



DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

John Wilmer Porter Building
17755 Main Street
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Planning Commission Work Session Minutes Monday, June 13, 2016 – 6:00pm

Present: Selonia Miles, Chairman
Gary West
Diana Knez
Tyrone Brown
John Webb

Absent: Louise Waggy
Naeem Arshad, Vice Chairman

Call to Order and Roll Call

The work session was called to order at 6:00pm by Chairman Selonia Miles in the Council Chambers, John Wilmer Porter Town Hall, 17755 Main Street, Dumfries, VA 22026. Chairman Miles administered the roll call for the Commission.

Mr. Nick Rogers, Community Development Director, introduced Mr. Ray Jackson, Code Official to the Commission. Mr. Jackson gave a brief introduction and background, while summarizing his typical duties for the Town.

Informational Presentation – CUP 2016-002: The Apostle Continuation Church (Dumfries Shopping Center)

Mr. Rogers introduced the item to the Commission as a request for a Conditional Use Permit (CUP) to establish a church or place of religious worship or assembly at 17985 Dumfries Plaza, Suite #200.

Mr. Emmanuel Ackom-Dafo, acting as agent for the applicant, presented a summary of the proposal. The church has approximately 50 members, and would meet every Friday from 10:00pm-1:00am, every Sunday from 9:00am-1:00pm, and for 30-minute periods on Wednesdays at 7:00pm and 8:00pm. Their intent is to have a primary worship area with a capacity of 100 seats. Mr. Ackom-Dafo outlined the church's volunteer outreach in the community.

Mr. West asked whether a child care center was being proposed, as mention of child care was made on the application. Mr. Ackom-Dafo noted that child care would be provided for worship service attendees during the services only, and that they would not be operating a child care

center. Mr. West also asked if the applicant had clarified the property owner's consent with the Friday evening hours of operation.

Mr. Webb asked if the proposed space would be used as a shelter. Mr. Ackom-Daafo clarified that volunteers would be staged at the church, but would not provide shelter services at the church.

Ms. Knez expressed concern with 100 worship service attendees simultaneously leaving the subject property simultaneously on a Saturday morning at 1:00am. Mr. Ackom-Daafo clarified that this was intended to be a prayer service only, and that the hours of operation were best suited for the work schedules of the attendees.

Mr. Brown asked if child care would be provided during the late hour Friday hours of operation. Mr. Ackom-Daafo explained that child care would be provided during that time. Mr. Brown also inquired as to what the sleeping arrangements would be for children at that hour and the likelihood of having children in child care during the late hour Friday services. Mr. Ackom-Daafo clarified that typically a maximum of 10 people would be attending the Friday service.

Chairman Miles expressed concern with the prospect of the applicant operating not only a church but also a child care center at this location. She also expressed concern with the late time of the Friday hours of operation. Mr. Ackom-Daafo mentioned that the Friday hours of operation would be for a prayer service only and not for worship service.

Mr. West questioned the applicant's need to mention a child care center on the application form, while recommending that the hours of operation for the church include Wednesdays.

Mr. Rogers told the Commission that he would work with the applicant on ways to better clarify that a child care center would not be one of the proposed uses.

Informational Presentation – CUP 2016-001: The Apostle Continuation Church (Dumfries Shopping Center)

Mr. Rogers introduced the item to the Commission as a request for a CUP to establish a church or place of religious worship or assembly at 17861 Fraley Boulevard.

Mr. Elisha Okyere, acting as agent for the applicant, presented a summary of the proposal. The church intends to purchase the space for their worship services. The church would meet every Saturday from 10:30am-3:30pm for worship services and scripture studies, and every third Sunday of the month during the same time. The church would meet biweekly on Fridays from 11:00pm-1:00am.

Mr. Okyere specified that the condominium unit they proposed to use would have 11 parking spaces available to it, and that they had been informed that they could use the balance of the unused, unassigned parking spaces on the weekend.

Mr. West inquired more about the organization and assignment of the on-site parking spaces. Mr. Okyere noted that 11 spaces are assigned to each condominium unit, and that only Grace Episcopal Church used the site's parking on the weekends.

Mr. West mentioned that vehicles from Jabs Construction will be parked on site to ensure that the company's spaces are available for company use on the weekends.

Mr. Webb expressed concerns with the proposed 11 parking spaces for the church, and questioned how the church would be able to stay within the number of spaces assigned to them. He noted that it would be up to the church to enforce this usage of the parking, and recommended that a development condition be drafted to require the church to use the 11 spaces they are allotted. Mr. Okyere mentioned that the church intends to use a satellite parking location along Dumfries Road, Route 234.

