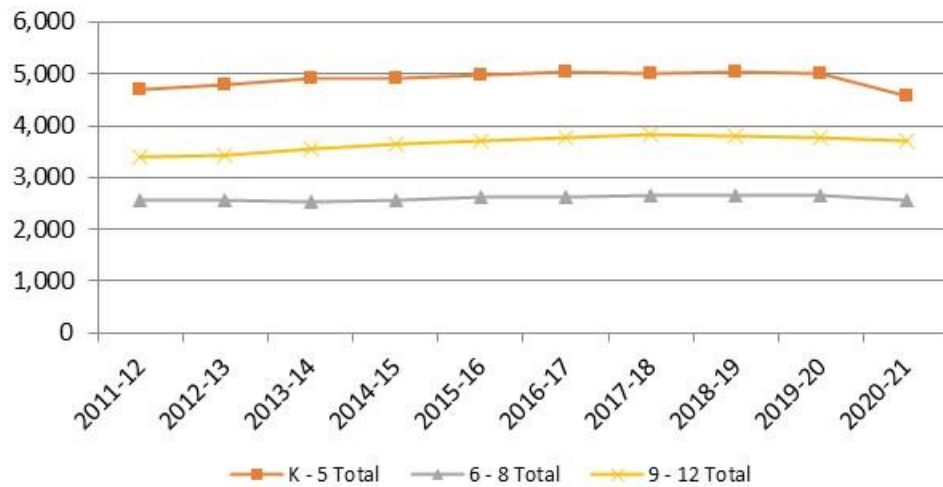
Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Williamsburg-James City County Public Schools

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



**Williamsburg-James City County Public Schools
Historical Enrollment by Grade Group**



Williamsburg-James City County Public Schools

The following table illustrates the Division's enrollment history by school from 2011-12 through 2020-21. During that time, one new school opened.

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

| School | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Baker Elementary | 509 | 500 | 500 | 524 | 536 | 528 | 513 | 515 | 491 | 443 |
| Laurel Lane Elementary | 461 | 447 | 432 | 429 | 482 | 487 | 486 | 465 | 464 | 430 |
| Montague Elementary | 431 | 423 | 443 | 445 | 438 | 461 | 482 | 503 | 506 | 464 |
| Norge Elementary | 535 | 561 | 572 | 578 | 610 | 591 | 583 | 583 | 593 | 553 |
| Whaley Elementary | 471 | 472 | 532 | 521 | 512 | 489 | 480 | 541 | 500 | 429 |
| James River Elementary | 493 | 550 | 512 | 503 | 492 | 502 | 498 | 448 | 454 | 428 |
| Stonehouse Elementary | 647 | 665 | 720 | 719 | 714 | 727 | 723 | 745 | 764 | 718 |
| Matoaka Elementary | 732 | 711 | 745 | 723 | 721 | 730 | 754 | 745 | 760 | 674 |
| Blayton Elementary | 433 | 449 | 447 | 470 | 474 | 513 | 499 | 479 | 487 | 444 |
| Berkeley Middle | 936 | 942 | 902 | 908 | 880 | 860 | 881 | 596 | 633 | 599 |
| Toano Middle | 705 | 693 | 733 | 756 | 803 | 826 | 816 | 701 | 678 | 628 |
| Hornsby Middle | 919 | 917 | 911 | 903 | 936 | 942 | 943 | 794 | 809 | 795 |
| James Blair Middle | | | | | | | | 550 | 535 | 533 |
| Lafayette High | 1,077 | 1,098 | 1,158 | 1,160 | 1,209 | 1,152 | 1,130 | 1,112 | 1,113 | 1,123 |
| Jamestown High | 1,186 | 1,211 | 1,263 | 1,313 | 1,308 | 1,328 | 1,317 | 1,296 | 1,289 | 1,257 |
| Warhill High | 1,136 | 1,109 | 1,128 | 1,164 | 1,188 | 1,295 | 1,372 | 1,388 | 1,372 | 1,340 |
| Total | 10,671 | 10,748 | 10,998 | 11,116 | 11,303 | 11,431 | 11,477 | 11,461 | 11,448 | 10,858 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Williamsburg-James City County Public Schools

ACTUAL VERSUS PROJECTED ENROLLMENT

The following chart compares the previously developed low enrollment projections, by grade, versus the actual enrollments for the 2020-21 school year. Actual vs. projected enrollment for the 2020-21 school year was within 531 students or 4.89 percent.

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

| Grade | 2020-21 Actual | 2020-21 Low Projection | Difference | Percentage |
|--------------|----------------|------------------------|-------------|---------------|
| K | 670 | 790 | -120 | -17.91% |
| 1 | 765 | 806 | -41 | -5.36% |
| 2 | 747 | 831 | -84 | -11.24% |
| 3 | 762 | 849 | -87 | -11.42% |
| 4 | 843 | 911 | -68 | -8.07% |
| 5 | 796 | 844 | -48 | -6.03% |
| 6 | 824 | 855 | -31 | -3.76% |
| 7 | 864 | 886 | -22 | -2.55% |
| 8 | 867 | 899 | -32 | -3.69% |
| 9 | 958 | 951 | 7 | 0.73% |
| 10 | 912 | 954 | -42 | -4.61% |
| 11 | 964 | 949 | 15 | 1.56% |
| 12 | 886 | 864 | 22 | 2.48% |
| Total | 10,858 | 11,389 | -531 | -4.89% |

Source: Williamsburg-James City County Public Schools, FutureThink

Williamsburg-James City County Public Schools

This year, the actual enrollments at James Blair Middle and Lafayette High School were higher than projected. The rest of the schools' enrollments were all under their projected enrollment.

Williamsburg-James City County Public Schools

Actual vs. Projected Enrollment - Low

| School | 2020-21 Actual | 2020-21 Low Projection | Difference | Percentage |
|------------------------|----------------|------------------------|------------|------------|
| Baker Elementary | 443 | 492 | -49 | -11.06% |
| Laurel Lane Elementary | 430 | 465 | -35 | -8.14% |
| Montague Elementary | 464 | 508 | -44 | -9.48% |
| Norge Elementary | 553 | 594 | -41 | -7.41% |
| Whaley Elementary | 429 | 502 | -73 | -17.02% |
| James River Elementary | 428 | 454 | -26 | -6.07% |
| Stonehouse Elementary | 718 | 765 | -47 | -6.55% |
| Matoaka Elementary | 674 | 763 | -89 | -13.20% |
| Blayton Elementary | 444 | 488 | -44 | -9.91% |
| Berkeley Middle | 599 | 629 | -30 | -5.01% |
| Toano Middle | 628 | 674 | -46 | -7.32% |
| Hornsby Middle | 795 | 805 | -10 | -1.26% |
| James Blair Middle | 533 | 532 | 1 | 0.19% |
| Lafayette High | 1,123 | 1,096 | 27 | 2.40% |
| Jamestown High | 1,257 | 1,270 | -13 | -1.03% |
| Warhill High | 1,340 | 1,352 | -12 | -0.90% |

Source: Williamsburg-James City County Public Schools, FutureThink

Williamsburg-James City County Public Schools

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.

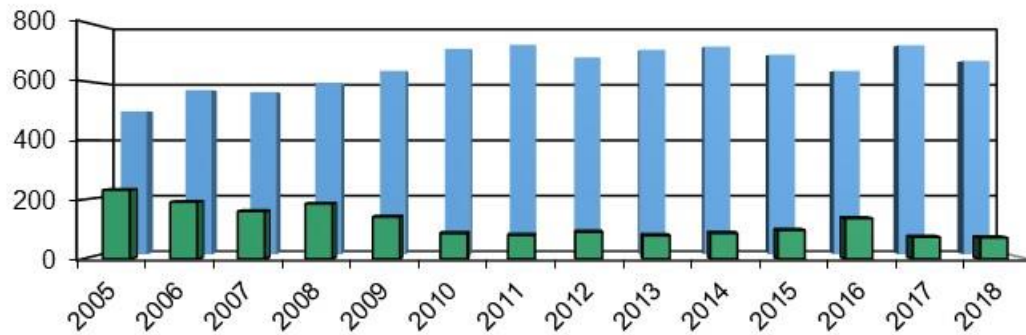
**Williamsburg & James City County
Live Birth Count
2005-2018**

| Year | Williamsburg | James City County | Total |
|------|--------------|-------------------|-------|
| 2005 | 233 | 502 | 735 |
| 2006 | 192 | 576 | 768 |
| 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 |

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

Williamsburg-James City County Public Schools

**Williamsburg & James City County
Birth Counts**



Williamsburg-James City County Public Schools

DEMOGRAPHICS

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

General Demographic Information

| | James City County | Virginia |
|-------------------------|----------------------|----------|
| Per Capita Income | \$43,815 | \$37,763 |
| Median Household Income | \$83,048 | \$71,564 |
| Persons Below Poverty | 7.0% | 9.9% |

Source: US Census, American Community Survey 2018, 5-year estimates

Total Population

| | 2000 | 2010 |
|-------------------|--------|--------|
| Williamsburg City | 11,988 | 14,068 |
| James City County | 48,102 | 67,009 |

Source: US Census 2010

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 2000 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
- ▶ InfoUSA
- ▶ U.S. Bureau of the Census' Current Population Survey
- ▶ National Planning Association Data Service

Williamsburg-James City County Public Schools

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.

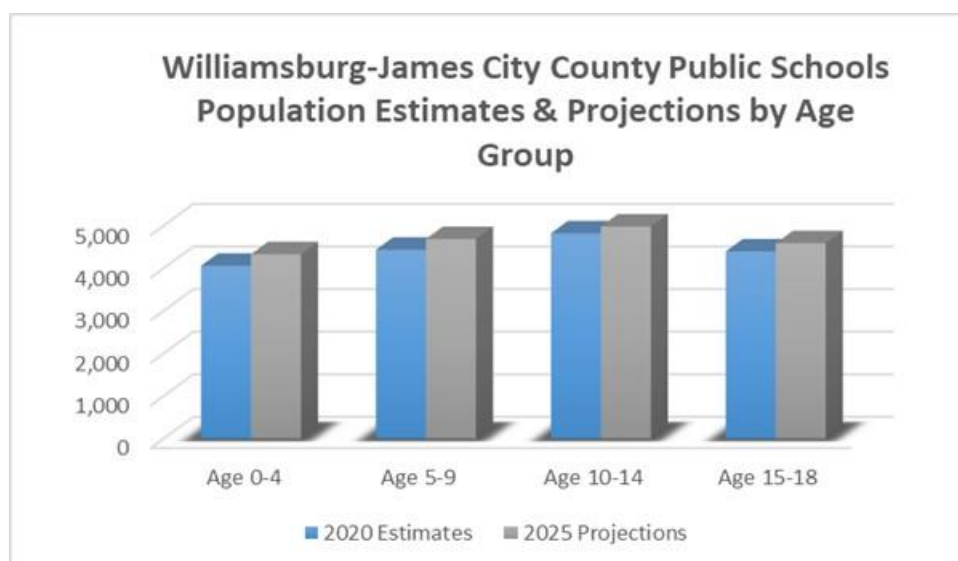
The total population in the Division is 94,329. This population is projected to increase by 6,860 people, or approximately 7% over a 5-year period.

The 0-18 year-old population in the Division currently totals 17,717. This population is projected to increase by 874 children, or approximately 5 percent.

The median age is projected to increase by 2% from 44.6 to 45.5 years of age.

| Williamsburg-James City County Public Schools | 2020 Estimates | 2025 Projections | Change 2020-25 | Change 2020-25 (%) |
|---|----------------|------------------|----------------|--------------------|
| Total Population | 94,329 | 101,189 | 6,860 | 7.3% |
| Age 0-4 | 4,062 | 4,332 | 270 | 6.6% |
| Age 5-9 | 4,436 | 4,689 | 253 | 5.7% |
| Age 10-14 | 4,821 | 4,982 | 161 | 3.3% |
| Age 15-18 | 4,398 | 4,588 | 190 | 4.3% |
| Total Age 0-18 | 17,717 | 18,591 | 874 | 4.9% |
| Median Age | 44.6 | 45.5 | 0.9 | 2.0% |

Source: ESRI



Williamsburg-James City County Public Schools

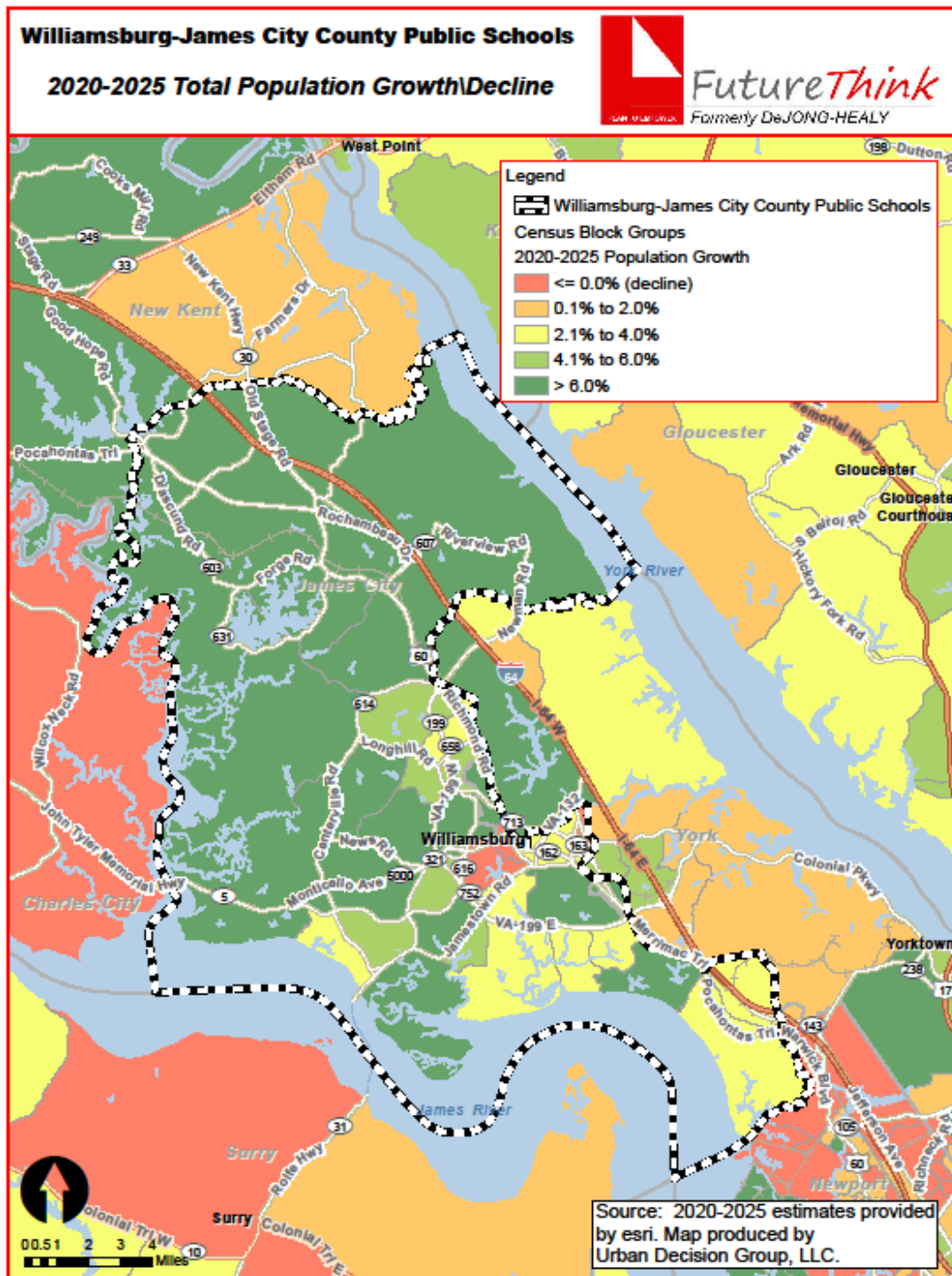
Median and average household incomes in the Division are projected to increase by approximately 6% and 9%, respectively, over a 5-year period. The average family size is projected to increase slightly, and the number of family households is projected to increase by 7 percent.

