



CITY OF POQUOSON

PLANNING DEPARTMENT

500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 TELEPHONE (757) 868-3105 FAX

May 23, 2016

To: The Honorable City Council

Through: City Manager

From: Kevin M. Wyne, Planner

Subject: **Amendment to a Conditional Use Permit for a Christian Outreach Center In A Residential District- Tax Parcel Nos. 18-1-145 and 18-1-159**

The City has received a request from Emmaus Baptist Church, applicant and property owner, to amend their existing conditional use permit, issued on July 26, 1999, to construct an addition to their previously approved Christian Outreach Center. The addition, which would add 2,400 square feet to the existing 7,200 square foot Christian Outreach Center, would be added to the front of the outreach center facing the church's sanctuary. The church is located at 814 and 828 Yorktown Road and is further identified as Tax Map Parcel Nos. 18-1-145 and 18-1-159. The property is zoned R-S, Single Family Residential district.

The Planning Commission held a public hearing on this item at their Monday, May 16, 2016 meeting and has recommended approval of this item unanimously, by a vote of 6-0.

This application was advertised for public hearing in the Daily Press on April 29, 2016 and May 6, 2016. Adjacent property owners were notified of this request by letters mailed on April 29, 2016.

KMW

RESOLUTION NO. _____

A RESOLUTION APPROVING A MODIFICATION TO AN EXISTING CONDITIONAL USE PERMIT FOR THE CHRISTIAN OUTREACH CENTER LOCATED AT 828 YORKTOWN ROAD, POQUOSON TAX MAP PARCEL NO. 18-01-00-0145

WHEREAS, a request was submitted by Emmaus Baptist Church, applicant and property owner, for an amendment to its existing Conditional Use Permit to expand the existing facility to include additional office and education space on church property located at 828 Yorktown Road, Tax Map Parcel No. 18-01-00-0145, Zoned R-S (Single-Family Residential); and

WHEREAS, public hearings to receive public comments and review the request were held before the Planning Commission on May 16, 2016 and before City Council on May 23, 2016; and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Poquoson, Virginia:

Section 1: That the request of Emmaus Baptist Church, applicant and property owner, for an amendment to its existing Conditional Use Permit to expand the existing facility to include additional office and education space on church property located at 828 Yorktown Road, Tax Map Parcel No. 18-01-00-0145 is hereby approved inclusive of the following amendment to Condition #1 of the original permit:

1. The center shall be limited to a height which shall not exceed a roof line of 35 feet and shall measure no larger than ~~7,200~~ 9,600 square feet in size. Activities within the center at 814 Yorktown Road shall be primarily church-sponsored recreational, education or fellowship events.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____

City Clerk

RESOLUTION NO. _____

**A RESOLUTION DENYING A MODIFICATION TO AN EXISTING CONDITIONAL
USE PERMIT FOR THE CHRISTIAN OUTREACH CENTER LOCATED
AT 828 YORKTOWN ROAD, POQUOSON TAX MAP PARCEL NO. 18-01-00-0145**

WHEREAS, a request was submitted by Emmaus Baptist Church, applicant and property owner, for an amendment to its existing Conditional Use Permit to expand the existing facility to include additional office and education space on church property located at 828 Yorktown Road, Tax Map Parcel No. 18-01-00-0145, Zoned R-S (Single-Family Residential); and

WHEREAS, public hearings to receive public comments and review the request were held before the Planning Commission on May 16, 2016 and before City Council on May 23, 2016; and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Poquoson, Virginia:

Section 1: That the request of Emmaus Baptist Church, applicant and property owner, for an amendment to its existing Conditional Use Permit to expand the existing facility to include additional office and education space on church property located at 828 Yorktown Road, Tax Map Parcel No. 18-01-00-0145 is hereby denied.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
City Clerk



CITY OF POQUOSON

PLANNING DEPARTMENT

500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 TELEPHONE (757) 868-3105 FAX

MEMORANDUM

Date: May 16, 2016

To: The Honorable Chairwoman and Members of the Planning Commission

From: Kevin M. Wyne, Planner

Subject: **Amendment to a Conditional Use Permit for a Christian Outreach Center In A Residential District- Tax Parcel Nos. 18-1-145 and 18-1-159**

Introduction

The City has received a request from Emmaus Baptist Church, applicant and property owner, to amend their existing conditional use permit, issued on July 26, 1999, to construct an addition to their previously approved Christian Outreach Center. The addition, which would add 2,400 square feet to the existing 7,200 square foot Christian Outreach Center, would be added to the front of the outreach center facing the church's sanctuary. The church is located at 814 and 828 Yorktown Road and is further identified as Tax Map Parcel Nos. 18-1-145 and 18-1-159. The property is zoned R-S, Single Family Residential district and the establishment of churches in this district requires the issuance of a conditional use permit.

