

The Department of Community Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission
From: Planning Division
Date: June 11, 2014
Re: **Conditional Use Permit (CUP) – Zion City Daycare Center – 3100 Hill Street**

I. PETITIONER

Prayer of Faith Temple Church of God In Christ, 3100 Hill Street, Lynchburg, VA 24501
Representative: Felicia Willis, Prayer of Faith Temple Church of God In Christ, Lynchburg, VA 24501

II. LOCATION

The subject property is a tract of approximately three and sixty-five hundredths (3.65) acres located at 3100 Hill Street.

Property Owner: Prayer of Faith Temple Inc., 3100 Hill Street, Lynchburg, Virginia 24501

III. PURPOSE

The purpose of the petition is to allow the operation of a child daycare center for up to fifty (50) children between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday at 3100 Hill Street.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends an Institutional use for the property.
- Daycare centers are a permitted use in an R-2, Low-Medium Density, Single-Family Residential District upon approval of a CUP by Council.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends an Institutional use for the property. Institutional uses include religious, educational and other nonprofit entities within the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions. *(pg. 76)*
2. **Zoning.** The subject property was annexed into the City in 1958. The existing R-2, Low-Medium Density, Single-Family Residential District was established in 1978 upon adoption of the *Zoning Ordinance*. The church facility currently operates under a CUP that was issued in 1998.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring Council approval in the immediate area:

- On October 14, 1980, Council approved the petition of Lloyd G. Flint to rezone approximately one (1) acre from B-2, Neighborhood Business District to B-3C, Community Business District (Conditional) to allow the construction of a convenience store and gasoline sales at 2023 Langhorne Road.
 - On January 12, 1982, Council approved the CUP petition of Agudath Sholom Synagogue to allow for a care center at 2055 Langhorne Road.
 - On September 8, 1992, Council approved the petition of Patsy P. Heald to rezone two and eight tenths (2.8) acres from R-2, Low-Medium Density, Single-Family Residential District and B-3, Community Business District to B-3C, Community Business District (Conditional) allow for construction of a retail garden center at 3201 Hill Street.
 - On August 13, 1996, Council approved the CUP petition of Robert Crocker to allow the operation of a bed and breakfast for up to four (4) guests at 2121 Maher Street.
 - On March 8, 1998, Council approved the petition Wanda E. Brooks-Crocker to rezone approximately three (3) acres from R-2, Low-Medium Density Single-Family Residential District to B-1C, Limited Business District (Conditional) to allow the construction of a building addition for use as a massage clinic at 2134 Old Forest Road and 2121 Maher Street.
 - On June 9, 1998, Council approved the CUP petition of Prayer of Faith Temple to allow the construction of a church and parking area at 3100 Hill Street.
 - On May 28, 2002, Council approved the petition of William H. Burrus, Jr. to rezone fifty (50) acres from R-4, Medium-High Density, Multi-Family Residential District to B-1C, Limited Business District (Conditional), to allow the development of the site as an office park at 2400 Atherholt Drive.
 - On March 9, 2004, Council approved the petition of Robert D. Crocker & Wanda E. Brooks-Crocker to rezone two and nine tenths (2.9) acres from B-1C, Limited Business District (Conditional) to B-1C, Limited Business District (Conditional) to amend the existing proffers and allow the use of the property as an eight (8)-room lodging house in addition to the spa and salon uses at 2134 Old Forest Road.
 - On February 8, 2011, Council approved the petition of Robert D. Crocker to rezone three and twenty-four hundredths (3.24) acres from B-1C, Limited Business District (Conditional) to B-3C, Community Business District (Conditional) to allow for expansion of the existing spa, restaurant, banquet hall, and lodging uses at 2134 Old Forest Road.
5. **Site Description.** The subject property is a tract of approximately three and sixty-five hundredths (3.65) acres located at 3100 Hill Street. The majority of the site is consumed by a church facility and associated parking.
 6. **Proposed Use of Property.** The purpose of the petition is to allow the operation of a child daycare center for up to fifty (50) children between the hours of 7:00 a.m. and 6:00 p.m. with no new construction.
 7. **Transportation & Parking.** The City's Transportation Engineer had no comments of concern regarding the proposed daycare facility. Section 35.1-54, Care Centers require a minimum of two (2) off-street parking spaces per center, plus two (2) additional parking spaces for each thirty (30) persons enrolled. A minimum of six (6) off-street parking spaces would be required and ample parking is available in the existing church parking lots.

