

SPECIAL USE PERMIT-18-02. Wellspring United Methodist Church Adult Day Care Center Staff Report for the December 10, 2002, 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: November 4, 2002, 7:00 p.m.
Board of Supervisors: December 10, 2002, 7:00 p.m.

SUMMARY FACTS

Applicant: Linda Tompkins, on behalf of Wellspring United Methodist Church
Proposed Use: Adult Day Care Center
Location: 4871 Longhill Road; Powhatan 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: Williamsburg Plantation (R-2)
West: Ford's Colony (R-4)
North: Windsor Forest (R-2)
South: Crossroads Youth Home (R-2); King of Glory Church (R-2)
Staff Contact: Christopher M. Johnson - Phone: 253-6685

STAFF RECOMMENDATION:

Staff recommends approval of this application with the attached conditions. Staff finds the proposed use consistent with surrounding zoning and development and consistent with the Comprehensive Plan. At their meeting on November 4, 2002, the Planning Commission unanimously recommended approval of this application.

History

The Board of Supervisors issued a special use permit in October 2000 to allow an expansion of the church building which added approximately 3,745 square feet of floor area for kitchen and classroom space. Shortly after the completion of construction for the expansion earlier this year, staff received an inquiry from the pastor at Wellspring United Methodist Church regarding the possibility of operating an adult care ministry out of the existing church facility. At that time, adult day care centers were only permitted in business districts (LB, B-1, and PUD). Staff noted the inconsistencies in the zoning ordinance where child day care centers were permitted either by-right or with the issuance of a special use permit and adult day care centers were not permitted and recommended that the Planning Commission initiate consideration of an ordinance amendment to add adult day care centers as a use in the A-1, R-1, R-2, R-5, R-6, R-8, and M-1 zoning districts. Following a positive recommendation from the Planning Commission, on August 13, 2002, the Board of Supervisors approved the ordinance amendment. As a result, in the R-2, General Residential zoning district, adult day care centers are listed as a specially permitted use.

Description of Proposed Use

Ms. Linda Tompkins has applied on behalf of Wellspring United Methodist Church to operate an adult day care center out of the existing church building at 4871 Longhill Road. The adult center would be operated by Ms. Lynn Warner and Ms. Audrey Drake who are professionals currently working with senior adults. The center would provide a safe environment for elderly adults, allowing their children and care providers to keep their employment and provide a much needed break for families who provide round-the-clock care. The center is proposed to be open from the early morning to late afternoon, Monday through Friday, and would serve snacks and lunch for 30-36 adults. It would provide socialization activities, exercise, entertainment, and time for rest. All local and State regulations for this type of service would be met.

Access/Traffic

The church property has a single entrance off Longhill Road (Route 612) which would continue to be utilized. The Virginia Department of Transportation (VDOT) reviewed the existing entrance as part of a site plan review for the recent building additions at the church and did not recommend any improvements. During that plan review, VDOT noted that the width of the right-of-way along this portion on Longhill Road was sufficient to accommodate future changes, should they become necessary. The proposed use will not require any additional parking spaces.

For day care centers, the Institute of Transportation Engineers, Traffic Generation manual anticipates that 0.83 average trips per adult in the a.m. peak hour and 0.80 average trips per adult in the p.m. peak hour. For the expected 30-36 adults at the center, this results in an additional 25-30 peak hour vehicle trips in the a.m. and an additional 24-29 vehicle trips in the p.m. Given the low amount of additional traffic, and the condition of the existing roadway and entrance to the site, staff believes that the additional traffic generated by the proposed use will not negatively impact Longhill Road or 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 need to be enlarged to support the proposed use.

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 Wellspring Church site. Windsor Forest, 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. Staff believes that the proposed use is compatible with surrounding zoning and development as it would operate out of an existing church facility and address a community need by providing a service that is growing in demand.

Comprehensive Plan

The 1997 Comprehensive Plan designates the church property as Low-Density Residential. Low-Density areas are residential developments or land suitable for residential developments with overall densities of 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, schools, churches, community-oriented 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.

As noted above, the existing church is located on an arterial road with adequate capacity to support the proposed use and any future improvements, should they become necessary. With the proposed SUP conditions, staff believes that the application is consistent with the Comprehensive Plan recommendations.

Recommendation

Staff finds that the impacts created by adult day care centers will be similar, if not fewer, than those created by child day care centers, primarily traffic and noise. Given the growing retired and elderly population in the area, the demand for adult day care centers will likely increase in the coming years and facilities such as the one proposed clearly meet this growing community need. The Planning Commission Policy for Adult Day Care Centers does not recommend conditions for proposals not located interior to residential neighborhoods. On November 4, 2002, the Planning Commission unanimously recommended approval of this application. Staff finds the proposed use consistent with surrounding zoning and development and consistent with the Comprehensive Plan and recommends that the Board of Supervisors approve this application with the conditions listed in the attached resolution.

1. This special use permit shall be valid only for the operation of an adult day care center, as defined by the zoning ordinance, within the existing church building, limited to the hours of operation of 7:00 a.m. - 6:00 p.m., and limited to an enrollment capacity of 36 adults maximum.
2. Operation of the adult day care center shall comply with all State and local codes, requirements, and regulations.
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
sup-18-02wpd

Attachments:

1. Minutes of the November 4, 2002, Planning Commission public hearing
2. Location Map
3. Planning Commission Adult Day Care Center Policy
4. Resolution