| Williamsburg-James City County Public Schools | 2020 Estimates | 2025 Projections | Change 2020-25 | Change 2020-25 (%) |
|---|----------------|------------------|----------------|--------------------|
| Median Household Income | \$80,499 | \$85,347 | \$4,848 | 6.0% |
| Average Household Income | \$114,860 | \$125,624 | \$10,764 | 9.4% |
| Average Family Size | 2.87 | 2.88 | 0.01 | 0.3% |
| Total Family Households | 24,999 | 26,757 | 1,758 | 7.0% |

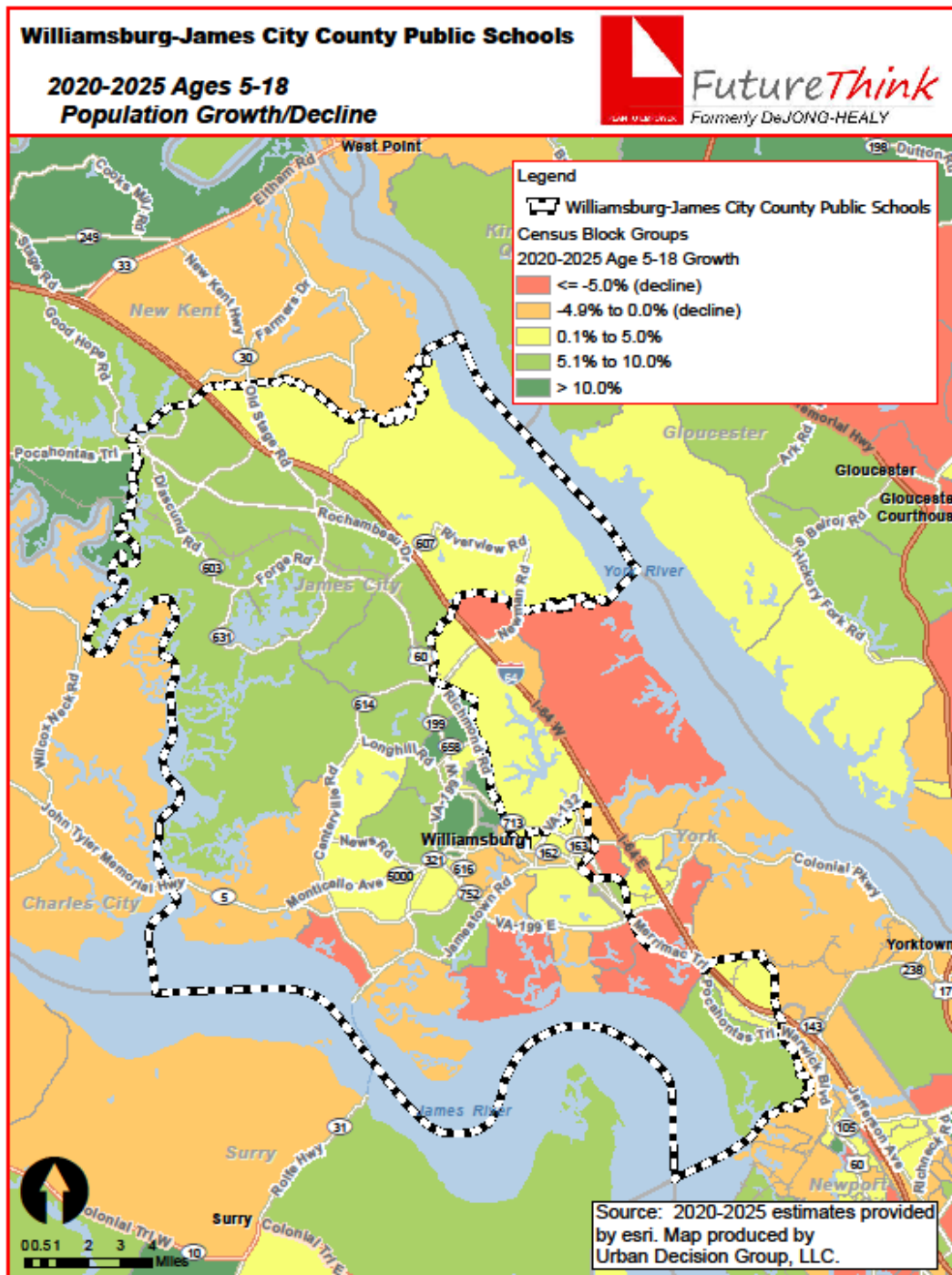
Source: ESRI

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



Williamsburg-James City County Public Schools

HOUSING INFORMATION

The total number of new single-family dwellings in Williamsburg and James City County has fluctuated between 347 and 516 units over the last 10 years with the exception of last year. In 2019, the total was only 279.

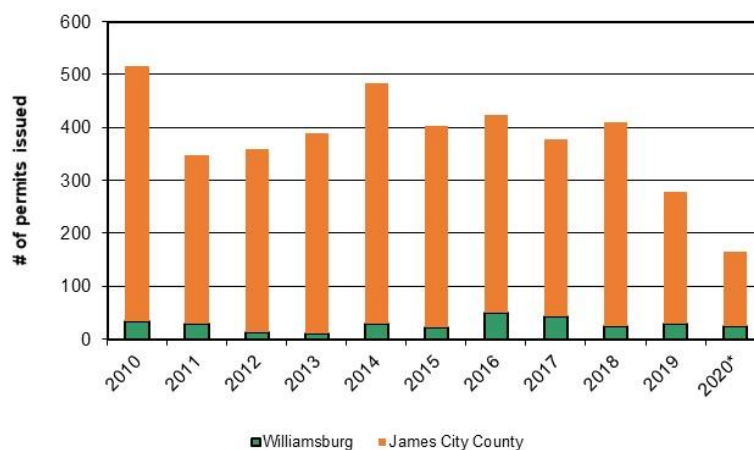
of Single-Family Building Permits Issued

| Year | Williamsburg | James City County |
|-------|--------------|-------------------|
| 2010 | 34 | 482 |
| 2011 | 29 | 318 |
| 2012 | 13 | 345 |
| 2013 | 11 | 378 |
| 2014 | 30 | 454 |
| 2015 | 21 | 381 |
| 2016 | 49 | 374 |
| 2017 | 43 | 335 |
| 2018 | 25 | 386 |
| 2019 | 29 | 250 |
| 2020* | 24 | 141 |

Source: City of Williamsburg, SOCDs Building Permits Database

* through September 27 for Williamsburg & August 2020 for James City County

Single-Family Building Permits



Williamsburg-James City County Public Schools

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 |
|------|--------------------|------------|----------|---------|--------|---------|--------|--------|--------|--------|----------|---------|---------|---------|
| 2011 | 2012 | 105.5% | 99.9% | 105.2% | 103.1% | 102.9% | 102.5% | 101.5% | 97.8% | 102.8% | 110.5% | 100.1% | 95.1% | 98.0% |
| 2012 | 2013 | 98.7% | 107.9% | 104.0% | 102.3% | 103.3% | 103.1% | 104.7% | 102.2% | 103.4% | 112.8% | 98.4% | 94.7% | 98.3% |
| 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% |
| | average | 97.10% | 103.367% | 101.80% | 101.1% | 101.07% | 101.2% | 101.5% | 100.0% | 101.1% | 110.971% | 99.895% | 95.323% | 96.914% |
| | standard deviation | 5.607% | 3.498% | 3.778% | 3.413% | 2.913% | 2.090% | 3.095% | 1.484% | 1.790% | 2.700% | 2.056% | 1.766% | 1.773% |

Williamsburg-James City County Public Schools

ENROLLMENT PROJECTIONS

Following is the most likely ten-year projected enrollment. According to this projection, enrollment would increase 1,211 students in grades K–12 from the current 2020-21 enrollment of 10,858 to the 2030-31 projected enrollment of 12,069, an increase of approximately 11% percent.

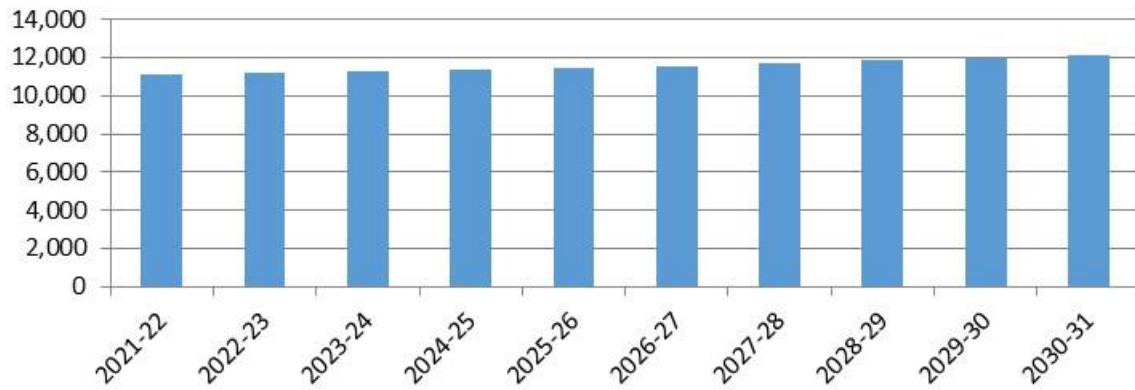
Williamsburg-James City County Public Schools
Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 787 | 813 | 756 | 784 | 808 | 810 | 811 | 814 | 817 | 818 |
| 1 | 705 | 829 | 856 | 797 | 828 | 850 | 855 | 856 | 859 | 861 |
| 2 | 795 | 735 | 861 | 891 | 829 | 860 | 887 | 887 | 889 | 891 |
| 3 | 768 | 816 | 754 | 884 | 915 | 850 | 883 | 909 | 910 | 914 |
| 4 | 780 | 784 | 836 | 771 | 905 | 937 | 869 | 902 | 930 | 930 |
| 5 | 861 | 797 | 803 | 853 | 788 | 924 | 956 | 888 | 922 | 951 |
| K - 5 Total | 4,696 | 4,774 | 4,866 | 4,980 | 5,073 | 5,231 | 5,261 | 5,256 | 5,327 | 5,365 |
| 6 | 814 | 882 | 815 | 820 | 874 | 806 | 946 | 977 | 909 | 944 |
| 7 | 829 | 819 | 885 | 819 | 824 | 878 | 810 | 951 | 983 | 914 |
| 8 | 874 | 837 | 827 | 895 | 829 | 833 | 887 | 819 | 960 | 993 |
| 6 - 8 Total | 2,517 | 2,538 | 2,527 | 2,534 | 2,527 | 2,517 | 2,643 | 2,747 | 2,853 | 2,852 |
| 9 | 966 | 973 | 932 | 922 | 997 | 922 | 928 | 988 | 912 | 1,070 |
| 10 | 974 | 983 | 991 | 949 | 938 | 1,014 | 938 | 944 | 1,005 | 928 |
| 11 | 876 | 938 | 944 | 951 | 912 | 901 | 974 | 901 | 908 | 966 |
| 12 | 944 | 858 | 917 | 925 | 932 | 894 | 882 | 955 | 883 | 888 |
| 9 - 12 Total | 3,760 | 3,752 | 3,784 | 3,747 | 3,779 | 3,731 | 3,722 | 3,788 | 3,708 | 3,852 |
| K - 12 Total | 10,973 | 11,064 | 11,177 | 11,261 | 11,379 | 11,479 | 11,626 | 11,791 | 11,888 | 12,069 |

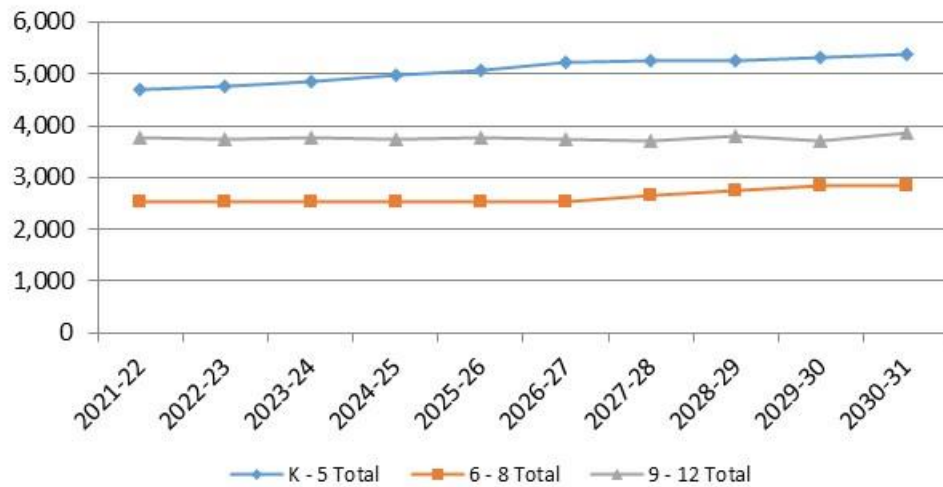
Source: FutureThink

Williamsburg-James City County Public Schools

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



**Williamsburg-James City County Public Schools
Projected Enrollment by Grade Group**



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 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 84 | 74 | 78 | 84 | 71 | 83 | 79 | 86 | 72 | 55 |
| 1 | 82 | 86 | 77 | 82 | 88 | 79 | 94 | 78 | 86 | 70 |
| 2 | 75 | 91 | 89 | 87 | 97 | 91 | 76 | 96 | 83 | 78 |
| 3 | 71 | 77 | 98 | 95 | 84 | 95 | 89 | 74 | 91 | 86 |
| 4 | 97 | 73 | 78 | 94 | 93 | 80 | 96 | 84 | 74 | 85 |
| 5 | 100 | 99 | 80 | 82 | 103 | 100 | 79 | 97 | 85 | 69 |
| Total | 509 | 500 | 500 | 524 | 536 | 528 | 513 | 515 | 491 | 443 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Baker Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 76 | 79 | 73 | 76 | 78 | 78 | 78 | 79 | 79 | 79 |
| 1 | 68 | 80 | 83 | 77 | 80 | 82 | 83 | 83 | 83 | 83 |
| 2 | 77 | 71 | 83 | 86 | 80 | 83 | 86 | 86 | 86 | 86 |
| 3 | 74 | 79 | 73 | 85 | 88 | 82 | 85 | 88 | 88 | 88 |
| 4 | 75 | 76 | 81 | 75 | 87 | 90 | 84 | 87 | 90 | 90 |
| 5 | 83 | 77 | 78 | 82 | 76 | 89 | 92 | 86 | 89 | 92 |
| Total | 453 | 462 | 471 | 481 | 489 | 504 | 508 | 509 | 515 | 518 |

