



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, January 13, 2011, 2:00 p.m. in the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #10-018: Request of Walsingham Academy for a special use permit to build a 925 sq. ft. addition to the Lower School. The project is located at 1100 Jamestown Road, and is identified as Williamsburg Tax Map No. 552-09-00-A.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=483 or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, January 6, 2010.

Donna F. Scott
City Council Clerk



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: December 17, 2010

SUBJECT: PCR#10-018

Request of Walsingham Academy for a special use permit to construct an addition to the Lower School at 1100 Jamestown Road

Walsingham Academy is requesting a special use permit to construct a 925 square foot addition to the Lower School at 1100 Jamestown Road. The addition will be used as activity space in support of the existing Pre-K 4 program. It will be located on the south side of an existing wing of the Lower School. In the initial phase, it will be a covered porch with plans to enclose the area when funds become available.

The applicant states in their application that “the project will provide the space teachers need to facilitate the students’ active involvement in investigations by providing different instructional areas”. They further state “This additional space will provide real life experiences, both “hands on” and “minds on” opportunities for students are essential and support their developing understanding and construction of knowledge”.

COMPREHENSIVE PLAN

This property is designated by the 2006 Comprehensive Plan as Public and Semi-Public land use. Public and Semi-Public uses are generally institutional and municipal buildings and lands. These uses include the Municipal Center, Court House, public and private schools, hospitals, religious uses, and cemeteries.

ZONING

This property is zoned RS-1 Single Family Dwelling District. It is surrounded by RS-1 zoning across Jamestown Road to the west, to the north and east by Holly Hills Subdivision and to the south by Yorkshire Subdivision.

The statement of intent for the RS-1 District reads:

This district is established as a single-family residential area with low population density. The regulations for this district are designed to stabilize and protect the essential characteristics of the land and to promote and encourage a suitable environment for family life. To these ends, development is limited to a relatively low density and permitted uses

are limited basically to providing homes for the residents. Certain additional uses that may be compatible with single-family neighborhoods, such as churches, schools and day care centers, may be allowed with the issuance of special permits.

The special use permit section of the Zoning Ordinance (Sec. 21-43) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional offstreet parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

HISTORY

In 1991, the Zoning Ordinance was changed to require special use permits for schools. Since that time, three special use permits have been approved by City Council for the school:

- A 119 space parking lot between the upper school and Jamestown Road in 2005 (PCR#05-012).
- A 5,400 square foot two-story addition to the Lower School adjacent to the Yorkshire Subdivision in 1999 (PCR#99-005).
- A 31,700 square foot gymnasium adjacent to the Upper School and Holly Hills Subdivision in 1996 (PCR#96-002).

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board reviewed and approved the addition on June 8, 2010 (ARB#10-040).

ANALYSIS

This special use permit request is for a small 925 square foot addition on the lower school which will be used as activity space in support of the existing Pre-K 4 program. It will not protrude closer to the Yorkshire Subdivision (its closest neighbor) than the existing lower school building. This proposal is consistent with the 2006 Comprehensive Plan, which shows this property as Public and Semi-Public land use, and with the intent of the RS-1 Zoning District. It is compatible with the character of the surrounding neighborhood, and the building design has been approved by the Architectural Review Board.

STAFF RECOMMENDATION

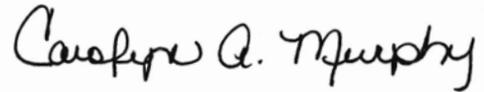
Staff recommends that Planning Commission recommend to City Council approval of the special use permit for a 925 square foot addition to the lower school. Staff also recommends approval of the site plan contingent upon City Council approving a special use permit for the addition.

PLANNING COMMISSION ACTION

Planning Commission held a public hearing on this request on December 15, 2010 and recommended approval of the special use permit to City Council by a vote of 7-0. Planning Commission also approved the site plan contingent upon the special use permit being granted by City Council.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for the January 13, 2011 regular City Council meeting at 2:00 p.m. at the Stryker Building.

A handwritten signature in black ink that reads "Carolyn A. Murphy". The signature is written in a cursive style with a large initial 'C'.

