

# 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

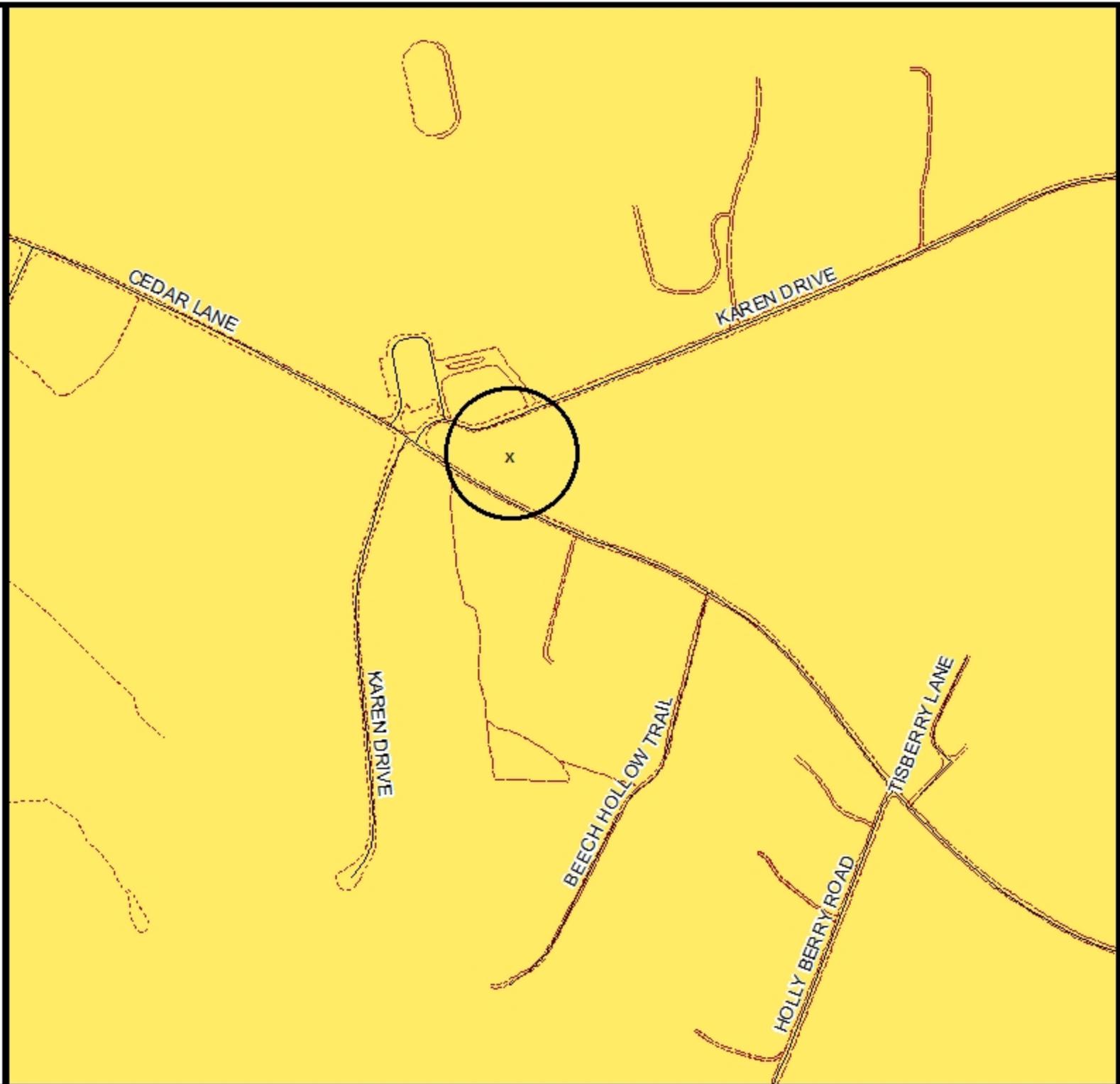
GPIN's: 7778-04-0789 & 7778-04-2757