Source: FutureThink

Williamsburg-James City County Public Schools

Laurel Lane Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 78 | 73 | 73 | 75 | 85 | 79 | 84 | 77 | 81 | 66 |
| 1 | 84 | 83 | 78 | 70 | 82 | 87 | 88 | 81 | 80 | 77 |
| 2 | 65 | 72 | 81 | 81 | 78 | 75 | 90 | 72 | 74 | 69 |
| 3 | 79 | 73 | 63 | 80 | 86 | 80 | 74 | 88 | 83 | 68 |
| 4 | 76 | 69 | 61 | 60 | 84 | 79 | 71 | 72 | 76 | 71 |
| 5 | 79 | 77 | 76 | 63 | 67 | 87 | 79 | 75 | 70 | 79 |
| Total | 461 | 447 | 432 | 429 | 482 | 487 | 486 | 465 | 464 | 430 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Laurel Lane Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 76 | 77 | 77 |
| 1 | 66 | 78 | 80 | 75 | 78 | 80 | 80 | 80 | 81 | 81 |
| 2 | 75 | 69 | 81 | 84 | 78 | 81 | 83 | 83 | 84 | 84 |
| 3 | 72 | 77 | 71 | 83 | 86 | 80 | 83 | 85 | 85 | 86 |
| 4 | 73 | 74 | 78 | 72 | 85 | 88 | 82 | 85 | 87 | 87 |
| 5 | 81 | 75 | 75 | 80 | 74 | 87 | 90 | 83 | 87 | 89 |
| Total | 441 | 449 | 456 | 468 | 477 | 492 | 494 | 492 | 501 | 504 |

Source: FutureThink

Montague Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 72 | 81 | 75 | 61 | 75 | 91 | 72 | 80 | 71 | 75 |
| 1 | 61 | 64 | 89 | 79 | 63 | 73 | 87 | 77 | 84 | 73 |
| 2 | 78 | 63 | 72 | 80 | 72 | 75 | 81 | 90 | 84 | 82 |
| 3 | 77 | 74 | 56 | 81 | 76 | 68 | 74 | 91 | 91 | 68 |
| 4 | 70 | 81 | 74 | 66 | 88 | 79 | 82 | 81 | 92 | 87 |
| 5 | 73 | 60 | 77 | 78 | 64 | 75 | 86 | 84 | 84 | 79 |
| Total | 431 | 423 | 443 | 445 | 438 | 461 | 482 | 503 | 506 | 464 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Montague Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 80 | 82 | 77 | 79 | 82 | 82 | 82 | 82 | 83 | 83 |
| 1 | 71 | 84 | 87 | 81 | 84 | 86 | 86 | 87 | 87 | 87 |
| 2 | 80 | 74 | 87 | 90 | 84 | 87 | 90 | 90 | 90 | 90 |
| 3 | 78 | 83 | 76 | 89 | 93 | 86 | 89 | 92 | 92 | 93 |
| 4 | 79 | 79 | 85 | 78 | 92 | 95 | 88 | 91 | 94 | 94 |
| 5 | 87 | 81 | 81 | 86 | 80 | 94 | 97 | 90 | 93 | 96 |
| Total | 475 | 483 | 493 | 503 | 515 | 530 | 532 | 532 | 539 | 543 |

Source: FutureThink



Williamsburg-James City County Public Schools

Norge Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 91 | 94 | 102 | 94 | 99 | 102 | 105 | 102 | 92 | 88 |
| 1 | 92 | 88 | 93 | 102 | 96 | 109 | 91 | 96 | 101 | 91 |
| 2 | 84 | 103 | 96 | 102 | 104 | 91 | 97 | 96 | 108 | 93 |
| 3 | 89 | 92 | 104 | 95 | 97 | 100 | 95 | 99 | 95 | 94 |
| 4 | 95 | 88 | 86 | 103 | 100 | 92 | 100 | 98 | 109 | 84 |
| 5 | 84 | 96 | 91 | 82 | 114 | 97 | 95 | 92 | 88 | 103 |
| Total | 535 | 561 | 572 | 578 | 610 | 591 | 583 | 583 | 593 | 553 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Norge Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 95 | 98 | 91 | 95 | 97 | 98 | 98 | 98 | 99 | 99 |
| 1 | 85 | 100 | 103 | 96 | 100 | 103 | 103 | 103 | 104 | 104 |
| 2 | 96 | 89 | 104 | 108 | 100 | 104 | 107 | 107 | 107 | 108 |
| 3 | 93 | 98 | 91 | 107 | 110 | 103 | 107 | 110 | 110 | 110 |
| 4 | 94 | 95 | 101 | 93 | 109 | 113 | 105 | 109 | 112 | 112 |
| 5 | 104 | 96 | 97 | 103 | 95 | 111 | 115 | 107 | 111 | 115 |
| Total | 567 | 576 | 587 | 602 | 611 | 632 | 635 | 634 | 643 | 648 |

Source: FutureThink

Whale Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 89 | 78 | 89 | 86 | 76 | 69 | 74 | 105 | 73 | 59 |
| 1 | 68 | 86 | 90 | 101 | 99 | 71 | 85 | 87 | 104 | 59 |
| 2 | 77 | 79 | 100 | 82 | 102 | 86 | 68 | 91 | 89 | 89 |
| 3 | 93 | 77 | 83 | 89 | 81 | 108 | 81 | 74 | 81 | 75 |
| 4 | 56 | 84 | 87 | 73 | 84 | 77 | 95 | 86 | 62 | 81 |
| 5 | 88 | 68 | 83 | 90 | 70 | 78 | 77 | 98 | 91 | 66 |
| Total | 471 | 472 | 532 | 521 | 512 | 489 | 480 | 541 | 500 | 429 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Whale Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 74 | 76 | 71 | 73 | 76 | 76 | 76 | 76 | 76 | 77 |
| 1 | 66 | 78 | 80 | 75 | 77 | 80 | 80 | 80 | 80 | 81 |
| 2 | 74 | 69 | 81 | 83 | 78 | 81 | 83 | 83 | 83 | 83 |
| 3 | 72 | 76 | 71 | 83 | 86 | 80 | 83 | 85 | 85 | 86 |
| 4 | 73 | 73 | 78 | 72 | 85 | 88 | 81 | 85 | 87 | 87 |
| 5 | 81 | 75 | 75 | 80 | 74 | 86 | 89 | 83 | 86 | 89 |
| Total | 440 | 447 | 456 | 466 | 476 | 491 | 492 | 492 | 497 | 503 |

Source: FutureThink



Williamsburg-James City County Public Schools

James River Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 94 | 100 | 79 | 66 | 75 | 80 | 68 | 70 | 72 | 67 |
| 1 | 81 | 96 | 90 | 77 | 74 | 77 | 85 | 57 | 69 | 76 |
| 2 | 90 | 88 | 89 | 96 | 70 | 74 | 75 | 94 | 62 | 63 |
| 3 | 64 | 94 | 91 | 83 | 99 | 78 | 83 | 75 | 93 | 61 |
| 4 | 88 | 80 | 88 | 93 | 87 | 103 | 80 | 79 | 74 | 88 |
| 5 | 76 | 92 | 75 | 88 | 87 | 90 | 107 | 73 | 84 | 73 |
| Total | 493 | 550 | 512 | 503 | 492 | 502 | 498 | 448 | 454 | 428 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

James River Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 76 | 71 | 73 | 75 | 76 | 76 | 76 | 76 | 76 |
| 1 | 66 | 77 | 80 | 74 | 77 | 79 | 80 | 80 | 80 | 80 |
| 2 | 74 | 69 | 80 | 83 | 77 | 80 | 83 | 83 | 83 | 83 |
| 3 | 72 | 76 | 70 | 83 | 85 | 79 | 82 | 85 | 85 | 85 |
| 4 | 73 | 73 | 78 | 72 | 84 | 87 | 81 | 84 | 87 | 87 |
| 5 | 80 | 74 | 75 | 80 | 74 | 86 | 89 | 83 | 86 | 89 |
| Total | 438 | 445 | 454 | 465 | 472 | 487 | 491 | 491 | 497 | 500 |

Source: FutureThink

Stonehouse Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 90 | 93 | 108 | 97 | 104 | 119 | 97 | 116 | 133 | 106 |
| 1 | 95 | 99 | 115 | 116 | 115 | 110 | 129 | 106 | 113 | 127 |
| 2 | 104 | 102 | 106 | 123 | 115 | 112 | 126 | 140 | 112 | 113 |
| 3 | 133 | 115 | 111 | 113 | 126 | 117 | 118 | 129 | 141 | 111 |
| 4 | 109 | 141 | 137 | 126 | 133 | 132 | 119 | 126 | 137 | 134 |
| 5 | 116 | 115 | 143 | 144 | 121 | 137 | 134 | 128 | 128 | 127 |
| Total | 647 | 665 | 720 | 719 | 714 | 727 | 723 | 745 | 764 | 718 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Stonehouse Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 123 | 127 | 118 | 123 | 127 | 127 | 127 | 128 | 128 | 128 |
| 1 | 111 | 130 | 134 | 125 | 130 | 133 | 134 | 134 | 135 | 135 |
| 2 | 125 | 115 | 135 | 140 | 130 | 135 | 139 | 139 | 139 | 140 |
| 3 | 120 | 128 | 118 | 138 | 143 | 133 | 138 | 142 | 143 | 143 |
| 4 | 122 | 123 | 131 | 121 | 142 | 147 | 136 | 141 | 146 | 146 |
| 5 | 135 | 125 | 126 | 134 | 123 | 145 | 150 | 139 | 145 | 149 |
| Total | 736 | 748 | 762 | 781 | 795 | 820 | 824 | 823 | 836 | 841 |

Source: FutureThink



Williamsburg-James City County Public Schools

Matoaka Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 122 | 98 | 104 | 109 | 106 | 103 | 115 | 107 | 111 | 84 |
| 1 | 118 | 118 | 116 | 107 | 116 | 117 | 112 | 132 | 109 | 113 |
| 2 | 124 | 118 | 117 | 120 | 117 | 123 | 127 | 117 | 135 | 103 |
| 3 | 126 | 119 | 130 | 115 | 126 | 133 | 127 | 124 | 133 | 125 |
| 4 | 128 | 130 | 133 | 134 | 118 | 131 | 141 | 125 | 133 | 122 |
| 5 | 114 | 128 | 145 | 138 | 138 | 123 | 132 | 140 | 139 | 127 |
| Total | 732 | 711 | 745 | 723 | 721 | 730 | 754 | 745 | 760 | 674 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Matoaka Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 116 | 120 | 111 | 115 | 119 | 119 | 119 | 120 | 120 | 120 |
| 1 | 104 | 122 | 126 | 117 | 122 | 125 | 126 | 126 | 126 | 127 |
| 2 | 117 | 108 | 127 | 131 | 122 | 126 | 130 | 130 | 131 | 131 |
| 3 | 113 | 120 | 111 | 130 | 135 | 125 | 130 | 134 | 134 | 134 |
| 4 | 115 | 115 | 123 | 113 | 133 | 138 | 128 | 133 | 137 | 137 |
| 5 | 127 | 117 | 118 | 125 | 116 | 136 | 141 | 131 | 136 | 140 |
| Total | 692 | 702 | 716 | 731 | 747 | 769 | 774 | 774 | 784 | 789 |

Source: FutureThink

Blayton Elementary School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 77 | 79 | 70 | 79 | 69 | 87 | 76 | 64 | 83 | 70 |
| 1 | 66 | 76 | 83 | 75 | 77 | 69 | 92 | 77 | 65 | 79 |
| 2 | 74 | 70 | 78 | 80 | 77 | 81 | 68 | 90 | 85 | 57 |
| 3 | 61 | 74 | 68 | 88 | 90 | 81 | 87 | 71 | 94 | 74 |
| 4 | 76 | 70 | 77 | 75 | 84 | 95 | 84 | 89 | 76 | 91 |
| 5 | 79 | 80 | 71 | 73 | 77 | 100 | 92 | 88 | 84 | 73 |
| Total | 433 | 449 | 447 | 470 | 474 | 513 | 499 | 479 | 487 | 444 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Blayton Elementary School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 76 | 79 | 73 | 76 | 78 | 78 | 79 | 79 | 79 | 79 |
| 1 | 68 | 80 | 83 | 77 | 80 | 82 | 83 | 83 | 83 | 83 |
| 2 | 77 | 71 | 83 | 86 | 80 | 83 | 86 | 86 | 86 | 86 |
| 3 | 74 | 79 | 73 | 86 | 89 | 82 | 86 | 88 | 88 | 89 |
| 4 | 76 | 76 | 81 | 75 | 88 | 91 | 84 | 87 | 90 | 90 |
| 5 | 83 | 77 | 78 | 83 | 76 | 90 | 93 | 86 | 89 | 92 |
| Total | 454 | 462 | 471 | 483 | 491 | 506 | 511 | 509 | 515 | 519 |

Source: FutureThink



Williamsburg-James City County Public Schools

Berkeley Middle School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 300 | 325 | 290 | 306 | 290 | 288 | 313 | 192 | 232 | 202 |
| 7 | 326 | 294 | 321 | 282 | 293 | 280 | 283 | 216 | 194 | 210 |
| 8 | 310 | 323 | 291 | 320 | 297 | 292 | 285 | 188 | 207 | 187 |
| Total | 936 | 942 | 902 | 908 | 880 | 860 | 881 | 596 | 633 | 599 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Berkeley Middle School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 191 | 207 | 191 | 192 | 205 | 189 | 222 | 229 | 213 | 221 |
| 7 | 194 | 192 | 207 | 192 | 193 | 206 | 190 | 223 | 230 | 214 |
| 8 | 205 | 196 | 194 | 210 | 194 | 195 | 208 | 192 | 225 | 233 |
| Total | 590 | 595 | 592 | 594 | 592 | 590 | 620 | 644 | 669 | 669 |

