

# Hanover County, Virginia

## Land Use Map

### Legend

-  Private Road
-  Streets
-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville Small Area Plan
-  Flood Plain

### CUP-9-02, Am. 1-14

Shalom Baptist Church Trustees

conceptual plan amendment

Suburban General and Commercial  
Land Use

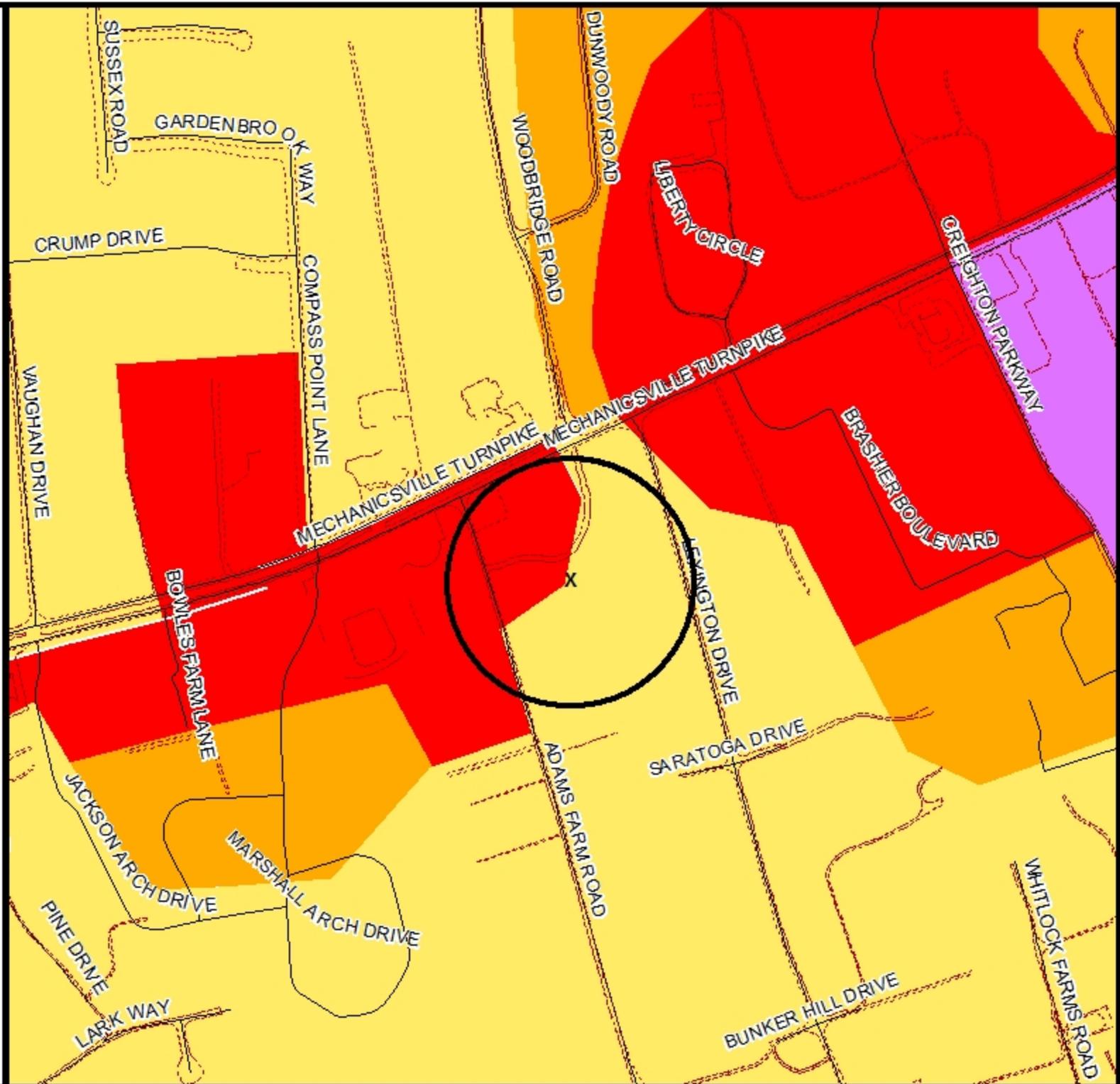
GPIN's: 8724-39-5325 & 8724-38-4994

Mechanicsville Magisterial District



1 inch = 500 feet

January 06, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**CUP-9-02, Am. 1-14**

