



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

Robert B. Weir,  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

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Monday, May 12, 2014

7:00 PM

Council Chambers

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### **1. Call to Order**

### **2. Announcements**

### **3. Citizens Time**

### **4. Minutes Approval**

a. Planning Commission - Regular Meeting - Apr 14, 2014 7:00 PM

### **5. ARB and Council Update**

### **6. New Business**

### **7. Town Planner Report**

### **8. Old Business**

- a. St. Paul's Church - SUP Renewal
- b. Comprehensive Plan
- c. John Marshall Commons

### **9. Discussion Items**

### **10. Adjournment**



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

Robert B. Weir,  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, April 14, 2014

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

called the meeting to order.

### 1. Call to Order

Chair Robert B. Weir: Present, Councilwoman Rebecca Bare: Present, Ed Robinson: Absent, Commissioner Ralph Ring: Present, Commissioner Christopher Johnson: Absent.

### 2. Public Hearing

a. St. Paul's Church Special Use Permit  
Open Public Hearing from the Town Council Meeting.

Coke Whitrock speaks, as director of St. Paul's Church. Gives a handout of diagram of the school, and gives the History over the SUP.

Bare says the only thing Planning Commission is looking at is the trailer. The Town Code says apply for it annually. Has the Fire Marshall signed off? Yes.

Mr. Whitrock would like to have a plan in place so they know where they're going, at least for next 3 years.

Bare asks after 2017 will they renegotiate with Diocese to stay on that property? Doubtful. Anticipating expansion at the QBE bldg. No intention to stay on this current property. Bare asks if they have an issue with coming in every year to renew the SUP. No, no problem with that.

Father Jones speaks. One of the things they've done is to try to adjust flow of traffic that does not impact streets. Staggered the pickup of classes and groups. Very helpful to make sure flow goes. Also teachers aware of being sensitive to traffic issues. Thank you for your previous help in the past.

Chair Weir closes the Public Hearing.

### 3. Announcements

Town Council Meeting is the first Monday of each month.

### 4. Citizens Time

No Citizens Spoke.

### 5. Minutes Approval

a. Planning Commission - Regular Meeting - Mar 10, 2014 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Ring, Commissioner
<b>SECONDER:</b>	Rebecca Bare, Councilwoman
<b>AYES:</b>	Robert B. Weir, Rebecca Bare, Ralph Ring
<b>ABSENT:</b>	Ed Robinson, Christopher Johnson

### 6. Special Use Permit Application

a. 15008 Gossom Manor Place - SUP

Minutes Acceptance: Minutes of Apr 14, 2014 7:00 PM (Minutes Approval)

Bare motion to schedule a Joint Public Hearing with Town Council on May 5th. Ring seconds.

Ring: yes

Bare: yes

Weir: yes

## 7. ARB and Council Update

No updates.

## 8. New Business

### a. St. Paul's Church - SUP

Weir has no issue with re issuing SUP. Would like to see a few things. Plot plan, on file does not match property. Needs changes.

Revised Plot plan that shows currently parking conditions. Town Planner can help.

Would like to see a revised traffic narrative that provides current parking restriction. And current traffic flow. Offsite parking policy of students and parents.

Would like to see a revised addition of approval, written text with what is the proposed duration of the Special Use Permit, now that this is 6 years old. A duration with a drop dead date.

Bare says they have to renew annually. Don't need drop dead date.

Schneider asks at what point does it no longer become temporary? Renews year after year. Can bring draft language back.

Weir wants hours of operation, maximum enrollment, tie to revised Plot plan. One controlling set of documents.

Weir defers action til May 12th.

### b. Parking Ordinance and Needs Assessment Proposals

Town Planner reports. We received 4 Recommendations from Contractors.

Bare says we can make recommendations. This was an open bid process, public information. She would like to discuss 2 Contractors for consideration, EPR and Berkley Group. They both came in under \$15,000.00. They did a good job of addressing all of the components, and feels they would do a good service to the Town.

Weir asks Commissioners if there were any glaring deficiencies? Just strictly on pricing. Other than price, no issues.

Weir asking what options PC members would like. Bare says both are equal in what they are providing.

Schneiders opinion is leaning towards EPR as well. They went more in depth in background and the History.

Berkley did as well, but leaning more to EPR. Ring also favors EPR. More professional comprehensive proposal. Weir concurs.

Bare motions to forward the proposals of EPR and Berkley group, in that order of preference, to Town Council as the recommended Contractor.

Roll Call Vote:

Ring: yes

Bare: yes

Weir: yes

## 9. Town Planner Report

Chick-Fil-A request is back in. ZTA for signs. SUP for drive thru. Will do more research with limitation of previous site plan. Haven't tracked down yet. Weir says the limitation on the original site plan was one

restaurant drive thru in the interchange park, no other could be within 500 linear feet? I1 code. Tied to Quarles site plan.

When CVS came in, the allowance for a drive thru for CVS took up allowable drive thru restaurant use. Don't believe condition in place to allow for a 2nd drive thru.

Revised traffic study needs done. Weir won't entertain separately. They need to come in together. SUP depended on Site Plan.

Marchant will talk to them about co processing. Went to ARB last month for concept. Coming back this week to further define concept.

Sheetz did come in for their rebuild.

Heard from the Ice Rink. Come in and modify site plan. Revise to create main entrance on East side. Make changes on the way to Final Site Plan. Haven't come to ARB yet for revised plan. Bare said before they go thru process to do more, finish the other project before starting the next one.