Source: FutureThink

Toano Middle School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 244 | 219 | 262 | 264 | 268 | 275 | 262 | 232 | 207 | 190 |
| 7 | 233 | 225 | 232 | 259 | 276 | 275 | 276 | 230 | 245 | 195 |
| 8 | 228 | 249 | 239 | 233 | 259 | 276 | 278 | 239 | 226 | 243 |
| Total | 705 | 693 | 733 | 756 | 803 | 826 | 816 | 701 | 678 | 628 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Toano Middle School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 200 | 217 | 200 | 202 | 215 | 198 | 233 | 240 | 223 | 232 |
| 7 | 204 | 201 | 218 | 201 | 203 | 216 | 199 | 234 | 242 | 225 |
| 8 | 215 | 206 | 203 | 220 | 204 | 205 | 218 | 201 | 236 | 244 |
| Total | 619 | 624 | 621 | 623 | 622 | 619 | 650 | 675 | 701 | 701 |

Source: FutureThink

Williamsburg-James City County Public Schools

Hornsby Middle School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 301 | 277 | 301 | 282 | 329 | 316 | 282 | 270 | 279 | 262 |
| 7 | 321 | 307 | 286 | 319 | 290 | 331 | 317 | 244 | 262 | 279 |
| 8 | 297 | 333 | 324 | 302 | 317 | 295 | 344 | 280 | 268 | 254 |
| Total | 919 | 917 | 911 | 903 | 936 | 942 | 943 | 794 | 809 | 795 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Hornsby Middle School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 253 | 274 | 254 | 255 | 272 | 251 | 294 | 304 | 283 | 294 |
| 7 | 258 | 255 | 275 | 255 | 256 | 273 | 252 | 296 | 306 | 284 |
| 8 | 272 | 260 | 257 | 278 | 258 | 259 | 276 | 255 | 299 | 309 |
| Total | 783 | 789 | 786 | 788 | 786 | 783 | 822 | 855 | 888 | 887 |

Source: FutureThink

James Blair Middle School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|---------|---------|---------|---------|---------|---------|---------|------------|------------|------------|
| 6 | | | | | | | | 203 | 166 | 170 |
| 7 | | | | | | | | 182 | 191 | 180 |
| 8 | | | | | | | | 165 | 178 | 183 |
| Total | | | | | | | | 550 | 535 | 533 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

James Blair Middle School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 170 | 184 | 170 | 171 | 182 | 168 | 197 | 204 | 190 | 197 |
| 7 | 173 | 171 | 185 | 171 | 172 | 183 | 169 | 198 | 205 | 191 |
| 8 | 182 | 175 | 173 | 187 | 173 | 174 | 185 | 171 | 200 | 207 |
| Total | 525 | 530 | 528 | 529 | 527 | 525 | 551 | 573 | 595 | 595 |

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 255 | 311 | 340 | 312 | 310 | 290 | 284 | 287 | 273 | 283 |
| 10 | 288 | 271 | 306 | 308 | 319 | 318 | 287 | 295 | 306 | 258 |
| 11 | 265 | 258 | 256 | 303 | 297 | 291 | 289 | 263 | 285 | 310 |
| 12 | 269 | 258 | 256 | 237 | 283 | 253 | 270 | 267 | 249 | 272 |
| Total | 1,077 | 1,098 | 1,158 | 1,160 | 1,209 | 1,152 | 1,130 | 1,112 | 1,113 | 1,123 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Lafayette High School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 292 | 294 | 281 | 278 | 301 | 278 | 280 | 298 | 275 | 323 |
| 10 | 294 | 297 | 299 | 286 | 283 | 306 | 283 | 285 | 303 | 280 |
| 11 | 264 | 283 | 285 | 287 | 275 | 272 | 294 | 272 | 274 | 292 |
| 12 | 285 | 259 | 277 | 279 | 281 | 270 | 266 | 288 | 267 | 268 |
| Total | 1,135 | 1,133 | 1,142 | 1,130 | 1,140 | 1,126 | 1,123 | 1,143 | 1,119 | 1,163 |

Source: FutureThink

Jamestown High School

Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 306 | 318 | 356 | 347 | 331 | 346 | 307 | 336 | 324 | 330 |
| 10 | 297 | 307 | 320 | 356 | 337 | 321 | 362 | 307 | 339 | 320 |
| 11 | 295 | 301 | 292 | 311 | 344 | 323 | 333 | 330 | 296 | 311 |
| 12 | 288 | 285 | 295 | 299 | 296 | 338 | 315 | 323 | 330 | 296 |
| Total | 1,186 | 1,211 | 1,263 | 1,313 | 1,308 | 1,328 | 1,317 | 1,296 | 1,289 | 1,257 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Jamestown High School

Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 326 | 329 | 315 | 312 | 337 | 312 | 314 | 334 | 308 | 362 |
| 10 | 329 | 332 | 335 | 321 | 317 | 343 | 317 | 319 | 340 | 314 |
| 11 | 296 | 317 | 319 | 321 | 308 | 304 | 329 | 304 | 307 | 326 |
| 12 | 319 | 290 | 310 | 313 | 315 | 302 | 298 | 323 | 298 | 300 |
| Total | 1,270 | 1,268 | 1,279 | 1,267 | 1,277 | 1,261 | 1,258 | 1,280 | 1,253 | 1,302 |

Source: FutureThink

Williamsburg-James City County Public Schools

Warhill High School Historical Enrollment

| Grade | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 289 | 294 | 325 | 321 | 312 | 372 | 340 | 366 | 343 | 345 |
| 10 | 286 | 273 | 282 | 322 | 320 | 326 | 386 | 346 | 360 | 334 |
| 11 | 273 | 269 | 258 | 261 | 298 | 304 | 337 | 365 | 316 | 343 |
| 12 | 288 | 273 | 263 | 260 | 258 | 293 | 309 | 311 | 353 | 318 |
| Total | 1,136 | 1,109 | 1,128 | 1,164 | 1,188 | 1,295 | 1,372 | 1,388 | 1,372 | 1,340 |

Source: Williamsburg-James City County Public Schools, 9/30/20 Count

Warhill High School Projected Enrollment - Most Likely

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 348 | 350 | 336 | 332 | 359 | 332 | 334 | 356 | 329 | 385 |
| 10 | 351 | 354 | 357 | 342 | 338 | 365 | 338 | 340 | 362 | 334 |
| 11 | 316 | 338 | 340 | 343 | 329 | 325 | 351 | 325 | 327 | 348 |
| 12 | 340 | 309 | 330 | 333 | 336 | 322 | 318 | 344 | 318 | 320 |
| Total | 1,355 | 1,351 | 1,363 | 1,350 | 1,362 | 1,344 | 1,341 | 1,365 | 1,336 | 1,387 |

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
- Pandemic continues into the 2021-22 school year and has significant impact on enrollment

Moderate Projection

- Moderate inflation/interest rates
- Moderate level of new housing & births remain steady
- Pandemic is under reasonable control moving into the 2021-22 school year and has some impact on enrollment

High Projection

- Low inflation/interest rates
- High level of new housing & increase in births
- Pandemic is under control by the end of the 2020-21 school year and has little impact on enrollment

The most likely projection falls fairly equally between the moderate and high projections. The projections range from a low of 10,012 students to a high of 12,470 students in the 2030-31 school year.

Williamsburg-James City County Public Schools

Low Projection

Williamsburg-James City County Public Schools

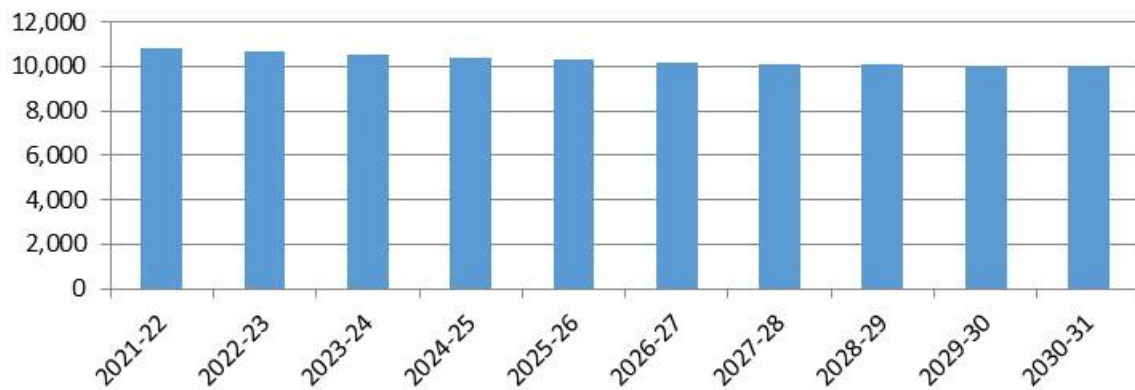
Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|---------------|
| K | 755 | 780 | 727 | 754 | 777 | 778 | 780 | 782 | 784 | 787 |
| 1 | 678 | 763 | 789 | 735 | 761 | 784 | 787 | 789 | 790 | 793 |
| 2 | 765 | 678 | 763 | 789 | 735 | 761 | 784 | 787 | 789 | 790 |
| 3 | 743 | 761 | 673 | 760 | 784 | 729 | 757 | 780 | 782 | 784 |
| 4 | 756 | 736 | 755 | 670 | 753 | 779 | 723 | 753 | 773 | 777 |
| 5 | 843 | 755 | 736 | 754 | 666 | 753 | 778 | 723 | 751 | 773 |
| K - 5 Total | 4,540 | 4,473 | 4,443 | 4,462 | 4,476 | 4,584 | 4,609 | 4,614 | 4,669 | 4,704 |
| 6 | 794 | 839 | 754 | 735 | 753 | 666 | 752 | 777 | 722 | 749 |
| 7 | 820 | 792 | 838 | 752 | 733 | 749 | 665 | 748 | 773 | 720 |
| 8 | 864 | 820 | 792 | 838 | 752 | 733 | 749 | 665 | 748 | 773 |
| 6 - 8 Total | 2,478 | 2,451 | 2,384 | 2,325 | 2,238 | 2,148 | 2,166 | 2,190 | 2,243 | 2,242 |
| 9 | 941 | 938 | 891 | 861 | 910 | 816 | 796 | 815 | 722 | 813 |
| 10 | 966 | 949 | 947 | 899 | 867 | 917 | 822 | 802 | 821 | 727 |
| 11 | 872 | 923 | 907 | 904 | 858 | 829 | 877 | 786 | 767 | 785 |
| 12 | 932 | 843 | 894 | 877 | 874 | 831 | 802 | 848 | 760 | 741 |
| 9 - 12 Total | 3,711 | 3,653 | 3,639 | 3,541 | 3,509 | 3,393 | 3,297 | 3,251 | 3,070 | 3,066 |
| K - 12 Total | 10,729 | 10,577 | 10,466 | 10,328 | 10,223 | 10,125 | 10,072 | 10,055 | 9,982 | 10,012 |

Source: FutureThink

Williamsburg-James City County Public Schools

Projected Enrollment - Low



Williamsburg-James City County Public Schools

Baker Elementary School Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 75 | 70 | 73 | 75 | 75 | 75 | 76 | 76 | 76 |
| 1 | 65 | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 76 | 77 |
| 2 | 74 | 65 | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 76 |
| 3 | 72 | 74 | 65 | 73 | 76 | 71 | 73 | 75 | 76 | 76 |
| 4 | 73 | 71 | 73 | 65 | 73 | 75 | 70 | 73 | 75 | 75 |
| 5 | 81 | 73 | 71 | 73 | 64 | 73 | 75 | 70 | 73 | 75 |
| Total | 438 | 432 | 429 | 431 | 433 | 444 | 445 | 446 | 452 | 455 |

Source: FutureThink

Laurel Lane Elementary School Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 71 | 73 | 68 | 71 | 73 | 73 | 73 | 73 | 74 | 74 |
| 1 | 64 | 72 | 74 | 69 | 71 | 74 | 74 | 74 | 74 | 74 |
| 2 | 72 | 64 | 72 | 74 | 69 | 71 | 74 | 74 | 74 | 74 |
| 3 | 70 | 71 | 63 | 71 | 74 | 68 | 71 | 73 | 73 | 74 |
| 4 | 71 | 69 | 71 | 63 | 71 | 73 | 68 | 71 | 73 | 73 |
| 5 | 79 | 71 | 69 | 71 | 63 | 71 | 73 | 68 | 70 | 73 |
| Total | 427 | 420 | 417 | 419 | 421 | 430 | 433 | 433 | 438 | 442 |

Source: FutureThink

Montague Elementary School Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 76 | 79 | 74 | 76 | 79 | 79 | 79 | 79 | 79 | 80 |
| 1 | 69 | 77 | 80 | 74 | 77 | 79 | 80 | 80 | 80 | 80 |
| 2 | 77 | 69 | 77 | 80 | 74 | 77 | 79 | 80 | 80 | 80 |
| 3 | 75 | 77 | 68 | 77 | 79 | 74 | 77 | 79 | 79 | 79 |
| 4 | 77 | 75 | 76 | 68 | 76 | 79 | 73 | 76 | 78 | 79 |
| 5 | 85 | 76 | 75 | 76 | 68 | 76 | 79 | 73 | 76 | 78 |
| Total | 459 | 453 | 450 | 451 | 453 | 464 | 467 | 467 | 472 | 476 |

Source: FutureThink

Norge Elementary School Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 91 | 94 | 88 | 91 | 94 | 94 | 94 | 94 | 95 | 95 |
| 1 | 82 | 92 | 95 | 89 | 92 | 95 | 95 | 95 | 95 | 96 |
| 2 | 92 | 82 | 92 | 95 | 89 | 92 | 95 | 95 | 95 | 95 |
| 3 | 90 | 92 | 81 | 92 | 95 | 88 | 91 | 94 | 94 | 95 |
| 4 | 91 | 89 | 91 | 81 | 91 | 94 | 87 | 91 | 93 | 94 |
| 5 | 102 | 91 | 89 | 91 | 80 | 91 | 94 | 87 | 91 | 93 |
| Total | 548 | 540 | 536 | 539 | 541 | 554 | 556 | 556 | 563 | 568 |

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 71 | 73 | 68 | 71 | 73 | 73 | 73 | 73 | 73 | 74 |
| 1 | 63 | 71 | 74 | 69 | 71 | 73 | 74 | 74 | 74 | 74 |
| 2 | 72 | 63 | 71 | 74 | 69 | 71 | 73 | 74 | 74 | 74 |
| 3 | 70 | 71 | 63 | 71 | 73 | 68 | 71 | 73 | 73 | 73 |
| 4 | 71 | 69 | 71 | 63 | 70 | 73 | 68 | 70 | 72 | 73 |
| 5 | 79 | 71 | 69 | 71 | 62 | 70 | 73 | 68 | 70 | 72 |
| Total | 426 | 418 | 416 | 419 | 418 | 428 | 432 | 432 | 436 | 440 |

Source: FutureThink

James River Elementary School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 71 | 73 | 68 | 70 | 72 | 73 | 73 | 73 | 73 | 73 |
| 1 | 63 | 71 | 74 | 69 | 71 | 73 | 73 | 74 | 74 | 74 |
| 2 | 71 | 63 | 71 | 74 | 69 | 71 | 73 | 73 | 74 | 74 |
| 3 | 69 | 71 | 63 | 71 | 73 | 68 | 71 | 73 | 73 | 73 |
| 4 | 71 | 69 | 71 | 62 | 70 | 73 | 68 | 70 | 72 | 72 |
| 5 | 79 | 71 | 69 | 70 | 62 | 70 | 73 | 68 | 70 | 72 |
| Total | 424 | 418 | 416 | 416 | 417 | 428 | 431 | 431 | 436 | 438 |

