

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

CUP-2-02, Am. 1-14

Beaverdam Baptist Church

private school

Agricultural & Flood Plain Land Use

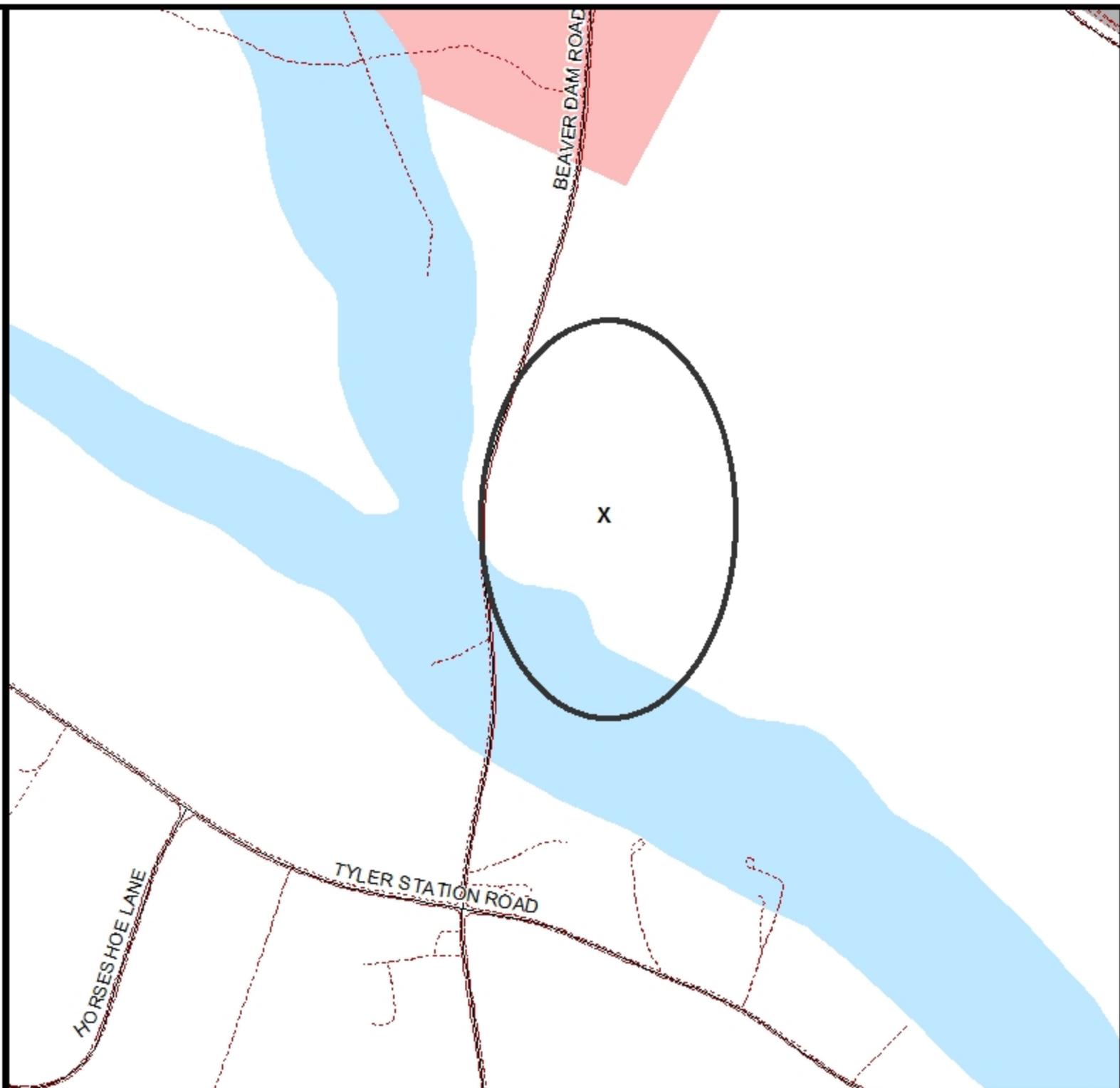
GPIN: 7826-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

