

AGENDA REVIEW

ITEM NO: <u>UP-1034</u>	DATE: <u>2/7/08</u>	PREPARED BY: <u>Chris Dyer</u>	Phone #: <u>728-5238</u>
ITEM NO: _____	DATE: <u>2/7/08</u>	REVIEWED BY: <u>Caroline Butler, AICP</u>	Phone #: <u>728-5231</u>
Second Reading (If applicable)		REVIEWED BY: _____	Phone#: _____

SUBJECT: Use Permit Application No. 1034 by New Mount Olive Baptist Church to temporarily use the existing church facility for a school at 66 Big Bethel Road. After an increase in enrollment, the owner will permanently move the students to a proposed 2-story building located on the church's property at 56, 64, 66 Big Bethel Road, an unnumbered property on Big Bethel Road and 195, 201 & 203 Joynes Road.

ACTION REQUESTED OF COMMISSION: Approve Use Permit application No. 1034 as with 10 conditions as submitted.

BRIEF BACKGROUND STATEMENT: On November 10, 2004, the applicant received a Use Permit (#998) to construct a school at 66 Big Bethel Road for approximately 120 students between the ages of 5-12. Because the applicant did not start the construction of the school within the two years after the permit was issued, Use Permit #998 became null and void and therefore the applicant has to re-apply.

The subject property is a 6.43 acres parcel located at 56, 64, 66 Big Bethel Road, an unnumbered property on Big Bethel Road and 195, 201 & 203 Joynes Road. The applicant, Dr. W.R. Rylander, is proposing to operate a school for 50-147 students between the ages of 4 and 12 which will temporarily be located within the existing church facility. The applicant is also proposing to construct an over 19,800± square feet two-story multi-purpose building once the school population increases. The new multi-purpose building will serve approximately 220 students. The applicant is proposing the school to be open during the fall of 2009.

The Church proposes to share church and school parking that will not conflict with peak activity hours for each use. Traffic circulation patterns are adequate to prevent vehicle spillage onto public rights-of-way, and uses minimal amounts of maneuvering and backing up, providing for a safer transport area for students.

The Hampton Community Plans recommends Low Density Residential, which, is consistent with the proposal since religious facilities/schools are recommended to be included within residential zones and neighborhoods.

This proposal to operate and construct a school at 66 Big Bethel Road is consistent with the abutting neighborhood and surrounding zoning pattern. The proposal is also in conformance with the Hampton Community Plan (2006, as amended). Staff has also included conditions to ensure compatibility with the adjacent uses.

A Community meeting was held on January 2, 2008 with no opposition from the public.

ADDITIONAL REFERENCE MATERIAL AVAILABLE:

Application, staff report and presentation.

USE PERMIT NO. 1034 CONDITIONS ATTACHED: X Yes ___ No

DATES ADVERTISED:

Planning Commission: January 24th and 31st, 2008