

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-1-14

First Baptist Church
church

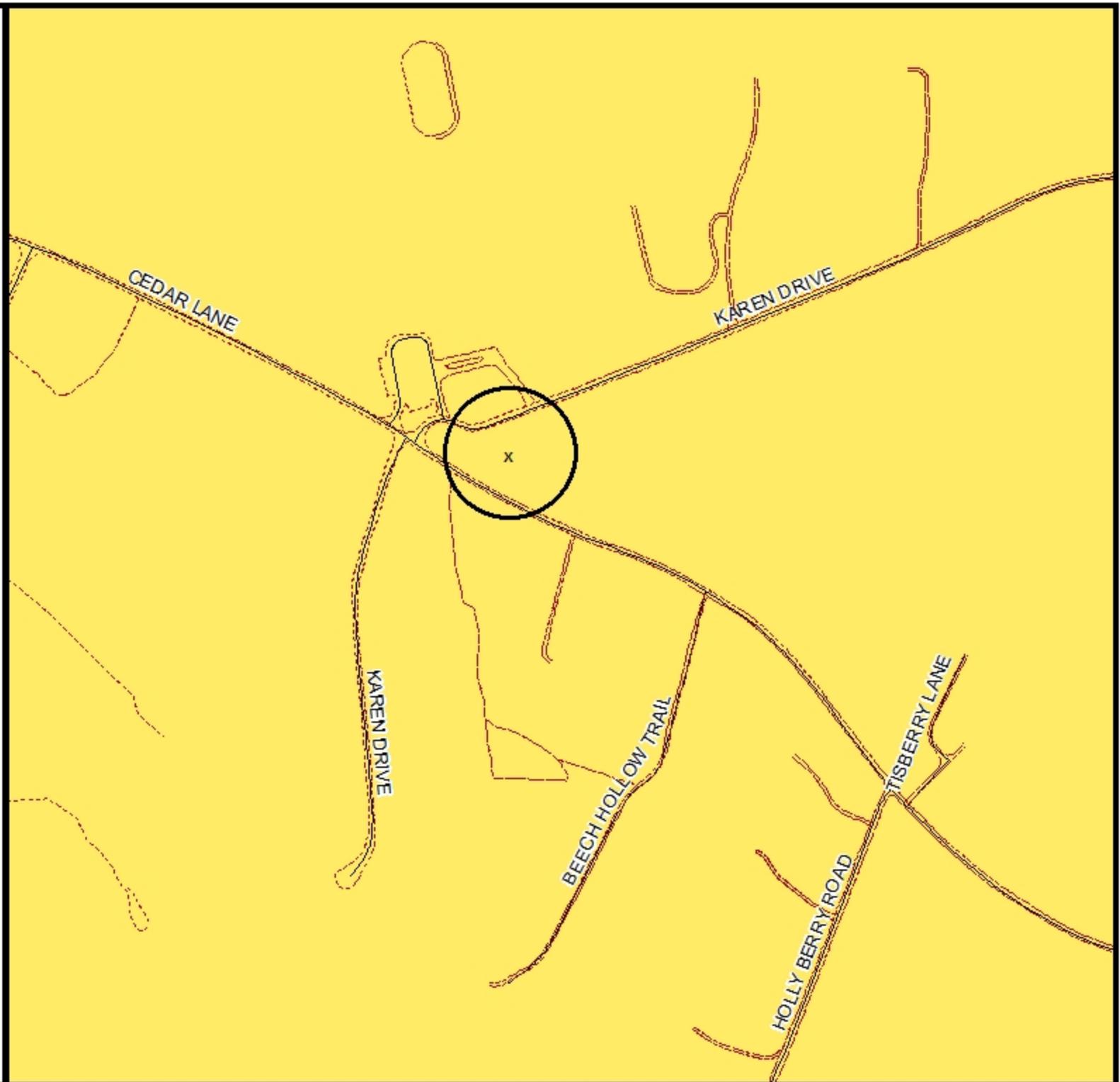
Suburban General Land Use

GRIN'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

CUP-1-14

First Baptist Church

church

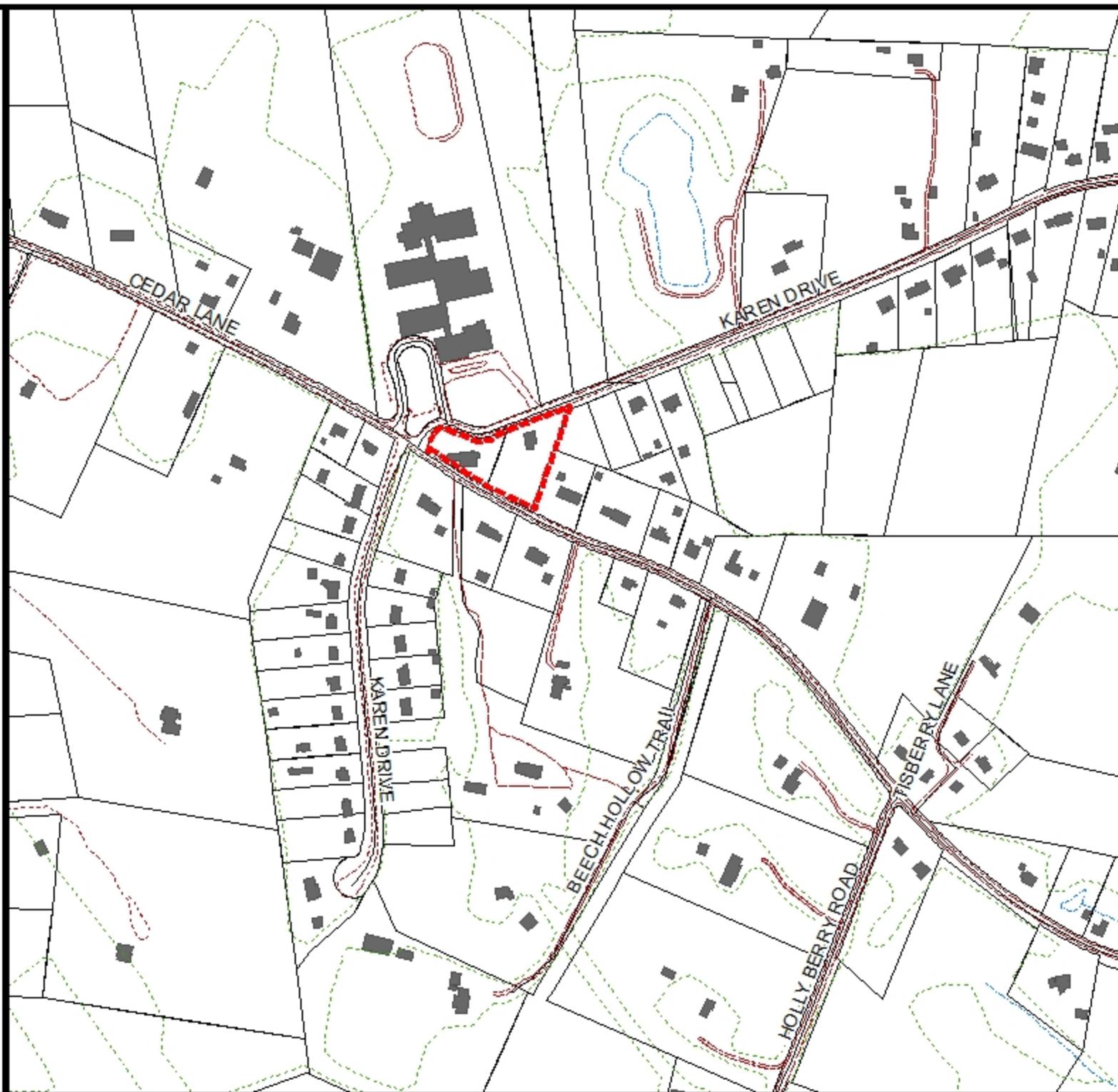
Zoned A-1

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1 inch = 400 feet

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	

CUP-1-14

First Baptist Church

church

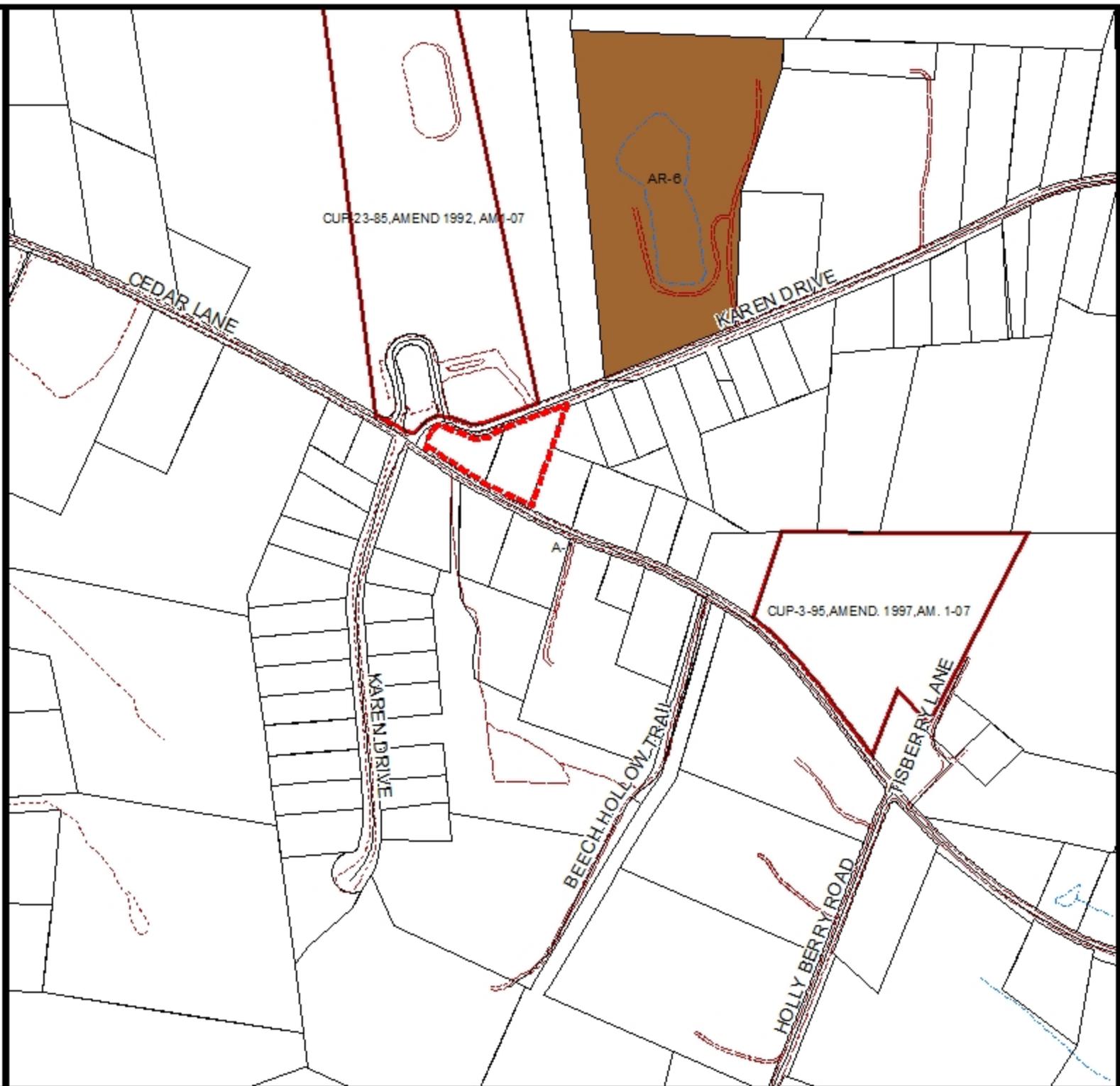
Zoned A-1

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



1 inch = 400 feet

February 03, 2014





CUP-1-14, ELMONT FIRST BAPTIST CHURCH

Conditional Use Permit Report
South Anna Magisterial District
PC Meeting Date: April 17, 2014



Overview

Request	To permit a church
Zoning	A-1, Agricultural District (concurrent request, C-1-14(c), for 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 has also submitted a companion request, C-1-14(c) for B-1(c), Neighborhood Business District with conditions.

Staff Recommendation

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

Planning Analysis

Site Design and Sketch Plan

The existing church building, parking area, and westernmost entrance are located dangerously close to the intersection at Cedar Lane and Karen Drive. Because of the safety concerns and desire to expand, the church had first tried to build on another site on Cobbs Road, which ultimately had to be abandoned because the necessary drainage easements could not be acquired. Working with the existing church property has also been challenging. This site is constrained because it has frontage on two roads. The future right-of-way lines, which are located 50 feet from the centerline of Cedar Lane and 25 feet from the centerline of Karen Drive, and the front yard building setbacks limit development to a small portion of the site.

