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-3-14

Cold Harbor Associates, LP /Calvary Chapel Mechanicsville

church

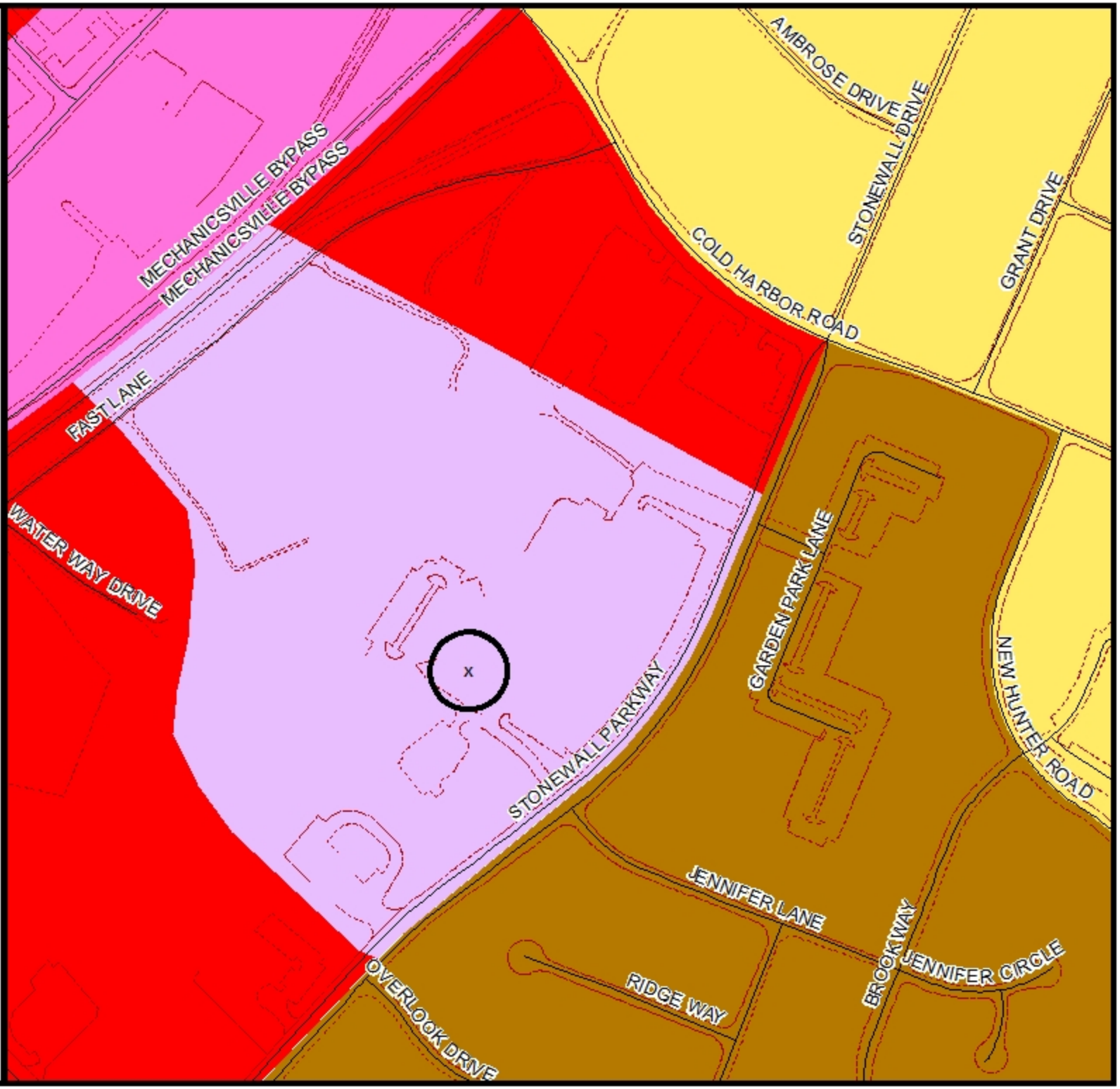
Mix-Use LC/HR Land Use

GPIN: 8714-03-1895(part)