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 118 | 122 | 114 | 118 | 122 | 122 | 122 | 123 | 123 | 123 |
| 1 | 106 | 120 | 124 | 115 | 119 | 123 | 123 | 124 | 124 | 124 |
| 2 | 120 | 106 | 120 | 124 | 115 | 119 | 123 | 123 | 124 | 124 |
| 3 | 116 | 119 | 106 | 119 | 123 | 114 | 119 | 122 | 123 | 123 |
| 4 | 118 | 115 | 118 | 105 | 118 | 122 | 113 | 118 | 121 | 122 |
| 5 | 132 | 118 | 115 | 118 | 104 | 118 | 122 | 113 | 118 | 121 |
| Total | 710 | 700 | 697 | 699 | 701 | 718 | 722 | 723 | 733 | 737 |

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 111 | 115 | 107 | 111 | 114 | 114 | 115 | 115 | 115 | 116 |
| 1 | 100 | 112 | 116 | 108 | 112 | 115 | 116 | 116 | 116 | 117 |
| 2 | 113 | 100 | 112 | 116 | 108 | 112 | 115 | 116 | 116 | 116 |
| 3 | 109 | 112 | 99 | 112 | 115 | 107 | 111 | 115 | 115 | 115 |
| 4 | 111 | 108 | 111 | 98 | 111 | 115 | 106 | 111 | 114 | 114 |
| 5 | 124 | 111 | 108 | 111 | 98 | 111 | 114 | 106 | 110 | 114 |
| Total | 668 | 658 | 653 | 656 | 658 | 674 | 677 | 679 | 686 | 692 |

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 76 | 70 | 73 | 75 | 75 | 76 | 76 | 76 | 76 |
| 1 | 66 | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 77 | 77 |
| 2 | 74 | 66 | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 77 |
| 3 | 72 | 74 | 65 | 74 | 76 | 71 | 73 | 76 | 76 | 76 |
| 4 | 73 | 71 | 73 | 65 | 73 | 75 | 70 | 73 | 75 | 75 |
| 5 | 82 | 73 | 71 | 73 | 65 | 73 | 75 | 70 | 73 | 75 |
| Total | 440 | 434 | 429 | 432 | 434 | 444 | 446 | 447 | 453 | 456 |

Source: FutureThink

Berkeley Middle School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 186 | 197 | 177 | 172 | 177 | 156 | 176 | 182 | 169 | 176 |
| 7 | 192 | 186 | 196 | 176 | 172 | 176 | 156 | 175 | 181 | 169 |
| 8 | 203 | 192 | 186 | 196 | 176 | 172 | 176 | 156 | 175 | 181 |
| Total | 581 | 575 | 559 | 544 | 525 | 504 | 508 | 513 | 525 | 526 |

Source: FutureThink

Toano Middle School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 195 | 206 | 185 | 181 | 185 | 164 | 185 | 191 | 177 | 184 |
| 7 | 202 | 195 | 206 | 185 | 180 | 184 | 163 | 184 | 190 | 177 |
| 8 | 212 | 202 | 195 | 206 | 185 | 180 | 184 | 163 | 184 | 190 |
| Total | 609 | 603 | 586 | 572 | 550 | 528 | 532 | 538 | 551 | 551 |

Source: FutureThink

Hornsby Middle School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 247 | 261 | 235 | 229 | 234 | 207 | 234 | 242 | 225 | 233 |
| 7 | 255 | 246 | 261 | 234 | 228 | 233 | 207 | 233 | 241 | 224 |
| 8 | 269 | 255 | 246 | 261 | 234 | 228 | 233 | 207 | 233 | 241 |
| Total | 771 | 762 | 742 | 724 | 696 | 668 | 674 | 682 | 699 | 698 |

Source: FutureThink

James Blair Middle School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 166 | 175 | 157 | 153 | 157 | 139 | 157 | 162 | 151 | 156 |
| 7 | 171 | 165 | 175 | 157 | 153 | 156 | 139 | 156 | 161 | 150 |
| 8 | 180 | 171 | 165 | 175 | 157 | 153 | 156 | 139 | 156 | 161 |
| Total | 517 | 511 | 497 | 485 | 467 | 448 | 452 | 457 | 468 | 467 |

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|------------|
| 9 | 284 | 283 | 269 | 260 | 275 | 246 | 240 | 246 | 218 | 245 |
| 10 | 292 | 286 | 286 | 271 | 262 | 277 | 248 | 242 | 248 | 219 |
| 11 | 263 | 279 | 274 | 273 | 259 | 250 | 265 | 237 | 232 | 237 |
| 12 | 281 | 254 | 270 | 265 | 264 | 251 | 242 | 256 | 229 | 224 |
| Total | 1,120 | 1,102 | 1,099 | 1,069 | 1,060 | 1,024 | 995 | 981 | 927 | 925 |

Source: FutureThink

Jamestown High School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 318 | 317 | 301 | 291 | 307 | 276 | 269 | 275 | 244 | 275 |
| 10 | 326 | 321 | 320 | 304 | 293 | 310 | 278 | 271 | 277 | 246 |
| 11 | 295 | 312 | 306 | 305 | 290 | 280 | 296 | 266 | 259 | 265 |
| 12 | 315 | 285 | 302 | 296 | 295 | 281 | 271 | 287 | 257 | 250 |
| Total | 1,254 | 1,235 | 1,229 | 1,196 | 1,185 | 1,147 | 1,114 | 1,099 | 1,037 | 1,036 |

Source: FutureThink

Warhill High School

Projected Enrollment - Low

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 339 | 338 | 321 | 310 | 328 | 294 | 287 | 294 | 260 | 293 |
| 10 | 348 | 342 | 341 | 324 | 312 | 330 | 296 | 289 | 296 | 262 |
| 11 | 314 | 332 | 327 | 326 | 309 | 299 | 316 | 283 | 276 | 283 |
| 12 | 336 | 304 | 322 | 316 | 315 | 299 | 289 | 305 | 274 | 267 |
| Total | 1,337 | 1,316 | 1,311 | 1,276 | 1,264 | 1,222 | 1,188 | 1,171 | 1,106 | 1,105 |

Source: FutureThink

Williamsburg-James City County Public Schools

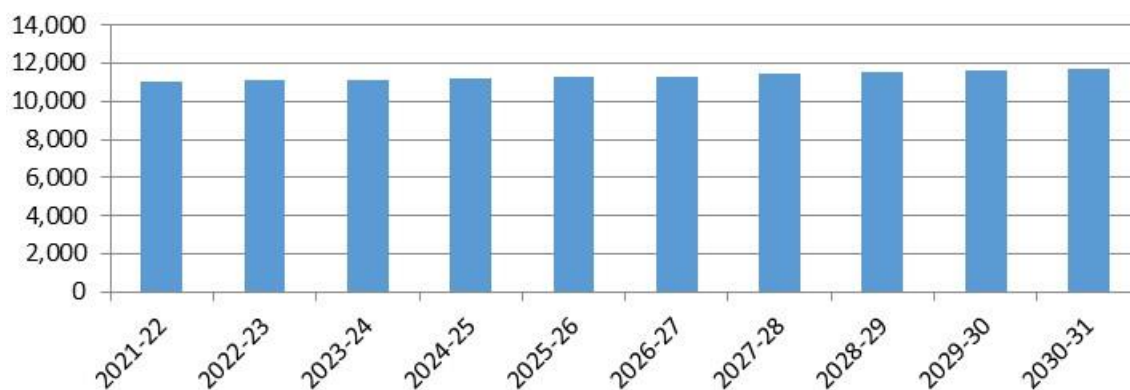
Moderate Projection

Williamsburg-James City County Public Schools
Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 780 | 807 | 748 | 779 | 803 | 803 | 806 | 810 | 811 | 813 |
| 1 | 703 | 818 | 846 | 787 | 816 | 840 | 843 | 845 | 847 | 850 |
| 2 | 788 | 723 | 843 | 870 | 810 | 841 | 866 | 868 | 870 | 873 |
| 3 | 767 | 810 | 742 | 864 | 894 | 831 | 863 | 888 | 891 | 893 |
| 4 | 778 | 782 | 825 | 757 | 881 | 911 | 848 | 879 | 907 | 909 |
| 5 | 859 | 792 | 797 | 841 | 772 | 898 | 930 | 864 | 898 | 922 |
| K - 5 Total | 4,675 | 4,732 | 4,801 | 4,898 | 4,976 | 5,124 | 5,156 | 5,154 | 5,224 | 5,260 |
| 6 | 812 | 878 | 808 | 814 | 858 | 787 | 916 | 948 | 882 | 916 |
| 7 | 825 | 814 | 878 | 810 | 814 | 858 | 788 | 919 | 951 | 883 |
| 8 | 871 | 832 | 820 | 885 | 816 | 820 | 866 | 794 | 925 | 957 |
| 6 - 8 Total | 2,508 | 2,524 | 2,506 | 2,509 | 2,488 | 2,465 | 2,570 | 2,661 | 2,758 | 2,756 |
| 9 | 959 | 963 | 920 | 906 | 977 | 902 | 907 | 957 | 879 | 1,024 |
| 10 | 973 | 974 | 977 | 934 | 921 | 994 | 917 | 922 | 971 | 891 |
| 11 | 876 | 934 | 935 | 938 | 897 | 884 | 954 | 880 | 885 | 933 |
| 12 | 938 | 852 | 908 | 910 | 914 | 873 | 861 | 928 | 855 | 861 |
| 9 - 12 Total | 3,746 | 3,723 | 3,740 | 3,688 | 3,709 | 3,653 | 3,639 | 3,687 | 3,590 | 3,709 |
| K - 12 Total | 10,929 | 10,979 | 11,047 | 11,095 | 11,173 | 11,242 | 11,365 | 11,502 | 11,572 | 11,725 |

Source: FutureThink

Williamsburg-James City County Public Schools
Projected Enrollment - Moderate



Williamsburg-James City County Public Schools

Baker Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 75 | 78 | 72 | 75 | 78 | 78 | 78 | 78 | 78 | 79 |
| 1 | 68 | 79 | 82 | 76 | 79 | 81 | 81 | 82 | 82 | 82 |
| 2 | 76 | 70 | 81 | 84 | 78 | 81 | 84 | 84 | 84 | 84 |
| 3 | 74 | 78 | 72 | 84 | 86 | 80 | 83 | 86 | 86 | 86 |
| 4 | 75 | 76 | 80 | 73 | 85 | 88 | 82 | 85 | 88 | 88 |
| 5 | 83 | 77 | 77 | 81 | 75 | 87 | 90 | 84 | 87 | 89 |
| Total | 451 | 458 | 464 | 473 | 481 | 495 | 498 | 499 | 505 | 508 |

Source: FutureThink

Laurel Lane Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 76 | 70 | 73 | 75 | 75 | 76 | 76 | 76 | 76 |
| 1 | 66 | 77 | 79 | 74 | 77 | 79 | 79 | 79 | 79 | 80 |
| 2 | 74 | 68 | 79 | 82 | 76 | 79 | 81 | 81 | 82 | 82 |
| 3 | 72 | 76 | 70 | 81 | 84 | 78 | 81 | 83 | 84 | 84 |
| 4 | 73 | 73 | 77 | 71 | 83 | 86 | 80 | 83 | 85 | 85 |
| 5 | 81 | 74 | 75 | 79 | 72 | 84 | 87 | 81 | 84 | 87 |
| Total | 439 | 444 | 450 | 460 | 467 | 481 | 484 | 483 | 490 | 494 |

Source: FutureThink

Montague Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 79 | 82 | 76 | 79 | 81 | 81 | 82 | 82 | 82 | 82 |
| 1 | 71 | 83 | 86 | 80 | 83 | 85 | 85 | 86 | 86 | 86 |
| 2 | 80 | 73 | 85 | 88 | 82 | 85 | 88 | 88 | 88 | 88 |
| 3 | 78 | 82 | 75 | 87 | 91 | 84 | 87 | 90 | 90 | 90 |
| 4 | 79 | 79 | 84 | 77 | 89 | 92 | 86 | 89 | 92 | 92 |
| 5 | 87 | 80 | 81 | 85 | 78 | 91 | 94 | 87 | 91 | 93 |
| Total | 474 | 479 | 487 | 496 | 504 | 518 | 522 | 522 | 529 | 531 |

Source: FutureThink

Norge Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 94 | 97 | 90 | 94 | 97 | 97 | 97 | 98 | 98 | 98 |
| 1 | 85 | 99 | 102 | 95 | 98 | 101 | 102 | 102 | 102 | 103 |
| 2 | 95 | 87 | 102 | 105 | 98 | 101 | 104 | 105 | 105 | 105 |
| 3 | 92 | 98 | 90 | 104 | 108 | 100 | 104 | 107 | 108 | 108 |
| 4 | 94 | 94 | 100 | 91 | 106 | 110 | 102 | 106 | 109 | 110 |
| 5 | 104 | 96 | 96 | 101 | 93 | 108 | 112 | 104 | 108 | 111 |
| Total | 564 | 571 | 580 | 590 | 600 | 617 | 621 | 622 | 630 | 635 |

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 76 | 70 | 73 | 75 | 75 | 75 | 76 | 76 | 76 |
| 1 | 66 | 77 | 79 | 74 | 76 | 79 | 79 | 79 | 79 | 80 |
| 2 | 74 | 68 | 79 | 82 | 76 | 79 | 81 | 81 | 82 | 82 |
| 3 | 72 | 76 | 69 | 81 | 84 | 78 | 81 | 83 | 83 | 84 |
| 4 | 73 | 73 | 77 | 71 | 83 | 85 | 79 | 82 | 85 | 85 |
| 5 | 80 | 74 | 75 | 79 | 72 | 84 | 87 | 81 | 84 | 86 |
| Total | 438 | 444 | 449 | 460 | 466 | 480 | 482 | 482 | 489 | 493 |

Source: FutureThink

James River Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 73 | 75 | 70 | 73 | 75 | 75 | 75 | 76 | 76 | 76 |
| 1 | 66 | 76 | 79 | 73 | 76 | 78 | 79 | 79 | 79 | 79 |
| 2 | 74 | 68 | 79 | 81 | 76 | 79 | 81 | 81 | 81 | 82 |
| 3 | 72 | 76 | 69 | 81 | 83 | 78 | 81 | 83 | 83 | 83 |
| 4 | 73 | 73 | 77 | 71 | 82 | 85 | 79 | 82 | 85 | 85 |
| 5 | 80 | 74 | 74 | 79 | 72 | 84 | 87 | 81 | 84 | 86 |
| Total | 438 | 442 | 448 | 458 | 464 | 479 | 482 | 482 | 488 | 491 |

