
SPECIAL USE PERMIT-18-0024. Christ Community Church Multipurpose Building

Staff Report for the November 13, 2018. Board of Supervisors Public Hearing**SUMMARY FACTS**

Applicant: Ms. Milissa Cheves, DJG, Inc.

Land Owner: Christ Community Church Wesleyan, Inc.

Proposal: Place of public assembly (existing) with a proposed multipurpose building expansion

Location: 9001 Richmond Road

Tax Map/Parcel No.: 1020100009

Project Acreage: +/- 19.2 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside
(PSA)

Staff Contact: Alex Baruch, Planner

PUBLIC HEARING DATES

Planning Commission: October 17, 2018, 7:00 p.m.
Board of Supervisors: November 13, 2018, 5:00 p.m.

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.
2. With the proposed conditions, staff finds the proposal consistent with the recommendations of the Comprehensive Plan adopted in 2015, "Toward 2035: Leading the Way."

FACTORS UNFAVORABLE

With the attached Special Use Permit (SUP) conditions, staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7-0 to recommend approval of this application to the Board of Supervisors.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

Christ Community Church has been operating as a church at this location for many years and has proposed the addition of a multipurpose building to the property. In August 2017, the Zoning Ordinance was amended and the amendments changed the places of

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public assembly use to a specially permitted use. The proposed addition of the multipurpose building to the property requires that the entire property come into conformance with the current Zoning Ordinance.

The Master Plan shows the addition of up to 50 parking spaces to be constructed for the multipurpose building. The Master Plan shows one entrance at an existing median crossover.

PLANNING AND ZONING HISTORY

- Site plan approved the construction of the church in 1987 (SP-0039-1987).
- Site plan approved the cemetery and access road on December 18, 2001 (SP-0108-2001).
- Site plan approved the recreation field on June 4, 2014 (SP-0021-2014).

SURROUNDING ZONING AND DEVELOPMENT

- Located on Richmond Road.
- Surrounding Zoning Designations Include:
 - a. A-1, General Agricultural, to the north, south, east and west, primarily residential or undeveloped parcels.

COMPREHENSIVE PLAN

- Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services

do not exist and are not planned for in the future. Rural Land uses are intended to help protect and enhance the viability of agricultural and forestal resources as important components of the local economy.

Community Character Corridor (CCC):

- This portion of Richmond Road is designated as a CCC and a wooded buffer type is recommended. A wooded CCC is characterized as an area having natural wooded areas along the road, with light to moderate traffic and minimal existing or planned commercial development. The objective of this buffer type is to visually screen the development from the road. Ideally, existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat to maintain the natural character of the County. SUP Condition No. 4 states that the side landscape buffer along the driveway shall meet the Landscape Ordinance and the CCC buffer along Richmond Road shall meet the wooded buffer standards.
- While this use would replace some wooded area with more intense development, staff finds this proposal is substantially consistent with the Rural Lands Development Standards (page 179) for the following reasons:
 - a. Comprehensive Plan: Locating structures and uses outside of sensitive areas.

Staff Analysis: The place of public assembly is proposing to locate the multipurpose building and uses outside sensitive areas.

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- b. Comprehensive Plan: Maintaining existing topography, vegetation, trees and tree lines to the maximum extent possible, especially along roads and between uses.

Staff Analysis: The tree line will meet the Landscape Ordinance between the adjacent property and the driveway. Only necessary clearing for the construction of the multipurpose building footprint will be timbered.

- c. Comprehensive Plan: Discouraging development on farmland, open fields and scenic roadside vistas.

Staff Analysis: 9001 Richmond Road has been used as a church since the late 1980s. The SUP will apply to the entire property with no additional uses shown as future uses on the property.

- d. Comprehensive Plan: Encouraging enhanced landscaping to screen developments located in open fields using a natural appearance or one that resembles traditional hedgerows and windbreaks.