Mechanicsville Magisterial District

1 inch = 300 feet

May 02, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

CUP-3-14

Cold Harbor Associates, LP /Calvary Chapel Mechanicsville

church

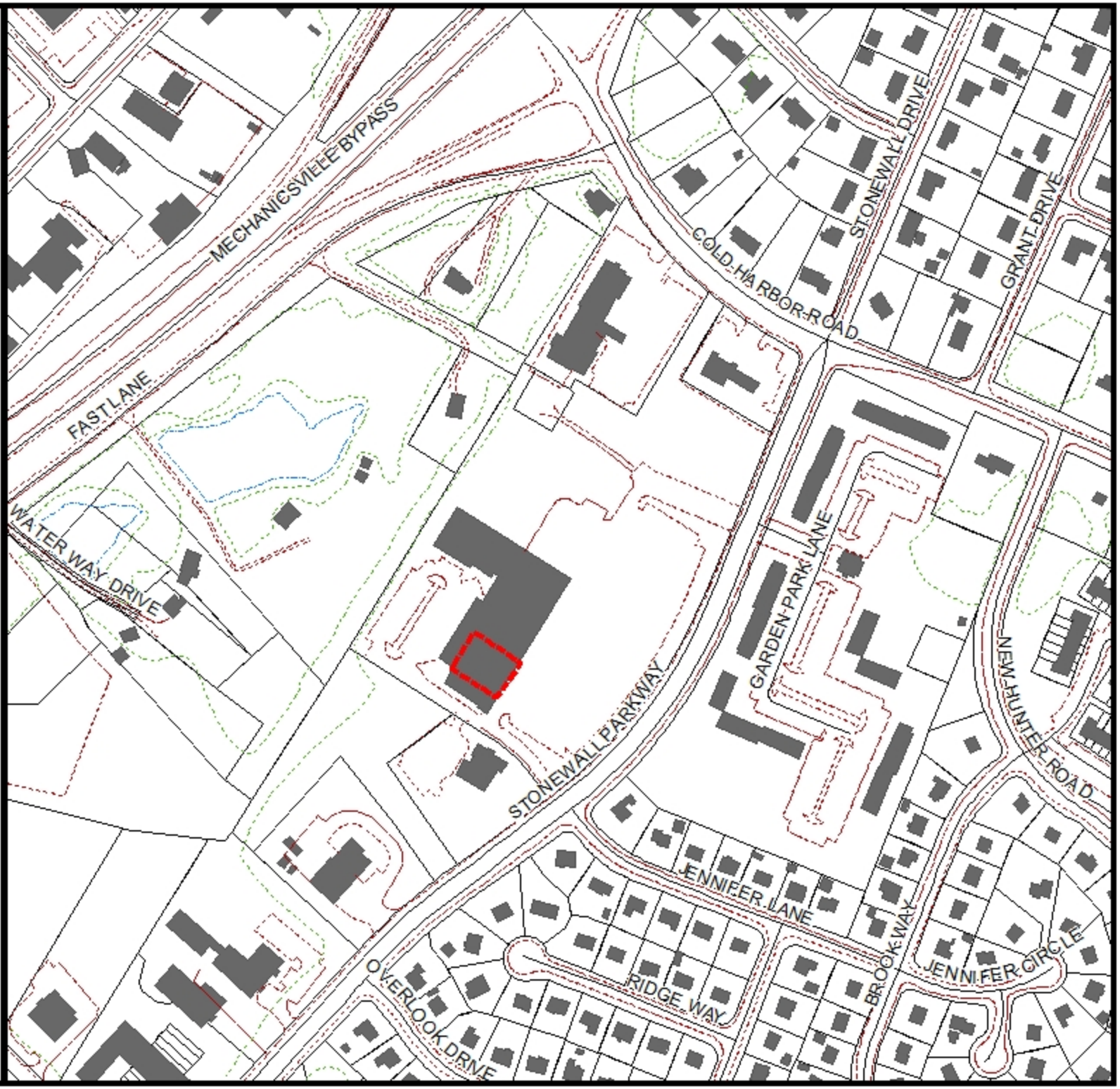
Zoned B-3

GPIN: 8714-03-1895(part)

