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-5-14

Anchor Baptist Church

church

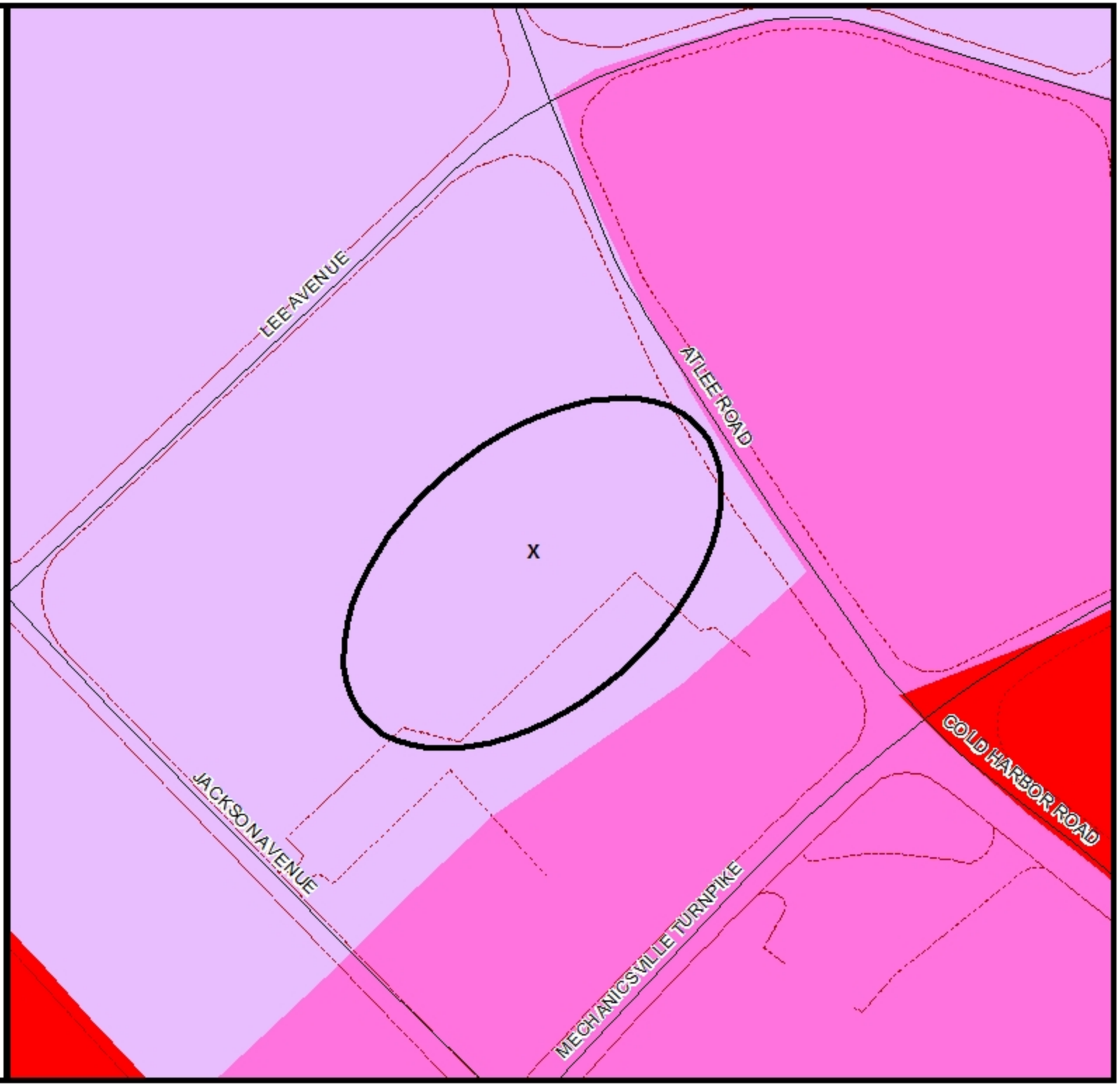
Mixed-Use LC/HR Land Use

GPIN: 8704-95-3598

Mechanicsville Magisterial District