April 07, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

CUP-2-02, Am. 1-14

Beaverdam Baptist Church

private school

Zoned A-1

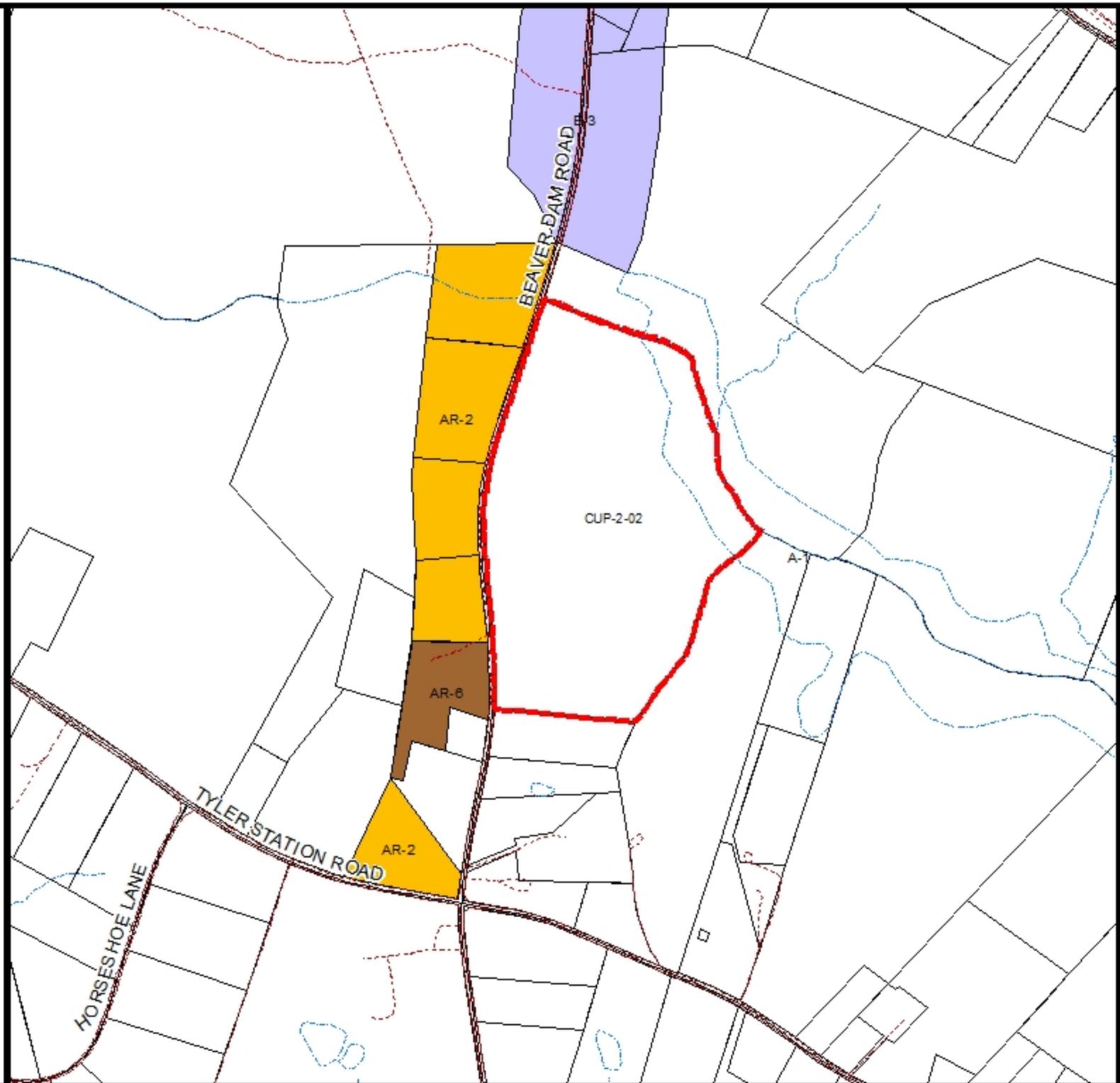
GPIN: 7826-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

