

**SPECIAL USE PERMIT-19-00. Wellspring United Methodist Church
Staff Report for October 10, 2000, Board of Supervisors Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS

Building C Board Room; County Government Complex
 Planning Commission: September 6, 2000, 7:00 p.m.
 Board of Supervisors: October 10, 2000, 7:00 p.m.

SUMMARY FACTS

Applicant: William F. Hinson, Jr., on behalf of Wellspring United Methodist Church
 Building Committee
 Land Owner: Wellspring United Methodist Church
 Proposed Use: House of Worship, classroom, and kitchen additions
 Location: 4871 Longhill Road; Berkeley District
 Tax Map and Parcel No.: (32-4)(1-31)
 Primary Service Area: Inside
 Parcel Size: 6 acres
 Existing Zoning: R-2, General Residential
 Comprehensive Plan: Low-Density Residential
 Surrounding Zoning: East: R-2, Williamsburg Plantation; B-1, Olde Towne Square
 South: R-2, Crossroads Youth Home, King of Glory Lutheran Church
 West: R-4, Ford's Colony
 North: R-2, Windsor Forest
 Staff Contact: Christopher M. Johnson - Phone: 253-6685

STAFF RECOMMENDATION:

Staff recommends approval of this application with the attached conditions. Staff finds the proposed additions consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. On September 6, 2000, the Planning Commission unanimously recommended approval of this application with conditions.

Description of Project

Mr. William F. Hinson, Jr., on behalf of the Wellspring United Methodist Church Building Committee, has applied for a special use permit (SUP) to allow the construction of approximately 3,745 square feet of additions to the existing Wellspring United Methodist Church located at 4871 Longhill Road. The proposed additions will provide kitchen and classroom space for the church. The existing church structure was built in 1981. At the time it was originally constructed, a house of worship was a permitted use in the R-2, General Residential, zoning district. Currently, a house of worship requires an SUP in the R-2 district. An expansion of a specially permitted use also requires an SUP.

Surrounding Zoning and Development

Crossroads Youth Home and King of Glory Lutheran Church, both zoned R-2, General Residential, are located to the south of the site. Windsor Forest, also zoned R-2, is located to the north of the site and a portion of Ford's Colony, zoned R-4, Residential Planned Community, is located to the west of the site. Williamsburg Plantation, zoned R-2, is located across Longhill Road east of the site and Olde Towne Square Shopping Center, zoned B-1, General Business, is located north of the site on the corner of Longhill Road and Olde Towne Road. Staff believes that the proposed additions are compatible with the surrounding zoning and development.

Topography and Physical Characteristics

The site slopes away from Longhill Road toward the rear of the site. The proposed additions will not disturb any of the natural wooded buffers which surround the site and protect nearby residential uses and the character of the surrounding area.

Utilities

The property is served by public water and a private septic system. The septic tank drainfield is located at the rear of the site and would not be affected by the proposed additions. The drainfield will not need to be enlarged to support the proposed additions.

Access

The property fronts on Longhill Road (Route 612) and the existing entrance would continue to be utilized. The proposed building additions will eliminate five parking spaces from the existing gravel parking area. The remaining parking area, 195 spaces, is sufficient to handle the maximum occupancy of 200 at the church. The current church membership and attendance should remain approximately the same with or without the proposed additions.

Comprehensive Plan

The property is designated as Low-Density Residential on the Comprehensive Plan Land Use Map. Examples of acceptable land uses within this designation include single-family homes, recreation areas, community-oriented public facilities, schools, churches, and very limited commercial establishments. Longhill Road is identified as a Community Character Corridor in the Comprehensive Plan. The proposed additions, which will be on the front of the structure facing Longhill Road, will not disturb any of the natural wooded buffer which surrounds the site and protects nearby residential uses and the character of the surrounding area. The proposed additions will match the existing structure and landscape materials

will be selected which compliment the site design. The existing landscape material in the area of the proposed additions will be replanted following construction. Staff finds the proposal consistent with the Comprehensive Plan.

RECOMMENDATION:

Staff finds the proposed additions consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. On September 6, 2000, the Planning Commission agreed with staff and unanimously recommended approval of this application with conditions. Staff recommends approval of this application with the following conditions:

1. If construction has not commenced on the project within thirty-six (36) months from the issuance of the special use permit, the permit shall become void. Construction shall be defined as obtaining permits for building construction and installation of footings and/or foundations.
2. The building materials, design, scale, and colors of the addition shall be compatible with that of the existing structure. The colors, design, and building materials for the additions shall be submitted to and approved by the Planning Director prior to final site plan approval.
3. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Christopher M. Johnson

CONCUR:

O. Marvin Sowers, Jr.

CMJ/gb
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Attachments:

1. Planning Commission Minutes
2. Location Map
3. Conceptual Plan for Building Additions
4. Resolution