Town of Dumfries
Council Meeting

Meeting Date: August 20, 2013

Agenda Item#: IV - A

AGENDA ITEM FORM

TYPE OF AGENDA ITEM:
- ☐ CONSENT AGENDA
- ☐ PRESENTATION
- ☐ ACTION ITEM
- ☐ TOWN MANAGER & STAFF COMMENTS
- ☑ PUBLIC HEARING
  - ☑ Duly Advertised

PURPOSE OF ITEM:
- ☐ INFORMATION ONLY
- ☐ DISCUSSION ONLY
- ☐ DISCUSSION AND/OR DECISION
  - ☐ Introduction ☐ Resolution
  - ☐ Ordinance ☐ Grant/MOU
  - ☑ By Motion ☐ Bylaws
  - ☐ Certificate

PRESENTER: Laura O'Dell **PRESENTER TITLE:** Planner/Zoning Administrator

AGENDA ITEM:
Public Hearing - Conditional Use Permit for Word of Christian Fellowship Church Operation of Child Care Facility

BACKGROUND / SUMMARY:
July 15th and August 12, 2013, the Planning Commission reviewed Conditional Use Permit Applications for Word of Faith Christian Fellowship Church, and Agape Christian Academy. The Planning Commission made comments and the applicants have resubmitted materials based on comments received.
Word of Faith Christian Fellowship Church has applied to allow for the operation of a child care center at 17650 Possum Point Road, GPIN: 8289-02-6440. This parcel is located in the FB/O-1 Flex Business/Office District. Town Code Par. 3 of Sect. 70-483 allows for child care or adult day care centers by approval of a conditional use permit. The church is seeking approval to care for up to 100 children ages infant to 12 years old, the center will operate between the hours of 6:00 am and 6:30 pm.

ATTACHMENTS:
Public Hearing Notice (both applications)
Revised application packet with drawings illustrating parking, traffic flow pattern, and play area for the children to be confirmed by resolution at the 9-3-13 meeting

REQUESTED ACTION: ☐ NO ACTION REQUESTED

Staff recommends approval and suggests a vote on the application as presented

FOR MORE INFORMATION, CONTACT: Name:
Phone#: E-mail:

FOR USE DURING MEETING **VOTE:** ☐ PASSED ☐ NOT PASSED

Y	N		Y	N		Y	N	
☐	☐	Brewer	☐	☐	Foreman	☐	☐	Forrester
☐	☐	Reynolds	☐	☐	Toney	☐	☐	Washington
☐	☐	Wood						

NOTICE OF PUBLIC HEARING

BY THE TOWN COUNCIL
OF THE TOWN OF DUMFRIES, VIRGINIA ON

August 20, 2013 at 7:00 PM
or as soon thereafter as may be heard
Located at 17755 Main Street, Dumfries, VA 22026

The Town Council of the Town of Dumfries hereby gives notice of a joint public hearing of the Planning Commission and Town Council on two proposed conditional use permit applications.

One application is for a childcare center located at 17650 Possum Point Road, Dumfries, VA 22026 with a GPIN of 8289-02-6440. The daycare will be located in an existing building unit and will be operated by Word of Faith Christian Fellowship Church. The applicant proposes an outdoor play area behind the building. Proposed hours of operation are 6:00 AM to 6:30 PM; M-F. The child care center is seeking approval for up to 100 children ages infant to 12 years old.

The other application is for Agape Christian Academy a private school to be located at 3890 Cameron Street, Dumfries, VA 22026 with GPINs of 8289-72-8763 and 8289-72-8444. The proposed school will be located in the existing Dumfries United Methodist Church and will have an outdoor playground area adjacent to the rear of the building. Proposed hours of operation are 6:00 AM to 6:30 PM; M-F. The applicant is seeking approval for up to 75 students.

All supporting material are available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The public hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility or needing to discuss accommodation of a disability should contact the Town Clerk at 703-221-3400 or dhobgood@dumfriesva.gov, during normal working hours.

Please post on August 7 & August 14, 2013.