April 07, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

CUP-2-02, Am. 1-14

Beaverdam Baptist Church

private school

Zoned A-1

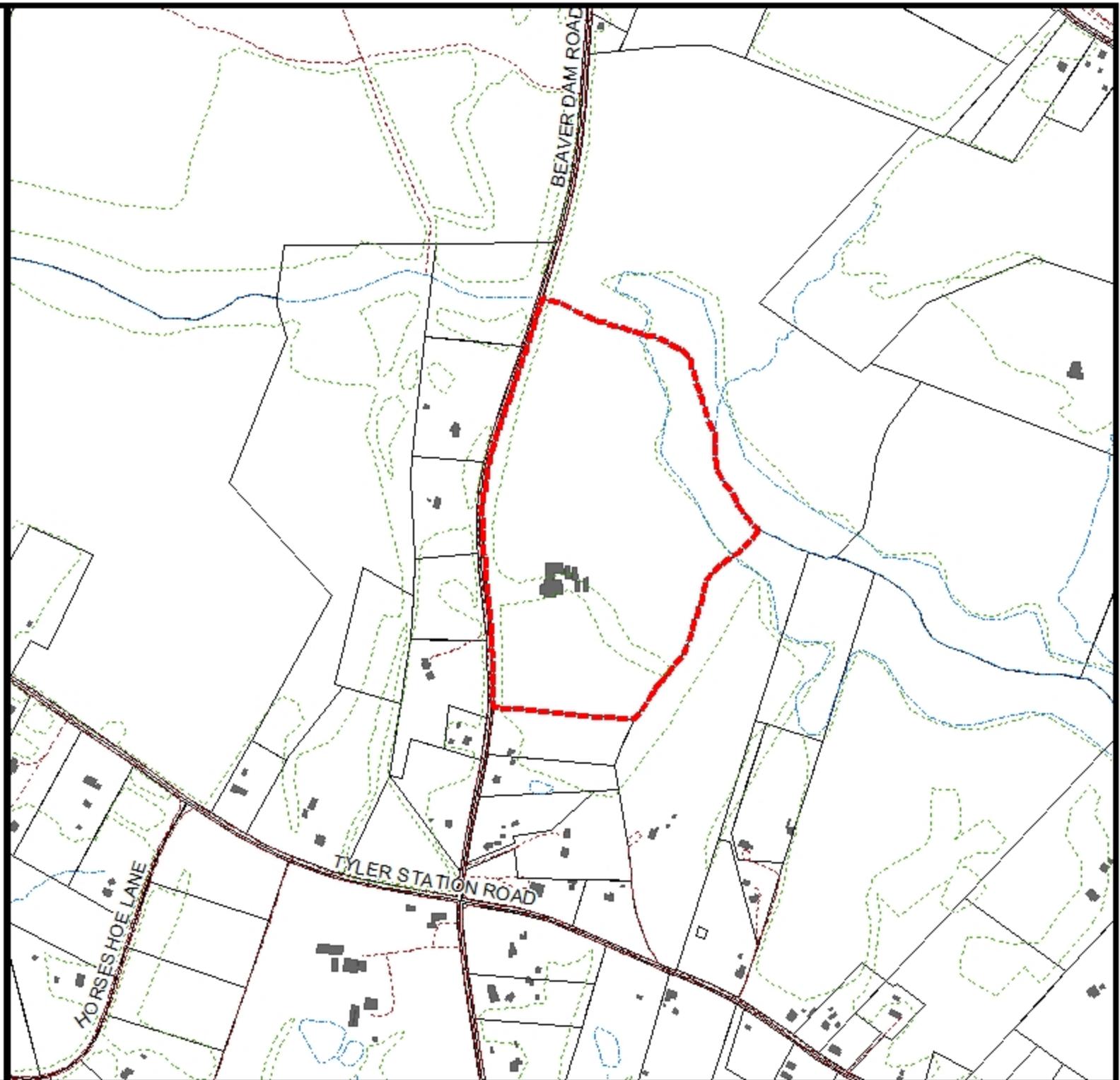
OPIN: 7826-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