Shalom Baptist Chrch Trustees  
conceptual plan amendment

Zoned A-1

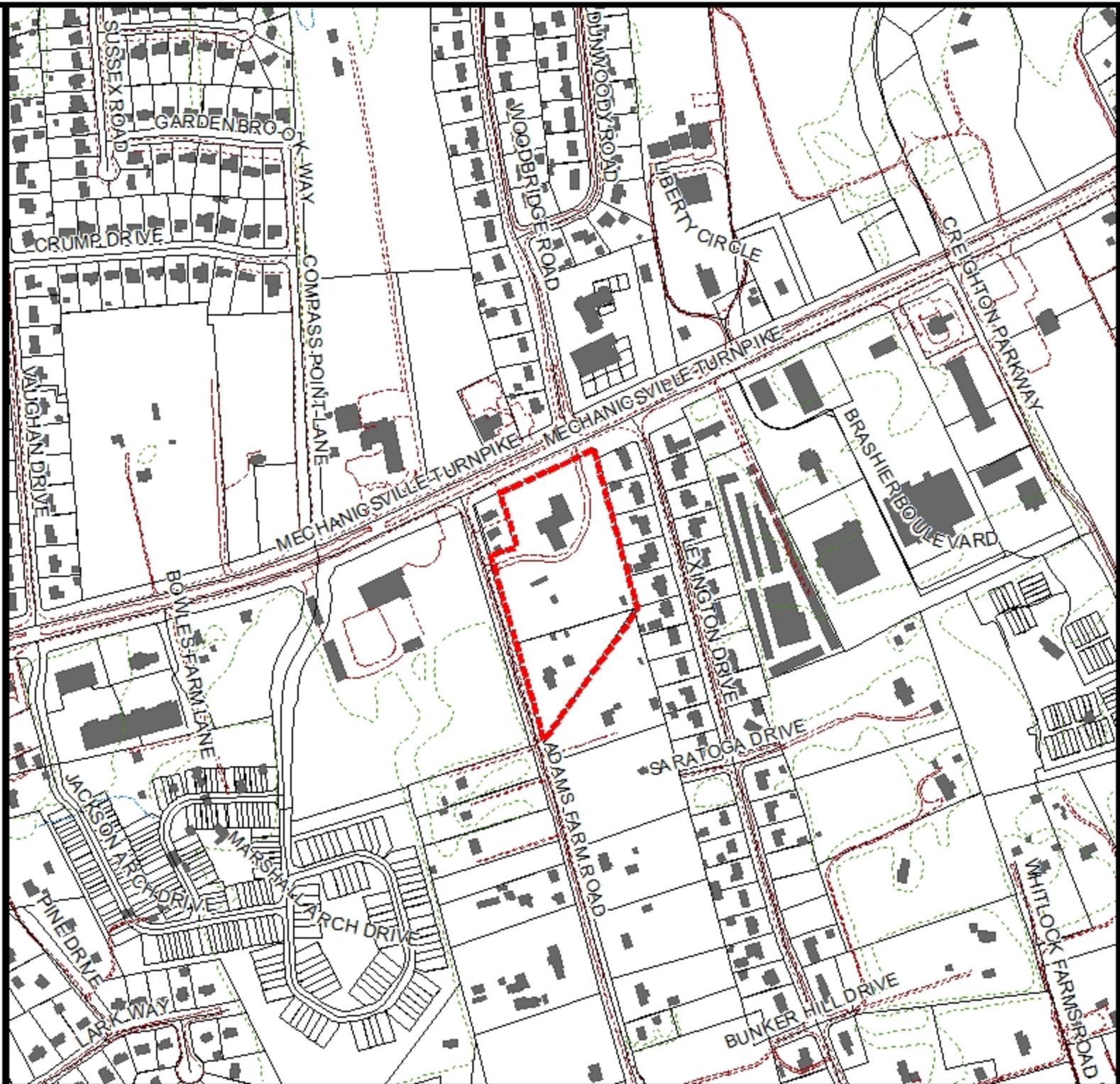
GPIN's : 8724-39-5325 & 8724-38-4994

*Mechanicsville Magisterial District*



1 inch = 500 feet

January 13, 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-9-02, Am. 1-14

Shalom Baptist Chrch Trustees  
conceptual plan amendment

Zoned A-1

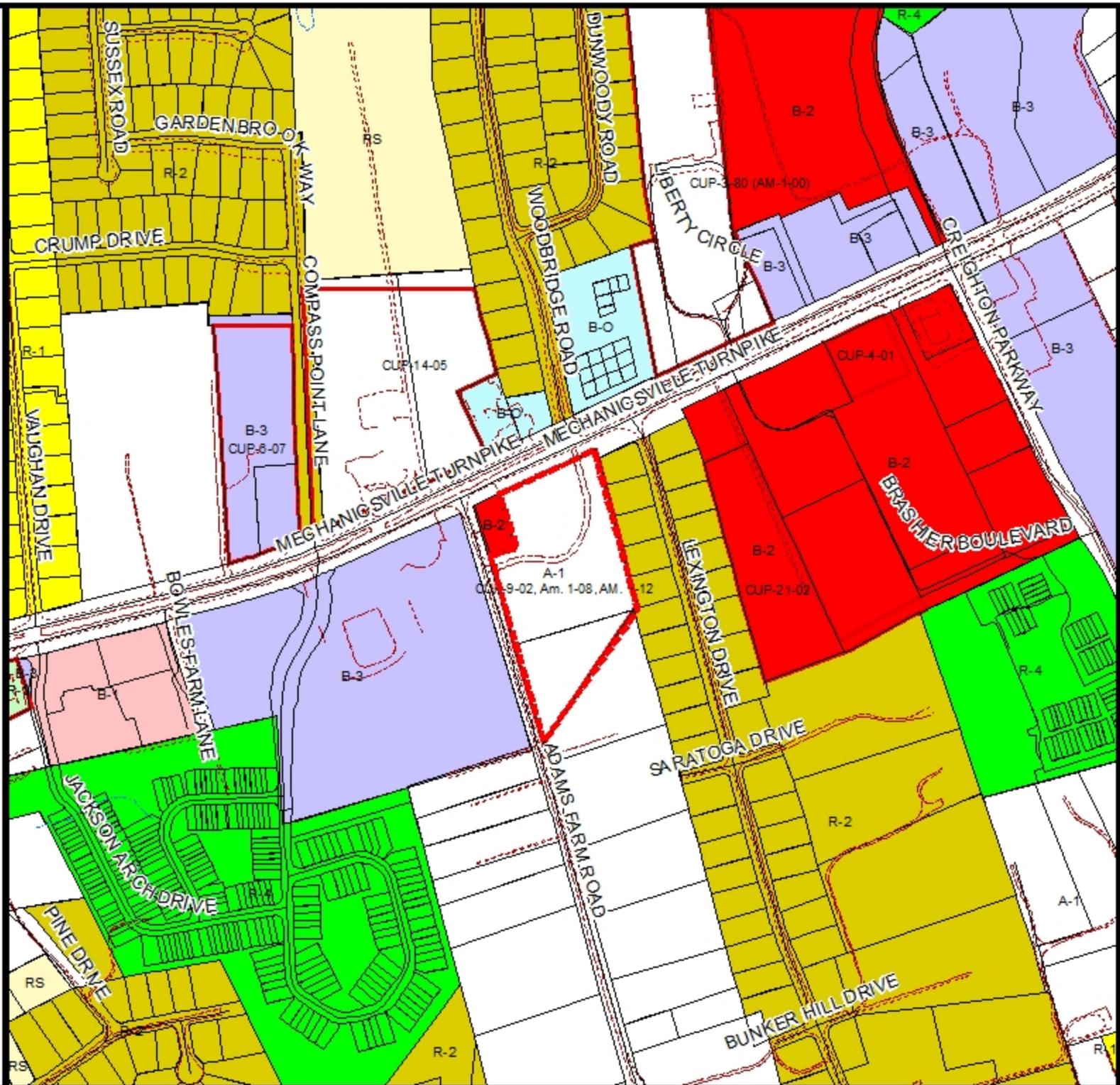
GPIN's : 8724-39-6325 & 8724-38-4994

Mechanicsville Magisterial District



1 inch = 500 feet

January 13, 2014





# CUP-9-02, AM. 1-14, SHALOM BAPTIST CHURCH TRUSTEES

Conditional Use Permit Amendment Report  
Mechanicsville Magisterial District  
PC Meeting Date: March 20, 2014



## Overview

Request	To amend the sketch plan for the site of the Conditional Use Permit to show additions to the Church facilities which are proposed for construction in two phases, and to incorporate a boundary line adjustment with a neighboring property owner
Zoning	A-1, Agricultural District
Acreage	8.02
CUP Acreage	8.02
Location	On the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Adams Farm Road (State Route 830)
GPINs	8724-39-5325 and 8724-38-4994
General Land Use Plan	Commercial and Suburban General
