

Consider a Request for Relief from
Right-of Way Dedication
Requirement along White Oak Road
for Temple Baptist Church

MARCH 6, 2018



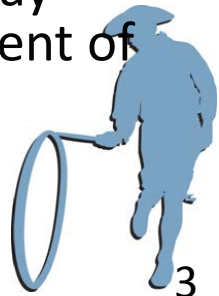
Background

- Temple Baptist Church was constructed during 2006/2007
- The church has frontage along White Oak Road (SR-218), with a single entrance providing direct access
- Variable width ROW dedication was provided with the original site plan submission in 2005, to provide a total of 45' from centerline of White Oak Road.
- A major site plan for Temple Baptist Church is currently under review, and proposes an additional 18,954 sf building that would be used for a youth center with a gymnasium and classrooms, as well as expanded parking areas.
- Stafford County Code Sec. 28-106 – “Right-of-way protection” and Sec. 28-256 – “Required standards and improvements generally”, requires dedication of at least half of the necessary ROW for planned transportation improvements, where a site plan abuts one side of a public street identified in the Comp Plan
- White Oak Road (SR-218) is currently shown on the Comp Plan as a planned 4-lane upgrade, which will require a total ROW width of 110', or 55' from centerline.



Background

- This provision requires the church to dedicate an additional 10' of ROW
- Required ROW dedication of 10' will encompass the existing monument sign, and VDOT will require the sign to be removed or relocated
- Temple Baptist Church has requested partial relief from the ROW dedication requirement along White Oak Road, and has proposed a variable width dedication of 5' around the existing monument sign, and dedication of the full 10' along the remainder of the Church's frontage
- Stafford County Code Sec. 28-256(c)(1) allows the Board of Supervisors to grant relief from the ROW dedication requirement, as long as any such dedication does not create a non-conformity or increase any existing non-conformity.
- Location of the existing and proposed buildings are far enough away from the dedication area to meet the front yard setback requirement of 40' for B-2 zoned properties.