Robinsons paradise, doing significant revisions to site layout. Same number of houses. Pipe stems. Tight site. Whole new Plan.

Across street hired former engineer that did Payne Lane. Should have something in soon.

On Jordan lane, the old garage did get approval, and demolished the building.

The Roof blew off one of the houses across street in the Payne Lane lot. We asked the owner to fix it. Bare asked if the two homes are slated to be renovated? Yes one on the corner incorporated in the plan. Gray house on Fayette comes down too. Weir asks if there's been a structural analysis on that house? Not in awhile.

Not much from Firehouse. Did get request for references that the Town's done business with.

Winterham did get new owner of property. Will put a tenant in the house. Hired an architect. Not sure of the business yet.

Bare asks about the Payne Lane property, as to what happens to the car dealers? They would have to go. Allowable use ceases to exist.

Pardo house beside the Madison Corner Gift Shop. She asked about how to demo. Not heard back from her yet.

It is one of our historical houses.

## 10. Old Business

### a. Capital Improvement Project

Bare asks for comments, questions?

Weir where do we stand on the budget for the year? Budget meeting will be held on May 17th. Bare needs comments on the CIP so we can work it into the budget appropriately.

Goal is to advertise for May meeting, Have the Public Hearing in June. Have enough time for advertising.

Council asking to put \$100,000 engineering and \$100,000 in master plan discussion. With the way engineering happens, no way \$100,000 will be spent in construction. Left \$50,000 in that for PC to recommend.

Narrative ok going forward. All changes were in.

Weir. Seen the draft budget. Seen current numbers for this year. Concerned on 2 things. Believes it can't fund parking study. Money is tight. Revenues projected and expenditures are a flight of fantasy. Not going to support anything.

Roll call vote:  
 Ring: Yes  
 Bare: Yes  
 Weir: Abstains

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Ring, Commissioner
<b>SECONDER:</b>	Rebecca Bare, Councilwoman
<b>AYES:</b>	Robert B. Weir, Rebecca Bare, Ralph Ring
<b>ABSENT:</b>	Ed Robinson, Christopher Johnson

#### b. Comprehensive Plan

Anyone look at goals? Schneider would like to setup a work session.

Weir asks if we have time to do what we did last time, get a working group? Bare doesn't think so. Staff doing a wonderful job.

We need to get together some time before the PC meeting. Saturday would be fine. Clerk need to be here? Yes.

April 28th? Ok for all. 6pm. Will come with documents.

#### c. John Marshall Commons

Schneider did a letter, will distribute by email. Will have in final format to read.

Weir: In reading the packet of materials provided by Prince William County, county transportation has made assertions about leaps of faith in regards to traffic study and the roundabout, and the number of waivers to approve for the development. Has come to Weir's attention that the county level of the quality of work by management of the transportation Dept of PWC has been questioned and perhaps lacking in the last 3 weeks. Numerous questions raised to the Board Of County Supervisors meeting in regards to similar waivers. Can we get a sense of what's going on down there? Can we analyze that? Will ask Holly to take a look at it.

How did the roundabout come about with VDOT approval when no one seems to know about it?

## 11. Adjournment

Bare motions to adjourn.  
 Ring seconds.  
 Meeting adjourned.



TO: Town of Haymarket Planning Commission  
SUBJECT: St. Paul's Church - SUP Renewal  
DATE: 05/12/14

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Deferred from the April 14th meeting. St. Paul's Church is applying to renew their Special Use Permit for a temporary Trailer.

**ATTACHMENTS:**

- St Pauls Church SUP Renewal Request (PDF)

TO: Haymarket Town Council

SUBJECT: Joint Public Hearing / St. Paul's School – Extend SUP for Classroom Trailer

DATE: 03/31/14

**St. Paul's Anglican Church has submitted a request to extend its use of a classroom trailer at 6735 Fayette Street (St. Paul's School) through August 31, 2017 (see attached request). The current special use permit expires on April 4, 2014.**

#### BACKGROUND

A special use permit for a classroom trailer and accompanying waivers of various site development requirements was approved by the Town Council on August 4, 2008. The permit and waivers allowed the move of the privately operated "Teaching the Basics" school (now St. Paul's School) from the police station behind Town Hall to the Parish Hall associated with St. Paul's Church at 6735 Fayette Street. The move to Fayette Street was to be a temporary condition until a permanent facility could be constructed on other properties owned by St. Paul's Church (also on Fayette Street). The conditional approval of the classroom trailer required an annual renewal of the special use permit. The Council granted an extension in May 2010. A third extension was granted by the Town Council in April 2011 and permitted the continued use of the trailer through April 4, 2014. In the interim period since the Council's last approval, the ownership of the Parish Hall and other properties associated with St. Paul's Church has been transferred to the Episcopal Diocese of Virginia. St. Paul's Anglican Church now leases the property from the Episcopal Diocese. St. Paul's School has moved several of its programs to the former Pace West School at 14600 Washington Street and expects to complete its transition from 6735 Fayette Street by the summer of 2017.