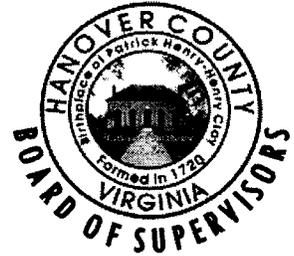
April 07, 2014





CUP-2-02, AM. 1-14, BEAVERDAM BAPTIST CHURCH

Conditional Use Permit Amendment Report
Beaverdam Magisterial District
Board Meeting Date: June 25, 2014



Overview

Request	To permit expansion of church activities to include a private church school
Zoning	A-1, Agricultural District
Acreage	55
CUP Acreage	55
Location	On the east side of Beaver Dam Road (State Route 715) approximately 1,025 feet north of Tyler Station Road (State Route 658)
GPINs	7826-62-2888
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Beaver Dam Road, a Minor Collector road with 60' right-of-way
Suburban Service Area	Outside
Case Planner	Claudia D. Cheely

Executive Summary

In January, 2002, Beaverdam Baptist Church received approval of the Conditional Use Permit (CUP) for church and related uses at its current location. The approved layout of the site included its current and future expansion plans. The Church has currently constructed a large portion of its planned facilities, including a sanctuary, church offices, fellowship facilities and church related classrooms. The Church indicates that its surrounding community has expressed to them that there is a need for a private school in the northwest area of the County, and it wishes to address that need.

The Church requests an amendment to its CUP to allow for the creation and operation of a Christian private educational school, which will initially have approximately 15 to 20 students in the upcoming school year, and grow over time to approximately 120 students. They indicate that a school of this size can be accommodated within the Church's existing facilities.

Recommendations

Staff

APPROVAL subject to the conditions as outlined in the staff report.

Planning Commission

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The Church is located on a 55-acre parcel in the northwest area of the County, in an area that is generally agricultural and residential in nature. The initial church facilities included plans for an 11,294 square foot facility that included a 357-seat sanctuary and parking. As shown on the currently approved site plan (attached), the Church has now grown to include a building addition of similar size, which allowed for the addition of classroom spaces, and more parking was provided. The amount of traffic produced by the school during the work week should be less than that produced by the Church during its regular activities. Therefore, the addition of a small private school to the Church is compatible with the area and may provide a service to the community that is not otherwise provided by others.

VDOT did not have concerns about this amendment to add a school use to the site and will not require roadway improvements. Therefore, staff will rely on VDOT’s determination that roadway improvements are not needed.

The Church facilities can support the number of students ultimately proposed without additional improvements, unless required by the Health Department. Based on the size of the Church congregation and its facilities, staff expects that the existing well and septic facilities for the site can accommodate the private school, which will operate outside of the hours of the primary Church activities. However, the Health Department has requested an assessment of the facilities. The site plan for the Church must be amended to show the conditions of approval and any requirements of the Health Department must be met prior to initiation of the private school use in the Church facilities.

Sketch Plan

The plan provided with this request is a copy of the currently approved site plan. It is provided to show the existing facilities that will be used for the proposed private school, and does not replace the original sketch plan, which still shows future phases of development.

Agency Analysis

No comments were received from the usual review agencies, with the exception of the Health Department, which are noted below.

Agency	Comment Summary
Health Department	Requests that the Church contact them to explain their plans, so they can assess the existing well and septic systems to determine if there is existing capacity for the school. In addition, if lunch service is proposed, food service permits will be required.

