Town of Dumfries
Council Meeting

Meeting Date: February 4, 2014

Agenda Item# III - 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

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

AGENDA ITEM:
Joint Public Hearing with the Planning Commission to consider a Conditional Use Permit for Grass Roots Christian Fellowship

BACKGROUND / SUMMARY:
Grass Roots Christian Fellowship is applying for a Conditional Use Permit to operate a place of worship from 17932 South Fraley Boulevard, located in the Elwy Building. They are proposing church services on Sundays at 11:00 am, and Thursday at 7 pm. In addition, the church will meet two Saturdays a month at 10:00 am, and two Wednesdays a month at 7:00 pm. The church currently serves 60 members and anticipates growth in the future. The Church plans to start a mentoring program for youth struggling academically. They also wish to counsel marriages and families to help stabilize home environments and strengthen neighborhoods. They plan to coordinate with ACTS and Streetlight ministries to assist with homeless and less fortunate families in Dumfries and Prince William County. The programs will be held in the areas with the most needs, not onsite. The church will operate during non-working non-business hours while the majority of businesses that operate from the Elwy building are closed, traffic is not anticipated to be a problem. The application was reviewed by the Planning Commission on November 18, 2013, and was unanimously voted to move forward to the Town Council for review and joint public hearing as proposed.

ATTACHMENTS:
Application Packet

REQUESTED ACTION:
Motion to approve the Conditional Use Permit

FOR MORE INFORMATION, CONTACT:
Phone#: 703-221-3400

Name: Laura O'Dell
E-mail: lodell@dumfriesva.gov

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

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

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To: Town Council

From: Laura O'Dell, Town Planner/Zoning Administrator

Date: January 7, 2014

RE: Conditional Use Permit to allow Grass Roots Christian Fellowship to operate from 17932 South Fraley Boulevard, Unit 104, at the Elwy Building

STAFF REPORT

I. Background is as follows:

A. Request - This is a Conditional Use Permit request for a place of worship to operate from 17932 South Fraley Boulevard, Dumfries, VA 22026.

B. Site Location - The site is identified by the following GPIN numbers:
- 8189-80-0139

The proposed church will operate from a mixed use office building with a parking garage on 1.3 acres and located on South Fraley Boulevard between Greater Love Anointed Church and Universal Auto Repair & Tire Center.

C. Comprehensive Plan - The site is designated as Mixed Use Office/Retail/Residential in the Future Land Use Map dated January 1993.

D. Zoning –The site is currently zoned B-1, General Business.

E. Surrounding Land Uses - The subject site is bordered on the North by a vehicle repair and tire sales establishment. The subject site is bordered on the south by a mostly vacant building that houses a church. Across South Fraley Boulevard is the end of Dumfries Shopping Center, and also across the street is a large vacant 1.8 acre lot. David Cline Lane borders the rear lot line. All properties to the west of the subject property on David Cline Lane are zoned B-2.

F. Previous Use of the Property - the property has historically been and is currently mixed use office space.

II. Current Situation is as follows:

A. Applicant has submitted an application for a Conditional Use Permit to allow for a place of worship located in Unit 104 of the Elwy Building. Churches and Places of Worship are allowed in the B-1 District by approval of a Conditional Use Permit per Town Code Sec. 70-247(B).

B. Current uses in the building consist of: Community Concepts in Suite 300 which is a group home for individuals with intellectual disabilities, Caldwell Consultants in Unit 403 which is an office for network engineering and computer repair, a legal office in Unit 400 F, Nova Homes property management company in Unit 203 G, Best Hope Home Healthcare in Unit 400 E, ARC Point Labs in Unit 400 D, KB Tax Services in Unit 400 A, Spin Wax Music Academy in Suit 401, and DCS Corp. in Suite 100.

C. The site currently contains a 4 story building totaling 31,992 square feet of gross usable space, and a parking lot and parking garage with a combined total of 115 spaces. Town Code Sec. 70-13 requires 1 parking space for each 300 square feet of gross usable area for office space, the building must provide at least 107 parking spaces. For the use of Churches and Places of Worship, the Town Code requires 1 parking space for every 4 seats of the maximum seating capacity, or 1 for each 100 square feet of usable floor area in the main place of assembly in places which do not have fixed seats. The property meets the parking regulations per Town Code. Unit 104 which is proposed to be used by Grass Roots Christian Fellowship has a total of 4524 square feet of gross usable space.