The action by the Council on April 4, 2011 was as follows: Tobias motioned that the Town Council amend Special Use Permit (SUP) #SUP20080527, St. Paul's Church School, to permit the use of a classroom trailer at 6735 Fayette Street beyond the previous SUP expiration date of June 7, 2011, AND further moved that the SUP shall remain in effect for a period of one year, to renew automatically for additional periods of one year, not to exceed three years from the date of approval, BUT EXPRESSLY CONDITIONED UPON THE FOLLOWING: Council may require, upon a majority vote, after notice to the applicant, for the applicant (or present property owner) to submit a new application for an SUP, which shall be treated in all respects as a new and different application, subject to approval or disapproval, in accordance with general principles of law for a new application. If such notice is given to the applicant or present property owner, this SUP shall terminate automatically and without further notice or action by the Council 60 days from the giving of such notice.

#### RECOMMENDATION

Staff recommends the Planning Commission forward the application to its April 14, 2014 meeting for discussion. Staff also recommends that the Town Council forward the application to May 5, 2014 Town Council meeting for action.

#### DRAFT MOTIONS

##### Planning Commission

1. I move that the Planning Commission forward SUP 20140328, St. Pauls School, to the April 14, 2014 Planning Commission meeting for further discussion.

OR

2. I move an alternate motion.

##### Town Council

1. I move that the Town Council forward SUP 20140328, St. Pauls School, to the May 5, 2014 Town Council meeting for action.

OR

2. I move an alternate motion.



NAME OF BUSINESS/APPLICANT: ST. PAUL'S SCHOOL RECEIVED  
 SITE ADDRESS: 6735 Fayette St Haymarket, VA 20168 MAR 28 2014  
 ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 SITE PLAN PROPOSED:  Yes  No  
 PROPOSED USE(S): Pre School CODE SECTION(S) #: 58-53 (3) TOWN OF HAYMARKET

BRIEF DESCRIPTION OF ACTIVITY: *In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.*

Supporting Documentation (attached):  Narrative (addressing criteria of Section 58-9(d))  Plan/Plat

**ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):**

TYPE OF STRUCTURE:  SFD  TH TOTAL FLOOR AREA OF MAIN STRUCTURE: \_\_\_\_\_ (sq. ft.)  
 FLOOR AREA DEVOTED TO HOME OCCUPATION: \_\_\_\_\_ (sq. ft.) HOA APPROVAL:  Yes  No  
 NUMBER / TYPE OF VEHICLES: \_\_\_\_\_  
 NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.): \_\_\_\_\_

OFF-STREET PARKING SPACES PROVIDED: 15 NO. OF EMPLOYEES WORKING FROM SITE: 15

FEE:  \$500 Residential  
 \$350 Commercial (no land disturbance)  \$1,500 Commercial (land disturbance)  
 PAID MAR 28 2014

APPLICANT/PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Reginald Bell, Senior Warden</u> <u>on behalf of St Paul's School</u>	Name: <u>Episcopal Diocese of Virginia</u>
Address: <u>P.O. Box 329</u>	Address: <u>110 W. Franklin St.</u>
City: <u>Haymarket</u> State: <u>VA</u> Zip: <u>20168</u>	City: <u>Richmond</u> State: <u>VA</u> Zip: <u>23220</u>
Phone#(s): <u>703-338-5054</u>	Phone#(s): <u>804 643-8451</u>
Email Address: <u>Bellx20@worldnet</u>	Email Address: <u>ejones@thediocese.net</u>

P.O. Box 1230 \* Haymarket, Virginia 20168 \* 703-753-2600 \* FAX: 703-753-2800  
 Special Use Permit Application - Page 1 of 2 - Revised 02-04-14

Attachment: St Pauls Church SUP Renewal Request (1843 : St. Paul's Church - SUP Renewal)



foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

Raymond Beer  
Applicant Signature

Edwin Jones  
Property Owner Signature

Mar 26.14  
Date

Secretary of the Diocese  
March 27, 2014  
Date

**\*\*\*OFFICE USE ONLY\*\*\***

DATE FILED: \_\_\_\_\_ FEE AMOUNT: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: \_\_\_\_\_ STAFF REVIEW COMPLETE: \_\_\_\_\_

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

\_\_\_\_\_

\_\_\_\_\_  
ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

DATE TO PLANNING COMMISSION: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

RECOMMEND APPROVAL     RECOMMEND DENIAL     NO RECOMMENDATION

RECOMMENDED CONDITIONS:

\_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

DATE TO TOWN COUNCIL: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

APPROVED     DENIED

CONDITIONS:

\_\_\_\_\_

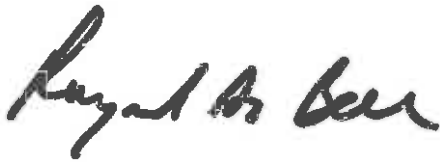
Attachment: St Pauls Church SUP Renewal Request (1843 : St. Paul's Church - SUP Renewal)

## Special Use Permit Extension St. Paul's School January 30, 2014

St. Paul's Anglican Church (St. Paul's) requests renewal of the Special Use Permit (SUP) #SUP20080527, related to St. Paul's School, (formerly known as "Teaching the Basics") to permit the continued use of a classroom trailer (modular unit) at 6735 Fayette Street beyond the previous automatic additional periods of one year which now expires in June 2014. We further request that the SUP remain in effect with conditions as motioned by Mr. Tobias and passed by the Town Council in their meeting of April 2011.