8. **Stormwater Management.** A stormwater management plan will not be required as there are no new impervious areas associated with the proposal.
 9. **Emergency Services:** The City Fire Marshal had no comments of concern with the petition. The City's Police Department offered general safety comments related to site and building security for consideration by the petitioner.
 10. **Impact.** The subject property is recommended for an Institutional use on the City's *Future Land Use Map* and contains a church which was constructed in 2000. Daycare facilities are typically associated with church uses. The petitioner has submitted a petition to operate a daycare facility for up to fifty (50) children ranging in age from six (6) months old to five (5) years old between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. In addition to the daycare facilities, the petitioner may wish to provide a summer camp program for elementary and middle school children between the hours of 7:00 a.m. and 6:00 p.m. The maximum number of children at the facility would be fifty (50). The playground is located on the southern side of the church facility.

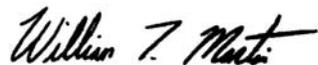
The impact of the daycare facility should be minimal since there is no new construction proposed nor will there be a significant increase upon traffic in the vicinity.
 11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on May 20, 2014 and all comments have been addressed by the petitioner.
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Prayer of Faith Temple Church of God In Christ for a conditional use permit at 3100 Hill Street to allow the operation of a daycare facility subject to the following conditions:

1. **The maximum number of children at the daycare facility shall be fifty (50).**
2. **The hours of operation for the daycare facility shall be between the hours of 7:00 A.M. and 6:00 P.M., Monday through Friday.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Captain Thomas Mack, Acting Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Ms. Felicia Willis, Zion City Daycare

VII. ATTACHMENTS

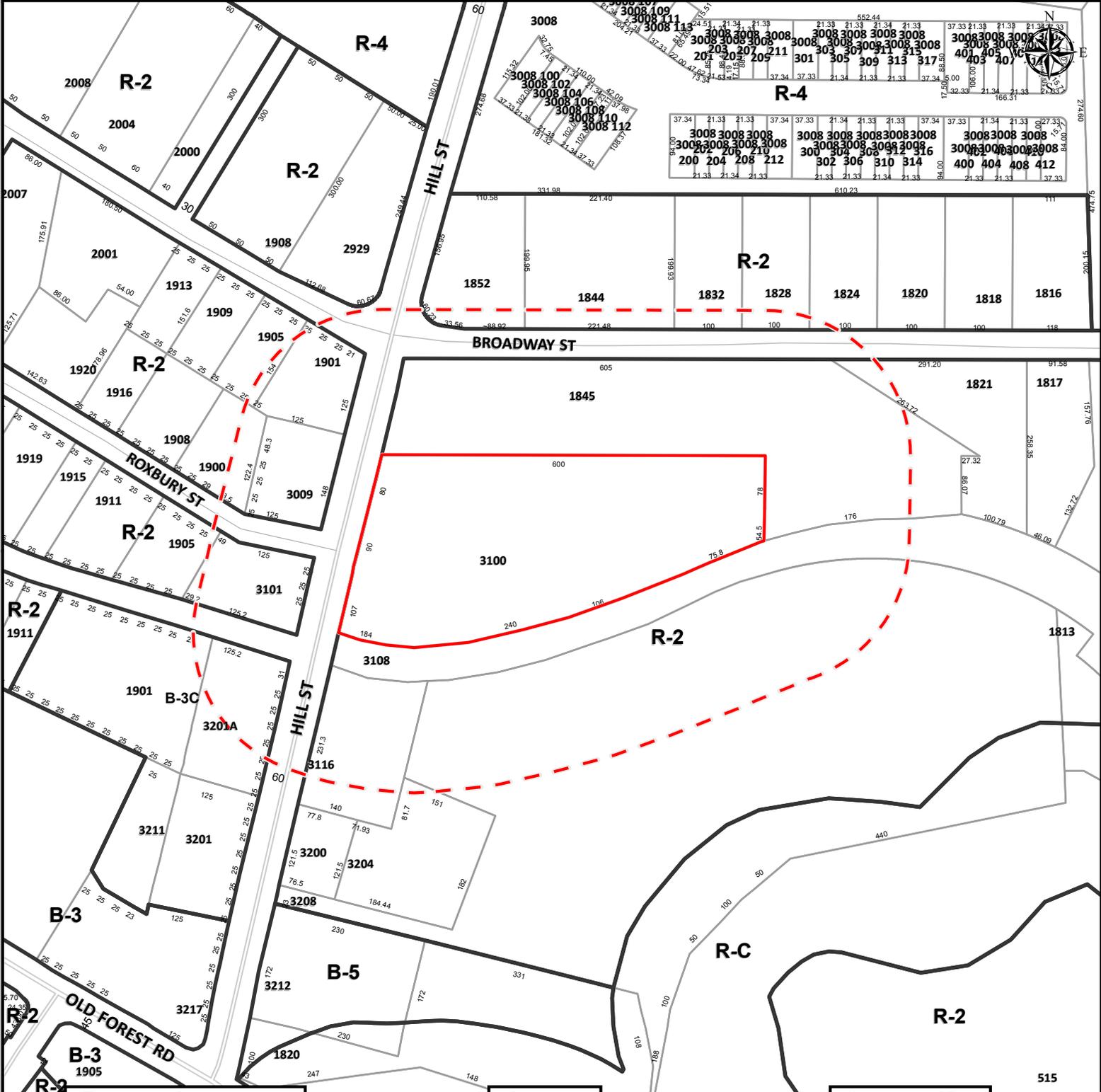
- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photograph**