III. Project description:

A. The narrative details submitted as part of the proposal includes:

1. Church services offered Sunday at 11:00 am, and Thursday at 7 pm. The church will also meet two Saturdays a month at 10:00 am, and two Wednesdays a month at 7:00 pm.
2. The church currently serves 60 members and anticipates growth in the future.
3. The church also plans to start a mentoring program for youth struggling academically. They also wish to counsel marriages and families to help stabilize home environments and strengthen neighborhoods. They plan to coordinate with ACTs and Streetlight ministries to assist with homeless and less fortunate families in Dumfries and Prince William County. The programs will be held in the areas with the most needs, not onsite.
4. Traffic and Safety Measures: the church will operate during non-working non-business hours while the majority of businesses that operate from the Elwy building are closed, traffic is not anticipated to be a problem.

IV. Issues for review of the Conditional Use Permit, in order of importance, are as follows:

A. Comprehensive Plan – Is the proposed project consistent with the Comprehensive Plan?

- The proposed use is fairly consistent with the comprehensive plan in that the church is a use that serves the public at a neighborhood level while being located along a major thoroughfare. The Comprehensive Plan Future Land Use Map shows this area as Mixed Use with Office/Retail/Residential. The neighboring churches have proven to be a compatible uses.

B. Zoning Ordinance, Intent of B-1 zoning – Does the proposed project promote the intent of the B-2 zoning district?

- The proposed use mixes well in the B-1 zoning district.

1. The intent for the B-1 zoning district is as follows:

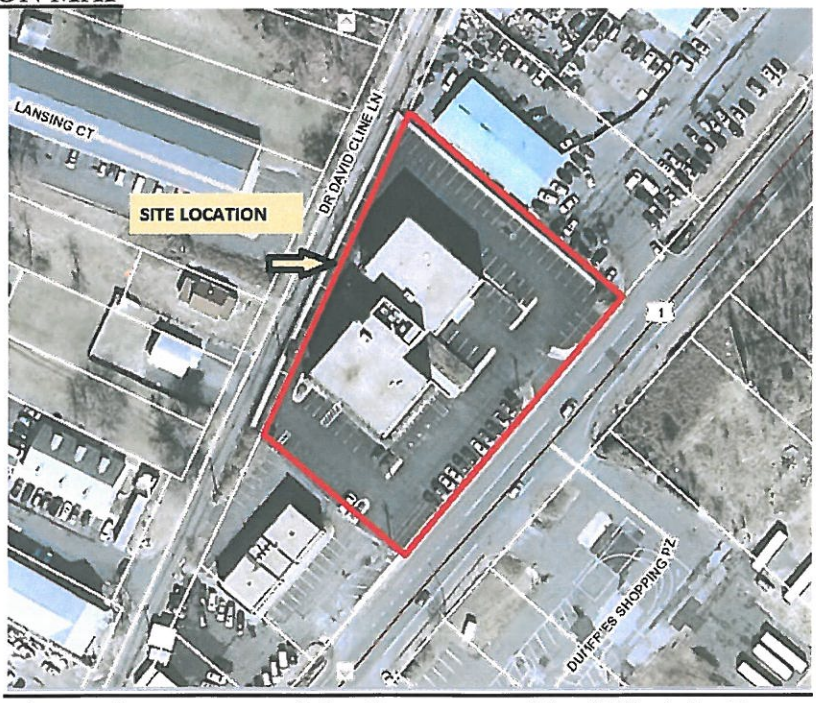
This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor, or noise associated with manufacturing.

C. Valid Public Purpose – Does the proposed project qualify as a valid public purpose and add benefit to the Town?

- The use will benefit the residents of the Town of Dumfries by offering a church that will not only provide religious services but also serve to impact the community by means of counseling, mentoring, tutoring, helping the homeless, and volunteer efforts to promote more positive and healthy lifestyles in Dumfries.

D. Conditions – Are there any conditions that should be applied to the use to limit the impact of the use on the surrounding area?

SITE LOCATION MAP



Aerial Imagery and mapping courtesy of the Commonwealth of Virginia. Data taken from Prince William County Mapper 11/13/2013.