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

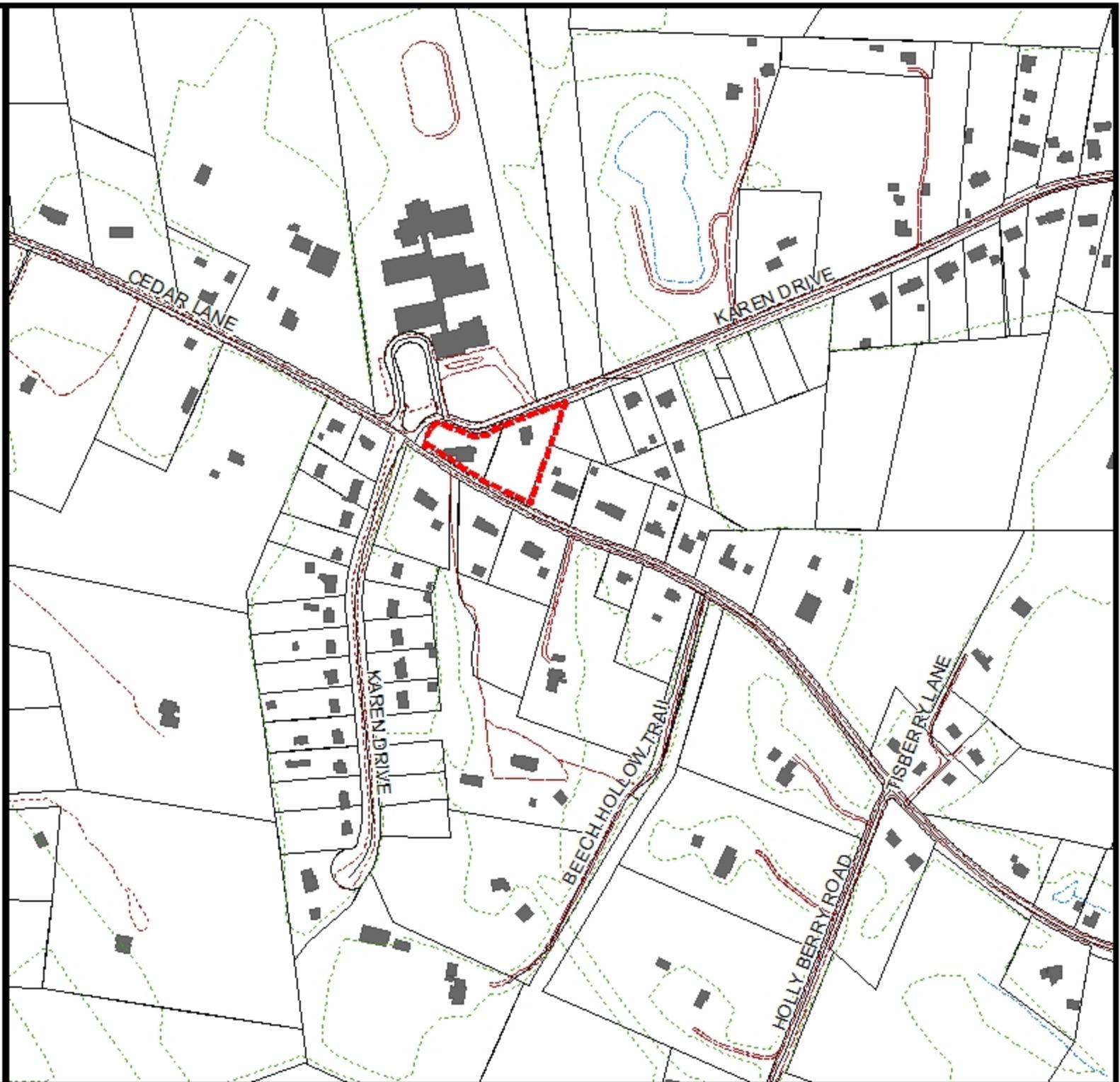
Zoned A-1

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

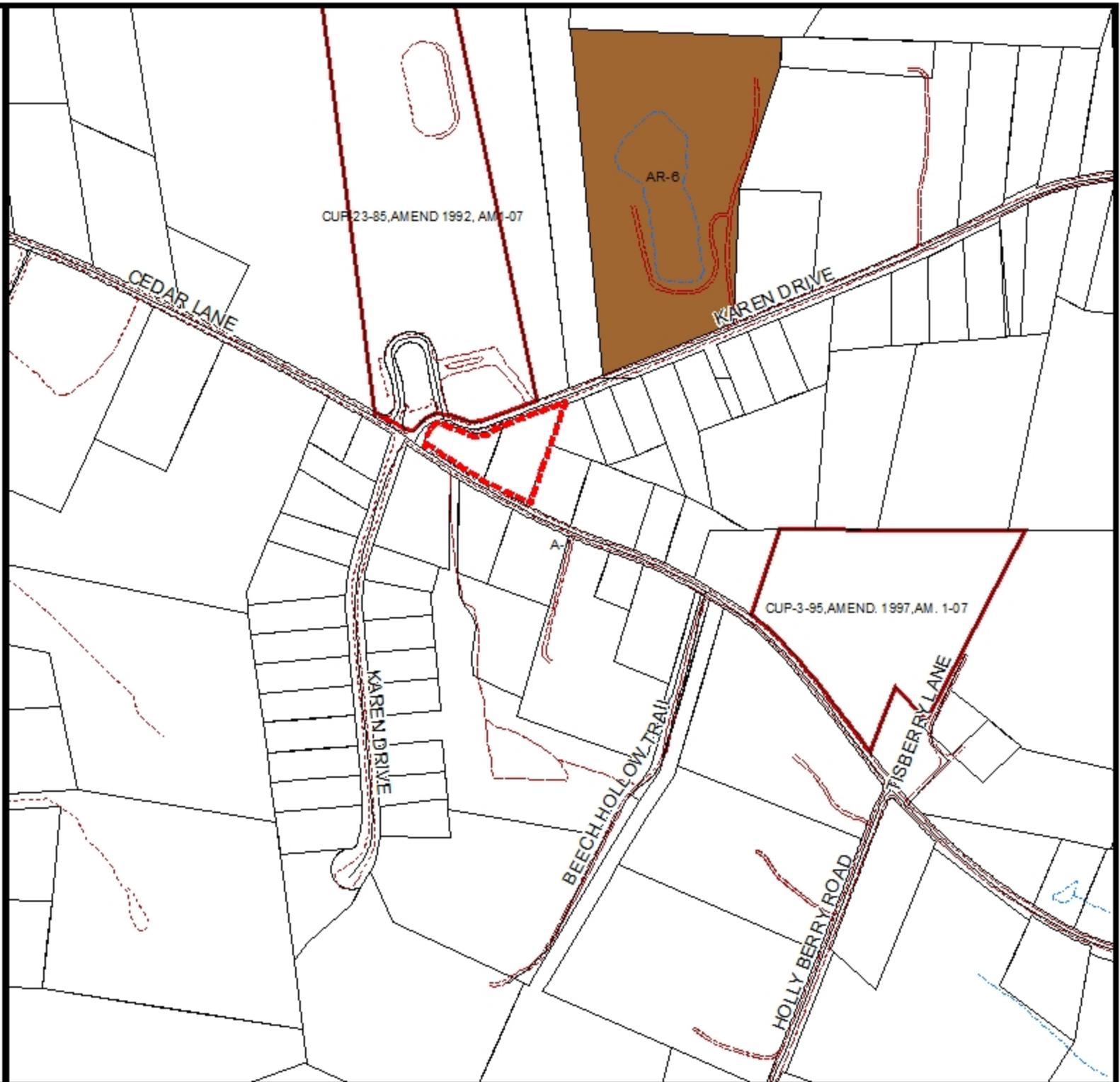
Zoned A-1

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  
PC Meeting Date: April 17, 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.

