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SP202200019 The Keswick School

Amended Narrative of Project Proposal 9.26.22

This is a proposed modification of Special Use Permit # SP2007-0009 for the Little Keswick Education Corporation, d/b/a The Keswick School (formerly Little Keswick School), 500 Little Keswick Lane, Keswick VA. 22947, 434-295-0457

In March of 2020, the School experienced a building fire that destroyed a former dormitory that housed several functions for the students attending The Keswick School, including a woodshop, art room, counseling services, and storage.

This proposed modification is to expand the existing facilities to meet the needs of the student population by building a new Arts Center, a Storage Building and to replace the existing Horse Barn with a new 3500 SF Barn. While there is no increase in student population, the Arts Center will allow the enhancement of existing services provided to the students. The storage facility will relieve the current storage deficit created by the March 2022 fire. The larger barn will support the therapeutic equine program at the School.

As the original Special Use Permit was consistent with the comprehensive Concept plan, we consider this amendment to be in keeping with that plan. The Keswick School is a small, therapeutic, private boarding school. We do not anticipate any change or long-term increased traffic on the adjacent County roads due to the change.

In terms of impact on environmental features, the Art Center utilizes an open field. A small area of trees will be removed as part of the sitework. Another small area of trees will be removed for the storage building. The overall environmental setting of the campus will remain natural in appearance, with significant green spaces and trees.

We do not anticipate a change in impact on the public transportation facilities, public safety facilities or public parks. As a small private boarding school, there is no impact on the public school facilities in the County.

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