

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

C-1-14

First Baptist Church

Rezone A-1 to B-1

Suburban General Land Use

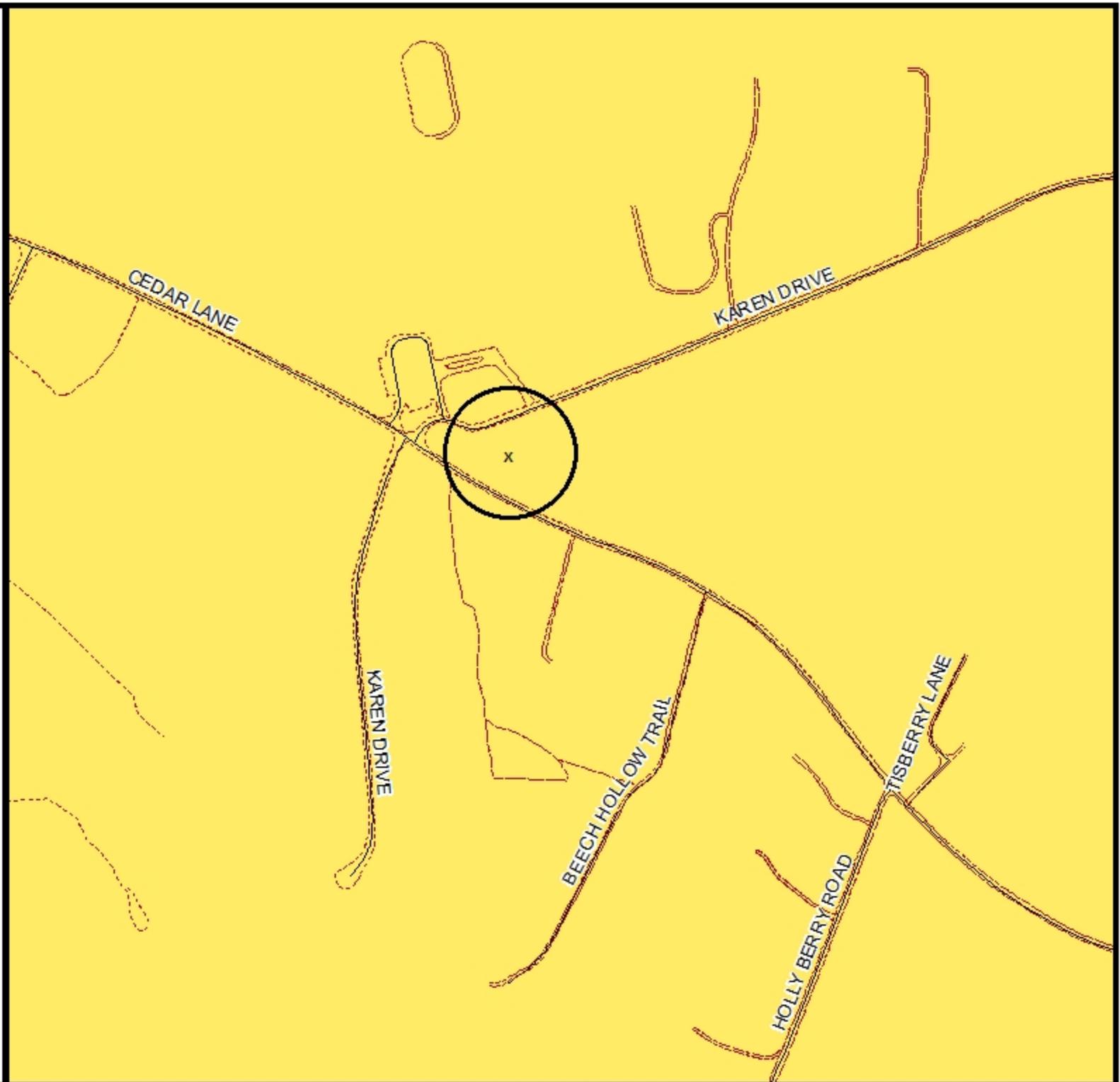
GPIN's: 7778-04-0789 & 7778-04-2757

South Anna Magisterial District



1 inch = 400 feet

February 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-1-14

