



**CITY OF WAYNESBORO, VIRGINIA
STAFF REPORT
REZONING
ZMA 13-085
April 16, 2013**

SUMMARY SHEET

<i>Applicant:</i>	Fishburne-Hudgins Educational Foundation, Inc.
<i>Address/Legal Description:</i>	714 West 11 th Street & 301 Walnut Avenue Waynesboro, VA 22980
<i>Total Acreage:</i>	0.40 acres
<i>Tax Map Number:</i>	45-11-2-19, 19A, 20, & 20A
<i>Real Estate Owner of Record:</i>	Fishburne-Hudgins Educational Foundation, Inc. 225 South Wayne Avenue Waynesboro, VA 22980
<i>Current Zoning:</i>	RS-5 Traditional Residential-5
<i>Proposed Zoning:</i>	RG-5 General Residential
<i>Comprehensive Plan Designation:</i>	Institutional Use
<i>Attachments:</i>	1. Application 2. Letter from the applicant 3. Proffer Statement
<i>Flood Plain:</i>	No
<i>Enterprise Zone:</i>	No
<i>Action Requested:</i>	Rezone a 0.40 acre site with existing buildings located at 714 West 11 th Street and 301 Walnut Avenue from RS-5 (Traditional Residential) District to RG-5 (General Residential) District.
<i>Authorizing City Code Section(s):</i>	City Zoning Ordinance Section 7.4.
<i>Summary Recommendations:</i>	The City staff recommends approval of this rezoning with the following proffers: <ol style="list-style-type: none"> 1. The former library (TMP 45-11-2 (19) and 45-11-2 (20)) and the white house (TMP 45-11-2 (19A) and 45-11-2 (20A)) shall be restricted to only the military academy use, uses associated with military academies (Section 10.2.8.C), other uses as allowed in RS-5 (Traditional Residential) District as enumerated in Section 2.4 of the Zoning Ordinance (Use Table), and as further restricted below. 2. The former library shall not be used for housing for students or faculty. 3. The white house may be used for faculty and staff housing without restriction; however, if it is used for student housing, a responsible, supervising employee of the military academy shall reside within the structure.

1. Nature of Request

Fishburne-Hudgins Educational Foundation, Inc. (Fishburne Military School) has requested to rezone a 0.40 acre site with existing buildings, located at 714 West 11th Street and 301 Walnut Avenue from RS-5 (Traditional Residential) District to RG-5 (General Residential) District with proffers.

In his application letter, Mr. Morrison notes that the buildings on the subject property had been used for many years by Fishburne, but lately have fallen to disrepair. The school's intent is to reuse the buildings for military academy use.

The Old Carnegie Library located at 301 Walnut Avenue will possibly be converted into classrooms and/or offices that will be the center of instruction for JROTC. The building was once used for this purpose and the applicant would like to return it to that use.

The white house located at 714 West 11th will be renovated to its original beauty and used for faculty housing, an infirmary, cadet dormitory extensions, an alumni house, or a museum.

The uses of the buildings will vary as needs change, as a result, the applicant requests a rezoning from RS-5 District to RG-5 District to allow for military academy uses.

The applicant has voluntarily proffered to restrict the uses of the two buildings to only the military academy use and uses associated with a military academy as well as those uses the properties are currently allowed to have in the RS-5 District. The proffer also states that the former library shall not be used for students or faculty housing. If the white house is used for student housing, the proffers require a responsible, supervising school employee shall reside within the structure.

2. Background

The subject properties are located at the intersection of West 11th Street and Walnut Avenue in the RS-5 (Traditional Residential) District. The properties contain a brick building which used to be a library, and a white single-family dwelling that has been vacant for years. The reuse of the buildings will provide an opportunity to renovate and beautify these buildings.

Surrounding Land Use (see vicinity map on the next page)

East: Single family dwelling in RS-5 District, which is used for a chiropractic office.

West: St John's Catholic Church in the RS-5 District

North: Fishburne Military School in the RG-5 District

South: Single family dwelling in the RS-5 District.

Traffic and Access

The properties are primarily accessed from West 11th Street. There are 16 marked parking spaces existing on the site. On-street parking is also available on West 11th Street and Walnut Avenue.