Staff encouraged the applicant to submit a companion request for B-1 zoning, which has a shorter front yard setback of 35 feet instead of the A-1 requirement of 100 feet along Cedar Lane and 60 feet along Karen Drive. The B-1 zoning allows the sketch plan to show a layout that successfully addresses the zoning ordinance requirements. The proposed one-story church is noted to be 7,555 square feet in size, which includes a 136-seat sanctuary. The parking lot, shown north of the church along Karen Drive, meets parking space and drive-aisle requirements. The entrance has been relocated farther east of the intersection. The drive-aisle is one-way and continues towards the exit on the eastern end of the property. VDOT has recommended that the proposed exit line up with one of the elementary school entrances across the street or change the direction of the one-way entrance. However, VDOT also stated that while it would be ideal to comply with this recommendation, they would not deny approval of the final site plan or the entrance permit if the entrances remained as proposed.

In addition, the proposed building elevations have been provided for the Planning Commission's consideration. Building materials and colors have been noted on the elevations.

Compatibility with the Surrounding Area

The church has been part of the Elmont community since the church building was built in the late 19th century. The new location of the church will improve the sight distance at the entrance and the overall safety of the site. Along with the elementary school across the street, the church serves the surrounding residential community and is an appropriate use of the property.

Agency Analysis

Agency	Comment Summary
Public Works	Site drainage and an MS-19 evaluation must be addressed for the site plan. New stormwater regulations will apply if the project is not under VSMP prior to July 1, 2014.
Public Utilities	An existing 16" public waterline is located along the south side of Cedar Lane. Applicant would be responsible for making the water connection/tap, with the meter size to be determined by the number of fixtures proposed. Public sewer is not available to the site.
Health Department	Contact an AOSE/PE regarding a design for the septic system, and submit plans for approval to the Health Department.
VDOT	It is recommended (not required) that the exit line up with the entrance across the street or the one-way parking lot change directions to avoid the spacing conflict at the proposed entrance.

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, "Elmont First Baptist Church," dated October 29, 2012, revised March 20, 2014, and prepared by Balzer and Associates, and the elevations titled, "First Baptist Church of Elmont", dated January 24, 2014, and prepared by Balzer and 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.

Staff's Recommended Conditions

1. Should daycare services be contemplated in the future, an amendment to the Conditional Use Permit or a Special Exception Permit shall be required.
2. The parking lot shall be landscaped in accordance with Section 26-192.
3. Upon request of the County or VDOT, the Owner shall 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.
4. A 15' thoroughfare buffer shall be provided along Cedar Lane in accordance with Section 26-265. Should public utilities be located within the area of the buffer, additional width shall be provided to allow the necessary area for the required landscaping in the thoroughfare buffer.
5. The Owner shall connect to public sewer when available at the property line.