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 122 | 126 | 117 | 122 | 126 | 126 | 126 | 127 | 127 | 127 |
| 1 | 110 | 128 | 133 | 123 | 128 | 132 | 132 | 132 | 133 | 133 |
| 2 | 123 | 113 | 132 | 136 | 127 | 132 | 136 | 136 | 136 | 137 |
| 3 | 120 | 127 | 116 | 135 | 140 | 130 | 135 | 139 | 140 | 140 |
| 4 | 122 | 123 | 129 | 119 | 138 | 143 | 133 | 138 | 142 | 142 |
| 5 | 135 | 124 | 125 | 132 | 121 | 141 | 146 | 135 | 141 | 145 |
| Total | 732 | 741 | 752 | 767 | 780 | 804 | 808 | 807 | 819 | 824 |

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 115 | 119 | 110 | 115 | 118 | 118 | 119 | 119 | 119 | 120 |
| 1 | 103 | 120 | 124 | 116 | 120 | 124 | 124 | 124 | 125 | 125 |
| 2 | 116 | 106 | 124 | 128 | 119 | 124 | 127 | 128 | 128 | 128 |
| 3 | 113 | 119 | 109 | 127 | 131 | 122 | 127 | 131 | 131 | 131 |
| 4 | 114 | 115 | 121 | 111 | 130 | 134 | 125 | 129 | 133 | 134 |
| 5 | 126 | 116 | 117 | 124 | 114 | 132 | 137 | 127 | 132 | 136 |
| Total | 687 | 695 | 705 | 721 | 732 | 754 | 759 | 758 | 768 | 774 |

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 76 | 78 | 73 | 75 | 78 | 78 | 78 | 78 | 79 | 79 |
| 1 | 68 | 79 | 82 | 76 | 79 | 81 | 82 | 82 | 82 | 82 |
| 2 | 76 | 70 | 82 | 84 | 78 | 81 | 84 | 84 | 84 | 85 |
| 3 | 74 | 78 | 72 | 84 | 87 | 81 | 84 | 86 | 86 | 87 |
| 4 | 75 | 76 | 80 | 73 | 85 | 88 | 82 | 85 | 88 | 88 |
| 5 | 83 | 77 | 77 | 81 | 75 | 87 | 90 | 84 | 87 | 89 |
| Total | 452 | 458 | 466 | 473 | 482 | 496 | 500 | 499 | 506 | 510 |

Source: FutureThink

Berkeley Middle School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 190 | 206 | 189 | 191 | 201 | 185 | 215 | 222 | 207 | 215 |
| 7 | 193 | 191 | 206 | 190 | 191 | 201 | 185 | 215 | 223 | 207 |
| 8 | 204 | 195 | 192 | 207 | 191 | 192 | 203 | 186 | 217 | 224 |
| Total | 587 | 592 | 587 | 588 | 583 | 578 | 603 | 623 | 647 | 646 |

Source: FutureThink

Toano Middle School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 200 | 216 | 199 | 200 | 211 | 193 | 225 | 233 | 217 | 225 |
| 7 | 203 | 200 | 216 | 199 | 200 | 211 | 194 | 226 | 234 | 217 |
| 8 | 214 | 204 | 202 | 218 | 201 | 202 | 213 | 195 | 227 | 235 |
| Total | 617 | 620 | 617 | 617 | 612 | 606 | 632 | 654 | 678 | 677 |

Source: FutureThink

Hornsby Middle School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 253 | 273 | 251 | 253 | 267 | 245 | 285 | 295 | 274 | 285 |
| 7 | 257 | 253 | 273 | 252 | 253 | 267 | 245 | 286 | 296 | 275 |
| 8 | 271 | 259 | 255 | 275 | 254 | 255 | 269 | 247 | 288 | 298 |
| Total | 781 | 785 | 779 | 780 | 774 | 767 | 799 | 828 | 858 | 858 |

Source: FutureThink

James Blair Middle School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 169 | 183 | 169 | 170 | 179 | 164 | 191 | 198 | 184 | 191 |
| 7 | 172 | 170 | 183 | 169 | 170 | 179 | 164 | 192 | 198 | 184 |
| 8 | 182 | 174 | 171 | 185 | 170 | 171 | 181 | 166 | 193 | 200 |
| Total | 523 | 527 | 523 | 524 | 519 | 514 | 536 | 556 | 575 | 575 |

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 290 | 291 | 278 | 274 | 295 | 272 | 274 | 289 | 265 | 309 |
| 10 | 294 | 294 | 295 | 282 | 278 | 300 | 277 | 278 | 293 | 269 |
| 11 | 264 | 282 | 282 | 283 | 271 | 267 | 288 | 266 | 267 | 282 |
| 12 | 283 | 257 | 274 | 275 | 276 | 264 | 260 | 280 | 258 | 260 |
| Total | 1,131 | 1,124 | 1,129 | 1,114 | 1,120 | 1,103 | 1,099 | 1,113 | 1,083 | 1,120 |

Source: FutureThink

Jamestown High School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 324 | 325 | 311 | 306 | 330 | 305 | 306 | 323 | 297 | 346 |
| 10 | 329 | 329 | 330 | 316 | 311 | 336 | 310 | 312 | 328 | 301 |
| 11 | 296 | 316 | 316 | 317 | 303 | 299 | 322 | 297 | 299 | 315 |
| 12 | 317 | 288 | 307 | 307 | 309 | 295 | 291 | 314 | 289 | 291 |
| Total | 1,266 | 1,258 | 1,264 | 1,246 | 1,253 | 1,235 | 1,229 | 1,246 | 1,213 | 1,253 |

Source: FutureThink

Warhill High School

Projected Enrollment - Moderate

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 345 | 347 | 331 | 326 | 352 | 325 | 327 | 345 | 317 | 369 |
| 10 | 350 | 351 | 352 | 336 | 332 | 358 | 330 | 332 | 350 | 321 |
| 11 | 316 | 336 | 337 | 338 | 323 | 318 | 344 | 317 | 319 | 336 |
| 12 | 338 | 307 | 327 | 328 | 329 | 314 | 310 | 334 | 308 | 310 |
| Total | 1,349 | 1,341 | 1,347 | 1,328 | 1,336 | 1,315 | 1,311 | 1,328 | 1,294 | 1,336 |

Source: FutureThink

Williamsburg-James City County Public Schools

High Projection

Williamsburg-James City County Public Schools

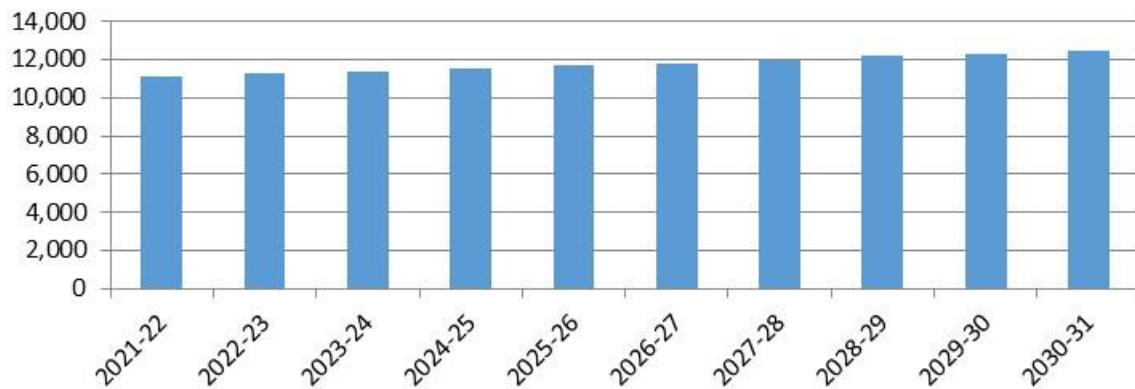
Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| K | 790 | 818 | 761 | 790 | 813 | 815 | 818 | 820 | 822 | 825 |
| 1 | 712 | 838 | 868 | 807 | 837 | 863 | 866 | 868 | 869 | 873 |
| 2 | 803 | 746 | 879 | 910 | 846 | 878 | 905 | 907 | 909 | 911 |
| 3 | 768 | 823 | 767 | 906 | 937 | 869 | 902 | 930 | 930 | 936 |
| 4 | 787 | 792 | 850 | 790 | 932 | 964 | 898 | 930 | 960 | 961 |
| 5 | 863 | 805 | 811 | 870 | 810 | 955 | 988 | 919 | 953 | 981 |
| K - 5 Total | 4,723 | 4,822 | 4,936 | 5,073 | 5,175 | 5,344 | 5,377 | 5,374 | 5,443 | 5,487 |
| 6 | 817 | 887 | 826 | 832 | 892 | 830 | 980 | 1,015 | 943 | 980 |
| 7 | 831 | 823 | 892 | 833 | 839 | 900 | 837 | 988 | 1,022 | 951 |
| 8 | 876 | 842 | 835 | 906 | 844 | 852 | 912 | 849 | 1,002 | 1,037 |
| 6 - 8 Total | 2,524 | 2,552 | 2,553 | 2,571 | 2,575 | 2,582 | 2,729 | 2,852 | 2,967 | 2,968 |
| 9 | 971 | 983 | 944 | 936 | 1,016 | 947 | 954 | 1,024 | 952 | 1,124 |
| 10 | 977 | 991 | 1,001 | 963 | 954 | 1,035 | 965 | 971 | 1,044 | 970 |
| 11 | 877 | 938 | 953 | 963 | 927 | 918 | 997 | 928 | 935 | 1,004 |
| 12 | 944 | 858 | 919 | 933 | 944 | 907 | 897 | 974 | 908 | 917 |
| 9 - 12 Total | 3,769 | 3,770 | 3,817 | 3,795 | 3,841 | 3,807 | 3,813 | 3,897 | 3,839 | 4,015 |
| K - 12 Total | 11,016 | 11,144 | 11,306 | 11,439 | 11,591 | 11,733 | 11,919 | 12,123 | 12,249 | 12,470 |

Source: FutureThink

Williamsburg-James City County Public Schools

Projected Enrollment - High



Williamsburg-James City County Public Schools

Baker Elementary School Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 76 | 79 | 74 | 76 | 79 | 79 | 79 | 79 | 79 | 80 |
| 1 | 69 | 81 | 84 | 78 | 81 | 83 | 84 | 84 | 84 | 84 |
| 2 | 78 | 72 | 85 | 88 | 82 | 85 | 87 | 88 | 88 | 88 |
| 3 | 74 | 80 | 74 | 87 | 90 | 84 | 87 | 90 | 90 | 90 |
| 4 | 76 | 77 | 82 | 76 | 90 | 93 | 87 | 90 | 93 | 93 |
| 5 | 83 | 78 | 78 | 84 | 78 | 92 | 96 | 89 | 92 | 95 |
| Total | 456 | 467 | 477 | 489 | 500 | 516 | 520 | 520 | 526 | 530 |

Source: FutureThink

Laurel Lane Elementary School Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 74 | 77 | 71 | 74 | 76 | 76 | 77 | 77 | 77 | 77 |
| 1 | 67 | 79 | 81 | 76 | 79 | 81 | 81 | 81 | 82 | 82 |
| 2 | 75 | 70 | 83 | 85 | 79 | 82 | 85 | 85 | 85 | 86 |
| 3 | 72 | 77 | 72 | 85 | 88 | 82 | 85 | 87 | 87 | 88 |
| 4 | 74 | 74 | 80 | 74 | 88 | 91 | 84 | 87 | 90 | 90 |
| 5 | 81 | 76 | 76 | 82 | 76 | 90 | 93 | 86 | 90 | 92 |
| Total | 443 | 453 | 463 | 476 | 486 | 502 | 505 | 503 | 511 | 515 |

Source: FutureThink

Montague Elementary School Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 80 | 83 | 77 | 80 | 82 | 83 | 83 | 83 | 83 | 84 |
| 1 | 72 | 85 | 88 | 82 | 85 | 87 | 88 | 88 | 88 | 88 |
| 2 | 81 | 75 | 89 | 92 | 86 | 89 | 92 | 92 | 92 | 92 |
| 3 | 78 | 83 | 78 | 92 | 95 | 88 | 91 | 94 | 94 | 95 |
| 4 | 80 | 80 | 86 | 80 | 94 | 98 | 91 | 94 | 97 | 97 |
| 5 | 87 | 82 | 82 | 88 | 82 | 97 | 100 | 93 | 97 | 99 |
| Total | 478 | 488 | 500 | 514 | 524 | 542 | 545 | 544 | 551 | 555 |

Source: FutureThink

Norge Elementary School Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 95 | 99 | 92 | 95 | 98 | 98 | 99 | 99 | 99 | 100 |
| 1 | 86 | 101 | 105 | 97 | 101 | 104 | 104 | 105 | 105 | 105 |
| 2 | 97 | 90 | 106 | 110 | 102 | 106 | 109 | 109 | 110 | 110 |
| 3 | 93 | 99 | 92 | 109 | 113 | 105 | 109 | 112 | 112 | 113 |
| 4 | 95 | 96 | 103 | 95 | 113 | 116 | 108 | 112 | 116 | 116 |
| 5 | 104 | 97 | 98 | 105 | 98 | 115 | 119 | 111 | 115 | 118 |
| Total | 570 | 582 | 596 | 611 | 625 | 644 | 648 | 648 | 657 | 662 |

Source: FutureThink

Williamsburg-James City County Public Schools

Whaley Elementary School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 74 | 77 | 71 | 74 | 76 | 76 | 77 | 77 | 77 | 77 |
| 1 | 67 | 79 | 81 | 76 | 78 | 81 | 81 | 81 | 81 | 82 |
| 2 | 75 | 70 | 82 | 85 | 79 | 82 | 85 | 85 | 85 | 85 |
| 3 | 72 | 77 | 72 | 85 | 88 | 81 | 85 | 87 | 87 | 88 |
| 4 | 74 | 74 | 80 | 74 | 87 | 90 | 84 | 87 | 90 | 90 |
| 5 | 81 | 75 | 76 | 82 | 76 | 89 | 92 | 86 | 89 | 92 |
| Total | 443 | 452 | 462 | 476 | 484 | 499 | 504 | 503 | 509 | 514 |

Source: FutureThink

James River Elementary School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 74 | 76 | 71 | 74 | 76 | 76 | 76 | 77 | 77 | 77 |
| 1 | 66 | 78 | 81 | 75 | 78 | 81 | 81 | 81 | 81 | 82 |
| 2 | 75 | 70 | 82 | 85 | 79 | 82 | 84 | 85 | 85 | 85 |
| 3 | 72 | 77 | 72 | 85 | 87 | 81 | 84 | 87 | 87 | 87 |
| 4 | 73 | 74 | 79 | 74 | 87 | 90 | 84 | 87 | 90 | 90 |
| 5 | 81 | 75 | 76 | 81 | 76 | 89 | 92 | 86 | 89 | 92 |
| Total | 441 | 450 | 461 | 474 | 483 | 499 | 501 | 503 | 509 | 513 |