St Paul's has a lease with the Episcopal Diocese of Virginia (owner of the property) through August 31, 2017 for use of the property for the operation of St. Paul's School. We request the SUP to continue to be approved automatically for period of one year through August 31, 2017. During this period, no physical modification of the existing modular unit, other than routine maintenance is anticipated.

We wish to bring to your attention the fact that this school year (SY13-14), St Paul's moved a portion of the school program to the property previously known as Pace West at 14650 Washington Street. This move reduced the amount of traffic at the Fayette Street location. Over the next four years we will continue to further expand our school program in the building at the Washington Street location. This action will, yearly, further relieve student load and traffic at the Fayette Street campus. We plan, by the summer of 2017, to be out of the Fayette Street campus.



Raymond A. Bell  
Senior Warden and President of the Board  
St. Paul's Anglican Church, Inc.

Received  
1/31/2014



Date: 27 May 2008

Case #: SUP 20080527

Special Use Permit Application

Business Name: ST PAULS SCHOOL - TEACHING THE BASICS Address: 6735 FAYETTE ST HAYMARKET, VA 20169-0405

Applicant's Information

Property Owner's Information

Name: ST PAUL'S CHURCH  
 Address: 6735 FAYETTE ST  
 City: HAYMARKET  
 State/Zip: VIENNA 20169  
 Phone: 703-754-7536

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Type of Structure:  SFD  Multi  TH Zoning District: RI Code Section: 53-53

Name of Business: ST PAUL'S SCHOOL - TEACHING THE BASICS  
Name of Business: \_\_\_\_\_

Number of employees working from site: 15  
 Number of vehicles: 10 Type: \_\_\_\_\_ GVH: \_\_\_\_\_  
 Number of parking spaces set aside for this activity: 16  
 Total floor area of structure devoted to activity: 2134 sq. ft.  
 Will accessory storage be necessary?  Yes  No  
 If so, where will it be? Adjacent to the existing building (ST PAUL'S CHURCH Parish Hall)  
 Will the activity require any special tools or structure improvements? NO

In the space provided or on an attached sheet, please describe in detail your activity, including hours of operation, type of clientele, number of vehicles anticipated to visit the site in the average work day and any other changes that will affect the nature or appearance of the site.  
see attached Narrative

**RECEIVED**

The above is a true representation of the activity and the method of operation upon approval:

MAY 27 2008

TOWN OF HAYMARKET

Applicant Signature: Charles H. W. Hook  
 Owner's Signature: Ronald H. Beer, Sr. Warden  
St Paul's church - May 27, 08

Approved  Rejected by Town Council Vote: \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditions: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Fee: \_\_\_\_\_ Paid: \_\_\_\_\_ Date: \_\_\_\_\_

**Special Use Permit**  
**For**  
**St Paul's Teaching the Basics School**  
**to be located at**  
**St Paul's Parish Hall**  
**6735 Fayette Street, Haymarket, Virginia**  
**(GPIN 7297-89-5776)**

May 27, 2008

**Narrative**

St. Paul's Church Haymarket, Inc. (Applicant/Owner) is requesting a Special Use Permit (SUP) to accommodate the relocation of its existing school (from Town owned property at 15026 Washington St.) which is under sales contract to a location on the Church Campus. St. Paul's is requesting this SUP to position a TEMPORARY full code-compliant portable building to be used as a classroom(s) under Town Code R-1, Section 58-53 (5).

This is necessary due to increased lease costs at the schools present site, the approaching lease conclusion and the sale of the building. St. Paul's is proposing to use a temporary building until a permanent facility can be planned and built elsewhere on existing church property near the sanctuary. The Church is in the process of beginning a Capital Campaign to raise money and begin design on the permanent home for the school. The Church anticipates to begin construction within two years.

The school currently provides Haymarket and the surrounding communities with quality education for 3 and 4 year olds in Preschool, Kindergarten and 1<sup>st</sup> Grade, as well as providing Before and After Care. Currently the enrollment is 95 of this community's future citizens and leaders. The school also employs 15 adults. School hours are 8:30 AM to 3:30 PM but with Before and After Care it runs from 7:30 AM to 6:30 PM. By staggering the classes any possible congestion is minimized. Many parents depend on this school so that they can earn a living.

Approval of the Special Use Permit will allow the church and school to continue a program of similar size and scope – something that cannot be achieved with use of a single or combination of present church structures.

The *special use* portable school building is proposed to be located on a limited portion of the existing parking lot behind the St. Paul's Parish Hall located at 6735 Fayette St in the Town of Haymarket, identified by Prince William GPIN:7297-89-5776 (Property). See attached Plat. Specifically, the land area subject to the *special use* consists of 2,184 square feet of land near the center of the property and comprises slightly less than 9 percent of the property.

The *special use* portable school building will be constructed off site and set on a foundation of piers and then skirted. Its location behind the Parish Hall on the North side and trees on the West and South sides will minimize any potentially adverse aesthetic reaction. The proposed location will substantially shield the structure for line-of-sight from Fayette Street. When completed the *special use* portable school building will be connected to the Parish Hall by a covered, elevated walkway.



**Does not burden Existing Roadways**

The *special use* portable school building placed as proposed will have adequate space for a drive through area. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot in a counter-clockwise fashion through the parking lot and exit on the current exit on Payne St. This is a flow space similar to that available at the present site of the school which has presented no recurring problem.

**Is Served By Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. The proposed *special use* portable school building will be served by Prince William Service Authority for both water and sewer.