First Baptist Church

Rezone A-1 to B-1

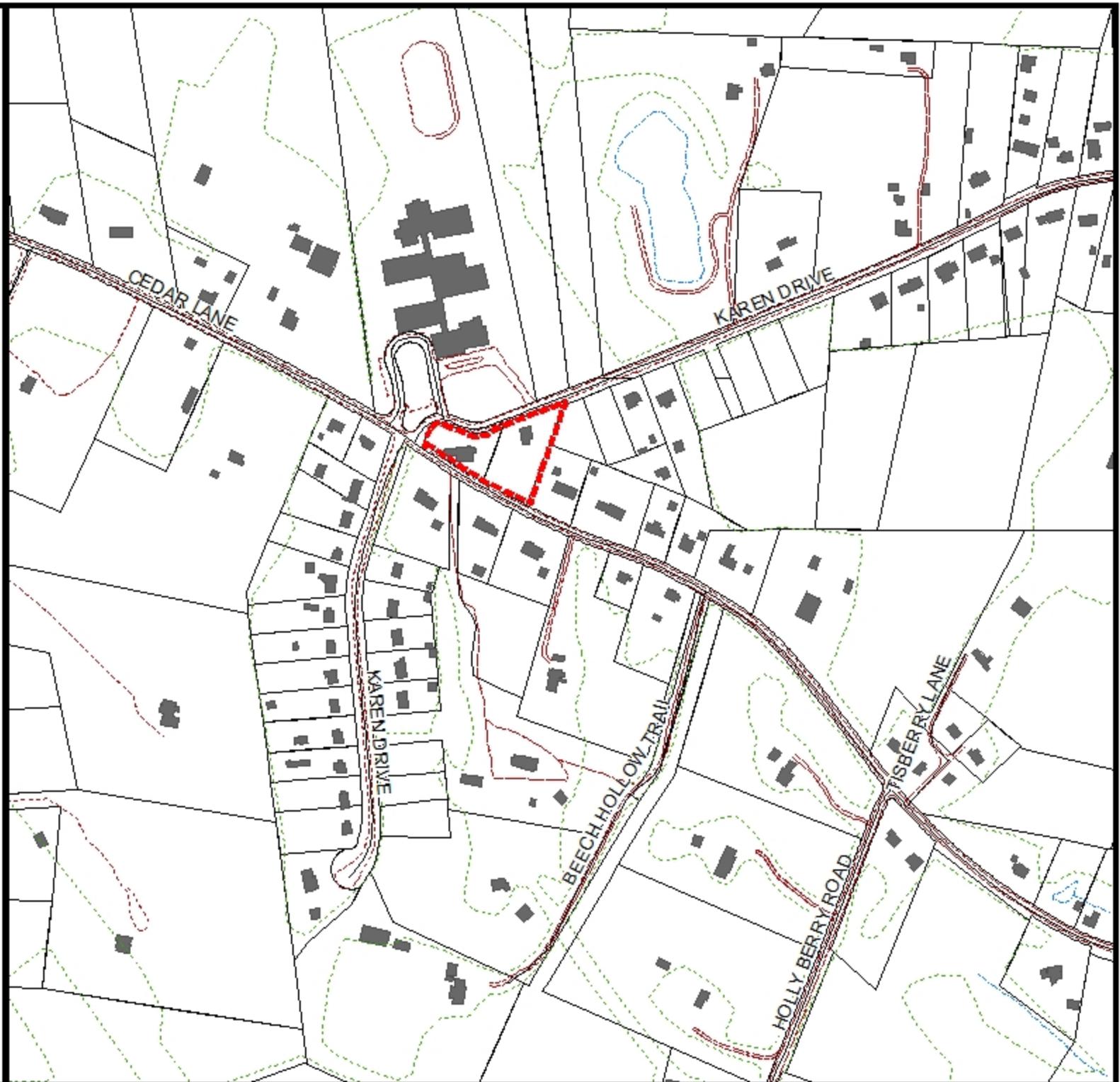
Zoned A-1

GRIN's: 7778-04-0789 & 7778-04-2757
South Anna Magisterial District



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February 03, 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	