DUMFRIES, VIRGINIA

17755 Main Street
Dumfries, Virginia 22026-2386
703-221-3400

www.dumfriesva.gov

date stamp

Taxes current ☑ Yes ☐ No

paid stamp

JUL 6 2014

APPLICATION FOR A CONDITIONAL USE PERMIT

Please refer to the fee schedule for applicable application fee
The applicant is responsible for costs of public hearing advertisements (determined later)

Name of Business or Organization: Word of Faith Christian Fellowship
If organization is a non-profit, please provide a copy of your 501(c)3

Site address in Town: 17650 Possum Point Road Dumfries VA 22026

I hereby submit this request for a Conditional Use Permit in accordance with Section 70-483(3) of the Town of Dumfries Zoning Ordinance, to:

Operate a Child Care Center for the ages of infant through 12 years of age. Hours of operation: M-F 6am-6:30pm Requesting approval for 90-100 children.

State specifically all activities and materials required by this proposed use, attach additional pages if necessary.

Type of business or use

Use with a drive-through window	☐	Child care or adult day care center	☑
Automobile sales or service	☐	Convenience store	☐
Church or charitable institution	☐	Other	☐

Can customers or the public visit the site?	☑ Yes	☐ No
Does the building contain assembly area (church, auditorium, or movie theater)?	☑ Yes	☐ No
Is equipment brought to the site?	☐ Yes	☐ No
Does the business contain any equipment beyond desktop computers?	☑ Yes	☐ No
Are vehicles larger than an SUV parked onsite?	☑ Yes	☐ No

I hereby certify that I have the authority to make the foregoing application on behalf of the named business or organization, that the information given is correct, that I have read and I understand the applicable zoning ordinances for the zoning district, and that this project will comply with all applicable Codes and Ordinances of the Town of Dumfries and the State of Virginia.

Applicant

Name Jeanette Coats (Please Print)

Signature

Address 17650 Possum Point Road Dumfries VA 22026

Phone 703-441-3510

Email copastor@wofcf.org

Form updated August 2012 by MB

Laura ODell

From: Jeanette Coats [jycoats@icloud.com]
Sent: Wednesday, July 03, 2013 1:12 PM
To: lodell@dumfriesva.gov
Subject: Word of Faith Christian Fellowship with the hours of operation

Word of Faith Christian Fellowship

We are seeking a special use permit to operate a child care center. We would like to be licensed for infant through twelve years old. Our goal is to help the Town of Dumfries and the surrounding area with a loving and trusting place to leave their children. Please find below the age groups of each class room and the maximum number of children.

Infant: ages 6 months - 15 months. 10 children

Toddlers: ages 16 months - 24months. 10 children

2 years Old. 15 children

3 Years Old. 15 children

4 Years Old. 15 children

Before and after school care. 30 children

We would like to be licensed for a total of 90 - 100 children.

The hours of operation:

Monday-Friday 6:00am-6:30pm

I hope this will give you an idea of what we would like to do. If you have any questions, please feel free to call me (703)786-4203 or email me at copastor@wofcf.org

Thank you,

Pastor Jeanette Coats

Sent from my iPad
Jeanette Coats
Woman after God's Heart
Psalm 119:15-16 (KJV)
15[I will meditate in thy precepts, and have respect unto thy ways.] 16[I will delight myself in thy statutes: I will not forget thy word.]

Street Address
17650 Possum Point Rd.
Dumfries, VA 22026

703.441.3510 (tel)
703.891.9441 (fax)

Mailing Address
P.O. Box 1715
Stafford, VA 22555

Senior Pastor: Bishop Duane I. Coats, Sr. Executive Pastor: Evangelist Jeanette Y. Coats

Word of Faith Christian Fellowship Church

June 25, 2013

To: Town of Dumfries

From: Jurgen Van Dijk

I am the owner of the property listed at 17650 Possum Point Road Dumfries, VA 2206.