1 inch = 100 feet

May 06, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

CUP-5-14

Anchor Baptist Church

church

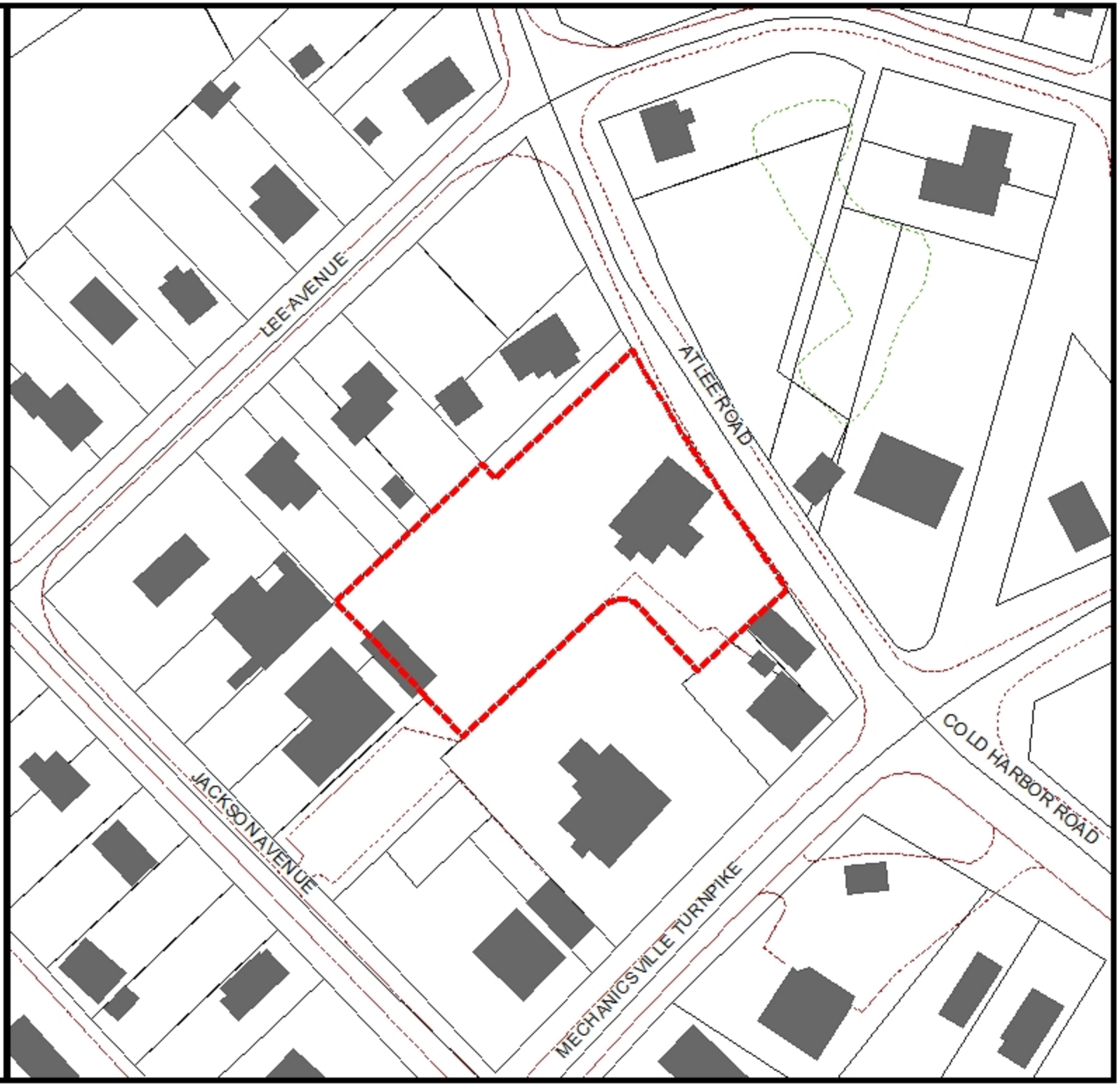
Zoned B-3

GPIN: 8704-95-3598