Source: FutureThink

Stonehouse Elementary School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 124 | 128 | 119 | 124 | 127 | 128 | 128 | 128 | 129 | 129 |
| 1 | 111 | 131 | 136 | 126 | 131 | 135 | 136 | 136 | 136 | 137 |
| 2 | 126 | 117 | 138 | 143 | 133 | 138 | 142 | 142 | 142 | 143 |
| 3 | 120 | 129 | 120 | 142 | 147 | 136 | 141 | 146 | 146 | 146 |
| 4 | 123 | 124 | 133 | 124 | 146 | 151 | 141 | 146 | 150 | 151 |
| 5 | 135 | 126 | 127 | 136 | 127 | 150 | 155 | 144 | 149 | 154 |
| Total | 739 | 755 | 773 | 795 | 811 | 838 | 843 | 842 | 852 | 860 |

Source: FutureThink

Matoaka Elementary School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 116 | 120 | 112 | 116 | 120 | 120 | 120 | 121 | 121 | 121 |
| 1 | 105 | 123 | 128 | 119 | 123 | 127 | 127 | 128 | 128 | 128 |
| 2 | 118 | 110 | 129 | 134 | 124 | 129 | 133 | 133 | 134 | 134 |
| 3 | 113 | 121 | 113 | 133 | 138 | 128 | 133 | 137 | 137 | 138 |
| 4 | 116 | 116 | 125 | 116 | 137 | 142 | 132 | 137 | 141 | 141 |
| 5 | 127 | 118 | 119 | 128 | 119 | 140 | 145 | 135 | 140 | 144 |
| Total | 695 | 708 | 726 | 746 | 761 | 786 | 790 | 791 | 801 | 806 |

Source: FutureThink

Williamsburg-James City County Public Schools

Blayton Elementary School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| K | 77 | 79 | 74 | 77 | 79 | 79 | 79 | 79 | 80 | 80 |
| 1 | 69 | 81 | 84 | 78 | 81 | 84 | 84 | 84 | 84 | 85 |
| 2 | 78 | 72 | 85 | 88 | 82 | 85 | 88 | 88 | 88 | 88 |
| 3 | 74 | 80 | 74 | 88 | 91 | 84 | 87 | 90 | 90 | 91 |
| 4 | 76 | 77 | 82 | 77 | 90 | 93 | 87 | 90 | 93 | 93 |
| 5 | 84 | 78 | 79 | 84 | 78 | 93 | 96 | 89 | 92 | 95 |
| Total | 458 | 467 | 478 | 492 | 501 | 518 | 521 | 520 | 527 | 532 |

Source: FutureThink

Berkeley Middle School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 192 | 208 | 194 | 195 | 209 | 195 | 230 | 238 | 221 | 230 |
| 7 | 195 | 193 | 209 | 195 | 197 | 211 | 196 | 232 | 240 | 223 |
| 8 | 205 | 197 | 196 | 212 | 198 | 200 | 214 | 199 | 235 | 243 |
| Total | 592 | 598 | 599 | 602 | 604 | 606 | 640 | 669 | 696 | 696 |

Source: FutureThink

Toano Middle School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 201 | 218 | 203 | 204 | 219 | 204 | 241 | 249 | 232 | 241 |
| 7 | 204 | 202 | 219 | 205 | 206 | 221 | 206 | 243 | 251 | 234 |
| 8 | 215 | 207 | 205 | 223 | 207 | 209 | 224 | 209 | 246 | 255 |
| Total | 620 | 627 | 627 | 632 | 632 | 634 | 671 | 701 | 729 | 730 |

Source: FutureThink

Hornsby Middle School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 254 | 276 | 257 | 259 | 278 | 258 | 305 | 316 | 293 | 305 |
| 7 | 259 | 256 | 278 | 259 | 261 | 280 | 260 | 307 | 318 | 296 |
| 8 | 273 | 262 | 260 | 282 | 263 | 265 | 284 | 264 | 312 | 323 |
| Total | 786 | 794 | 795 | 800 | 802 | 803 | 849 | 887 | 923 | 924 |

Source: FutureThink

James Blair Middle School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 6 | 170 | 185 | 172 | 174 | 186 | 173 | 204 | 212 | 197 | 204 |
| 7 | 173 | 172 | 186 | 174 | 175 | 188 | 175 | 206 | 213 | 198 |
| 8 | 183 | 176 | 174 | 189 | 176 | 178 | 190 | 177 | 209 | 216 |
| Total | 526 | 533 | 532 | 537 | 537 | 539 | 569 | 595 | 619 | 618 |

Source: FutureThink

Williamsburg-James City County Public Schools

Lafayette High School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 293 | 297 | 285 | 283 | 307 | 286 | 288 | 309 | 287 | 339 |
| 10 | 295 | 299 | 302 | 291 | 288 | 312 | 291 | 293 | 315 | 293 |
| 11 | 265 | 283 | 288 | 291 | 280 | 277 | 301 | 280 | 282 | 303 |
| 12 | 285 | 259 | 277 | 282 | 285 | 274 | 271 | 294 | 274 | 277 |
| Total | 1,138 | 1,138 | 1,152 | 1,147 | 1,160 | 1,149 | 1,151 | 1,176 | 1,158 | 1,212 |

Source: FutureThink

Jamestown High School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 328 | 332 | 319 | 316 | 343 | 320 | 322 | 346 | 322 | 380 |
| 10 | 330 | 335 | 338 | 325 | 322 | 350 | 326 | 328 | 353 | 328 |
| 11 | 296 | 317 | 322 | 325 | 313 | 310 | 337 | 314 | 316 | 339 |
| 12 | 319 | 290 | 311 | 315 | 319 | 306 | 303 | 329 | 307 | 310 |
| Total | 1,273 | 1,274 | 1,290 | 1,281 | 1,297 | 1,286 | 1,288 | 1,317 | 1,298 | 1,357 |

Source: FutureThink

Warhill High School

Projected Enrollment - High

| Grade | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9 | 350 | 354 | 340 | 337 | 366 | 341 | 344 | 369 | 343 | 405 |
| 10 | 352 | 357 | 361 | 347 | 344 | 373 | 348 | 350 | 376 | 349 |
| 11 | 316 | 338 | 343 | 347 | 334 | 331 | 359 | 334 | 337 | 362 |
| 12 | 340 | 309 | 331 | 336 | 340 | 327 | 323 | 351 | 327 | 330 |
| Total | 1,358 | 1,358 | 1,375 | 1,367 | 1,384 | 1,372 | 1,374 | 1,404 | 1,383 | 1,446 |

Source: FutureThink

Williamsburg-James City County Public Schools

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.

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Tom Leininger, Senior Planner

SUBJECT: Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan

ATTACHMENTS:

| | Description | Type |
|---|----------------------------|-----------------|
| ▣ | Memorandum | Cover Memo |
| ▣ | Resolution | Resolution |
| ▣ | Overall Map of Projects | Backup Material |
| ▣ | Aerial Map - Longhill Road | Backup Material |
| ▣ | Aerial Map - Croaker Road | Backup Material |
| ▣ | Aerial Map - Peach Street | Backup Material |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|----------------------|
| Planning | Holt, Paul | Approved | 3/26/2021 - 9:31 AM |
| Development Management | Holt, Paul | Approved | 3/26/2021 - 9:53 AM |
| Publication Management | Daniel, Martha | Approved | 3/26/2021 - 10:18 AM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:27 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:24 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 8:05 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:39 AM |

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: Tom Leininger, Senior Planner

SUBJECT: Proposed Fiscal Year 2022-2027 Secondary Six-Year Plan

Each year the Virginia Department of Transportation (VDOT) works with the James City County Board of Supervisors to develop a list of project priorities for the Secondary Six-Year Plan (SSYP). The SSYP is a priority-funding plan for the improvement and construction of secondary roads (roads with route numbers of 600 or greater). As part of the review process, a public hearing has been advertised for the April 13, 2021, meeting to provide an opportunity for public comment.

Allocations

Through the SSYP, the County receives yearly state and federal allocations to fund proposed secondary improvements. Funding is primarily derived from state and federal gasoline taxes, vehicle title fees, vehicle sales tax, and state sales tax. The predictability of funding amounts is greatly dictated by the financial climate of the times and changes of funding levels by the federal and state government. For Fiscal Year (FY) 2022-2027, the proposed SSYP allocation for James City County totals \$1,283,075, with an FY22 allocation of \$213,946 compared to the FY21 allocation of \$243,203.

Secondary allocations are not the only funding source for transportation projects. The County has applied and received or been recommended for competitive grants from the Construction District Grant Program and High Priority Projects Program via the SmartScale process, the Regional Surface Transportation Program (RSTP), and the Congestion Mitigation and Air Quality (CMAQ) program for Longhill Road and Croaker Road. County staff will continue to apply for more SmartScale, RSTP, CMAQ, and Revenue Sharing funds to help fund projects in future fiscal years.

Listed below is a brief summary of current and special funding projects for the priority list for the FY22-27 SSYP.

Current Projects

Longhill Road (Route 612) - Phases I, II, and III

Widening Longhill Road from Route 199 to Olde Towne Road/Devon Road from two to four lanes (Attachment No. 3) with a variable width median and accommodations has been the County's highest priority for secondary roads for a number of years. The 2014 Longhill Road Corridor Study examined the entire corridor from Route 199 to Centerville Road and identified short-term recommendations (Phase I widening and "quick-hitter" items) as well as mid-term (Phase II) and long-term recommendations (Phase III).

Specific recommendations and a preferred typical section from the study are being used to guide the Phase I widening, now in the construction phase. Due to the existing safety concerns and capacity deficiencies of Longhill Road, staff recommends keeping Phase I of the project as the first priority on the SSYP to ensure the project remains fully funded.

Since the study's adoption, VDOT and the County have been investigating opportunities to fund and implement improvements in the vicinity of Phases II and III (Attachment No. 3). These include quick-hitter items such as school zone safety improvements, signal timing/traffic operation improvements and pedestrian accommodations, as well as longer-term items such as select intersection improvements (especially in the vicinity of the Lafayette High School/Season's Trace entrances) and widening. Due to the uncertainty as to when opportunities will become available to fund and implement various projects associated with Phase II and III areas, staff recommends keeping them on the SSYP as the third and fourth priorities, respectively, to allow funds to accumulate. Planning-level estimates from 2014 for Phase II were approximately \$38,515,000 for full improvements and \$3,000 for quick hitter items. Estimates for Phase III from 2014 were approximately \$27,000,000 for full improvements and \$151,000 for quick-hitter items. No funding has been allocated at this time.

Croaker Road (Route 607)

This project will widen the section of roadway between Richmond Road and the James City County Library from two to four lanes (Attachment No. 4). The project will include preliminary engineering, right-of-way acquisition and construction of a new two-lane bridge parallel to the existing bridge over the CSX lines, two additional travel lanes, and a shared use path. Staff recommends keeping this project as the second priority on the SSYP. VDOT's current cost estimate for this project is now \$21.2 million. Staff has identified \$21.2 million in funding through FY27 and will continue to work through the regional Transportation Planning and Organization process to identify and secure the additional needed funding.

Special Funding Projects

VDOT utilizes a special funding mechanism, which provides annual allocations to localities for unpaved roads and bridge projects. Due to reductions in transportation funding over the past years, new funds have rarely been allocated to these special funding projects as part of the SSYP. For FY22-27 SSYP, \$0 of unpaved road state funds are available; however, VDOT staff have identified an eligible project as noted below. Staff recommends keeping eligible projects on the SSYP so that the County can continue to receive allocations as funds become available. The funds would be utilized when needed.

Unpaved Road Funding Program

Racefield Drive was the most recent road paved using the Unpaved Roads Funding Program. In October 2017, VDOT staff identified Peach Street as meeting the criteria of the Rural Rustic Road Program, making it eligible for unpaved road state funds. Based upon this information, the Board of Supervisors adopted a resolution adding Peach Street to James City County's SSYP. Of the \$198,872 in estimated costs, \$198,833 has been previously allocated.

Hicks Island Road Bridge (Route 601)

VDOT identified replacing Hicks Island Road Bridge over Diascund Creek as a candidate project in 2012. This structure has a sufficiency rating less than 50, making it VDOT's first priority for bridge replacement on the County's secondary road system. The County concurred, identifying it as the County's priority for bridge funds in past SSYPs. In April 2017, the Board of Supervisors approved a resolution reducing the design scope of the project to a one-lane, 16-foot-wide bridge. Staff recommends keeping Hicks Island Road Bridge as the specific project for the bridge funds.

Recommendation

Given the funding levels expected in the next six years and the current projects that are underway, staff recommends the following priorities, which generally mirror the Board's priorities for the FY21-26 SSYP,

with the exception of Centerville Road, which has been inserted as second priority due to its status of being under construction:

1. Longhill Road - Phase I
2. Croaker Road
3. Longhill Road - Phase II
4. Longhill Road - Phase III

In addition, staff recommends keeping Peach Street and Hicks Island Road Bridge as the specific projects for the County's unpaved road and bridge funds, respectively, until the projects are completed.

Staff recommends adoption of the attached resolution, which endorses the secondary road priority list as set forth in this memorandum for the FY22-27 SSYP.