Zoning Map

ZION CITY DAYCARE CENTER

Conditional Use Permit Request

Prayer of Faith Temple of God in Christ



PROPERTY INFORMATION

PARCEL ID	ADDRESS
01505010	3100 HILL ST

LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

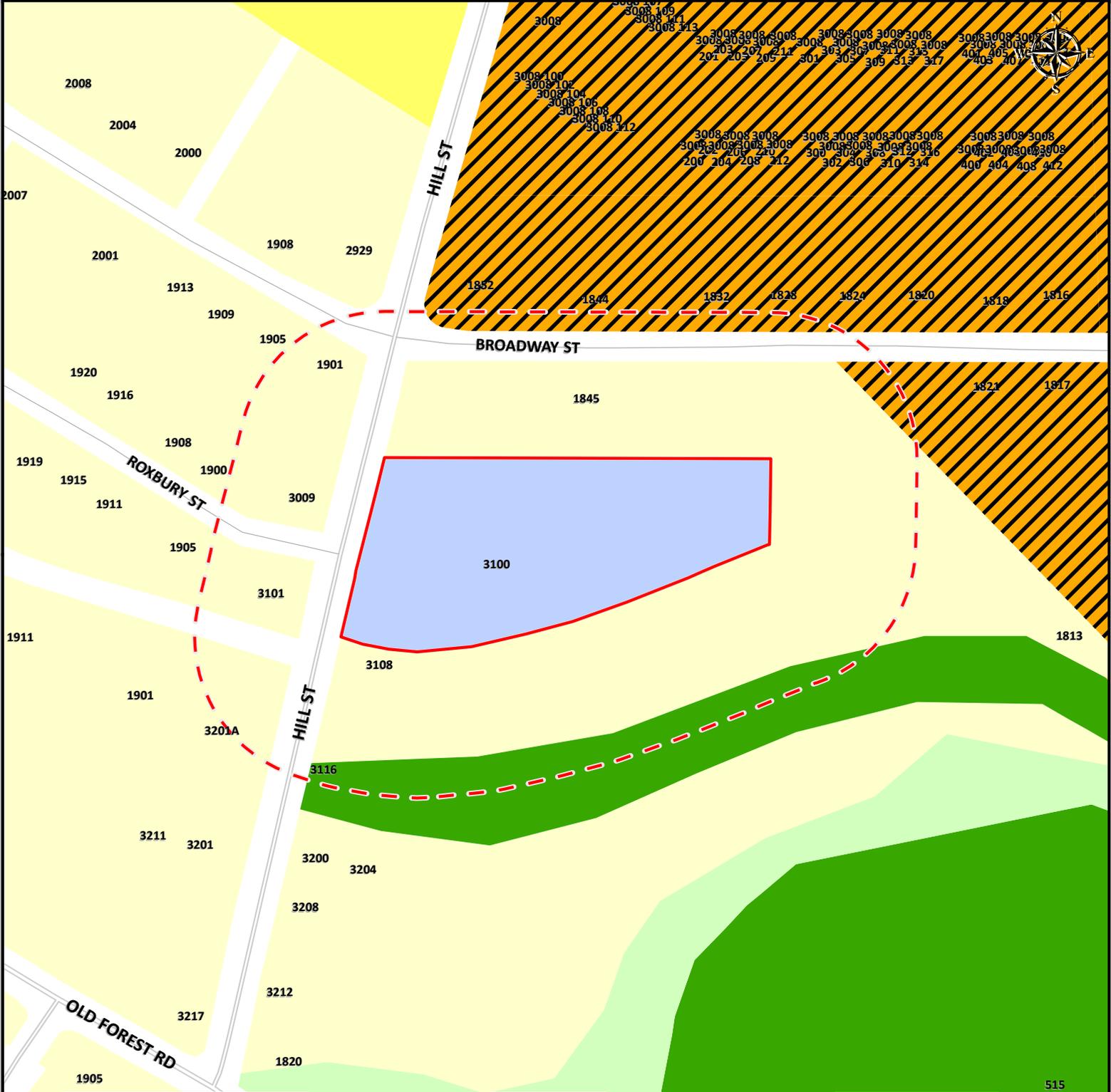
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 6/4/2014