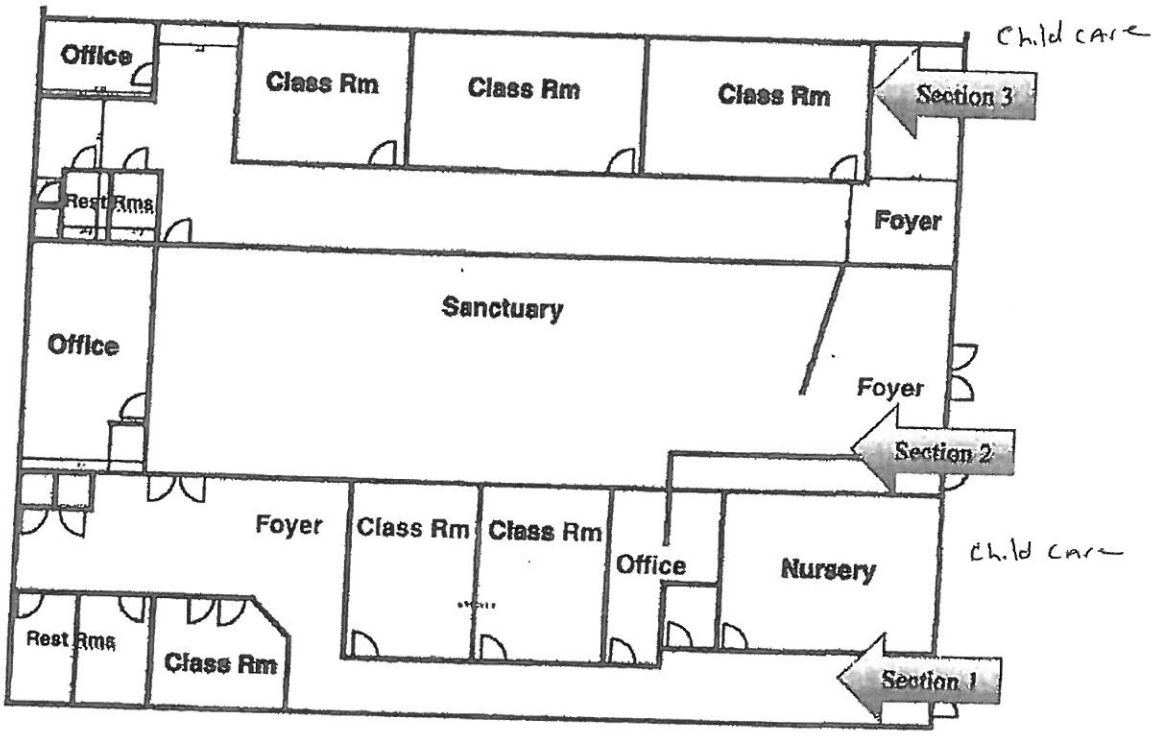
Word of Faith Christian Fellowship is a tenant there. I am aware of them wanting to do Child Care at the above location and give them permission to do so.

If you have any questions concerning this matter, please feel free to call me at 571-481-8772.

