

TOWN OF COLONIAL BEACH PLANNING
COMMISSION WORK SESSION

Agenda

Date: Friday, March 18, 2016

Time 10:00 AM



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- 1) Call the meeting to order at 10:00 A.M.
 - 2) Discussion on Elementary School Conditional Use Permit
 - 3) Other Topics
 - 4) Adjournment

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT	
PROJECT NAME: Colonial Beach Elementary School CUP	Town Council Meeting Date:
Case Number: NA	Applicant: Town of Colonial Beach Schools
Project Status: <input type="checkbox"/> Preliminary Sketch Application <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Preliminary Final Plat Plans <input type="checkbox"/> Concept <input type="checkbox"/> Final Plat <input type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation	Owner: Colonial Beach Schools
	Location: 1st Street
	Voting District: NA
	Parcel Number:
	Total Site Area: 8.127 acres
	Site Area Developed:
Existing Structures: High School and Middle School and Elementary School Mod Pods	CBPA: RMA
Flood Hazard: NA	Additional Site Data: NA
Current Zoning: R-2	
Action Request: 1st Review	
	Staff: B. McHugh Date: 3/3/2016

Prior Actions / Case History

Rezoning: NA
Conditional Use Permit: NA
Variances: NA
Subdivisions: NA
Other Data: NA

BACKGROUND:

Colonial Beach Public Schools have applied for a Conditional Use Permit (CUP) to build a new Elementary School in the Residential General (R-2) District. This property already has two CUPs for the High School and the Elementary School Mod Pods. The previous conditional use permits contain conditions requiring any further modifications to the property to require a new conditional use permit.

DISCUSSION:

The site is zoned Residential General (R-2). For this use, a conditional use permit is required, per Article 6 of the Colonial Beach Zoning Ordinance. The Comprehensive Plan identifies this site as being located within the Central Area of Town. The plan continues by stating that the numerous schools, churches and other public/semi-

public uses help maintain activity levels in the core of the Town. Additionally, one of the goals of the plan states:

Provide an adequate level of public services to all people of the Town and recognize the regional aspects of certain facilities/services and the need for regional cooperation.

An objective under this goal states that the Town should support top quality educational opportunities for all students. The elementary school proposal will be a major step in meeting this objective as stated in the comprehensive plan.

Staff has been working closely with the school and some of the professionals that have been contracted for the job. Concerning the project, the following points have been addressed:

Zoning

- The current Mod Pods will be removed when the building is constructed.
- Lot and Structure, Development Standards and parking meet the requirements of the Colonial Beach Zoning Ordinance.
- Chesapeake Bay Act Regulations meet requirements.
- E&S Plans have been approved by the Environmental Inspector.

Transportation

- The children will be bussed from the Kintz Street access to the back of the building where a bus loop will be installed.

Building

- Plans have not been submitted, however RRMM Architects have met with the Building Official and Fire Marshall to determine what is needed for architectural plans. Those plans will need to be approved by the Building Official before the contractors receive a building permit to start work.

Public Works

- Water and sewer will be run through the back of the building through an unimproved section of Given Street off of Jackson Street.
- The Utility Design has been approved by Public Works.
- The plan will require utility easements to be approved by Town Attorney.

Police Department

- Plans have been reviewed and approved with no comments.