**Meets Special Use Standards**

This application meets the SUP standards and intent enumerated in Section 58-53 (5) of the Town of Haymarket Zoning Ordinance. Please see Exhibit 1 for details.

**Meets Special Use General Standards**

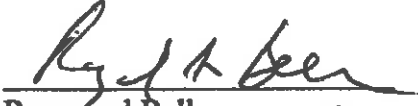
This application meets the SUP standards and intent enumerated in Section 58-9 of the Town of Haymarket Zoning Ordinance. Please see Exhibit 2 for details.

**Should Be Approved**

The proposed *special use* portable school building is expressly allowed under special use criteria in R-1 Zoning District. The drive through access, building location, and sit layout for the *special use* portable school building complies with the specific standards of the classroom special use. The impact on the neighborhood is minimal.

St. Paul's Church fully expects to request the SUP to be renewed as it will take time to build a permanent facility as described above. When that permanent facility is built this TEMPORARY building will be removed and the Town of Haymarket will have a fully functional, aesthetically designed, quality school for 2 year olds through 5<sup>th</sup> Grade. This school will add immeasurably to the character and quality of the Haymarket Community.

Respectfully Submitted

  
 Raymond Bell 5.27.08  
 Senior Warden  
 St. Paul's Church, Haymarket, Inc.

## **Narrative to Accompany St Paul's Request for SUP on Portable Building for Teaching the Basics**

**The Portable Building we are planning to use to augment the space in the Parish Hall for Teaching the Basics is similar to those one sees used at other schools for temporary use. Our's also will be for temporary use. It is a one-story, metal, pre-fabricated custom-designed unit. The dimensions are 28' wide by 76' long, and 13 1/2 ' high. Total area is 2128 sq ft. It will be manufactured (probably by William Scottsman, Inc.) specifically for our use and will be two (2) sections 14 feet wide then put together at the construction site (parking lot).**

**The portable will be placed on a foundation of piers which will be dug into the ground (a Blocking Plan of a similar portable is attached). It will have its own metered electricity. It will also have water and sewer. The building will contain six (6) classrooms of approximately 250 sq ft each. In the present design there will be two toilets, a janitor's closet, and a hallway connecting the rooms. Each classroom will have a door which can be locked from the inside by the teacher, the doors to the classrooms will have windows, and each classroom will have a window.**

**Although it will be of modular construction, we anticipate the exterior will be vinyl lap siding and there will be vinyl skirting from the bottom of the portable to the ground. The roof will be pitched from the centerline of the building 7/16 inches to both sides to facilitate water run-off. The portable will be connected to the Parish Hall by a covered, wooden, temporary walkway. There will be two (2) handicap ramps at emergency exits to meet ADA requirements.**

# EXHIBIT 1 USE SPECIFIC SPECIAL USE APPROVAL STANDARDS

**Town of Haymarket  
Zoning Ordinance**

**Application for *special use*  
portable school building**

## **58-53 (5) Special Uses**

Mobile office/classroom shall only be permitted with special use license with the following restrictions:

- a. For use as a classroom for a period of one year and must reapply for a special use permit for each additional year.

St Paul's Church fully expects to reapply for this SUP. It will take at least two years to fund, design and build a permanent building to house the school



## EXHIBIT 2 GENERAL SPECIAL USE APPROVAL STANDARDS

**Sec. 58-9 (c)**

In consideration of an application filed with the zoning administrator, the town council, after public hearings conducted by the planning commission and the town council, may authorize the special use of those uses that are expressly listed as special uses in a certain zoning district; . . .

**Town of Haymarket Zoning Ordinance**

**Application for the *special use* portable school building**

**Sec. 58-9 (d)**

A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:

- |  |  |
|--|--|
| <p>(1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.</p> | <p>The <i>special use</i> portable school building conforms to the plan for residential zoning of R-1.</p>   |
| <p>(2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.</p>   | <p>The <i>special use</i> portable school building conforms to the intent and purpose of The R-1 Zoning Ordinance.</p>   |
| <p>(3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.</p>   | <p>The <i>special use</i> portable school building will complement the local neighborhood. Neighborhoods by definition have children. The small size of the school and the students' confinement to the property will not adversely affect the neighborhood.</p> |
| <p>(4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.</p>                                       | <p>The primary purpose of the school is to provide quality education for the young citizens of the neighborhood. Therefore, the health, safety and general welfare of persons residing in the neighborhood will only be enhanced</p>                             |
| <p>(5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.</p>            | <p>This project is designed to make use of the already in use parking lot behind the Parish Hall and not affect any neighborhood traffic. It will have less impact than that of the current site for the school</p>  |
| <p>(6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.</p>  | <p>The project will be serviced by PWSA and parking, loading are well with the current capacity of the Parish Hall</p>   |

## **Attachment to Application for Special Use Permit for St. Paul's School**

The activity is a school for Preschoolers, age 3 and 4, Kindergarten, and 1<sup>st</sup> Grade as well as Before and After Care. It operates from 7:30 AM to 6:30 PM. But the primary school hours are 8:30 AM to 3:30 PM. The maximum number of vehicles to visit (drop-off and pick-up) at any one time is 20; it is planned for that maximum number will be contained completely on the property's existing parking lot.

