

22SN0085 – Bermuda

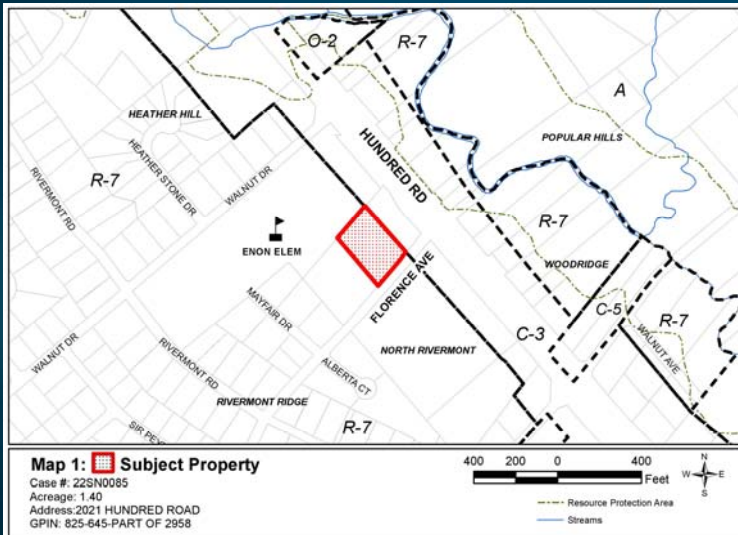


Bermuda Hundred Child Development Center

Conditional use to permit a child day care within an existing church in Residential (R-7) Districts on 1.4 acres at 2021 East Hundred Road.

Case 22SN0085 in the Bermuda District is a request for a conditional use to permit a child day care in conjunction with an existing church in the Residential (R-7) District.

22SN0085 – Overview

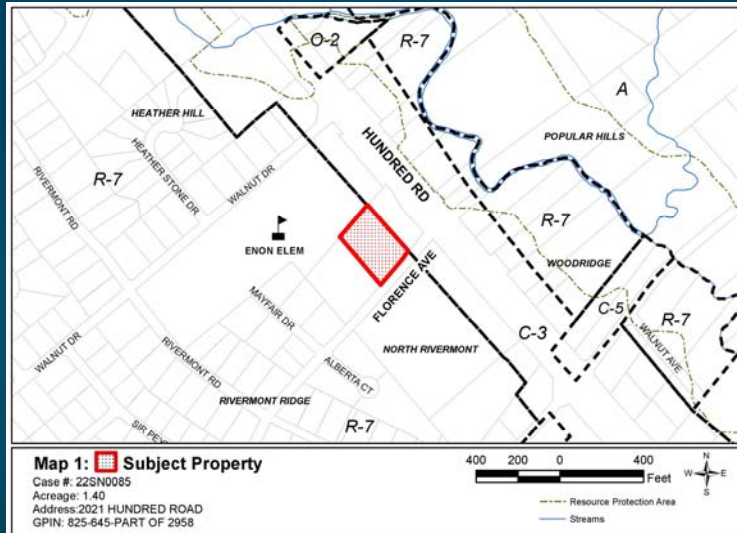


1. Conditional Use for Child Day Care in existing church basement
2. Conditions limit enrollment to 60 children and hours of operation to Monday through Friday from 6:30 am to 6pm.
3. Staff recommends approval with conditions

Request for a conditional use to permit Bermuda Hundred Child Development Center to operate a child day care center, incidental to an existing church, Rivermont Presbyterian Church, in the Residential (R-7) District. The day care will utilize existing space in the church basement for the day care use and primarily serve children who attend the adjacent Enon Elementary School. The day care currently operates out of Bermuda Hundred United Hundred Methodist Church which is located across Florence Avenue from the subject property. The applicant proposes to limit school enrollment to sixty (60) elementary school aged children with a maximum of ten (10) employees. The hours of operation will be Monday through Friday from 6:30 am to 6:00 pm.

Staff supports this request. The Comprehensive Plan recommends this area is appropriate for neighborhood business uses and the proposed daycare would provide a commercial service to the surrounding neighborhood. As conditioned, the use would be incidental to the existing church use and would not impact the neighboring residential properties.

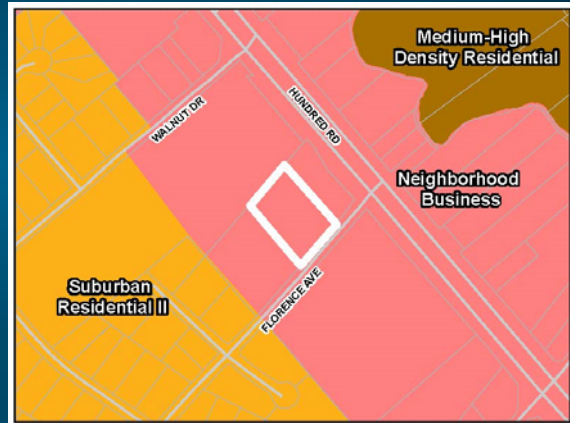
22SN0085 – Zoning Map



Map 1: Subject Property
Case #: 22SN0085
Acreage: 1.40
Address: 2021 HUNDRED ROAD
GPIN: 625-645-PART OF 2958

The Property is split zoned, Residential (R-7) and Community Business (C-3). As a child day care is permitted use within the C-3 District, the conditional use is required only on the Residential (R-7) portion of the Property.

22SN0085 – Aerial & Land Use Plan Map



The Property is located adjacent to Enon Elementary School and is developed with Rivermont Presbyterian Church and associated parking. The Comprehensive Plan designates the Property for Neighborhood Business, which suggests the Property is appropriate for commercial uses that serve neighborhood-wide trade areas.

22SN0085 – Existing Church



The applicant, Bermuda Hundred Child Development Center, currently operates a day care at Bermuda Hundred United Hundred Methodist Church which is located across Florence Avenue from the Property. With this application, the applicant is requesting to relocate their day care to the basement of Rivermont Presbyterian Church. The day care will operate Monday through Friday from 6:30 am to 6:00 pm with ten (10) employees and serve primarily students of the adjacent Enon Elementary School. All exterior doors of the church will remain locked at all times with only staff having access to keys. All parents, staff and children will be required to utilize a doorbell at the main entrance to obtain access to the building.

22SN0085 – Conditions



1. Use
2. Expansion
3. Enrollment
4. Hours of Operation
5. Time Limitation

Recommended conditions of approval:

1. Use. The child day care use shall only be permitted in conjunction with the church use.
2. Expansion of Use. There shall be no exterior additions or alterations to the existing structure to accommodate this use.
3. Enrollment. School enrollment shall be limited to sixty (60) children.
4. Hours of Operation. Hours and days of operation shall be limited to Monday through Friday from 6:30 a.m. to 6:00 p.m.
5. Time Limitation. This Conditional Use shall be granted for a period of five (5) years.

22SN0085 – Recommendation



Staff Recommendation: Approval

With the conditions imposed regarding school size and operation, staff finds the proposed day care would have no greater impact upon the use and enjoyment of the property in the immediate vicinity than the permitted church. Additionally, staff finds the day care use provides a neighborhood service that has been operating in immediate vicinity without any known issues. Staff is supportive of this request.

22SN0085 – Zoning Map