Fire Department

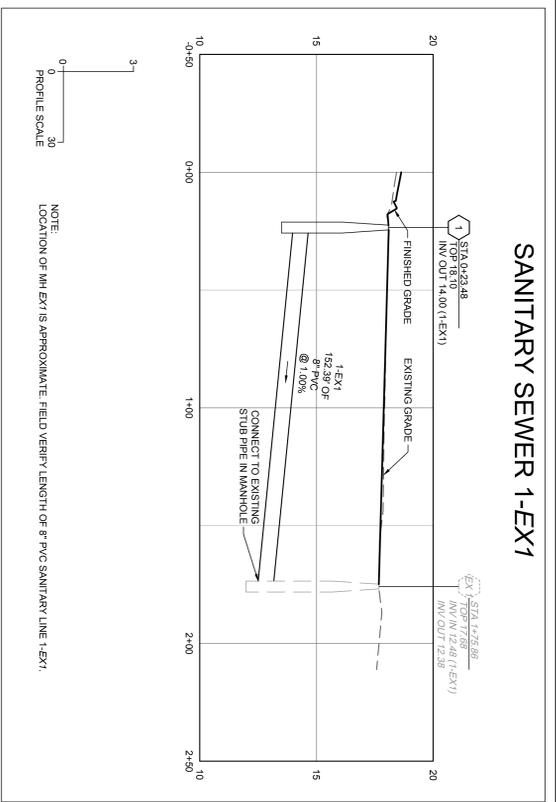
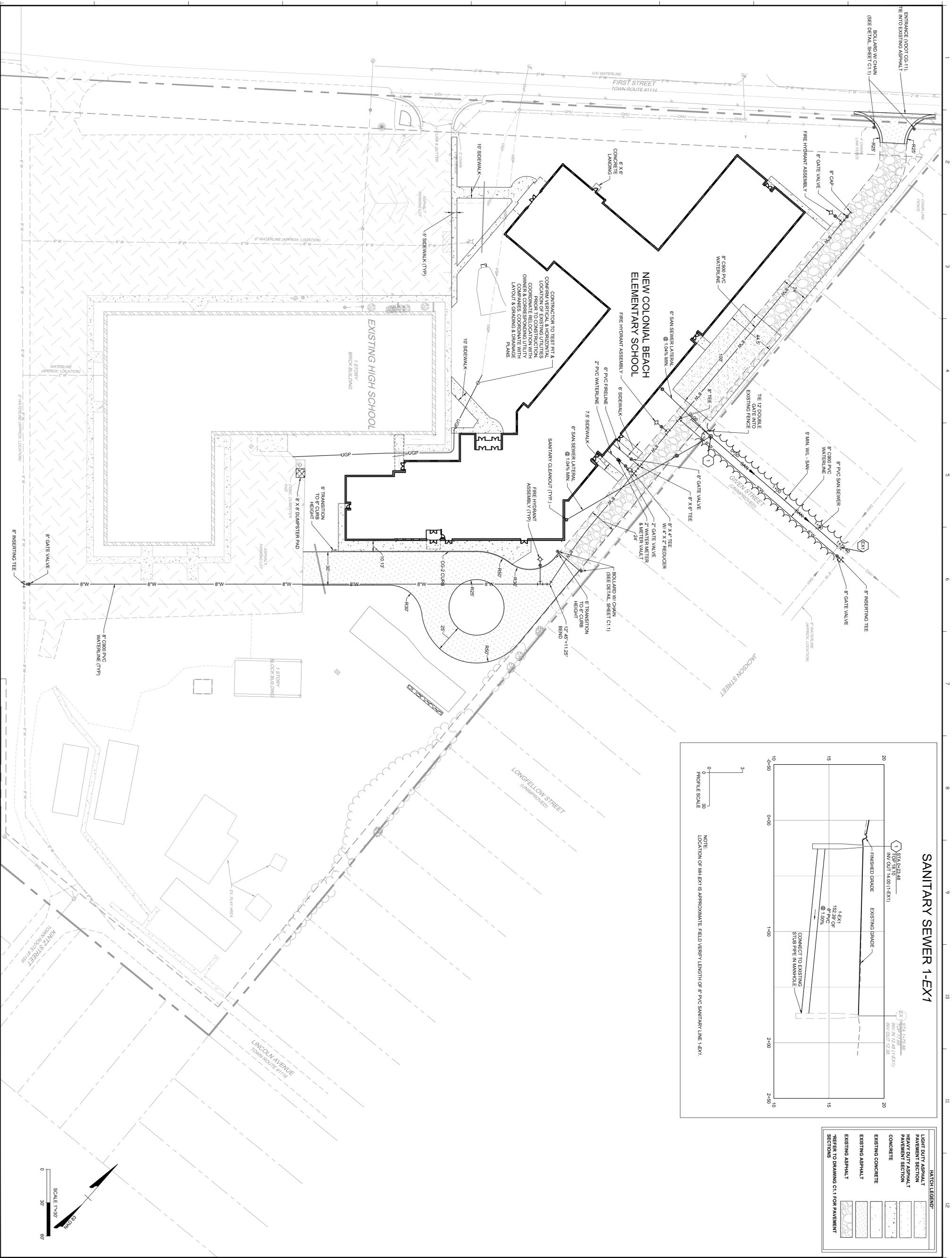
- An emergency access route is proposed to be installed behind the building off of 1st Street. The Entrance off of 1st Street will require an approved Land Use Permit from Public Works.
- Plans are currently being reviewed. Comments have not been submitted.

Department of Environmental Quality(DEQ)

- Stormwater is being addressed through two bio-retention ponds located in the front and rear of the building.
- A Stormwater Management Plan has been submitted to DEQ.
- Engineers are currently addressing comments from the DEQ review.
- The School plan will require a State Stormwater Permit before work can begin.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the plans once completely submitted and give any recommendations. Staff will then prepare materials for a public hearing at the regular meeting in April.