C-1-14

First Baptist Church

Rezone A-1 to B-1

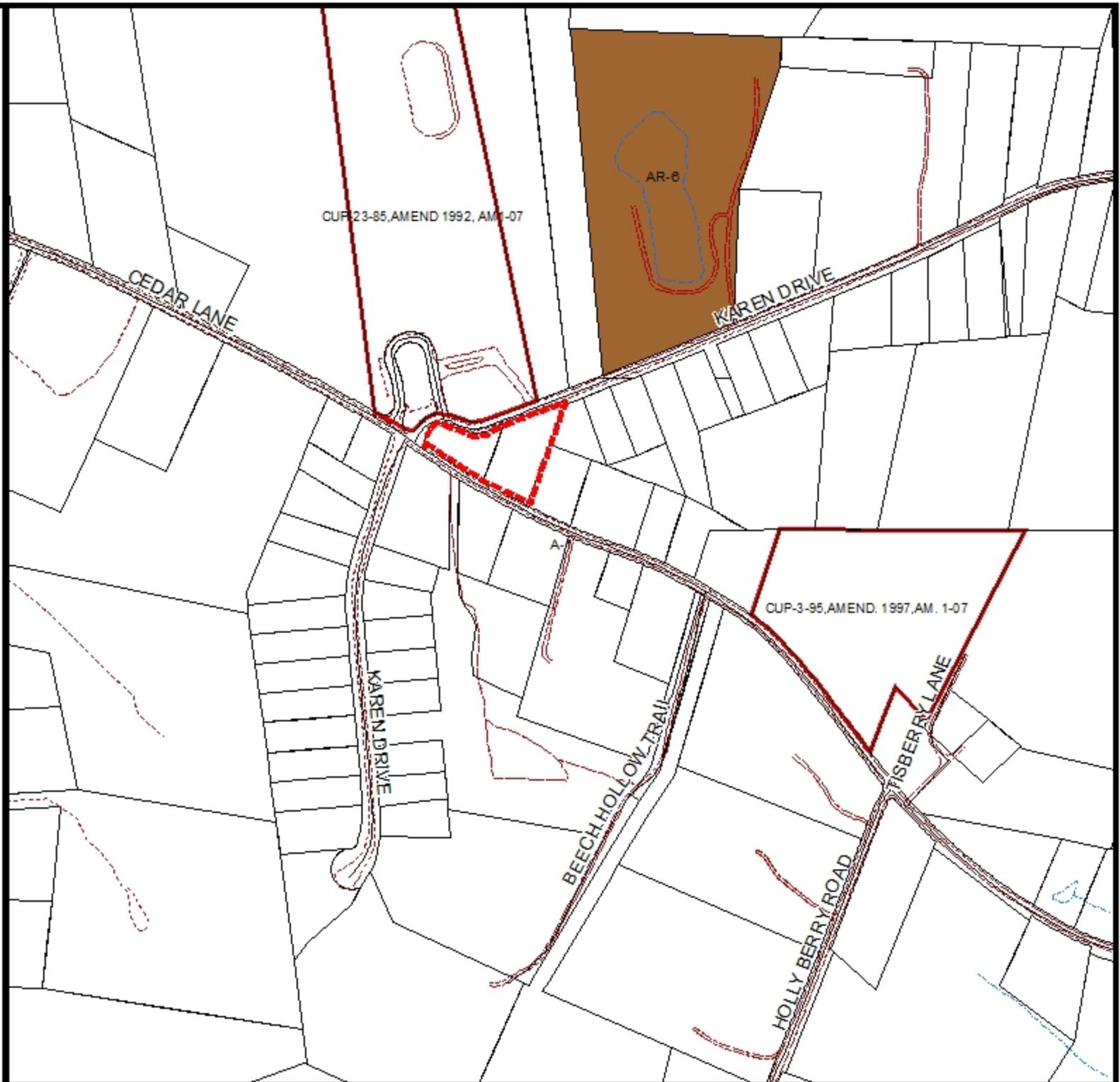
Zoned A-1

GRIN's: 7778-04-0789 & 7778-04-2757
South Anna Magisterial District



1 inch = 400 feet

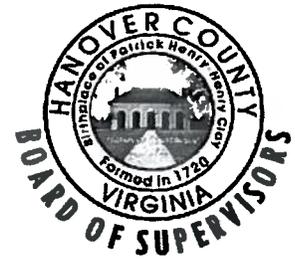
February 03, 2014





C-1-14(c), ELMONT FIRST BAPTIST CHURCH

Commercial Rezoning Report
South Anna Magisterial District
Board Meeting Date: May 28, 2014



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	1.47 acres
Location	In the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772)
GPINs	7778-04-0789 and 7778-04-2757
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane – Major Collector (100' right-of-way) Karen Drive – not a major thoroughfare
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

Elmont First Baptist Church is proposing to tear down the existing church located at the corner of Karen Drive and Cedar Lane across from Elmont Elementary School and then build a new church building at another location on the property. The church is requesting B-1 zoning to utilize the building setback requirements that are shorter than those required by the current A-1 zoning district. The reduced setbacks are necessary to locate the new church building on this constrained site. Proffers have been submitted that exclude business uses thus keeping the property consistent with the residential land use designation. The church has also submitted a companion request, CUP-1-14, to permit the church use.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated May 8, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated May 8, 2014.

Planning Analysis

Site Design

Development on the site is constrained due to having frontage on both Cedar Lane and Karen Drive. The future right-of-way lines and front yard building setbacks in particular limit the area of development. For this reason, the staff encouraged the applicant to apply for B-1 zoning, which has a shorter front yard setback of 35 feet than the existing A-1 zoning requires. The A-1 district requires a 100-foot setback along Cedar Lane and a 60-foot setback along Karen Drive.

Comprehensive Plan

This property is designated as Suburban General on the General Land Use Plan of the Comprehensive Plan (the "Plan"). With this request for B-1 zoning, the applicant has submitted a proffer to state that the property shall be limited to church use only. Even though business zoning is requested in an area designated for residential use, this proffer allows this request to be