Mechanicsville Magisterial District

1 inch = 300 feet

May 02, 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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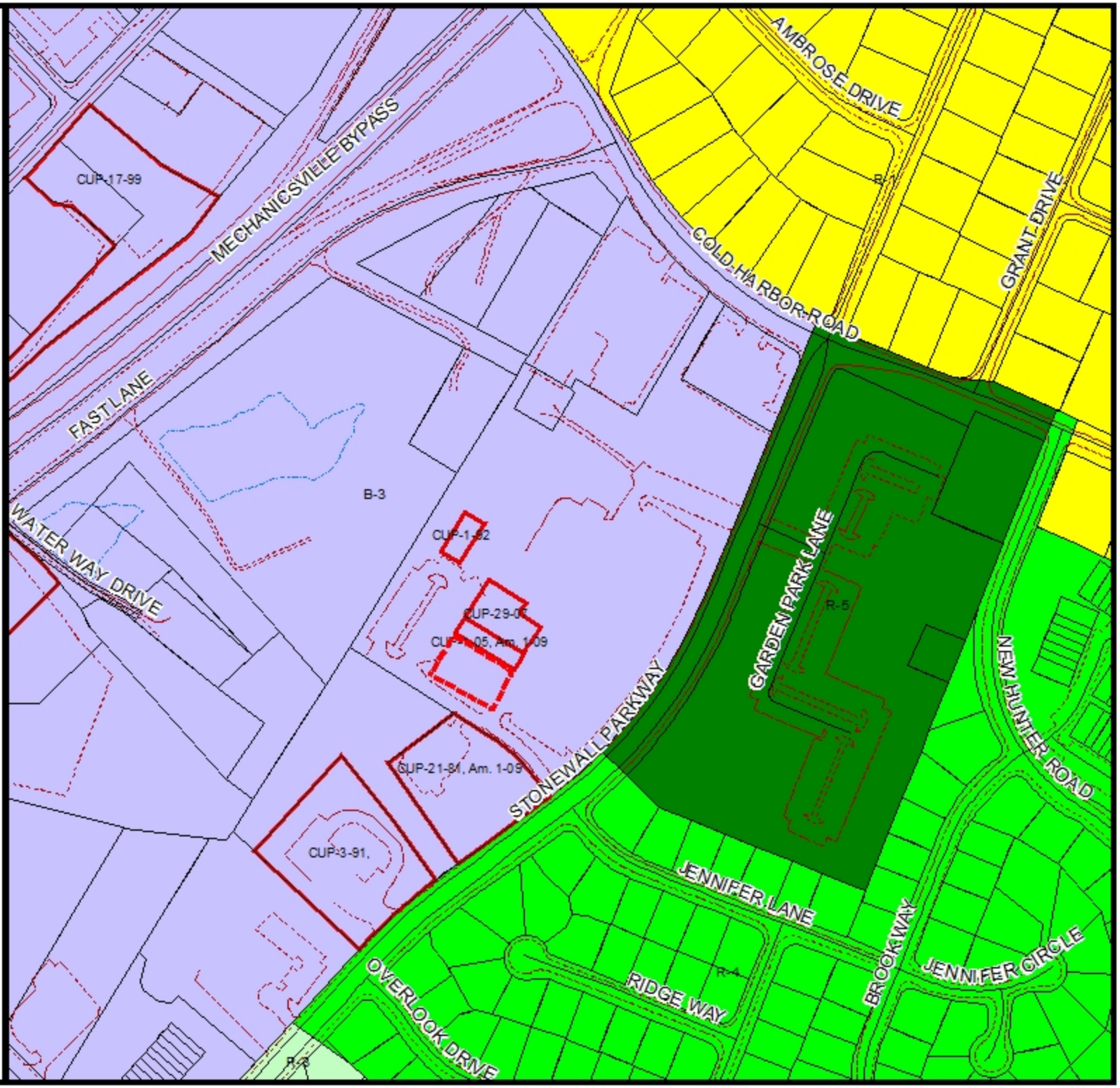
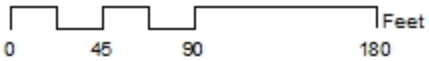