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

Parcel ID	Address	Owner
01505001	1845 BROADWAY ST	ABBOTT, WILLIAM T D & BARBARA S
01505009	3116 HILL ST	ALDRIDGE INVESTMENTS INC
01506030	1832 BROADWAY ST	BENLOHR LLC
01506026	1852 BROADWAY ST	CAMPBELL, JAMES L & NANCY A W
01506028	1844 BROADWAY ST	CAMPBELL, JAMES L & NANCY W
01505013	3108 HILL ST	CITY OF LYNCHBURG
01507009	3009 HILL ST	GRANT, RICKY L
01507008	1901 BROADWAY ST	GREEVER, CHARLES H & FRANCES C
01508007	1905 ROXBURY ST	HAMLETTE, RONALD O & PHYLLIS M
01505015	1821 BROADWAY ST	HATFIELD, ANN A
01507007	1905 BROADWAY ST	MORSE, MICHAEL A
01505014	3204 HILL ST	OGBURN, LLOYD A & MARY E
01505005	3208 HILL ST	OGBURN, LLOYD A & MARY E
01506032	1824 BROADWAY ST	PHILLIPS, SCOTT & PHILLIPS, CYNTHIA
01505010	3100 HILL ST	PRAYER OF FAITH TEMPLE INC
01507010	1900 ROXBURY ST	RAYMOND A JAEGER LTD PC
01509011	3201 A HILL ST	ROTH, ULRIKE F
01509008	1901 MAHER ST	ROTH, ULRIKE F
01508008	3101 HILL ST	SPINNER, MAURICE R & BARBARA E
01506031	1828 BROADWAY ST	STILL, BRENT H



PROPERTY INFORMATION

PARCEL ID	ADDRESS
01505010	3100 HILL ST

LEGEND

- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



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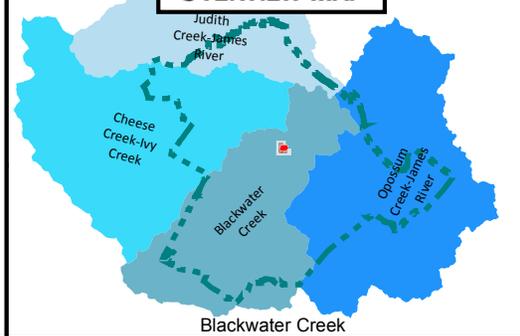
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01505010	3100 HILL ST