Mechanicsville Magisterial District

1 inch = 100 feet

May 06, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

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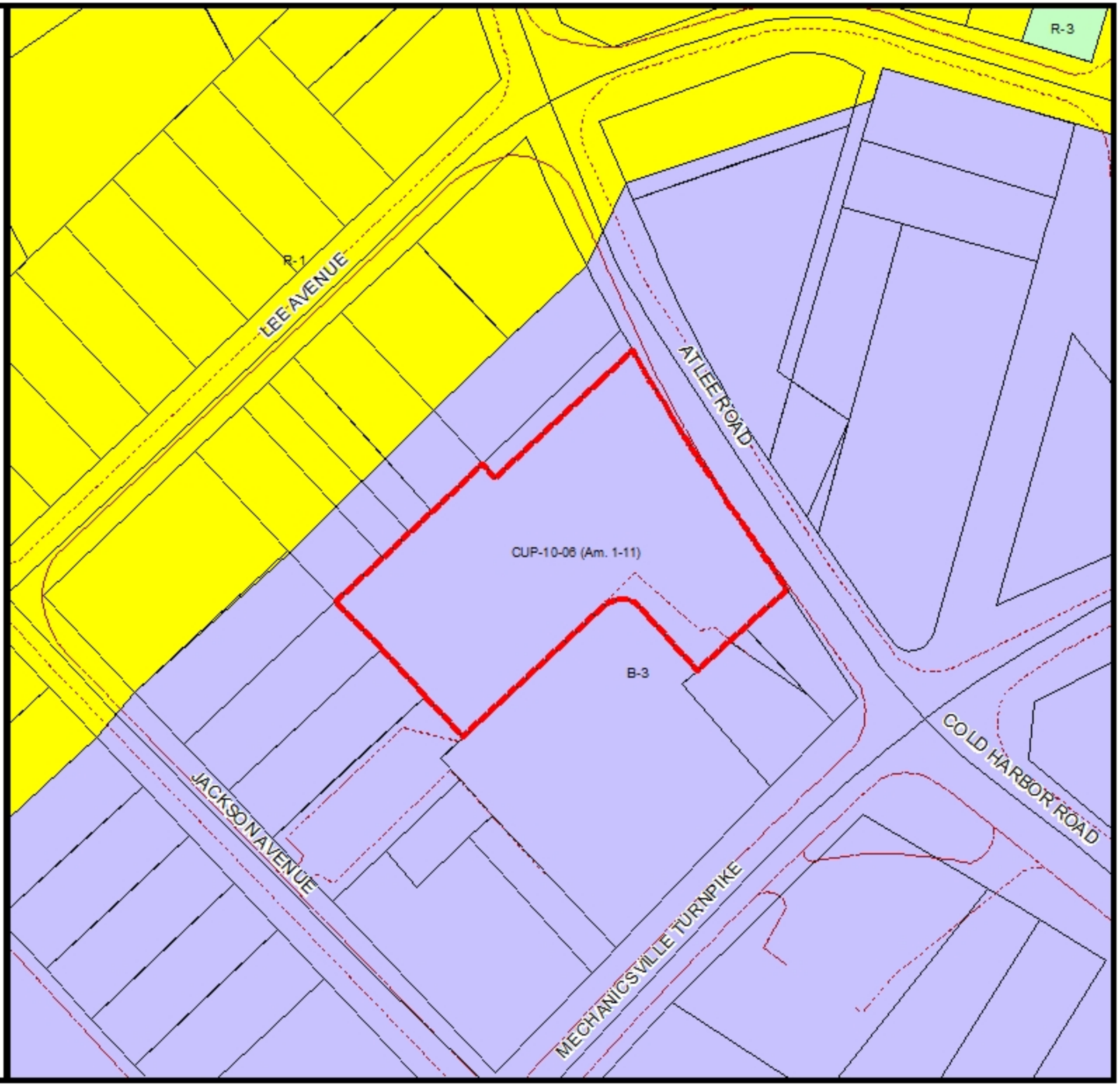