Public Notice

This application was advertised for public hearing in the Daily Press on April 1, 2016 and April 8, 2016. Adjacent property owners were notified of this request by letters mailed on April 1, 2016.

Applicant's Proposal

As mentioned above, the applicant is requesting an amendment to their existing conditional use permit to facilitate to construction of a 2,400 square foot Christian Outreach Center addition. This expansion would bring the total square footage of the outreach center to 9,600 square feet. Attached, please find the original staff report from July 1999. Any approved expansion would necessitate amendment of the outreach center's approved site development plan, and must comply will all applicable City development ordinances. If the Planning Commission recommends approval of the request to City Council, the following condition must be amended:

1. The center shall be limited to a height which shall not exceed a roof line of 35 feet and shall measure no larger than 7,200 9,600 square feet in size. Activities within the center at

814 Yorktown Road shall be primarily church-sponsored recreational, education or fellowship events.

Attachments



CITY OF POQUOSON

500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3000 FAX (757) 868-3101

Office of the City Manager

July 26, 1999

TO: City Council

FROM: City Manager

SUBJECT: Request Of Emmaus Baptist Church For A Conditional Use Permit
To Construct A Christian Outreach Center

Presented for a public hearing is the request of Emmaus Baptist Church for a Conditional Use Permit to construct a Christian Outreach Center on the church site at 814 Yorktown Road. The Center will be located behind the existing church buildings and the parking lot. It will be used for a variety of recreational, fellowship and educational events.

A public hearing was held before the Planning Commission on July 19, 1999 and by a vote of 5 to 0 the Commission is recommending approval of the Conditional Use Permit with certain conditions applied.

The specifics of this request and staff recommendations are included in the attached memorandum to the Planning Commission dated July 19, 1999.

CWBjr:vhd



Planning Department

CITY OF POQUOSON

500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 FAX (757) 868-3105

MEMORANDUM

Date: July 19, 1999
To: The Honorable Chairman and Members of the Planning Commission
From: Deborah L. Vest, Planning Assistant
Subject: Conditional Use Permit Request – Emmaus Baptist Church

Introduction

The Trustees of Emmaus Baptist Church are requesting a Conditional Use Permit in order to build a 7,200 square foot outreach center on the church site located at 814 Yorktown Road. The center will be located in the southern yard of the site, behind the existing church buildings and parking lot. It will be used for a variety of recreational, fellowship and educational events. The building will contain a gymnasium, bathroom and kitchen facilities.

A Conditional Use Permit is required for the center due to the residential zoning of the church site. Section 5-2 of the City's Zoning Ordinance requires the issuance of a Use Permit for all church, school and other public and semi-public uses established in the City's residential zoning districts.

Public Notice

This application was advertised for public hearing by block advertisement appearing in the Poquoson Post on Monday, July 5 and July 12, 1999. Adjacent property owners were notified of this hearing by letters mailed on July 1, 1999.

Zoning

This site is zoned R-S (Residential) and has been developed with a church and cemetery for decades. Accordingly, all existing uses and improvements on the tract enjoy a grandfather status and are not subject to current development standards until they are

enlarged or altered. All new uses and improvements on the site, however, are subject to current land use development standards.

Churches are permitted by right in the City's Limited and General Commercial Zoning Districts.

Site Characteristics

The church property is a ten (10) acre site situated on the south side of Yorktown Road, at the Yorktown and Emmaus Roads intersection. It is comprised of two (2) adjoining parcels with frontage on both Yorktown Road (*a public arterial street*) and South Emmaus Road (*a private unpaved street*). A small undeveloped strip of the tract extends across Yorktown Road to the north.

The church buildings, cemetery and paved parking lot are located on a four (4) acre parcel fronting on both Yorktown and South Emmaus Roads. The church parsonage and detached garage are located on an adjoining six (6) acre tract fronting on South Emmaus Road. The parsonage is accessed by both South Emmaus Road and the church parking area. The remaining portion of both parcels is undeveloped yard area.

There are 100 existing paved marked parking spaces on the site. The parking area is accessed off Yorktown Road by way of two (2) separate driveway entrances. With the exception of landscaping, the existing parking area appears to generally comply with City parking design standards.

Proposed Use

As previously noted, the center will be used for a variety of social events. It is anticipated, however, that these events will not occur concurrently with other worship, ceremonial, educational and burial services on the site.

Proposed Improvements

The 60 by 120-foot single-story center will be erected between the church buildings and parsonage, adjacent to the parking lot. Its location necessitates clearing of several mature trees within the project area. On-site stormwater best management practices will be imposed on the new and possibly portions of the existing development on the site. These improvements must be shown on a professionally prepared site improvement plan. A plan for this development has been prepared and submitted to the City for review.