LEGEND

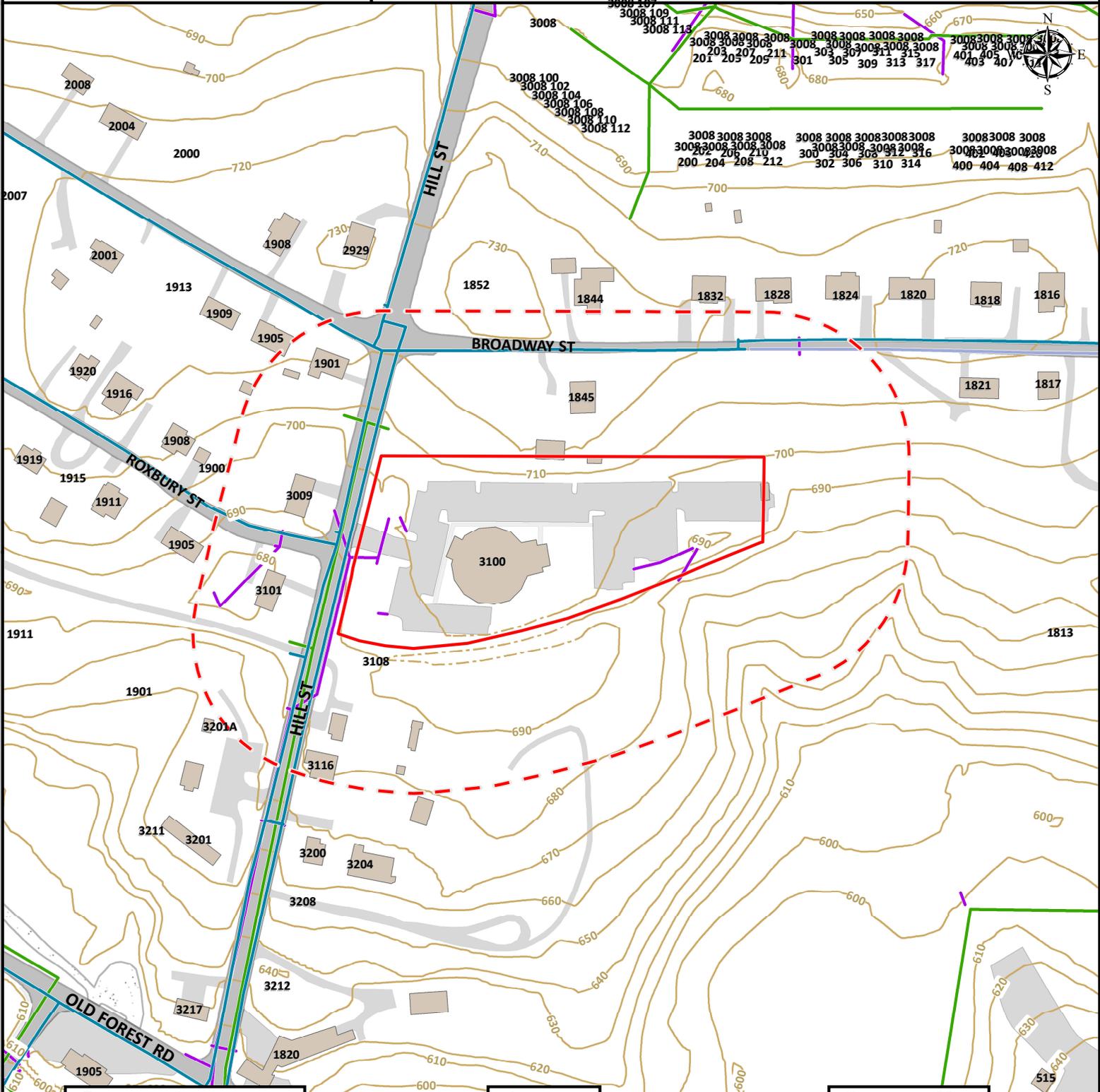
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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PROPERTY INFORMATION