Ms. Knez asked how many attendees the church was anticipating for its worship services. Mr. Okyere anticipated 50-60 for the Saturday services. The church hopes that the membership will grow, and that they would like to accommodate services with up to 100 members in the 5,000 square foot space. Ms. Knez expressed concern with 11 spaces not being able to accommodate the church's use of the space, and Mr. Okyere agreed. He noted that the church would use a satellite parking lot on Dumfries Road and would pursue permission to allow for the use of the remaining on-site parking from other owners. Ms. Knez asked about the attendance for the Friday services, and Mr. Okyere noted that they would be less.

Mr. West highlighted for the Commission and the applicant the fact that Grace Church already uses the commuter parking lot on Dumfries Road as satellite parking for church services. Mr. Okyere stated that even with Grace Church's usage of the parking lot, there was excess capacity that could be used by True Faith Church.

Informational Presentation – REZ 2016-001: Townsquare at Dumfries

Mr. John Foote, attorney with Walsh, Colucci, Lubeley, & Walsh, PC and agent for the applicant, discussed a number of items that were brought up in the previous month's work session on the rezoning case. The proposed development site is generally bounded by Fraley Boulevard, Graham Park Road, Old Triangle Road, and Orange Street. The applicant intends to rezone the property from R-2 to PMUD.

Mr. Foote noted that the self-storage use would be eliminated from the Master Zoning Plan and replaced by an age-restricted multifamily residential building. The building would serve adults at least 55 years of age or older, and would be 100% age restricted. Mr. Foote noted that residents of such buildings were typically in higher income earning brackets that generated a reduced amount of traffic compared to other types of residences.

Mr. Foote also mentioned that the project's traffic study was to be recommissioned so that it was accurately reflecting the current assumptions on the road design for the widening of U.S. Route 1. He asserted that an additional access point for the site on Old Triangle Road would

not help reduce traffic congestion as motorists would still need to travel to U.S. Route 1 for most daily trips no matter which access point they used.

Mr. Foote also identified a new pedestrian path being shown on the Master Zoning Plan linking the internal portion of the site to Graham Park Road.

Mr. West and Mr. Webb commended the applicant for eliminating the self-storage use from the Master Zoning Plan.

Mr. Webb inquired into the number of dwelling units proposed for the age-restricted residential building. Mr. David Schultz, the applicant, anticipated that the building would have 40 units in a 3-4 story building with an elevator. Mr. Foote stated that these types of buildings typically had couples in each dwelling unit, with a general cycle of one person occupying the dwelling unit, and then needing additional care in a separate facility that would allow new residents that met the age qualifications to move in.

Mr. Webb asked about the number of bedrooms in each unit. Mr. Schultz noted that they would be a mix of units with one bedroom, one bedroom with a den, and two bedrooms.

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Commissioner West made a motion to adjourn, which was seconded by Mr. Webb. The motion was unanimous to adjourn at 6:35pm.

Selonia Miles, Chair



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Planning Commission Regular Meeting Minutes Monday, June 13, 2016 – 7:00pm

Present: Selonia Miles, Chairman
Naeem Arshad, Vice Chairman
Gary West
Diana Knez
Tyrone Brown
John Webb

Absent: Louise Waggy

Call to Order and Roll Call

The meeting was called to order at 7:00pm by Chairman Selonia Miles in the Council Chambers, John Wilmer Porter Town Hall, 17755 Main Street, Dumfries, VA 22026. Chairman Miles administered the roll call for the Commission.

Approval of Minutes from May 9, 2016 Meeting

The minutes from the May 9, 2016 meeting were unanimously approved by the Planning Commission.

Briefing to Citizens of Items Discussed at the 6:00pm Work Session

Chairman Miles summarized the three presentations that were made to the Commission at their 6:00pm work session earlier in the evening. Chairman Miles summarized the key discussion points.

Election of Officers

Mr. Webb made a motion to select Selonia Miles to remain as the Chairman of the Planning Commission, with seconds from Ms. Knez and Mr. West. The motion was unanimously adopted by the Commission, with Chairman Miles abstaining.

Mr. Webb made a motion to select Naeem Arshad to remain as the Vice Chairman of the Planning Commission, with a second from Mr. West.

Vice Chairman Arshad made a motion to select Mr. West to become the Vice Chairman. Mr. West excused himself from consideration. The motion failed for lack of a second.

Mr. Webb's initial motion to reappoint Naeem Arshad was unanimously adopted by the Planning Commission.

Open Forum

Chairman Miles opened up the meeting for Planning Commission matters to be discussed and public comment. No items were brought to the Commission's attention by the individual Commissioners or members of the public.

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Vice Chairman Arshad made a motion to adjourn, which was seconded by Commissioner West. The motion was unanimous to adjourn.

Selonia Miles, Chair