TL/md

PropFY22-27SSYP-mem

Attachments:

1. Resolution
2. Map of FY22-27 SSYP Projects
3. Aerial Map - Longhill Road
4. Aerial Map - Croaker Road
5. Aerial Map - Peach Street

RESOLUTION

PROPOSED FISCAL YEAR 2022-2027 SECONDARY STATE HIGHWAY SIX-YEAR PLAN

WHEREAS, Section 33.2-331 of the Code of Virginia, 1950, as amended, provides the opportunity for each county to work with the Virginia Department of Transportation (VDOT) in developing a Secondary State Highway Six-Year Plan; and

WHEREAS, James City County, Virginia (the "County") has consulted with the VDOT District Project Manager to set priorities for improvements to the County's secondary state highways; and

WHEREAS, a public hearing was advertised for the regularly scheduled Board of Supervisors meeting on April 13, 2021, so citizens of the County would have the opportunity to participate in the hearing and to make comments and recommendations concerning the proposed list of priorities for improvement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves of the list of priorities for improvements to the Secondary State Highway System as presented at the public hearing and the County Administrator is hereby authorized to sign and execute all such documents as are necessary to evidence the Board's approval of the Six-Year Plan.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

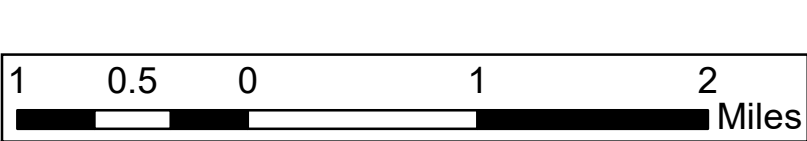
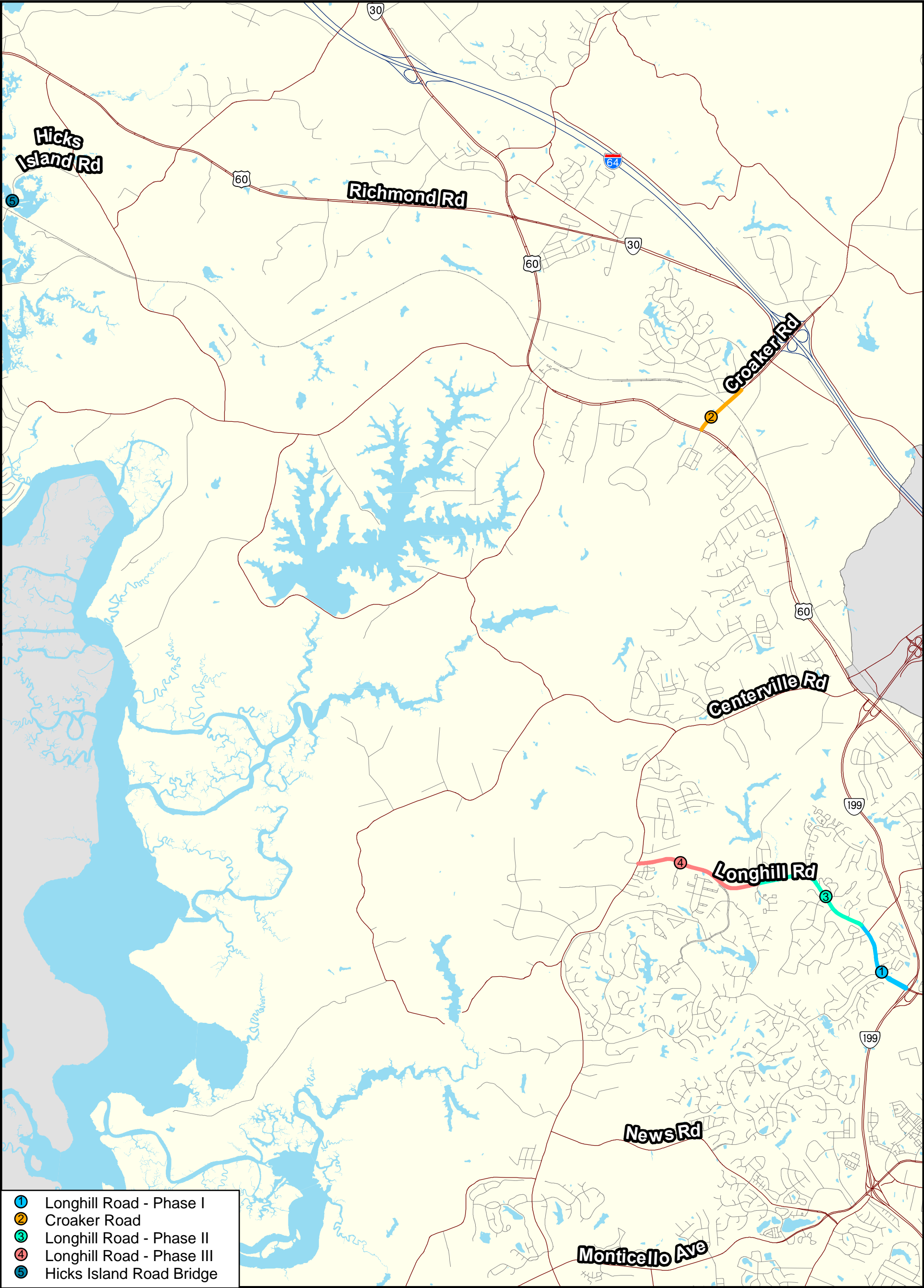
| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

PropFY22-27SSYP-res

James City County

FY 22-27 SSYP Projects



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Longhill Rd (Route 612)



- Longhill Phase 1
- Longhill Phase 2
- Longhill Phase 3

0.25 0.125 0 0.25 0.5 Miles



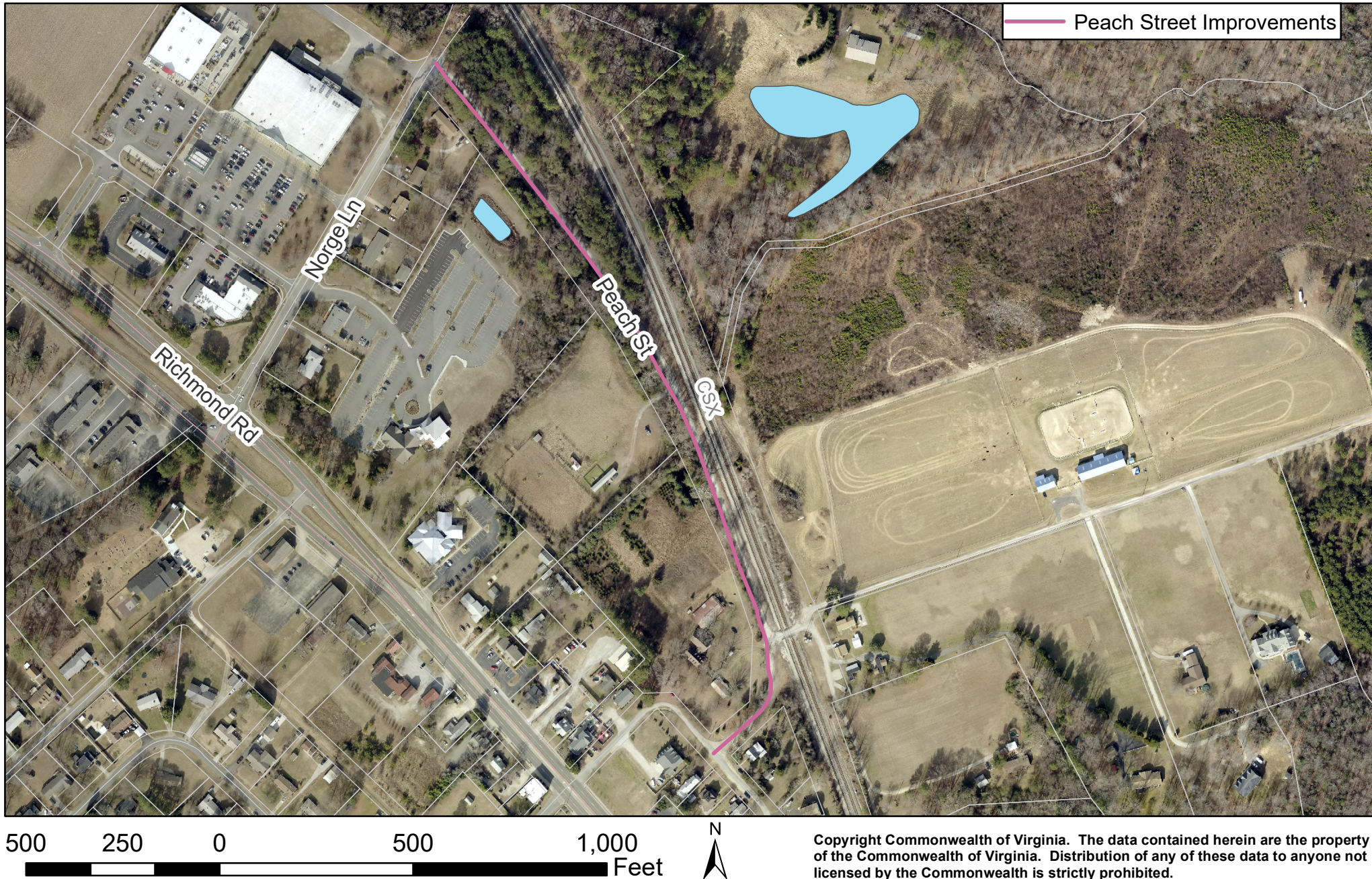
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Croaker Road (Route 607) Improvements



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Peach Street Improvements



ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Liz Parman, Assistant County Attorney

SUBJECT: Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
| ☐ | Memo | Cover Memo |
| ☐ | Resolution | Resolution |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|----------------------|
| Attorney | Kinsman, Adam | Approved | 3/24/2021 - 12:55 PM |
| Publication Management | Daniel, Martha | Approved | 3/24/2021 - 1:49 PM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:28 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:24 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 7:59 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:38 AM |

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: Liz Parman, Assistant County Attorney
Rebecca Vinroot, Director, Department of Social Services

SUBJECT: Lease of Real Property - 5249 Olde Towne Road Lease Agreement with Williamsburg Area Medical Assistance Corporation

James City County (the “County”) currently owns a certain parcel of land located in the County of James City at 5249 Olde Towne Road and further identified as James City County Real Estate Tax Parcel ID No. 3240100029A and commonly known as the Human Services Building (the “Property”).

The County currently leases a portion of the Property to Williamsburg Area Medical Assistance Corporation (the “Tenant”) for the operation of Olde Towne Medical and Dental Center (“OTMDC”). The current lease expires June 30, 2021. The Tenant wishes to enter into a new three-year lease agreement, beginning July 1, 2021, ending June 30, 2024.

Important aspects of the proposed lease agreement are outlined below:

Rent: The Tenant will pay the County \$120,000 the first year, \$132,000 the second year, and \$145,200 the third year.

Termination: The County may terminate the Lease upon default of the Tenant. Tenant may terminate the lease upon 30 days’ notice to the County.

The County will eventually need the space occupied by OTMDC; however, a disruption in services provided by OTMDC will negatively affect County residents who rely on OTMDC for their medical and dental needs.

Administration recommends approval of a three-year lease agreement.

EP/RV/md
Lease5249OTRd-mem

Attachment

RESOLUTION

LEASE OF REAL PROPERTY - 5249 OLDE TOWNE ROAD LEASE AGREEMENT

WITH WILLIAMSBURG AREA MEDICAL ASSISTANCE CORPORATION

WHEREAS, James City County currently owns a certain parcel of land located in the County of James City at 5249 Olde Towne Road and further identified as James City County Real Estate Tax Parcel ID No. 3240100029A and commonly known as the Human Services Building (the "Property"); and

WHEREAS, the Williamsburg Area Medical Assistance Corporation operates Olde Towne Medical and Dental Center ("OTMDC") on a portion of the Property under a lease agreement with the County; and

WHEREAS, the current lease expires on June 30, 2021; and

WHEREAS, the Williamsburg Area Medical Assistance Corporation wishes to enter into a new three-year lease agreement so that OTMDC may continue its current operations while a new location is secured; and

WHEREAS, the Board of Supervisors, following a public hearing, is of the opinion that the County should lease a portion of the Property to Williamsburg Area Medical Assistance Corporation for a period of three years.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby authorize and direct the County Administrator to execute those documents necessary for the lease of a portion of 5249 Olde Towne Road to Williamsburg Area Medical Assistance Corporation.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: John Carnifax, Interim Assistant County Administrator

SUBJECT: Lease Amendment - Cell Tower at 5301 Longhill Road

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
| ☐ | Memorandum | Cover Memo |
| ☐ | Resolution | Resolution |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|--------------------|----------|----------------------|
| Board Secretary | Fellows, Teresa | Approved | 3/29/2021 - 4:59 PM |
| Board Secretary | Rinehimer, Bradley | Approved | 3/30/2021 - 4:20 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 11:15 AM |
| Publication Management | Colonna, Tina | Approved | 3/31/2021 - 12:45 PM |
| Legal Review | Kinsman, Adam | Approved | 3/31/2021 - 1:28 PM |
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:24 PM |
| Board Secretary | Carnifax, John | Approved | 4/1/2021 - 7:52 AM |
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:38 AM |

MEMORANDUM

DATE: April 13, 2021

TO: The Board of Supervisors

FROM: John H. Carnifax, Jr., Interim Assistant County Administrator
Max Hlavin, Deputy County Attorney

SUBJECT: Lease Amendment - Cell Tower at 5301 Longhill Road

The County currently leases a portion of the James City County Recreation Center property to SRR Towers, LLC (the "Tenant") for the operation of a communications tower and associated equipment. The tower is located to the east of the soccer fields and also supports field lighting. The Tenant has requested to lease an additional 136 square feet of ground area to install equipment associated with the communications tower for the benefit of its subtenant's cellular upgrades. The additional area is located to the eastern side of the existing lease footprint and will not impact the recreation facilities. The lease amendment includes additional rent of \$393.04 per month, which will be subject to escalation according to the existing lease.

Attached is a resolution authorizing the amendment of the existing lease to include an additional 136 square feet of ground area.

JHC/MH/md
LeaseAmd-CellTwr-mem

Attachments

RESOLUTION

LEASE AMENDMENT - CELL TOWER AT 5301 LONGHILL ROAD

WHEREAS, James City County owns a parcel of property located at 5301 Longhill Road, further identified as James City County Real Estate Tax Map No. 3910100153 (the "Property"); and

WHEREAS, on July 8, 2008, the Board of Supervisors of James City County, Virginia (the "Board" authorized the lease of approximately 900 square feet of the Property for the construction and operation of a communication tower and related structures (the "Tower Site"); and

WHEREAS, the current lessee of the Tower Site, SRR Towers, LLC, has requested to lease an additional 136 square feet adjacent to the Tower Site for the construction of a generator and other improvements related to the Tower Site; and

WHEREAS, the additional lease area for the Tower Site will not impact the County's recreation facilities on the Property; and

WHEREAS, a public hearing was advertised and held on the disposition of the additional lease area; and

WHEREAS, the Board is willing to amend the existing lease to include the additional square footage in consideration of additional rent and subject to certain terms.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that the County Administrator is authorized and directed to execute those documents necessary to amend the lease for the Tower Site to include an additional 136 square feet of ground area.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

| | VOTES | | |
|-----------|------------|------------|----------------|
| | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> |
| SADLER | _____ | _____ | _____ |
| ICENHOUR | _____ | _____ | _____ |
| LARSON | _____ | _____ | _____ |
| MCGLENNON | _____ | _____ | _____ |
| HIPPLE | _____ | _____ | _____ |

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of April, 2021.

LeaseAmd-CellTwr-res

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney & Paul Holt, Director of Community Development

SUBJECT: Consideration of the acquisition of an interest in real property along Ironbound Road, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

REVIEWERS:

| Department | Reviewer | Action | Date |
|-----------------|-----------------|----------|--------------------|
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:46 AM |

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: John Carnifax, Interim Assistant County Administrator & Adam R. Kinsman, County Attorney

SUBJECT: Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

ATTACHMENTS:

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

REVIEWERS:

| Department | Reviewer | Action | Date |
|-----------------|-----------------|----------|--------------------|
| Board Secretary | Fellows, Teresa | Approved | 4/1/2021 - 9:47 AM |

ITEM SUMMARY

DATE: 4/13/2021

TO: The Board of Supervisors

FROM: Teresa J. Fellows, Deputy Clerk

SUBJECT: Adjourn until 1 pm on April 27, 2021 for the Business Meeting

REVIEWERS:

| Department | Reviewer | Action | Date |
|-----------------|-----------------|----------|---------------------|
| Board Secretary | Fellows, Teresa | Approved | 3/31/2021 - 5:30 PM |