## **Traffic Management Policy for St. Paul's School Teaching the Basics at 6735 Fayette Street**

St. Paul's School Teaching the Basics policy is to manage the drop-off and pick-up of children at the school in such a way that the normal traffic on Fayette Street and Payne Lane will not be affected adversely. The school seeks to be sensitive to the community around us in all of its policies and to assure minimal impact to the neighborhood and the flow of traffic. We desire the flow of traffic, including the drop-off and pick-up of children, to be efficient, smooth, and safe for everyone. Therefore, we have established a traffic management policy for the school.

### **Traffic Management Policy**

The school uses, and will continue to use, several innovative and proven traffic-management methods. Each method is honed by experience. Each will minimize impact on the adjacent community and school parents at student drop-off and pick-up times. These are:

a. Classes start and end at different times, based on the particular class or student age. Thus, arriving/departing parents are not all at the school at the same time. The time between age groups provides sufficient time for parents of one age group or class to clear the area before the arrival of parents of the next age group or class.

b. School staff meets the arriving students. School staff meet arriving students or deliver departing students to car side and assist children out of or into the car. Therefore, parents stay in their vehicles during drop-off and pick-up. This significantly reduces the time required for student drop-off/pick-up and also ensures a smooth, "one-at-a-time" departure of departing vehicles.

c. School Staff monitor traffic flow into and out of drop-off/ pick-up area. A specifically designated and qualified staff person will monitor the traffic flow into the drop-off and pick-up area from Fayette Street. Staff at the drop-off point will monitor the traffic on Payne Lane. If, at a given time, the drop-off/ pick-up area is filled with cars, the staff person will direct any cars waiting on Fayette Street to proceed to the church parking area on a temporary basis so that parents waiting to drop off or pick up their child (or children) will not adversely affect traffic on Fayette Street or Payne Lane. (Two-way radios (walkabout radios) may be used in this process.) Once the drop-off area begins to clear, parents waiting in the church parking area will proceed back to the school drop-off area. This will assure that customary traffic on Fayette Street and Payne Lane will be allowed to flow in good order.

d. Parents will receive instructions. Parents of school children will receive instructions regarding drop-off and pick-up prior to the start of school. As parents become familiar with this process, the first week of school uncertainties and occasional problems will be resolved. Adjustments can also be made by the school administration.

### St. Paul's Site Plan Traffic Narrative (Revised – 14 Jul)

**SITE:** The site is 0.60 acres and comprises an existing one-story building (4,157 s.f.). The interior of this building will be renovated, in full code-compliance, for school use. To further accommodate the relocation of St. Paul' School (DBA: Teaching the Basics); proposed is placement of a temporary classroom trailer (2,128 s.f.). The proposed temporary portable building will occupy 7.9% of the total area of the site. Both structures will be served by public water and sewer.

**TRAFFIC FLOW/PARKING:** It is envisioned traffic will enter the site from Fayette Street; travel in a one-way direction; and exit on Payne Lane. The site will provide 15 parking spaces onsite (14 regular spaces and 1 handicap parking space).

**TRAFFIC MANAGEMENT:** The school uses, and will continue to use, several innovative and proven traffic-management methods. Each method is honed by experience. Each will minimize impact on the adjacent community and school parents at student drop-off and pick-up times. These are:

a. Classes start and end at different times, based on student age. Thus, arriving/departing parents are not all at the school at the same time. The time between age groups is 30 minutes – more than sufficient time for parents of one age group to clear the area before the arrival of parents of the second age group.

b. School staff meets the arriving students; and, deliver departing students to car side and assist children out of and into the car. This significantly reduces time required for student drop-off/pick-up time and also ensures a smooth, "one-at-a-time" departure of departing vehicles.

In a recent observed event (8:30AM – 9:15AM) involving 60 to 70 cars, child drop-off/pick-up time ranged from 35 seconds to 2 minutes. Other times for drop-off/pick-up are 12:30 -12:45 (20 out), 12:30 (10 in), 1:00 – 1:30 (30 – 40 out), 2:30 – 2:45 (15 out), 3:30 (10 out), and 3:30 – 6:30 (10 – 15 out). Some 10 – 15 arrive between 7:30 AM – 8:30 AM for "Before Care." These numbers are for School Year 07 – 08, so far this year we have 73 children enrolled.

It should also be recognized that the school drop-off and pick-up times are during other than "prime-time" traffic hours for I-66 bound commuters using Fayette Street to avoid the traffic light at Washington Street.

**ON-SITE WAITING AREAS:** The site will have 10 stacking (car-waiting) spaces. These spaces will not interfere with general parking, through travel, or entrances to the building. Six (6) stacking spaces will be parallel to the Parish Hall on its southern side, and four (4) will be on the east side of the temporary portable. Additionally, there is room available for ten (10) more cars to move parallel to the stacking spaces. The 10 stacking spaces, and the 10 spaces parallel to them, will allow up to 20 cars to be "in cue" at peak times. In this instance, no cars would be on Fayette St. awaiting entrance to the site.

**Traffic Narrative Addendum (18 Jan 09)**

See "St Paul's Site Plan Traffic Narrative" dated 14 Jul 08

**Site/Traffic Flow – Parking:** remains the same as previously portrayed.

Traffic Management Provisions also remain the same. The process for 73 children/students does not change with the exception of the specific number of children who arrive and depart at the programmed times. The on site waiting areas and drive through drop-off/pick-up plans also remain the same.