Location Map

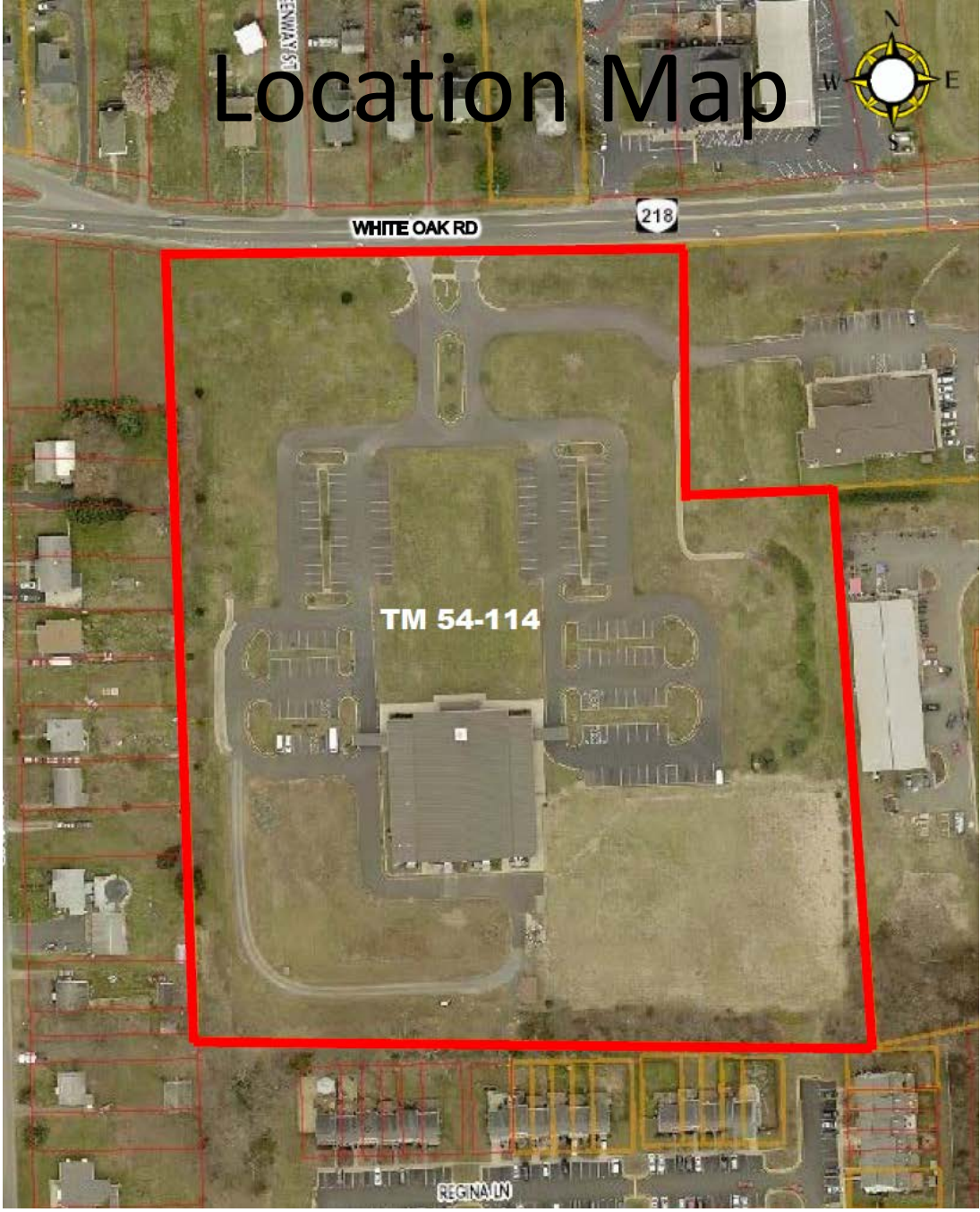


WHITE OAK RD

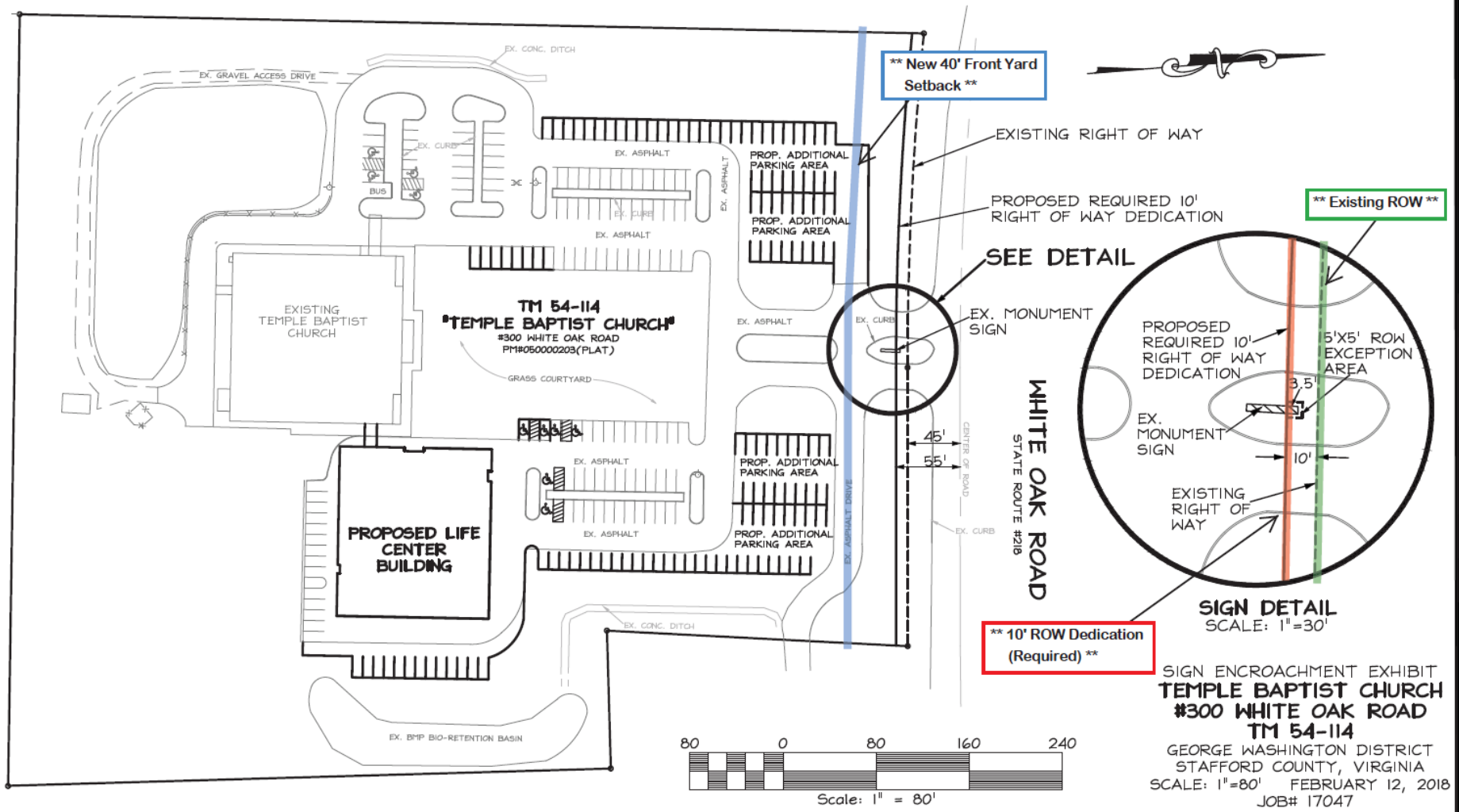
218

TM 54-114

REGINA LN



Reduced ROW Dedication



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Staff Recommendation

- The existing and proposed buildings are located far enough away from dedication area to avoid a non-conforming condition.
- Signs are not subject to setback requirements under the County's Zoning Ordinance.
- Staff believes that a full right of way dedication of 10' resulting in relocation of the sign places a significant unexpected financial burden on the owner
- The small area of right of way being considered for relief would have to be acquired for a future road project, and the sign relocated as a project expense
- Staff recommends granting a waiver from the full right of way dedication and provide a 5' offset in the vicinity of the existing monument sign



Questions?