Major Thoroughfare Plan	Mechanicsville Turnpike is shown as a Major Arterial (120' ROW); Adams Farm Road is a secondary rural road, shown for 50' ROW
Suburban Service Area	Inside
Conservation Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

Shalom Baptist Church is requesting an amendment to its conditional use permit (originally approved in 2002) to show expansion of its facilities, and to adjust the boundary of the CUP area to include a new configuration that resulted from a lot line adjustment with a neighboring property owner on Adams Farm Road. Phase 1 will include approximately 10,400 square feet and consist of a kitchen, gym, multipurpose room and other general purpose areas. A drive aisle to the rear parking area from Route 360 is also being relocated. Phase 2 will include approximately 2,250 square feet and include office space, an expanded front entryway and porte cochere, and additional parking and drive aisles. An expansion to the sanctuary is not proposed with this request.

## Staff Recommendation

**APPROVAL** subject to the recommended conditions and the submitted sketch plan, dated January 6, 2014, revised February 24, 2014, and elevations, dated January 16, 2014.

**Planning Analysis**

*Sketch Plan*

The sketch plan shows Phases 1 and 2 of development as well as “future” structures, a proposed picnic shelter, additional parking and drive aisles, and a lot line adjustment that was recently recorded by deed between the church and the adjacent owner on Adams Farm Road. The reconfiguration of the Church’s smaller parcel and the neighboring parcel has been reviewed and approved by the Planning Department.

*Elevations*

Elevations have been provided showing existing structures in dark gray, and the additions in detail. The proposed materials will match the existing structures.

**Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	<ol style="list-style-type: none"><li>1. If the proposed activity is not under Virginia Stormwater Management Program Permit by July 1, 2014, the site design will need to comply with the technical criteria of the Virginia Stormwater Regulations.</li><li>2. Post development stormwater discharge from the site will be limited to that amount shown on the Lowe’s construction plans.</li><li>3. The basin located on site will need to be verified as adequate for the proposed improvements, through the site plan process, or improvements will be required.</li></ol>
Public Utilities	Provided comments for the applicant to consider and to address when this goes through site plan review.