CUP-5-14 Anchor Baptist Church

2013 Aerial

Feet
0 15 30 60

CUP-5-14, ANCHOR BAPTIST CHURCH

Conditional Use Permit Report
Mechanicsville Magisterial District
Board Meeting Date: July 23, 2014

Overview

Request	To permit a church
Zoning	B-3, General Business District
Acreage	1.05
CUP Acreage	1.05
Location	On the west line of Atlee Road (State Route 638) approximately 100 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPINs	8704-95-3598
General Land Use Plan	Mixed Use (Low Commercial/High Residential)
Major Thoroughfare Plan	Atlee Road (Major Collector w/100' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

Anchor Baptist Church received approval of the subject site, a commercial structure in the Village of Mechanicsville, for temporary use as a church in November, 2006, while it searched for a permanent site. The term of the Conditional Use Permit (CUP) was three years, but was extended to July 1, 2011, through action by the General Assembly. In 2011, the CUP was amended for another three years, but no extensions beyond that were permitted.

The Church has acquired a permanent location on Walnut Grove Road and zoning approval for that site (CUP-1-13), but that site is at the beginning stages of construction. Therefore, the Church requests a new CUP for the Atlee Road site for another term of three years, while its facilities are under construction at its future permanent site.

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 requests another CUP for church use of a portion of a commercial structure in the Village of Mechanicsville, where it has operated since 2006. The property is zoned B-3, General Business District. There are other users of the structure, so its associated parking area is not ideal for a growing congregation. As noted above, the Church has an approved future permanent site on Walnut Grove Road, which is currently being developed. The applicant seeks another three-year term so that it can continue to operate while construction of their permanent facilities are constructed.

This site has multiple entrances from Atlee Road, which do not meet spacing requirements. A concurrent Special Exception Permit (SE) is requested to allow the existing entrances to the site from Atlee Road to remain open.

With this request, staff has recommended a condition that the CUP will expire should the Church vacate the site prior to three years, which will allow the leased space in the commercial structure to be utilized as permitted without rescission of the CUP.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Anchor Baptist Church," dated June 2, 2006, and prepared by Canova Associates.

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 July 23, 2014, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit a church on GPIN 8704-95-3598, consisting of approximately 1.05 acres, subject to the conditions as recommended by staff.

Recommended Conditions

1. For as long as the subject Property is used by Anchor Baptist Church as a Church and its accessory uses, it shall be limited to those uses.

2. The Conditional Use Permit shall be valid for a period of three (3) years from the date of approval or until Anchor Baptist Church vacates the Property, whichever occurs first.

3. Day care use of this site is not permitted, unless the use is approved pursuant to a separate Special Exception Permit.

4. The applicant shall provide a barrier at the western property line to prohibit access to Atlee Road from adjacent parcels. This barrier shall be shown on the site plan.

5. All lighting shall comply with the requirements of Division 6, Lighting Regulations, of the Hanover County Zoning Ordinance.

6. All requirements of the Public Utilities, the County Health Department, and the Building Inspector's Office shall be met.

7. All development and use of the Property shall comply with all Federal, state, and local statutes, ordinances, and regulations.