PARCEL ID	ADDRESS
01505010	3100 HILL ST

LEGEND

	Active	Proposed	Abandoned	
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)	
Planimetrics	Paved (solid grey)	Unpaved (dashed brown)	Other (solid brown)	
	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dashed grey)	
	Driveway (solid grey)	10' (dashed grey)	10' Obs (dashed grey)	
	Topography	Contour (solid brown)		

OVERVIEW MAP



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The City of Lynchburg, VA

Legend

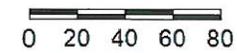
- Streets
- Addresses
- Legal Lot Lines
- Parcels
- Owner Unknown
- Survey Gap

RECEIVED

MAY 06 2014

COMMUNITY DEVELOPMENT

Feet



1:1,200 / 1"=100 Feet



3.65 AC

4/29/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.



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MAY 06 2014

COMMUNITY
DEVELOPMENT

Prayer of Faith Temple, Zion City Daycare

The mission of Prayer of Faith Temple, Zion City Day Care is to provide a safe, supportive, environment where we foster spiritual, social and physical development; through diverse activities and programs in an atmosphere where kids can be kids, explore, learn and grow. Prayer of Faith Temple, Zion City specializes in serving children between the ages of 6 months to 5 years old. All staff of Zion City Daycare are trained under the leadership of the Program Director, Mrs. Felicia Willis and we meet the Religiously Exempt child day center licensing standards as outlined by the Virginia Department of Social Services. Prayer of Faith Temple, Zion City Daycare operates from 7AM – 6PM. Currently, we have 20 daycare children, however our maximum number for the duration of our program would not exceed 50 children.

Zion City daycare implements procedures for appropriate supervision of all children in care, including daily intake and dismissal procedures to ensure the safety of children. "Appropriate supervision" means compliance with the staff/child ratios, staffing and supervision requirements outlined in the Code and development and implementation of procedures to ensure the safety of children. Supervision includes training and oversight of staff to ensure that children are protected and that the center's procedures for oversight and supervision are carried out. The staff to child ratio for ages 6 months to 24 months is 1 staff for every 4 children, 2 years to 6 years old is 1 staff for every 10 children and 6 years and over is 1 staff for every 25 children. We have a staff of 15 including 5 full time daycare staff, 5 workforce development interns, and several dependable church volunteers. However, at no time we will have a total of 100 maximum, in our daycare and/or summer camp program that is offered through Zion City.

We believe in making sure all children who are enrolled in Zion City Daycare will be supervised in a safe, stable and structured environment. Upon entering the daycare property parents are able to enter the designated side door entrance marked "Zion City Outreach Center" all visitors must sign their child in daily at the registration table. Upon entering the building after the child is signed in, the adult that is sitting at the registration table will then take the child to the designated area. The door locks at 10AM, any parent dropping their child off after this time must ring the doorbell in order to gain access to the daycare. This is to maintain the safety of children and staff already inside of the building. When parents arrive to pick up their children at the end of the day, they are required to sign their child out. If someone other than those listed on the application will be picking up the child, a note from the parent has to be submitted. At no time will we release a child if this procedure is not followed. All persons removing the child from the Zion City daycare must have photo identification.

An overview of our daily schedule consists of arrival from 7AM – 9AM children are entering the center. Parents are signing them in, and the children are directed to quiet either an audiovisual device, or a coloring activity. Breakfast begins at 9AM and ends at 9:30AM. Immediately after breakfast the kids are escorted to their designated classroom. From 9:45AM – 10:30AM the 2 to 5 year olds are learning (numbers, shapes, the days of the week, months of the year, singing songs, etc.) At 10:45AM this age group participates in centers, which consists of Library, Color Pages, Puzzles, Blocks and/or crafts. Any child under 2 years old goes into the nursery with the designated staff members. They have many different toys, blocks to keep them occupied. Weather permitting we will go outside from 11:30AM – 12PM, if the weather unendurable we will stay inside for free play. Lunch is served for everyone at 12PM. Free play takes place after lunch from

12:50PM-1:30PM. From approximately 2-3:30PM all of the children will have naptime. The children have snack time at 3:45PM. After snack time from 4:20-5:00PM the daily activity will alternate between books, free play, table work review or center choices. Pick-up time is from 5-6:00PM. During pick-up time they are able to watch a movie, have free play or do an inside game.