**In accordance with Section 26-325 of the Zoning Ordinance, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Building, Driveway and Parking Improvements for Shalom Baptist Church,” dated January 6, 2014, most recently revised January 27, 2014, prepared by Mazingo & Associates Consulting Engineering, and the elevations titled, “Shalom Baptist Church,” dated January 16, 2014, by HuffMorris Architects.**

**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

Staff recommends the following conditions, which incorporate all of the applicable conditions from previous amendments. The conditions modified below are now requirements of the Zoning Ordinance as noted in bold above, or have been deleted per direction of the Department of Public Works:

1. **[REVISED]**The property which is the subject of the application shall be used only for a church, daycare (SE-11-08) and with construction of the structures and the other accessory church uses and activities, noted on the sketch plan for Phases 1 through 3 only, and shall be developed in substantial conformance with the sketch plan titled "Conditional Use Plan for Shalom Baptist Church," prepared by Robert Gray, P.E., dated March 4, 2002, revised June 18, 2002. Phase 4 of development will require an amendment to this Conditional Use Permit. The driveway and parking areas shall be developed in accordance with an amended sketch plan titled, "Driveway and Parking Improvements for Shalom Baptist Church, Conditional Use Permit, "prepared by Mozingo and Associates, dated July 22, 2008, and revised September 8, 2008. The property shall also be developed in accordance with an amended sketch plan titled, "Amendment to CUP-9-02 to Add Acquired Property for Shalom Baptist Church," prepared by Mozingo & Associates, dated October 8, 2012.
2. ~~[DELETE] A site plan, prepared in accordance with the requirements of Article 6, Division 2, 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. ~~[DELETE] Evidence of compliance with the Hanover County Floodplain and Drainage Ordinance, as well as the Hanover County Drainage Design Manual, shall be provided to Planning staff prior to approval of the site plan. Discharge from the detention facility shall be limited to the 2-, 10-, and 100-year pre-development run-off rate for the church site, as well as all other properties that drain to this facility. A maintenance agreement for on-site and off-site drainage facilities shall be executed prior to site plan approval for the church expansion.~~
4. ~~[DELETE] The applicant shall perform a dam break analysis for this site to determine the potential impacts to downstream properties and shall provide the County staff with the results of that analysis prior to site plan approval.~~
5. ~~[DELETE] The church shall be constructed in substantial conformity with the elevation titled, "East Elevation — Entrance, Alterations and additions to Shalom Baptist Church," dated March 4, 2002, designed by Wm. Henry Harris & Associates.~~
6. ~~[DELETE] The parking lot shall be landscaped in accordance to Article 4, Division 6, of the Zoning Ordinance and all other applicable site plan requirements.~~
7. ~~[DELETE] All lighting shall comply with the requirements of Article 5, Division 6, of the Zoning Ordinance.~~

- ~~8.2.~~ Upon request of the County or VDOT, the applicant shall dedicate sixty feet (60') of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County and free of encumbrances for road use purposes.
- ~~9.3.~~ All requirements of the Virginia Department of Transportation with regard to the site entrance shall be met.
- ~~10.4.~~ Off-site drainage easements shall be recorded prior to site plan approval.
- ~~11.5.~~ The property shall connect to public sewer when available at the property line.
- ~~12.6.~~ A 25' thoroughfare buffer shall be provided in accordance with Section 26-264 of the Zoning Ordinance.
- ~~12.7.~~ All requirements of the Public Works Department, Public Utilities Department, County Health Department, and the Building Inspector's Office shall be met.
- ~~13.8.~~ All development and use of the Property shall comply with all Federal, state and local statutes, ordinances and regulations.