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

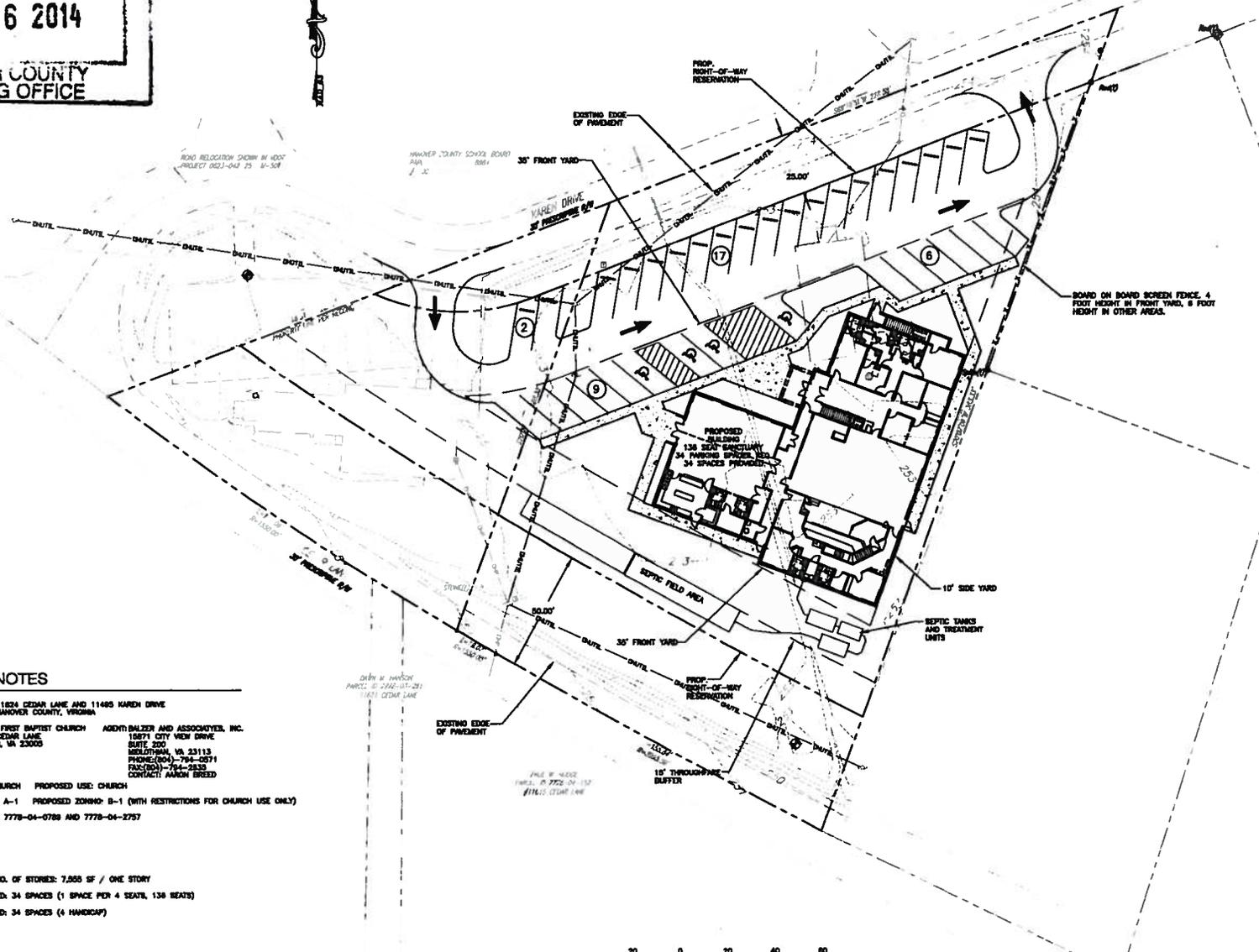
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Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Sketch Plan/Elevations

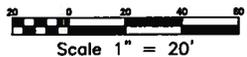
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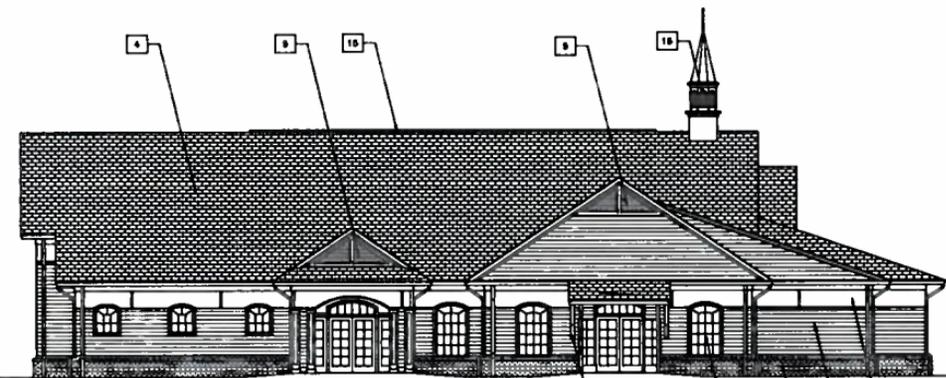
HANOVER COUNTY
PLANNING OFFICE