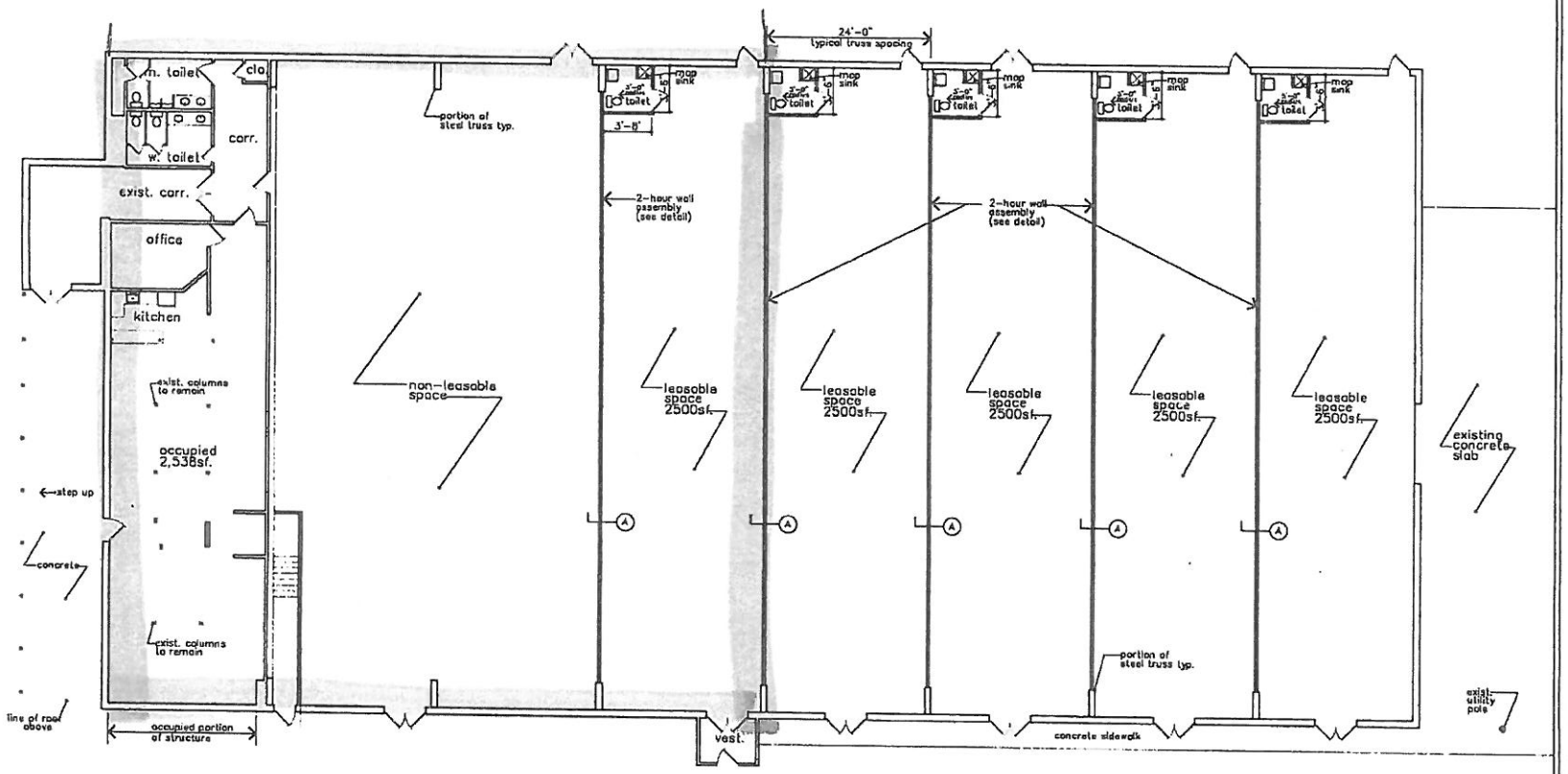
Thank You,

Jurgen Van Dijk

Appendix A (Floor Plan)



17650 Possum Point Rd.



proposed ground floor plan

SCALE: 1/8"=1'-0"

KILLETTE AND ASSOCIATES
ARCHITECTURAL CONSULTANT / 223K HUD CONSULTANT
JAMES W. KILLETTE WASHINGTON, DC 202-257-2257

ALTERATIONS TO A STRUCTURE
17650 POSSUM POINT ROAD DUMFRIES, VA

DISCLAIMER
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS.

A-3

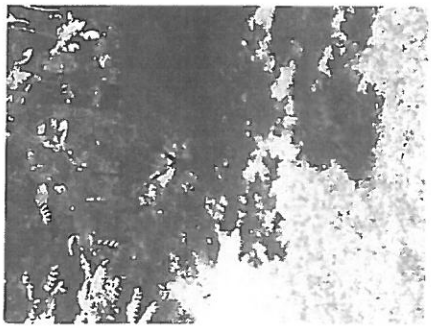
SHEET NO.