CDC/sm/HTE

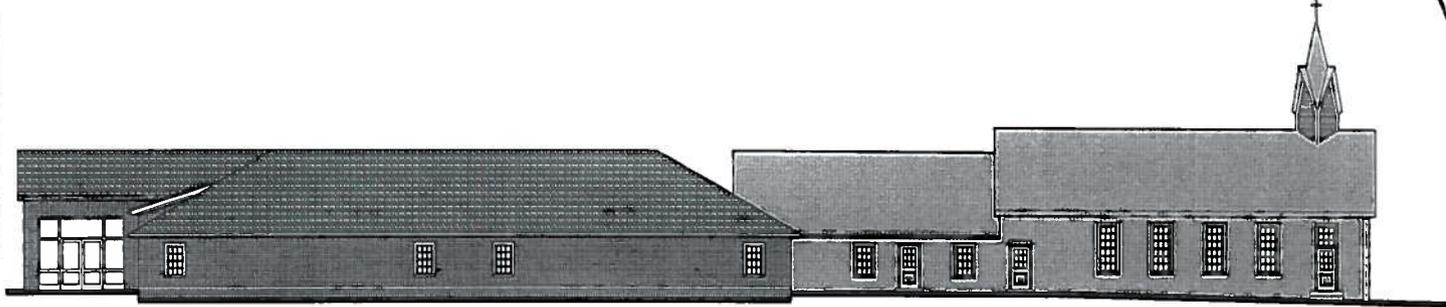
**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- CUP Approval Letter and Sketch Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Sketch Plan

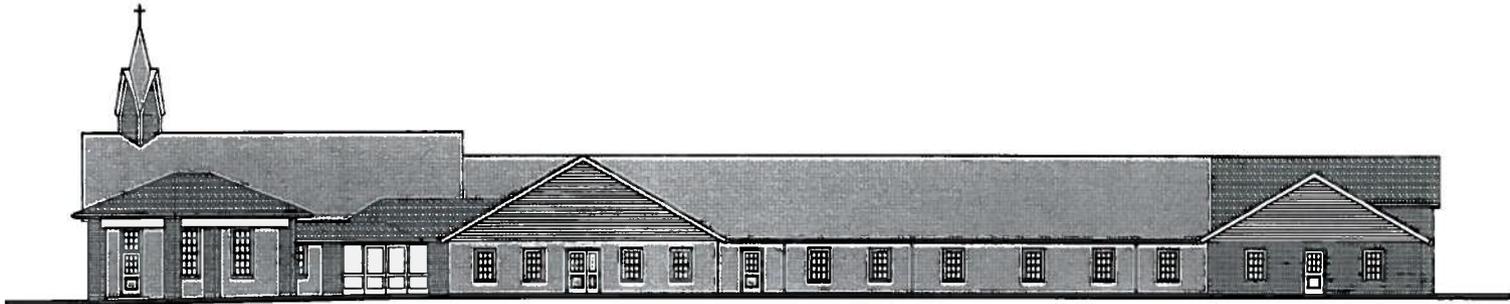
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ANOVER COUNTY  
PLANNING OFFICE



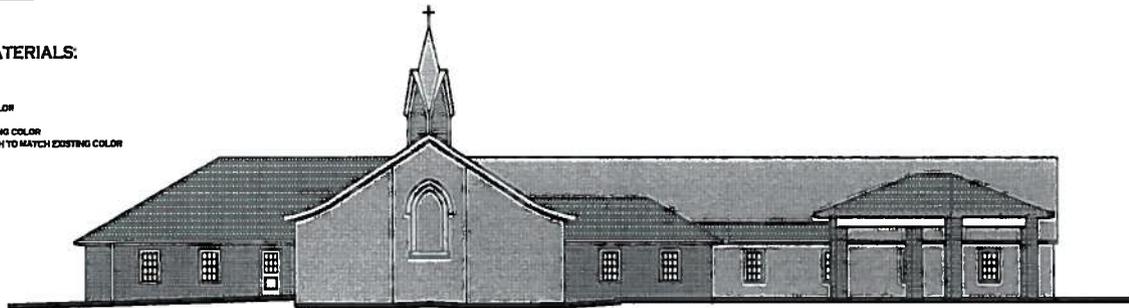
**A** EAST ELEVATION  
AAS SCALE: 1/8" = 1'-0"