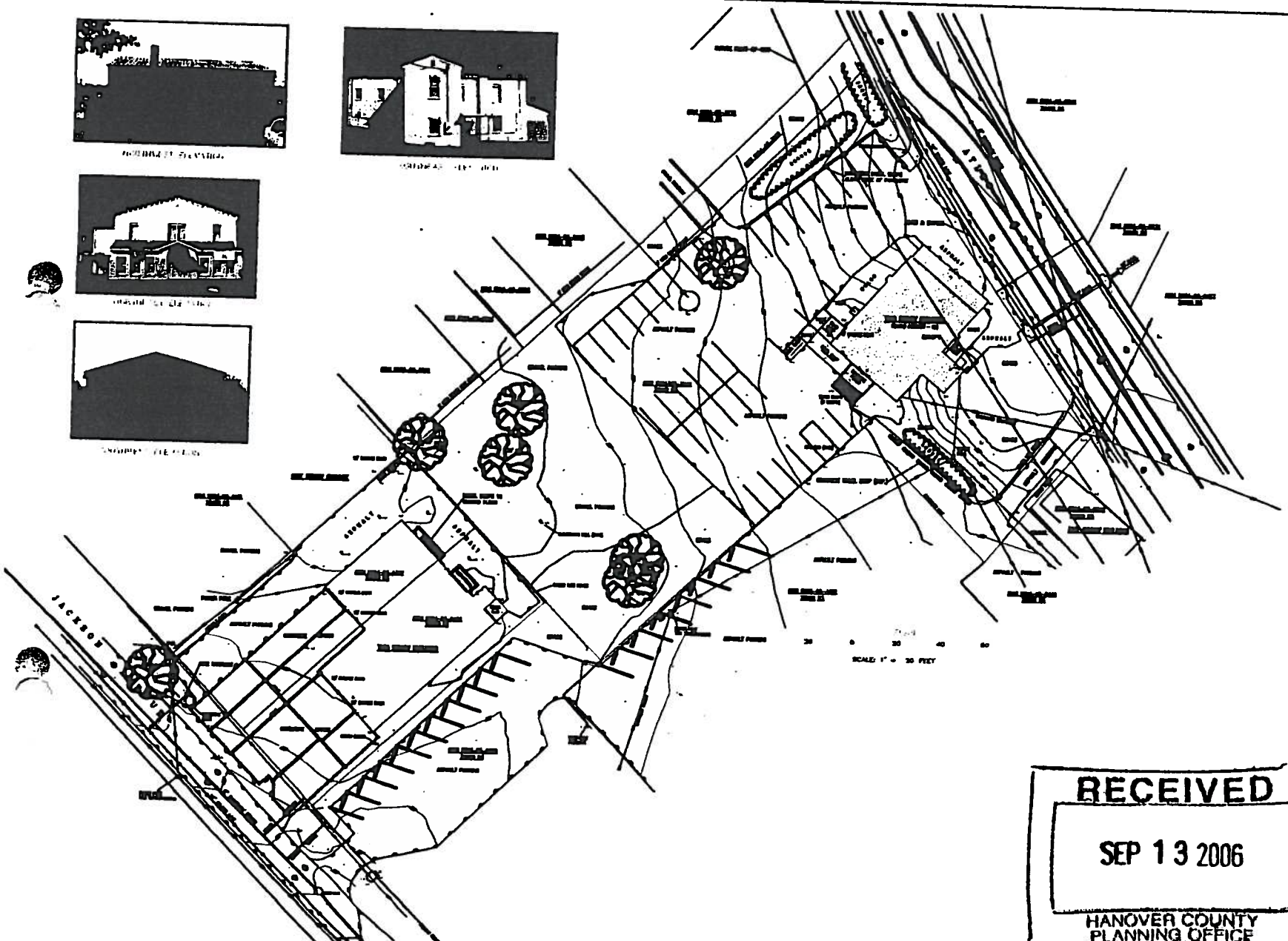
cdc/sm/HTE

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☑ Approval Letter and Sketch Plan for CUP-10-06, Am. 1-11
- ☑ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☐ Photographs
- ☑ Sketch Plan

Available Upon Request

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



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