No additional parking spaces appear to be needed at this time for establishment of the center given the compatibility of on-site uses. Additional parking could, however, be needed in the future to adequately accommodate multiple use of the facilities on the site.

Traffic

Churches generally generate higher traffic volumes during weekend hours. Although the expanded use of the facility may result in additional traffic during weekday hours, the volumes are expected to be relatively low with very little impact on surrounding properties and/or Yorktown Road.

Compatibility with Surrounding Land Uses

All surrounding properties are zoned R-S (Residential). Most of these properties are subdivision lots developed with homes. Specifically, the Woodrum Place, Oakmoore and Towering Pines subdivisions are located to the west, southwest and east, respectively. Moreover, there are several other lots with homes bordering the church site to the north and east. Certainly, these homes will be most impacted by the proposed use. For this reason, landscaping along the eastern and northern boundary lines of the church site may be imperative in an effort to lessen adverse impacts to the surrounding properties.

Staff Recommendations

Planning staff hereby recommends approval of the Conditional Use Permit contingent upon the following conditions:

1. The center shall be limited to a single-story building measuring no larger than 7,200 square feet in size. Activities within the center at 814 Yorktown Road shall be primarily church-sponsored recreational, education or fellowship events.
2. If the need for additional on-site parking is determined necessary in the future, such parking area expansion shall require City Council approval following a review by the City's Planning Commission. Moreover, access to the parking lot shall be limited to driveway entrances on Yorktown Road.
3. The existing trees within the green area in the eastern side yard of the site, adjacent to South Emmaus Road, must remain undisturbed. In addition, five (5) new trees, measuring at least six (6) feet tall at the time of planting, shall be planted within the green areas at the northeast corner and northern boundary line of the church site.

RESOLUTION NO. 2869

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
EMMAUS BAPTIST CHURCH TO CONSTRUCT
A CHRISTIAN OUTREACH BUILDING AT 814 YORKTOWN ROAD,**

WHEREAS, a request was submitted by Emmaus Baptist Church Trustees for a Conditional Use Permit in order to construct a Christian Outreach Center at 814 Yorktown Road and further identified as City of Poquoson Tax Map Parcel Nos. 18-(1)-145 and 18-(1)-159, and

WHEREAS, public hearings to receive public comments and review the request were held before the Planning Commission on July 19, 1999 and City Council on July 26, 1999, and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

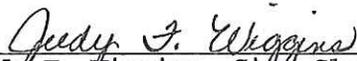
Section 1: That the Emmaus Baptist Church Trustees' request for a Conditional Use Permit to construct a Christian Outreach Center at 814 Yorktown Road is hereby recommended for approval with the following conditions:

1. The center shall be limited to a height which shall not exceed a roof line of 35 feet and shall measure no larger than 7,200 square feet in size. Activities within the center at 814 Yorktown Road shall be primarily church-sponsored recreational, education or fellowship events.
2. If the need for additional on-site parking is determined necessary in the future, such parking area expansion shall require City Council approval following a review by the City's Planning Commission. Moreover, access to the parking lot shall be limited to driveway entrances on Yorktown Road.
3. The existing trees within the green area in the eastern side yard of the site, adjacent to South Emmaus Road, must remain undisturbed. In addition, two (2) new trees, measuring at least six (6) feet tall at the time of planting, shall be planted within the green areas at the northeast corner and northern boundary line of the church site.

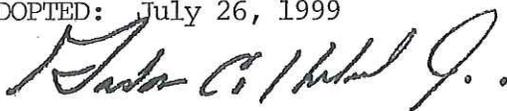
Section 2: That this resolution shall be in effect on and after its adoption.

ATTESTE:

ADOPTED: July 26, 1999



Judy F. Wiggins, City Clerk



Gordon C. Helsel, Jr., Mayor

The foregoing resolution was adopted by the affirmative roll call vote of a majority of the members of Council in attendance, the ayes and nays recorded in the minutes of the meeting as shown below:



City of Poquoson
500 City Hall Avenue
Poquoson, Virginia 23662
(757) 868-3040

APPLICATION FOR A
CONDITIONAL USE
PERMIT

To the Planning Commission/City Council
of the City of Poquoson:

I/We, the congregation of Emmaus Baptist Church, Poquoson

the undersigned owner(s) of the described property:

WAYNE CARLTON, TRUSTEE
MARTHA BRADY, TRUSTEE

hereby apply for a conditional use permit for the following reasons:

TO ADD EDUCATIONAL & OFFICE SPACE.
THE ADDITION IS A 120' W X 20' L X 8' H,
ATTACHMENT TO THE EXISTING CHRISTIAN OUTREACH CENTER.

828 Yorktown Road, Tax Map # 18-01-00-0145

(CONTINUED)