HATCH LEGEND

[Hatch Pattern]	LIGHT DUTY ASPHALT PAVEMENT SECTION
[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT SECTION
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	EXISTING CONCRETE
[Hatch Pattern]	EXISTING ASPHALT
[Hatch Pattern]	REFER TO DRAWING C1.1 FOR PAVEMENT SECTIONS

<p>C3.0</p> <p>SHEET</p>	<p>PROJECT COLONIAL BEACH ELEMENTARY SCHOOL</p> <p>100 FIRST STREET COLONIAL BEACH, VIRGINIA</p> <p>DRAWING LAYOUT & UTILITY PLAN</p>		<p>RRMM ARCHITECTS, P.C.</p> <p>1317 Executive Blvd, Suite 200 Chesapeake, Virginia 23320 (757) 922-2828</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>02.05.16</td> </tr> <tr> <td>PROJECT</td> <td>37637</td> </tr> <tr> <td>DESIGNED</td> <td>J. MULLINS</td> </tr> <tr> <td>DRAWN</td> <td>D. LOUNSBURY</td> </tr> <tr> <td>CHECKED</td> <td>J. MULLINS</td> </tr> </table>	DATE	02.05.16	PROJECT	37637	DESIGNED	J. MULLINS	DRAWN	D. LOUNSBURY	CHECKED	J. MULLINS	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>MARK</td> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	MARK	DATE	BY	DESCRIPTION				
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COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193

(703) 583-3800 Fax (703) 583-3821

www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

Thomas A. Faha
Regional Director

March 1, 2016

Kevin Newman
Colonial Beach Public Schools
16 N. Irving Ave
Colonial Beach, VA 22443

Re: Colonial Beach Elementary School, VA

DEQ SWM #: NRO-16-32

Stormwater Management (SWM) Plan Review Comments

Dear Mr. Newman:

The Department of Environmental Quality (DEQ) has reviewed the Stormwater Management Plan (SWM) dated 2/5/2016, which was received on February 9, 2016, for conformance with the *Virginia Erosion and Sediment Control Regulations*, and the *Virginia Stormwater Management Program (VSMP) Regulations*. We offer the following comments:

1. Plan sheet C5.4. Please provide
 - Bioretention maintenance access on the plan
 - Soil infiltration rate testing result for both of the bioretention basins
 - Pre-treatment for the bioretention basins
 - Planting plan for bioretention basins
 - Different location plan for sediment trap since bioretention basin location is not allowed to be used as temporary sediment trap without underdrain
 - Seasonal high water table for bioretention locations
 - Bioretention installation sequence according to VA DEQ Stormwater Design Specification NO. 9, section 8.2
 - Please provide Bioretention Basin setback boundary.
 - Please provide correct bioretention sizing calculations.

2. Sheet C5.3, stormwater calculations. Please provide:
 - Drainage area A, the credit areas is 0.05 acre over, please revise.
 - Energy balance calculation, please provide 1-year storm energy balance calculation
 - Predeveloped map, the impervious cover at the SW side of the site will transform into managed turf area. This activity is not in the renovation plan. Please revise the demo plan which will be consistent with plan sheet C5.2.
 - Flood protection calculations according to 9VAC25-870-66.C. and show limits of analysis.

3. Sheet 5.1. Please provide:
 - Downstream channels from point of interest #1 and #2.

The preceding comments must be addressed before DEQ can continue the erosion and sediment control plan and stormwater management plan review and approval process. The re-submittal should include a copy of these comments with responses to each item listed above as well as the referenced page number or sheet number where the requested information can be found. A revision cloud should be used to clearly indicate all erosion and sediment control and stormwater management plan revisions. Two (2) copies of the re-submittal package should be submitted to DEQ for review and approval at the following address:

Postal Mail

Department of Environmental Quality
Attn: Stormwater Plan Review Coordinator
P.O. Box 1105
Richmond, Virginia 23218

FedEx, UPS, Hand Delivery

Department of Environmental Quality
Attn: Stormwater Plan Review Coordinator
629 East Main Street
Richmond, Virginia 23219

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you received this decision within which to appeal this decision by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the Director, Virginia Department of Environmental Quality.

This letter is intended to provide information on what information DEQ believes is needed in order to fully evaluate your erosion and sediment control plan and stormwater management plan and is not a final determination or case decision under the Administrative Process Act. In the event that discussions with staff do not lead to a satisfactory resolution of the contents of this letter, you may elect to participate in DEQ's Process for Early Dispute Resolution. For further information on the Process for Early Dispute Resolution, please see Agency Policy Statement No. 8-2005 posted on the Department's website under "Programs", "Water", "Permitting & Compliance" at the following address:

http://www.deq.virginia.gov/Portals/0/DEQ/Enforcement/Guidance/process%20for%20early%20dispute%20resolution%20no8_2005.pdf

Please contact Xing Lin at 804-238-2977 or xing.lin@deq.virginia.gov if you have any questions about this letter.

Sincerely,

Xing Lin
Stormwater Compliance Specialist

Cc: John McCutcheon, DEQ-PRO
Larry Gavan, DEQ-CO
Jason Mullins, Timmons Group