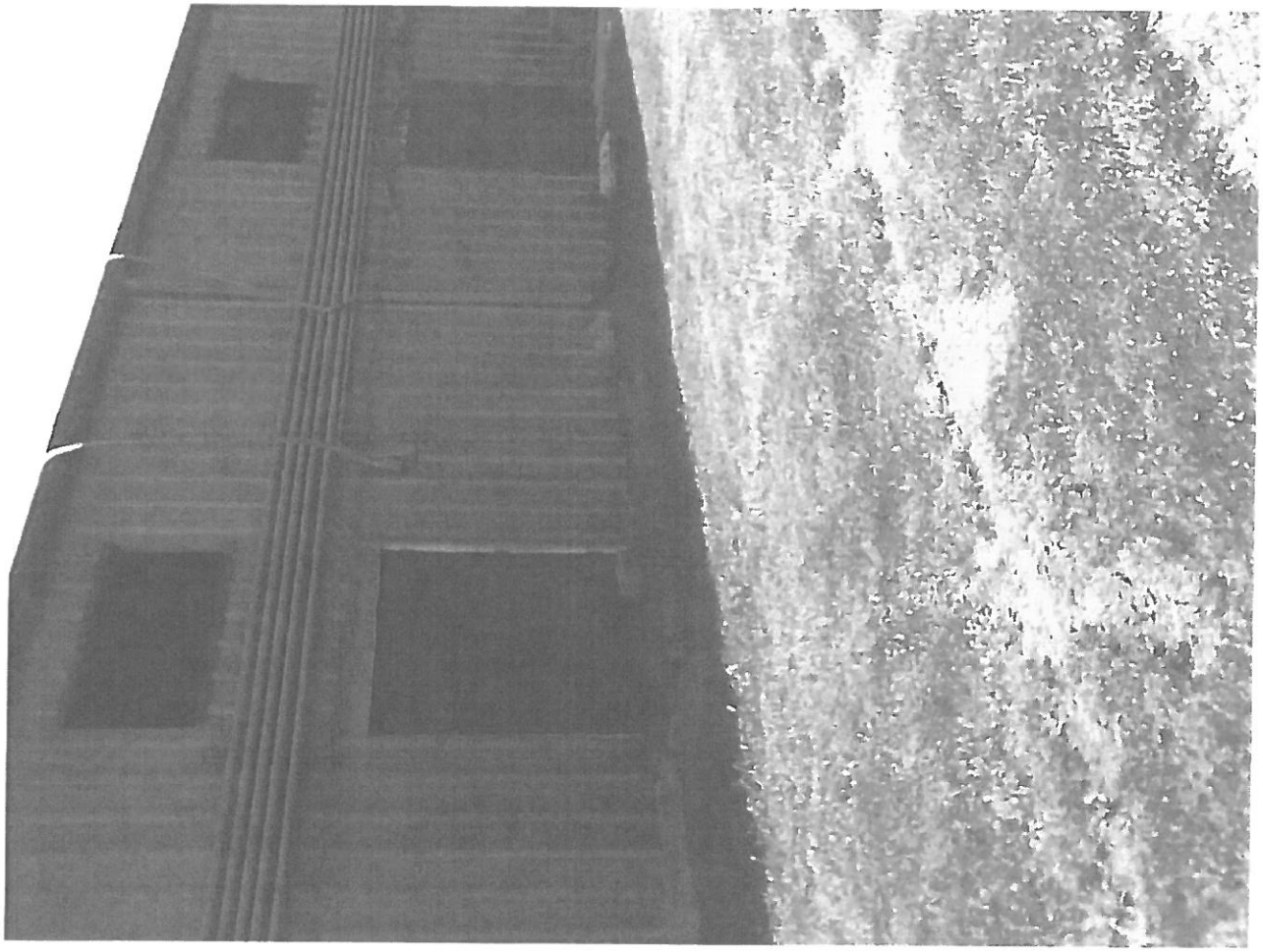
Subject: Pictures of back of church

From: Jeanette Coats (jycoats@icloud.com)

To: coatsyjy@yahoo.com;