Carolyn A. Murphy, AICP
Deputy Planning Director



WALSINGHAM ACADEMY
Lower School

October 29, 2010

Carolyn A Murphy
Deputy Planning Director
City of Williamsburg
401 Lafayette Avenue
Williamsburg, VA 23185

Re: Walsingham Academy – Deck at Pre-K Area (PCR #10-018)

Dear Ms. Murphy:

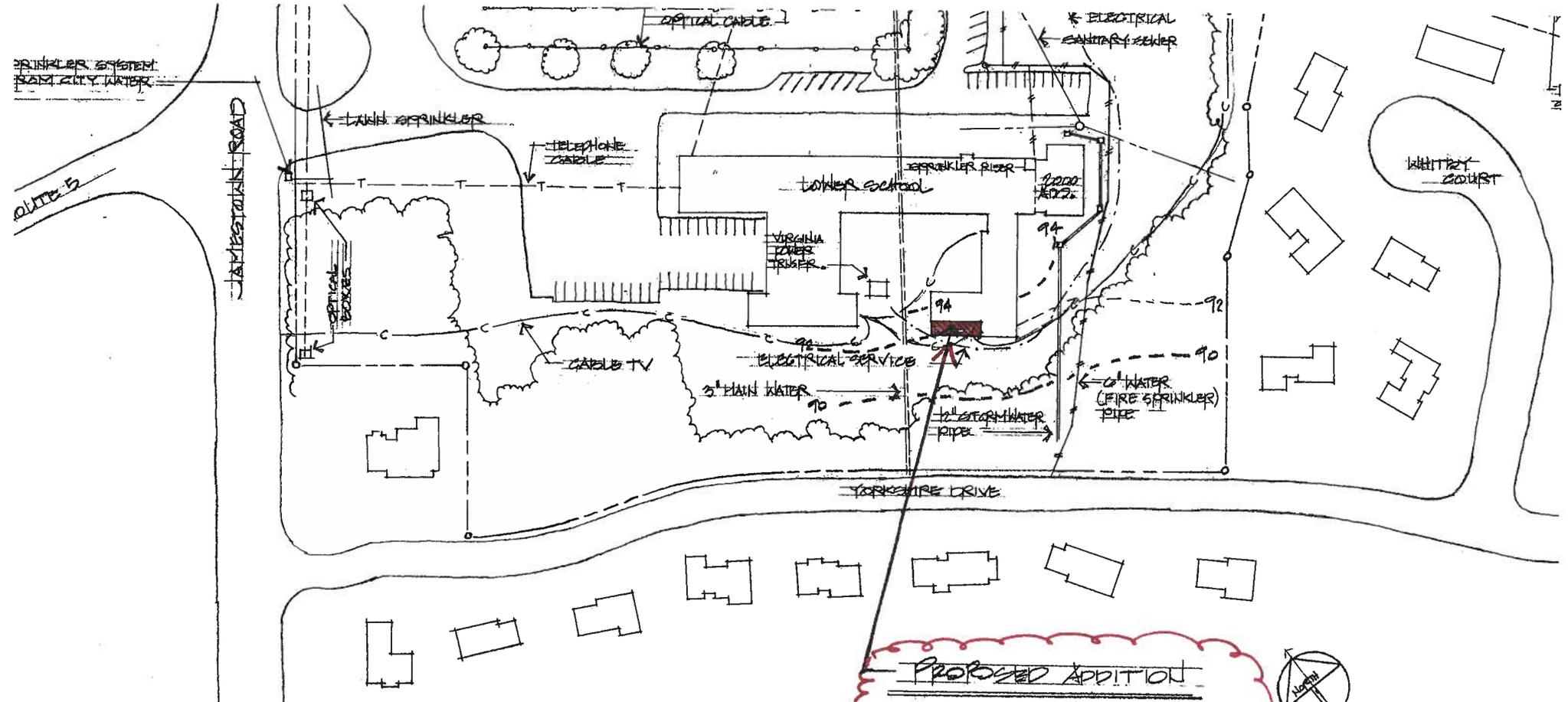
As you are probably aware, we are seeking a Special Use Permit for the construction of a Deck at the Pre-K Area of Walsingham Academy's Lower School. The purpose of this letter is to describe the use of the addition we are proposing.

