

# Adequate Facilities Report



Toano, Virginia

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SUP 18-0024  
DJG# 2160330



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## **Adequate Facilities Report**

### **Project Description:**

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The existing church building site is zoned A1 Agriculture. This zoning class requires a special use permit to be submitted for proposed assembly uses.

The proposed project includes the construction of an 11,079 square foot prefabricated metal frame multi-purpose building, regrading of an existing gravel parking lot with a conversion to asphalt pavement, and construction of an ancillary gravel parking lot. A septic drain field and water well will also be constructed.

### **Roads:**

The site is accessible from US Route 60 West (Richmond Road). The entry driveway is combined with an adjacent property owner's driveway. US Route 60 West is classified as an "Other Principal Arterial" by the VDOT 2014 Approved Functional Classification Map and has a posted speed limit of 55 MPH along this segment of the road. The site is located within the VDOT non-urbanized Hampton Roads Planning boundary.

The roadway is currently a four-lane divided highway with crossovers. The site is accessed through an existing median crossover. Turn lane warrant analysis per Section 3 Figure 3-27, Appendix F of the VDOT Road Design Manual, finds the site requires no additional turn lanes or tapers. The right lane turn treatment are 11 PHV (Peak Hour Volume) for right turns and 671 PHV for approach.

VDOT indicates that the existing combined driveway is not within VDOT standards. The adjacent property driveway shall be relocated to enter the property from the existing Church driveway rather than US Route 60 West.

### **Water & Sewer:**

The site is located outside of the James City County Planning Service Area.

The existing church utilizes an existing well, septic system and septic field. The proposed multi-purpose building shall be serviced by a new well, septic system, and septic field. . The day of the week dictates the daily water needs for the existing church and new multipurpose building. Use of both buildings at the same time is not anticipated. Special events include events such as potlucks and holiday events

#### Existing Church Average Daily Flows:

Sunday Morning:	600 gpd
Wednesday evenings:	750 gpd
Special Events:	800 gpd
All other days:	15 gpd

#### Multi-Purpose Building Average Daily Flows:

Wednesday evenings:	750 gpd
Special Events:	1,000 gpd
All other days:	15 gpd

#### **Schools:**

The site is in the school district for Stonehouse Elementary School, Toano Middle School and Warhill High School. The proposed use change for the site is for "place of public assembly". The proposed Multi-Purpose Building will not generate any additional school age children living in the district of the Church. Therefore, the proposed use change will not have any adverse effect on the school system capacity.

#### **Fire Stations**

Fire and Emergency Services are provided to the site by the James City - Bruton Volunteer Fire Department and Rescue Squad, also known as Fire Station 1. The Station, located in the middle of downtown Toano on Forge Road, was constructed in the spring of 2017.

#### **Libraries**

James City County Library, also known as Williamsburg Regional Library, is located about 6 miles away from the site at 7770 Croaker Road. No additional dwelling units are proposed as a part of this project which results in no additional demand for library services.