In response to the Health Department comments, the Church indicates that it is certain the well and septic systems will be adequate for the school, as they are sized for the existing church which includes a larger membership than the proposed school. In addition, the Church indicates that students will bring their own lunches.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan and elevations titled, "Beaverdam Baptist Church, Hanover County, Virginia, C.U.P Sketch Plan," by Huff-Morris Architects, dated October 5, 2001, and revised December 14, 2001.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Planning Commission Recommendation

At their meeting of May 15, 2014, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** of the request to permit expansion of church activities to include a private church school on GPIN 7826-62-2888, consisting of approximately 55 acres (the area of the CUP will be limited to 55 acres), subject to the conditions recommended by staff.

Recommended Conditions

Staff recommends the following conditions, which incorporate the currently approved conditions, which have been amended to reflect current Zoning Ordinance references, and a new condition to address this amendment:

1. ~~[REVIS~~**[REVIS**E]The Property which is the subject of the application shall be used only for a church, a private educational church school, and their accessory uses. ~~noted on the sketch plan and shall be developed in substantial conformance with the sketch plan and building elevations titled, "Beaverdam Baptist Church, Hanover County, Virginia, C.U.P Sketch Plan," by Huff-Morris Architects, dated October 5, 2001, and revised December 14, 2001.~~
2. ~~[DELETE]~~ A site plan prepared in accordance with the requirements of Article 7, Section 6, of the Hanover County Zoning Ordinance shall be submitted for review and approval. The site plan shall incorporate all conditions of approval, and the conditions shall be shown on the plan.
- 3.2. ~~[REVIS~~**[REVIS**E]The church sign shall be a monument sign and shall be constructed according to the guidelines specified in Art. 7, Section 3.3-22(a)Section 26-274.5. Before such sign is erected, a sign permit application must be made and approved by the County. The location of such sign will be determined at that time.
- 4.3. ~~[REVIS~~**[REVIS**E]All lighting shall comply with the requirements of Article 7, Section 1.4-7 Division 6, Lighting Regulations.
- 5.4. All requirements of the Virginia Department of Transportation with regard to the site entrance shall be met.
- 6.5. At such time as the construction of any of the future facilities shown on the sketch plan are planned, the applicant shall have the project reviewed by the County for traffic impacts to the

area. If it is found that those facilities will produce traffic impacts, the applicant shall comply with County recommendations to relieve those impacts.

6. Upon request of the County, the owner shall dedicate thirty feet (30') of right-of-way from the centerline of State Route 715 to the property for future widening. Such dedication shall be made free of cost and free of encumbrances interfering with the use for road purposes.
7. [NEW]The educational church school shall be limited to no more than 120 students. Any expansion beyond that enrollment shall require an amendment to the Conditional Use Permit.
8. All requirements of the Public Works Department, Public Utilities Department, County Health Department, and the Building Inspectors Office shall be met.
9. All development and use of the property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approval Letter/Elevations/Sketch Plan
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Copy of Approved Site Plan showing Existing Facilities

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

NOTE:
48 HOURS NOTICE SHALL BE GIVEN TO THE DEPARTMENT OF PUBLIC WORKS (804) 537-6161 BEFORE PROCEEDING WITH ANY LAND DISTURBING ACTIVITY.

THE SEPTIC TANKS MUST BE PUMPED OUT EVERY 3 YEARS BECAUSE IT IS IN A CBPA AREA



SCALE: 1" = 30'

BY 8-0-10 715 0200 0001 PAGE 071
STATE 715 PROJECT VA 0715 045-100-0-00

SPR-10-02 (AM. 1-07)

P.N. 4677-0038



DESIGNED BY: DAVID L. SMITH
CHECKED BY: DAVID L. SMITH
DATE: 04/08/2014
PROJECT: BEAVERDAM BAPTIST CHURCH
SHEET: 002 OF 007

David L. Smith, P.E., P.L.L.C.
Civil/Environmental/Planning
10000 University Pkwy., Suite 500
Manassas, VA 20108
(703) 798-7007 Fax: (703) 791-7272

BEAVERDAM BAPTIST CHURCH
SITE PLAN
AMENDMENT
BEAVERDAM DISTRICT
HANOVER COUNTY, VA

Sheet 002
SITE PLAN
AMENDMENT

SHEET NO.
2 of 7