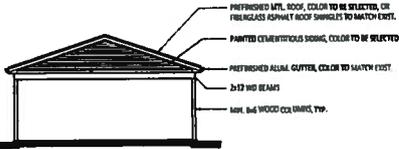
**B** WEST ELEVATION  
AAS SCALE: 1/8" = 1'-0"

**PROPOSED EXTERIOR BUILDING MATERIALS:**

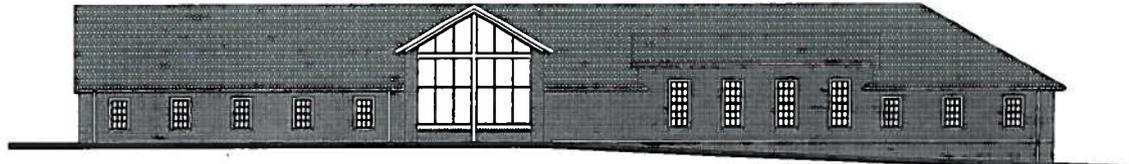
- BRICK - MATCH EXISTING COLOR, TEXTURE & PATTERN.
  - MORTAR - MATCH EXISTING COLOR & TOOLING.
  - CORNICHE - ALUMINUM OR PVC, FINISH TO MATCH EXISTING COLOR.
  - GUTTERS & DOWNSPOUTS - ALUMINUM FINISH TO MATCH EXISTING COLOR.
  - WINDOWS - ALUMINUM CLAD FINISH TO MATCH EXISTING COLOR.
  - SHINGLES - FIBERGLASS ASPHALT SHINGLES FINISH TO MATCH EXISTING COLOR.
  - EXTERIOR DOORS - ALUMINUM STOREFRONT OR HOLLOW METAL, FINISH TO MATCH EXISTING COLOR.
- NOTE: THE INTENT IS TO MATCH EXISTING COLORS & FINISHES  
AS IS POSSIBLE W/ AVAILABLE BUILDING MATERIALS.
- NOTE: EXISTING BUILDING SHOWN SHADED



**C** NORTH ELEVATION  
AAS SCALE: 1/8" = 1'-0"



**E** FUTURE PICNIC PAVILION  
AAS SCALE: 1/8" = 1'-0"



**D** SOUTH ELEVATION  
AAS SCALE: 1/8" = 1'-0"

**SITE DATA**

**OWNER/DEVELOPER:** SHALOM BAPTIST CHURCH TRUSTEES  
C/O PASTOR MARK MILLER  
6395 MECHANICSVILLE TURNPIKE  
MECHANICSVILLE, VA 23111  
PHONE: (804)746-7737

**ENGINEER/PREPARER:** MOZINGO & ASSOCIATES  
P.O. BOX 70027  
RICHMOND, VA 23255  
FAX/PHONE: (804)285-2979

**USE:** CHURCH

**PARCEL NO:** (1) GPIN 8724-39-5325  
(2) GPIN 8724-38-4994

**SITE AREA:** (1) 5.85 Ac.  
(2) 2.166 Ac. (2.074 Ac. PREVIOUSLY)

**ZONING:** A-1

**PARKING:** PHASE I  
REQ'D - 64  
PROPOSED - 110±  
PHASE II  
REQ'D - 64  
PROVIDED - 249± (TOTAL)

**LEGEND:**

-  PHASE I BUILDING ADDITION
-  PHASE II BUILDING ADDITION
-  PHASE I NEW PAVING/PARKING
-  PHASE II NEW PAVING/PARKING

LOWES HOME CENTERS, INC.  
8724-28-2946  
B-5

50' R/W

B-2

B-2

LIBERTY HILLS  
SECTION A  
R-2

PROPOSED  
PUBIC BUILDING

APPROXIMATE ULTIMATE LIMIT OF EMISSIONS OF THE PROPOSED CHURCH AND ASSOCIATED PARKING AREAS AS DETERMINED BY THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AND NOT EXCEEDING 100 FEET.