The addition of this deck, which will be adjacent to our Pre-Kindergarten 4-year-old (Pre-K 4) classroom, will provide additional activity space in support of our existing Pre-K 4 program. The project will provide the space teachers need to facilitate the students' active involvement in investigations by providing different instructional areas. These diverse areas, promoting both independent and cooperative learning groups, will support the teacher in her attempts to differentiate instruction for the learners. The in-depth investigations are connected to real life experiences and enable children to become immersed in activities that authenticate real reasons for them to explore areas of literacy, math, science, and social studies. Some of the investigations previously implemented and currently being explored are ones that enable children to directly observe insects, plants, and animals. Because those investigations are connected to real life experiences, both "hands on" and "minds on" opportunities for students are essential and support their developing understanding and construction of knowledge. Having the additional space to enable teachers to design multiple instructional areas for investigation will provide the much needed support for all students in their learning journeys.

If you have any questions, please feel free to call me at 259-4671. Thank you for your assistance on this project.

Sincerely,

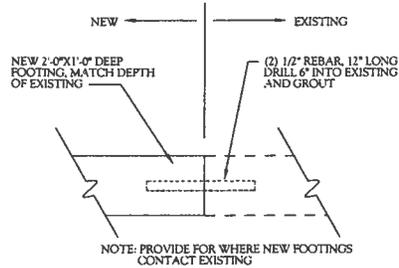
Scott Bolton
Assistant Principal



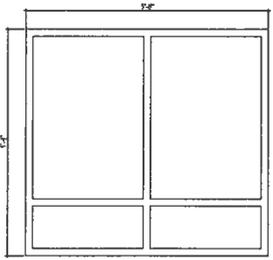
SITE CLEARING NOTE:
 - ADDITION IS PROPOSED IN AN
 EXISTING LAWN AREA. NO CLEARING
 OF EXISTING TREES ARE REQUIRED BY
 CITY PERMITS AND APPROPRIATE
 EROSION AND SEDIMENTATION
 CONTROLS TO BE PROVIDED.

PROPOSED ADDITION
DECK AT PRE-K AREA
(925 SQUARE FEET +/-)