For student loads of more than approximately 90 students the "Exception Management" situation becomes more appropriate. With more than 90 students (up to 120) this would no longer be the exceptional situation, but rather the routine. In this situation subparagraphs "a." and "b." would routinely apply.

Hence, per paragraph a. school staff would direct automobiles in excess of 20 to proceed to the "church" parking area on the West side of Fayette Street. A staff member with a cell phone/radio device would assign parent automobiles to wait until sufficient space were available and then send cars in 5 set numbers to the Parish Hall parking/waiting area to queue up to drop-off/pick-up.

If a continuing situation exists whereby crowding of the Parish Hall parking/waiting area and adjacent streets are encumbered, the students will be subdivided into two or more sets, which will arrive/depart in 15-minute intervals.

These measures would provide sufficient traffic management to limit street crowding for the local community.

**EXCEPTION MANAGEMENT OF MORE THAN 20 CARS IN CUE:** For the reasons identified above, this would be an exception situation. However, on occasion, the school has observed such a situation.

Typically, this occurs only during pick-up time for the largest age-group of students and only in the first or second week of the school year. Parents, particularly those “new to the school” and not wanting to be late, arrive earlier than the posted pick up time.

If this were to occur, staff will be ready to easily implement either of the following measures:

a. Staff members will direct “overflow” cars to the church parking areas. There, parents will wait until sufficient on-site space is available.

b. The largest student group will be divided alphabetically into two groups; each group assigned a more-than-adequate, 15-minute pick up time.

It should be noted that these are exception measures. It is envisioned that there will be no recurring, long-term, traffic management problems.

**FUTURE ROAD WORK THAT MAY CAUSE OLD CAROLINA ROAD TO CLOSE SOMEWHERE NORTH OF HAYMARKET.**

It is believed that this situation will have no adverse affect on any of the routine or exception traffic management plans presented above.

**PARENT EDUCATION OF TRAFFIC MANAGEMENT AND SAFETY**

Attached is the Safety Rules for the “Drive Thru” at TTB document, provided to all parents this school year. A similar document will be used in all future years.

**Request for Waiver  
Zoning Sec. 58 – 506, Site Plan**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

**July 14, 2008**

**Record Owner/Applicant:** St Paul's Church

**Property:** St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776

**Request for Waiver**

After consultation with Haymarket Town Engineer and a letter on the subject from the Town Attorney, we request the "Plot" Plan provided to the Town of Haymarket serve as a substitute for the Site Plan.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the schools present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 2128 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.



**Reviewed by Town Engineer**

The "Plot" and all requirements of Preliminary and Final Site Plans were reviewed by the Town Engineer. She is satisfied (contingent on her final review of her suggested changes) that the applicable requirements for a Site Plan are included on the "Plot."

A waiver to Town of Haymarket Code 58-506, Site Plan Procedures and Requirements is hereby requested.

Respectfully Submitted.



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Charles H. Wittrock  
Chairman, Steering Group  
St Paul's Church



**Request for Waiver  
Zoning Sec. 58 – 701, Buffer Yards**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

**July 14, 2002**

**Record Owner/Applicant: St Paul's Church**

**Property: St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776**

**Request for Waiver**

We request a waiver to the requirement to have a Buffer Yard adjacent to the Parish Hall next to Payne Lane. There is not sufficient room per the Code to allow for a handicap access ramp, handicap parking space and for the Buffer Yard. This ramp in part will be on an existing walkway which has been in place before the requirement for the Buffer Yard was added to the Code. The handicap parking space will be "in line" with the ramp. After consultation with Haymarket Town Engineer, we request this requirement be waived.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the schools present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 2128 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.

A waiver to Town of Haymarket Code 58-701, Buffer Yard is hereby requested.

Respectfully Submitted.



Charles H. Wittrock  
Chairman, Steering Group  
St Paul's Church

**Request for Waiver  
Zoning Sec. 58 – 703. Parking Lot Landscaping**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

July 14, 2008

**Record Owner/Applicant: St Paul's Church**

**Property: St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776**

**Request for Waiver**

We request a waiver to the requirement to have landscaping adjacent to the existing Parish Hall parking lot adjacent to Payne Lane. As per 58 – 703 (g) *Modification of parking lot landscaping requirements for landscaped area adjacent to a public street.* We request waiver of 58 – 703 (c)(1), as the “ten-foot area would serve no useful purpose and has created a hardship to the property owner.” The portable building to be placed in the parking lot is only temporary and is the only change (other than a handicap parking space next to the Parish Hall) to the current parking lot. The portable building will be removed when the permanent school is built on other church property. The inclusion of the ADA compliant handicap parking space and the ADA modifications to the Payne Lane Parish Hall building entrance would make the landscaping difficult or impossible. After consultation with Haymarket Town Engineer, we request this requirement be waived.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the school's present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 2128 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.

A waiver to Town of Haymarket Code 58-703, Parking Lot Landscaping is hereby requested.

Respectfully Submitted.



Charles H. Wittrock  
Chairman, Steering Group  
St Paul's Church

**Request for Waiver  
Zoning Sec. 58 – 11 (10), Parking Lot Paving**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

July 14, 2008

**Record Owner/Applicant:** St Paul's Church

**Property:** St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776

**Request for Waiver**

We request waiver of the requirement for the parking lot to be paved (“... shall be surfaced with asphalt or concrete.”). The use of the Portable Building is for a temporary location of the Teaching the Basics School and the hardship of paving and its cost would unduly burden the church and school. We also believe that allowing the water to naturally seep into the ground through the gravel surface of the existing parking lot is better for the environment than gathering the water via paving. We have discussed this matter with the Town of Haymarket Engineer and after receiving a letter on the subject from the Town Attorney, we believe this is a reasonable solution.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the schools present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the

portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 2128 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.