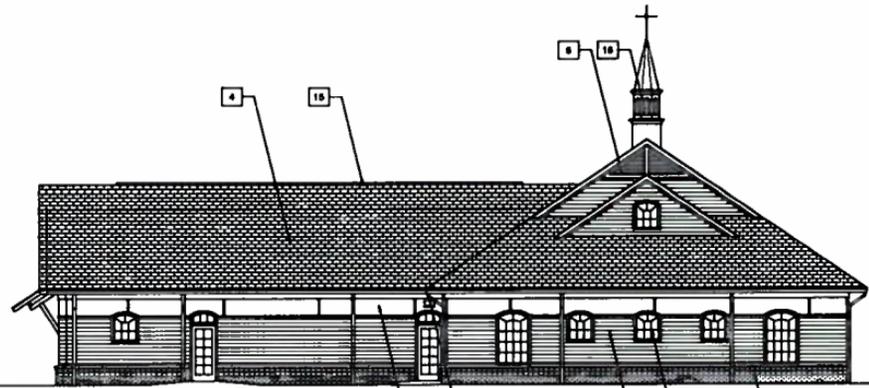
GENERAL NOTES

1. SITE ADDRESS: 11624 CEDAR LAKE AND 11485 HARCH DRIVE
HANOVER COUNTY, VIRGINIA
2. OWNER: ELMONT FIRST BAPTIST CHURCH AGENT: BALZER AND ASSOCIATES, INC.
11624 CEDAR LAKE 15871 CITY VIEW DRIVE
ASHLAND, VA 23005 SUITE 202
MIDDLETON, VA 23115
PHONE (804) 794-0874
FAX (804) 794-2823
CONTACT: MARSH BREED
3. EXISTING USE: CHURCH PROPOSED USE: CHURCH
4. EXISTING ZONING: A-1 PROPOSED ZONING: B-1 (WITH RESTRICTIONS FOR CHURCH USE ONLY)
5. TAX PARCEL NO.: 7778-04-0788 AND 7778-04-2797
6. SITE AREA: 1.479
7. WATER: COUNTY
8. SEWER: SEPTIC
9. BUILDING AREA/NO. OF STORIES: 7,050 SF / ONE STORY
10. PARKING REQUIRED: 34 SPACES (1 SPACE PER 4 SEATS, 138 SEATS)
11. PARKING PROVIDED: 34 SPACES (4 HANDICAP)

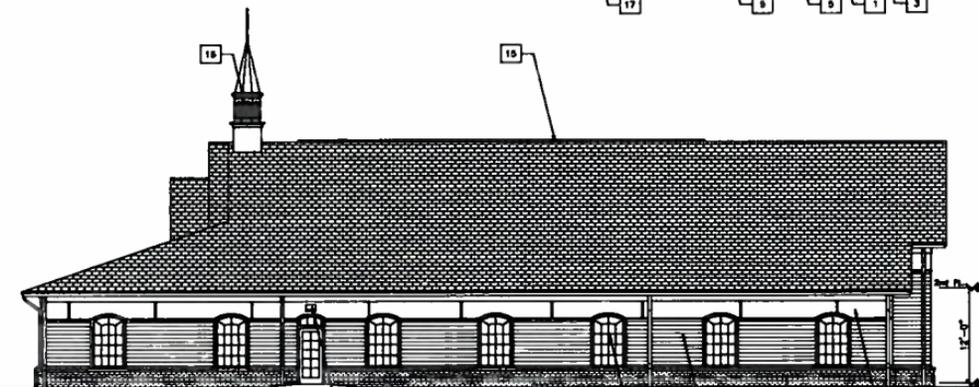




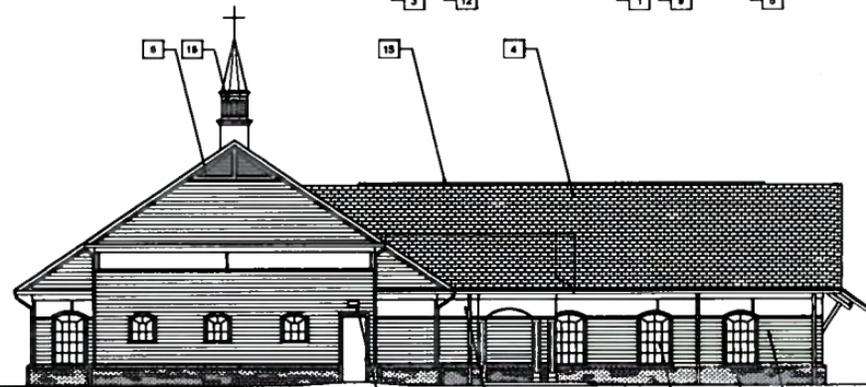
1 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



2 REAR ELEVATION
SCALE = 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"