CUP-3-14 Cold Harbor Associates, LP - Calvary Chapel Mechanicsville

2013 Aerial



CUP-3-14, CALVARY CHAPEL MECHANICSVILLE

Conditional Use Permit Report
Mechanicsville Magisterial District
PC Meeting Date: June 19, 2014

Overview

Request	Permit a church within a portion of an existing retail shopping center, Cold Harbor Village Center
Zoning	B-3, General Business District
Acreage	11.42
CUP Acreage	8,910 square feet
Location	On the east line of Stonewall Parkway (State Route 1131) approximately 1,000 feet south of its intersection with Cold Harbor Road (State Route 156)
GPIN	8714-03-1895
General Land Use Plan	Mixed Use (Low Commercial/High Residential)
Major Thoroughfare Plan	Access is provided from Stonewall Parkway (State Route 1131), a 50' ROW.
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

Calvary Chapel Mechanicsville has leased space in the Cold Harbor Village Center under CUP-1-05 since March, 2005. That Conditional Use Permit (CUP) was limited to a term of five years with a condition that explicitly stated that 'no extensions would be permitted'; the term was extended till July 1, 2014, through action by the General Assembly. The site was to be used temporarily until a permanent church site was found and the facilities completed.

The Church has acquire a new permanent site on AMF Drive and obtained a CUP for that site. However, it is not yet prepared to move forward with construction on the AMF site. Therefore, they are requesting a new CUP for a church at the shopping center site so that they can continue using that location until the AMF site is constructed and ready for occupancy.

Staff Recommendation

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

Planning Analysis

The Church requests another CUP for church use of the 8,910 square foot retail space in the Cold Harbor Village Center, where it has operated since 2005. The property is zoned B-3, General Business District. There are no changes proposed to the retail space, which was upfitted in 2005 to accommodate a 243-seat worship area. Adequate parking is provided for this space and its use as a church (61 parking spaces are required for a 243 seat sanctuary).

The Church seeks another five-year term so that it can continue to operate in the shopping center while it raises funds for development of its future permanent site on AMF Drive. No changes to the current site are proposed, and to the knowledge of staff, the Church has operated at this location without issues arising. The five-year term coincides with a concurrent extension for the Church's AMF site. With this request, staff has recommended a condition that the CUP will expire should the Church vacate the site prior to five years, which will allow the leased space in the shopping center to be utilitized 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, "Sketch Plan for Conditional Use Permit, Interior Upfit for Calvary Chapel," prepared by William Henry Harris & Assoc., Architects, dated December 30, 2004.

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. For as long as the subject Property is used by Calvary Chapel Mechanicsville 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 five (5) years from the date of approval or until Calvary Chapel Mechanicsville 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. No additional signage shall be added to the site with the exception of a wall sign as allowed under the Property's B-3 zoning.