Staff Analysis: The SUP conditions indicate a requirement for landscaping between parcels per the Landscape Ordinance to screen the driveway from an existing residential driveway. The CCC Buffer will also meet the Board of Supervisor's adopted policy per the Master Plan and SUP Condition No. 4.

- e. Comprehensive Plan: Locating new service or neighborhood access roads so that they follow existing contours and old roadway corridors whenever feasible.

Staff Analysis: The proposal will use the existing driveway location.

- f. Comprehensive Plan: Generally limiting the height of structures to an elevation below the height of surrounding mature trees and scaling buildings to complement the character of the existing community.

Staff Analysis: The place of public assembly exists on the property and the multipurpose building will be set back from Richmond Road further than the existing structure. The multipurpose building shall meet the height limit in the district.

- g. Comprehensive Plan: Minimizing the number of street and driveway intersections along the main road by providing common driveways and interconnection of developments.

Staff Analysis: Only one entrance to the property is shown. The place of public assembly will share a driveway with the adjacent parcel to the west.

- h. Comprehensive Plan: Utilizing lighting only where necessary and in a manner that eliminates glare and brightness.

Staff Analysis: The proposed development would meet the lighting section of the Zoning Ordinance to limit glare and brightness of proposed lighting. Proposed SUP Condition No. 5 will require the light poles to not exceed 20 feet from finished grade.

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- Surrounding Comprehensive Plan Designations Include:
 - a. Rural Lands to the north, south, east and west consisting of mostly residential or undeveloped properties.

PUBLIC IMPACTS

1. Anticipated Impact on Public Facilities and Services:

- a. *Streets.* No turn lanes or warrant analyses are required for this project because this project will have low traffic generation on weekday peak hours as shown in the table below.

	<i>Peak AM Trip Generation (trips)</i>	<i>Peak PM Trip Generation (trips)</i>
Church (560)	13.08	16.1

- b. The adjacent property driveway will be relocated to enter the property from the existing church driveway per the Virginia Department of Transportation standards.
- c. Richmond Road is a four-lane divided highway that has the capacity to serve a place of public assembly. This section of Richmond Road operated at Level of Service (LOS) A-C in 2010 and is projected to continue to operate at LOS C or better through 2034.
- d. This project passes the Adequate Transportation Facilities Test.
- e. *Schools/Fire/Utilities.* This area of the County is served by Fire Station 1 on Forge Road in Toano. This parcel is outside the PSA and is served by private well and private septic system. A new septic system will be installed for the

multipurpose building with this proposal. The Health Department will review the proposed septic system at the site plan stage.

2. Anticipated Impact on Environmental/Cultural/Historical:

- a. *Environmental.* The Stormwater and Resource Protection Division has reviewed the preliminary stormwater management approach and will continue to work with the applicant through the site plan process if approved.
- b. *Cultural/Historic.* The subject properties are shown as moderately sensitive areas on the Comprehensive Plan's Archaeologically Sensitive Areas Map (CC-1, page 101). An archaeological study will need to be submitted in accordance with SUP Condition No. 3.

- ##### **3. Anticipated Impact on Nearby and Surrounding Properties:**
- No bell or external sound system is proposed with this application. Landscaping described in SUP Condition No. 4 will mitigate visual impacts to adjacent properties. While there will be significant activity and traffic on Sundays, moderate to low activity is expected to be taking place on-site for much of the week.

PROPOSED CONDITIONS

- Proposed conditions are provided in Attachment No. 1.

STAFF RECOMMENDATION

Approval subject to the proposed conditions (Attachment No. 1).

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AB/nb

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Attachments:

1. SUP Conditions Resolution
2. Location Map
3. Master Plan
4. Unapproved Minutes of the October 17, 2018 Planning Commission meeting
5. Multipurpose Building Elevations
6. Public Facilities Report
7. Environmental Constraints Analysis
8. Natural Resources Inventory
9. Rural Lands Narrative

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