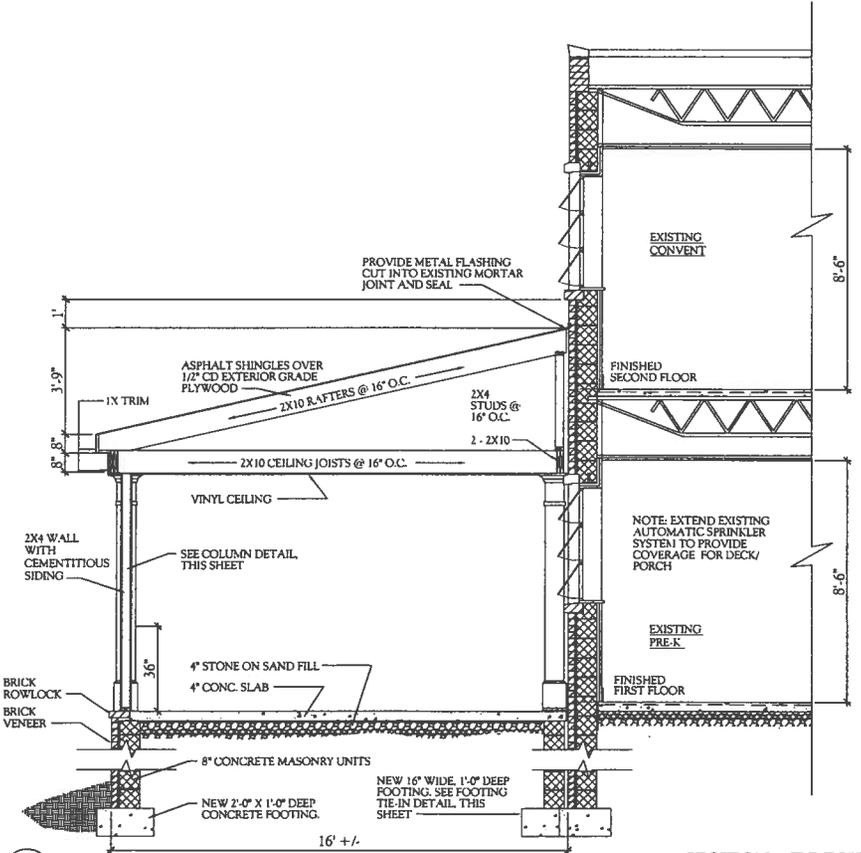
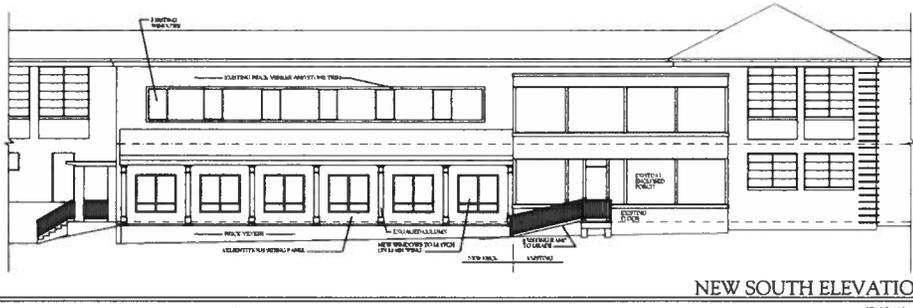
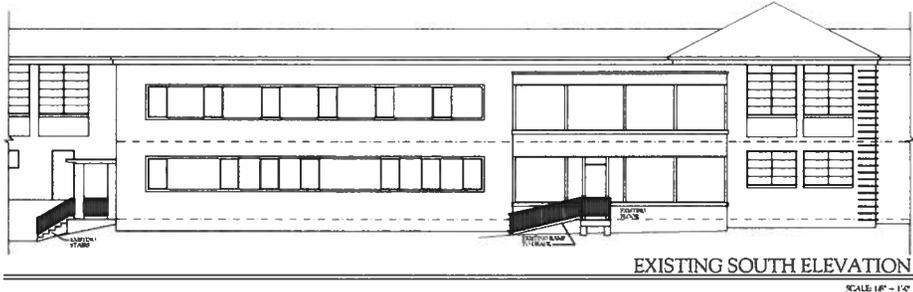




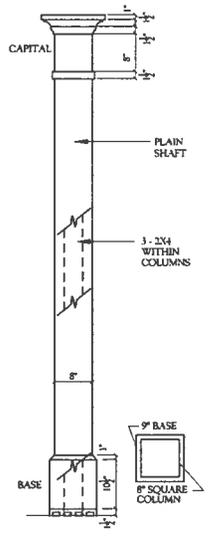
FOOTING TIE-IN DETAIL
NOT TO SCALE



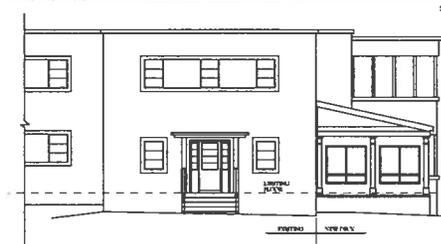
WINDOW DETAIL
SCALE 1/4" = 1'-0"



SECTION AT DECK
SCALE 1/2" = 1'-0"



EXTERIOR COLUMN DETAIL
SCALE 1" = 1'-0"



RECEPTACLE NOTE:
PROVIDE GROUND FAULT CIRCUIT - INTERRUPTER PROTECTION FOR RECEPTACLES IN BATHROOMS, ON EXTERIOR, AND WITHIN 6' OF A SINK.

TOANO DESIGN, INC.
P.O. BOX 504
1000 W. MAIN ST.
WALSINGHAM, VA 24095
PHONE: (540) 258-8500
FAX: (540) 258-8500

ARCHITECT
JEFFREY L. BARBA
LICENSE No. 008428

PROJECT MANAGER: JLB
DESIGNED: JLB
DRAWN: JBS
DATE: 10/10
REVISIONS: 05/010

EXISTING ELEVATIONS, SECTIONS & DETAILS
DECK AT PRE-K AREA
WALSINGHAM ACADEMY
1100 JAMESTOWN ROAD
WILLIAMSBURG, VIRGINIA

SHEET **A-2**
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