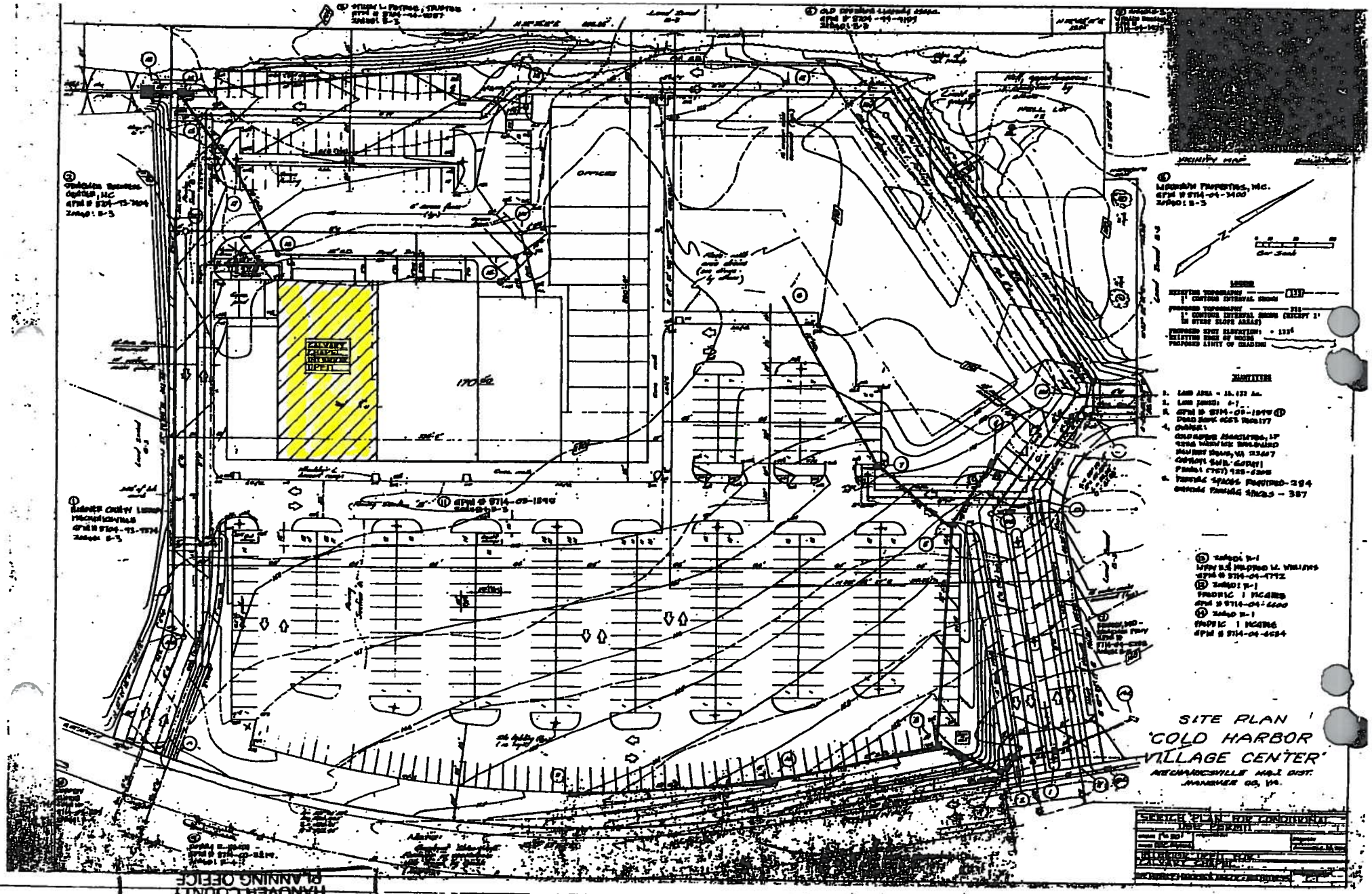
5. All requirements of the Public Utilities Department, the County Health Department and the Building Inspector's Office shall be met.

6. 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
- ☑ Approval Letter and Sketch Plan for CUP-1-05, Am. 1-09
- ☐ County Traffic Study
- ☑ Application Materials
- ☑ Agency Review Comments
- ☐ 527 Traffic Study
- ☐ Citizen Correspondence
- ☐ Photographs
- ☑ Sketch Plan



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