Date: Thursday, July 25, 2013 4:15 PM





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Word of Faith Christian Fellowship Church

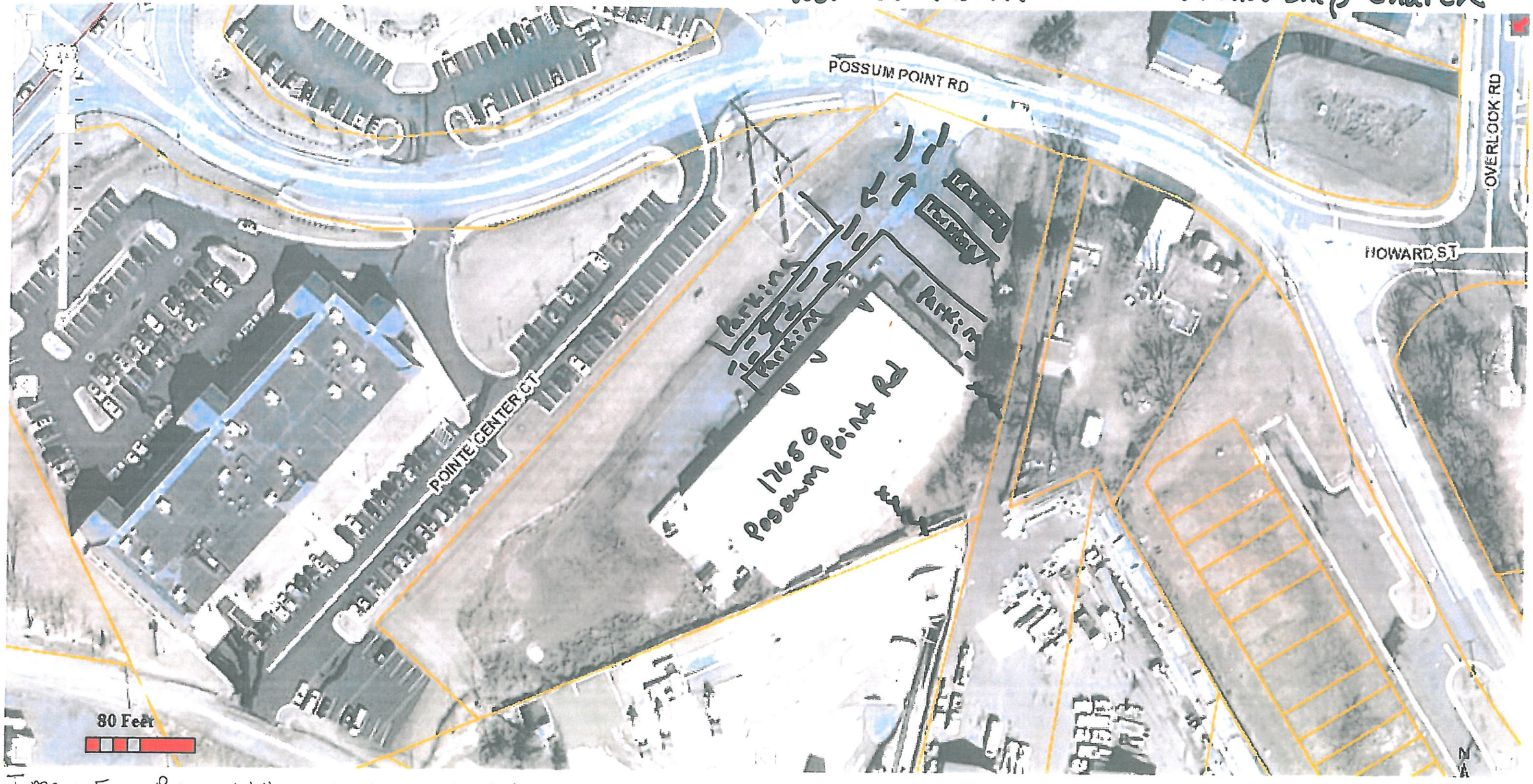