A waiver to Town of Haymarket Code 58- 11 (10) for the Parish Hall parking lot to comply with the Code “. . . shall be surfaced with asphalt or concrete.” is hereby requested.

Respectfully Submitted.



Charles H. Wittrock  
Chairman, Steering Group  
St Paul's Church

**Request for Waiver  
Zoning Sec. 58 – 59 (b) Corner Lots**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

7 Aug, 2008

**Record Owner/Applicant: St Paul's Church**

**Property: St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776**

**Request for Waiver**

After consulting with the Town Engineer and with her guidance, we request a waiver to "corner lots" requirements. We request this waiver to allow parking in the existing Parish Hall parking lot that faces the street and which corresponds to the Plot Plan submitted for the SUP.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the schools present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 278 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.

A waiver to Town of Haymarket Code 58-703, Parking Lot Landscaping is hereby requested.

Respectfully Submitted.



**Charles H. Wittrock**  
Chairman, Steering Group  
St Paul's Church



**Request for Waiver  
Zoning Sec. 58 – 57 (a) Yard Regulations, Side**

**St Paul's School Teaching the Basics  
Haymarket, Virginia 20169**

**7 Aug. 2008**

**Record Owner/Applicant:** St Paul's Church

**Property:** St Paul's Parish Hall  
6735 Fayette St  
Haymarket, Virginia 20169  
GPIN 7297-89-5776

**Request for Waiver**

After consulting with the Town Engineer and with her guidance, we request a waiver to side yard requirements. We request this waiver to allow parking in the side and rear yards of the Parish Hall parking lot corresponding to the Plot Plan submitted for the SUP.

**The Project**

St Paul's desires to relocate its school, Teaching the Basics from its current location to their Parish Hall and a temporary portable building to be placed in the Parish Hall parking lot.

**Location off Fayette Street**

Teaching the Basics will move to the St Paul's Parish Hall and a portable building will be located on a limited portion of the existing Parish Hall parking lot.

**Does Not Burden the Existing Roadways**

The proposed location will have adequate space for a drive through area, parking and stacking lanes. The traffic is planned to flow from Fayette Street's current entrance to the Parish Hall's parking lot thence in a counter-clockwise manner through the parking lot and exit on the current exit on Payne Lane. This is a flow similar to that currently occurring at the school's present location behind Town Hall which has presented no recurring problem.

**Served by Public Water & Sanitary Sewer**

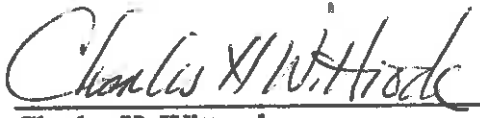
Currently the Parish Hall is on a well and served by Prince William Service Authority for sewer. With the move of Teaching the Basics to this location both the Parish Hall and the portable building will be served by Prince William Service Authority for both water and sewer.

**Has Minimal Environmental Impact**

The portable building has 2128 sq ft area which will be placed on piers dug into the ground. The water run-off will be virtually the same as it currently is.

requested.

Respectfully Submitted.



Charles H. Wittrock  
Chairman, Steering Group  
St Paul's Church

ST. PAUL'S CHURCH, HAYMARKET VIRGINIA

SPECIAL USE PERMIT

FORM OF THE MOTION TO BE CONSIDERED AND ADOPTED:

Case No. SUP20080527, an application for a special use permit to allow a temporary early learning center/school upon property commonly known as 6735 Fayette Street, Town of Haymarket, Virginia.

A conditional special use permit for an early learning center/school is hereby approved for St. Paul's Church, Haymarket to own and operate a temporary early learning center/school on property commonly known as 6735 Fayette Street, Town of Haymarket, Virginia subject to the following conditions:

1. If there is any change in ownership of the property, this special use permit shall automatically terminate without further action by any party. The property is currently owned by St. Paul's Church, Haymarket.
2. If St. Paul's Church, Haymarket should cease to operate the school or if any other party attempts or should operate or manage the school, this special use permit shall automatically terminate without further action by any party.
3. Notwithstanding any of the foregoing, this special use permit if not earlier terminated, shall expire ~~six~~ <sup>two</sup> years from the date of its granting, but without prejudice for the applicant to reapply to extend the special use permit.
4. No more than 135 students shall attend the school at any one time.
5. The site shall be used, developed, constructed and reconstructed only in conformity with the site plan or site drawing and information attached hereto. Any change in the site plan or site usage not in accordance with the site information furnished the Town as part of the site plan application, unless hereafter agree to by the Town, shall terminate this SUP without further action by any party.
6. Failure by the Town or any other party to insist on any of the terms or conditions of this SUP or the provisions of any local, state or federal law or requirement shall not be deemed a waiver thereof.



TO: Town of Haymarket Planning Commission  
SUBJECT: Comprehensive Plan  
DATE: 05/12/14

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The Town Planner will report on this item.



TO: Town of Haymarket Planning Commission  
SUBJECT: John Marshall Commons  
DATE: 05/12/14

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The Town Planner will update on this item.