### Staff Recommendation

**APPROVAL** subject to the submitted proffers, dated March 26, 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.

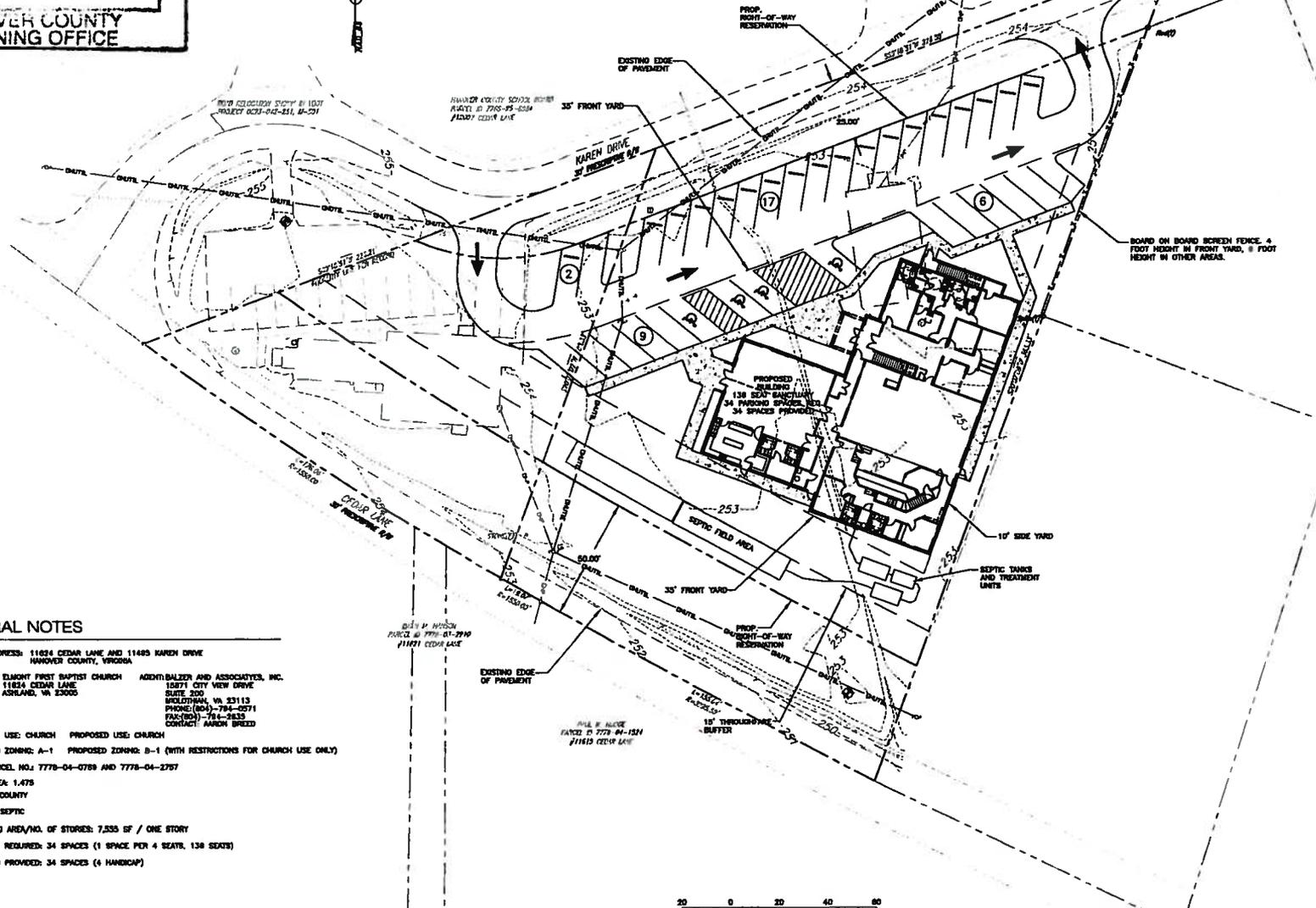
GJWB/sm/HTE

## **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
- Proffers /Conceptual Plan

MAR 26 2014

HANOVER COUNTY  
PLANNING OFFICE



**GENERAL NOTES**

1. SITE ADDRESS: 11624 CEDAR LAKE AND 11485 KAREN DRIVE  
HANOVER COUNTY, VIRGINIA
2. OWNER: ELMONT FIRST BAPTIST CHURCH  
11624 CEDAR LAKE  
ASHLAND, VA 23005  
ADDIBALZAN AND ASSOCIATES, INC.  
15071 CITY VIEW DRIVE  
SUITE 200  
SICKLEMAN, VA 23113  
PHONE: (804)-794-0571  
FAX: (804)-794-2633  
CONTACT: ANDREW 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.: 7778-04-0789 AND 7778-04-2797
6. SITE AREA: 1.478
7. WATER: COUNTY
8. SEWER: SEPTIC
9. BUILDING AREA/NO. OF STORES: 7,535 SF / ONE STORY
10. PARKING REQUIRED: 34 SPACES (1 SPACE PER 4 SEATS, 138 SEATS)
11. PARKING PROVIDED: 34 SPACES (4 HANDICAP)

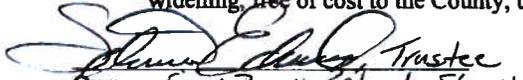


Scale 1" = 20'

Proffers for C-1-14(c), Elmont First Baptist Church

The undersigned, owners of parcels designated GPINs 7778-04-0789 and 7778-04-2757, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to B-1, the development and use of the Property shall be subject to the following conditions:

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.

  
Owner First Baptist Church Elmont

Date 3/25/2014

COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, \_\_\_\_\_, do hereby certify that  
\_\_\_\_\_ has acknowledged the foregoing Proffers  
before me, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public (SEAL)

My Commission Expires: / /