Image From Prince William County aerial photographs taken in 2011

Word of Faith Christian Fellowship Church

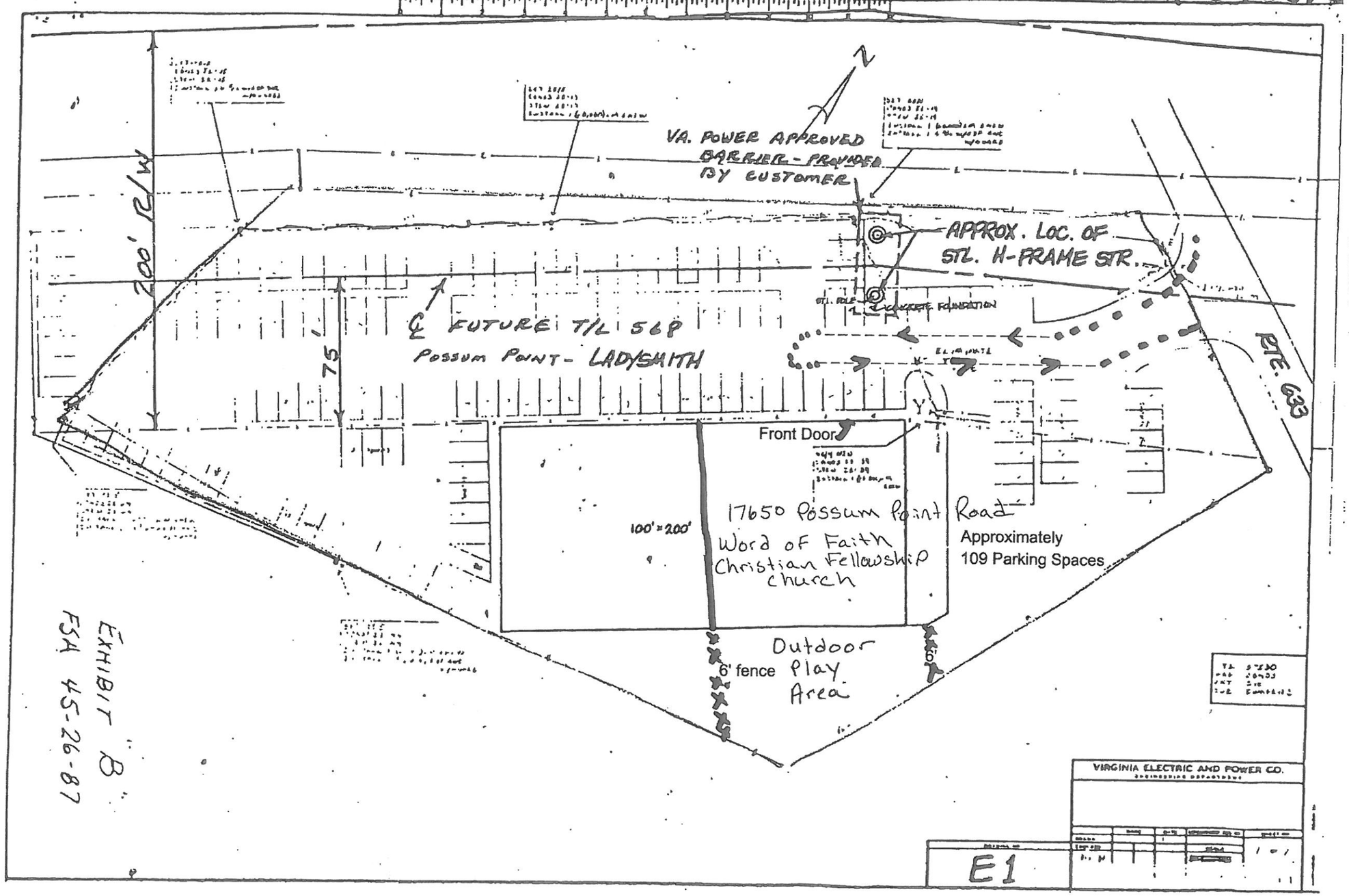

EXHIBIT B
FSA 45-26-87