consistent with the Comprehensive Plan because no incompatible business uses would be permitted, and all residential zoning districts permit churches with a CUP. One strategy of the Plan calls for ensuring harmonious land uses and allowing for appropriate transitions between residential and non-residential uses. The church and the elementary school across the road are community uses that complement and serve the surrounding residential neighborhoods.

Agency Analysis

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

Proffers

Staff recommends approval of the submitted proffers, dated March 26, 2014. The proffers submitted include use restrictions and right-of-way dedication along both Cedar Lane and Karen Drive.

Planning Commission Recommendation

At their meeting of April 17, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mrs. Iverson, voted to recommend **APPROVAL** of the request to permit a church on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- County Traffic Study – Exec. Summary
- Application Materials
- Citizen Correspondence
- Proffers/Elevations/Conceptual Plan
- Ordinance

Available Upon Request

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

ORDINANCE C-1-14(c)

OWNER OF RECORD: ELMONT FIRST BAPTIST CHURCH

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 28th day of May, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPINs 7778-04-0789 and 7778-04-2757, consisting of 1.47± acres located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, subject to the following conditions which were proffered by the Applicant on May 8, 2014, and accepted by the Board:

1. Property Uses. The use of the Property shall be limited to church use only.
2. Dedication of Right-of-Way. The Property Owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Karen Drive (State Route 772) and fifty (50) feet of right-of-way from the centerline of Cedar Lane (State Route 623) to the property for future road widening free of cost to the County, upon request of the County or VDOT.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-1-14(c), Elmont First Baptist Church, as follows:

Vote:

Sean M. Davis
Wayne T. Hazzard
Angela Kelly-Wiecek
W. Canova Peterson, IV
Aubrey M. Stanley
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission _____ April 17, 2014

Board of Supervisors _____ May 28, 2014

Adopted _____ May 28, 2014

This is to certify that the above is a true copy of _____, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

GJWB/sm/hte