

Description of the Project

(1) SUP Amendment. Mr. Abram Frink has applied on behalf of the Mount Gilead Baptist Church for an amendment to the conditions of approval for SUP-9-01.

On June 26, 2001, the Board of Supervisors approved Case No. SUP-9-01 for a private school and daycare at the Mount Gilead Baptist Church. At the time, Pastor William Dawson anticipated operating both programs inside the existing church. The desire now is to relocate the entire school program in temporary trailers located on adjacent property. Should the trailers be approved by the Board of Supervisors, the following change in the approved, existing SUP conditions is required:

“1. This Special Use Permit shall be valid only for the operation of a daycare and a school ~~within the existing church~~, limited to the stated hours of operation, 6:00 am - 6:00 pm, Monday through Friday, and limited to an enrollment capacity of 104 children maximum.”

(2) SUP to operate a school within temporary trailers. Mr. Abram Frink has applied on behalf of Mr. William Washington to locate two temporary school trailers and an accessory playground on a portion of an approximately 1.19-acre lot located at 8672 Pocahontas Trail. This property is located directly adjacent to the church parcel. A location map is attached.

According to the Pastor, there is no remaining feasible location on-site to place trailers and playground equipment and every existing parking space is greatly needed for services and functions. Mr. Washington, an adjoining property owner, is a member of Mount Gilead and has agreed to donate a portion of his lot to the church.

An existing single-family house currently occupies the land, but should the trailers be approved by the Board of Supervisors, the property would be subdivided and the currently unimproved portion of the lot would be deeded to the church for their use. After subdividing the property, an area approximately 150 feet long by 120 feet wide is left where the two trailers and playground would be located. Staff has proposed an SUP condition whereby re-subdivision of the property must occur prior to locating any school related improvements on the site. An aerial photograph showing the property is attached.

Per Section 24-109 of the Zoning Ordinance, “Temporary classroom trailers accessory to an existing school may be permitted upon issuance of a special use permit by the board of supervisors.” This SUP is also needed to permit school activities at 8672 Pocahontas Trail. The property does not currently have an approved SUP for a school. “Schools” are specially permitted uses on land zoned R-2, General Residential.

According to the church Pastor, the Academy currently has 16 students enrolled in the 3K, 4K, and 5K program. All of the parents have either pre-enrolled or verbally indicated their intent for their children to return for the next academic year. This will automatically create a 1st grade class. They are hoping for enough enrollment to fill through the 3rd grade for the 2002/2003 school year. For accreditation of the school and certification of the Child Development Program, State guidelines show it would be better to separate the programs rather than for both to be co-housed, mainly for standards accountability. The school is under one set of guidelines while the Child Development Program is under a different set. The church plans on renovating the present facilities to house an industrial kitchen capable of serving prepared food for lunches and snacks for “Before and After School” programs. The separation of the programs would simply ensure better accountability with State compliance.

The church envisions needing the trailers for a period of five years. During this time period, the church anticipates designing and building a new sanctuary that would both seat 1,000 people for church services and house the school. Each trailer is approximately 40-feet long by 24-feet wide.

Traffic

The SUP does not seek an increase in the previously approved number of children (104). The drop-off and pick-up location would remain the same, which is beside the existing church. According to the Pastor, the children would continue to be signed-in and assembled within the church each morning prior to moving to the adjacent trailers for classroom activity. Likewise, the pick-up point will remain the same for all after school activities because centralization of departure affords greater accountability and safety for the children.

Therefore, staff finds that no additional traffic impact would result from the addition of two trailers.

Surrounding Zoning and Development

Both properties are surrounded by other R-2 zoned land and single-family detached dwellings.

As mentioned, the drop off/pick up point will continue to be located at the existing entrance at the rear of the church. Therefore, no additional impacts from this activity are anticipated.

Staff is proposing SUP conditions for additional landscaping and screening to be provided to mitigate the visual impacts of the trailer and playground additions. In addition, the previously approved hours of operation are to remain and should help to mitigate any negative noise impacts. With the proposed SUP conditions, staff believes the proposal will not negatively impact surrounding uses and zoning.

Comprehensive Plan

The 1997 Comprehensive Plan Land Use Map designates these properties as “Low-Density Residential.” Low-Density Residential areas are residential developments or land suitable for such developments with overall densities up to one dwelling unit per acre depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of dwellings in the proposed development, and the degree to which the development is consistent with the Comprehensive Plan.

Examples of acceptable land uses within this designation include single-family homes, duplexes, cluster housing, recreation areas, school, churches, community-oriented public facilities, and very limited commercial establishments. Nonresidential uses should not alter, but rather, complement the residential character of the low-density residential area in which they are located. Very limited commercial establishments, schools, churches, and community-oriented facilities should generally be located on collector roads at intersections where adequate buffering and screening can be provided to protect nearby residential uses and the character of the surrounding area.

The vehicular access points for this project will not change with the trailer additions. Staff has also prevented further Route 60 access with proposed SUP conditions. With the proposed SUP conditions, staff believes the application is consistent with the Comprehensive Plan recommendations.

Recommendation

Staff finds that no additional traffic impact would result from the trailers. With the proposed conditions, staff finds the proposal consistent with the Comprehensive Plan and that no negative impacts to surrounding development should occur. Staff therefore recommends approval, subject to the attached conditions. Regarding the conditions of approval, the Board should note that in addition to the conditions proposed for the school trailers, staff desires to add two additional conditions to the original SUP. Specifically, Condition No. 12 (which prevents further curb cuts on Route 60) and Condition No. 13 (which provides restrictions on the type of any new exterior light fixture) are designed to further

mitigate any potential future negative impacts associated with expansion of the daycare and school. On June 3, 2002, the Planning Commission recommended approval of the application by a vote of 7-0.

Paul D. Holt, III

CONCUR:

O. Marvin Sowers, Jr.

PDH/gs
sup-12-02.wpd

Attachments:

1. Minutes from the June 3, 2002, Planning Commission meeting
2. Location map
3. Aerial photograph of the property
4. Staff report and approved resolution from Case No. SUP-9-01
5. School trailer illustration
6. Sales literature illustrating the types of playground equipment to be used
7. Resolution