

# 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-1-10, Am. 1-15

Bethlehem Presbyterian Church, Inc.

amend CUP sketch plan

Agricultural Land Use

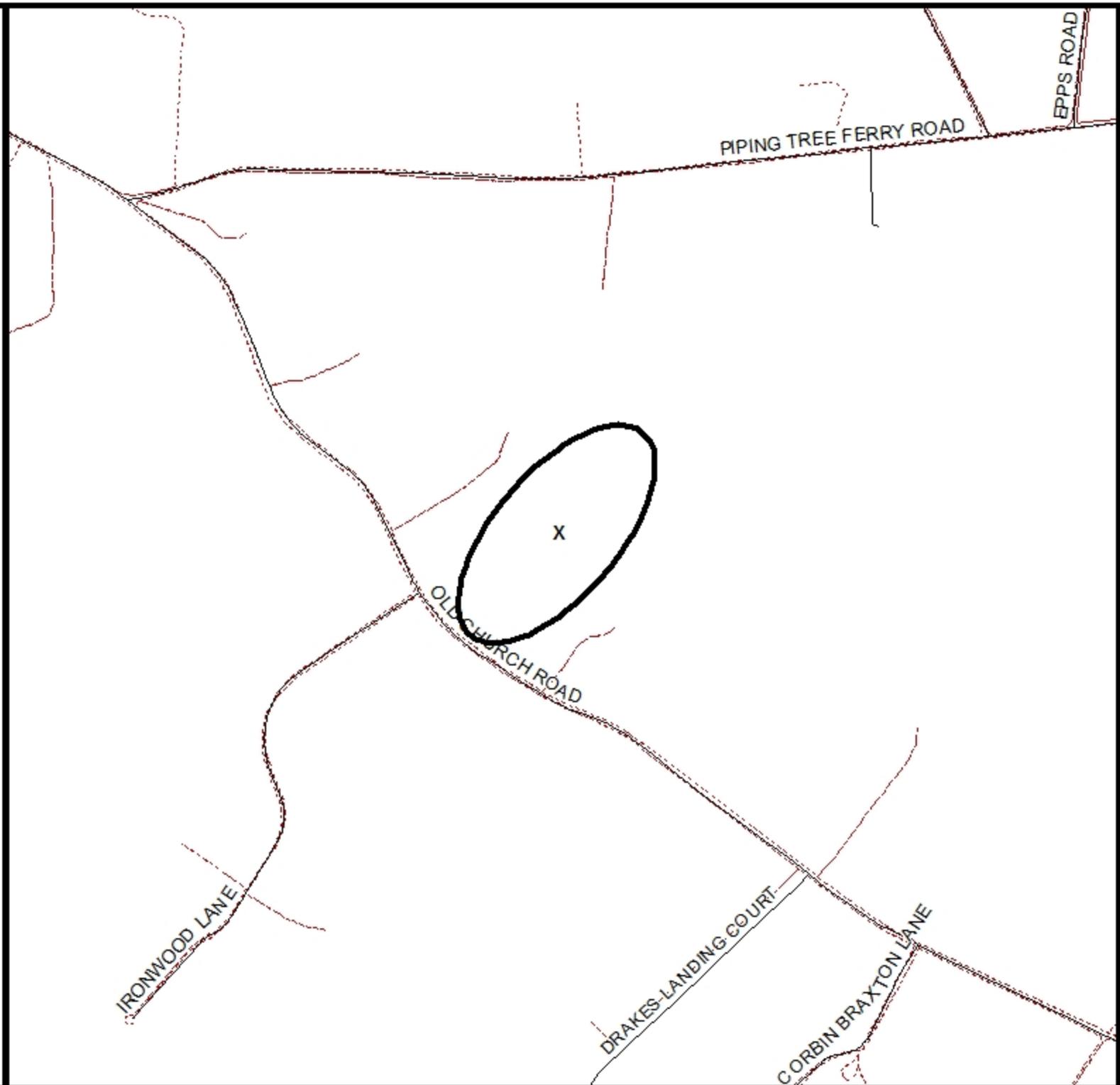
GPIN's: 8765-28-6454; 8765-28-3157  
& 8765-28-2202

Henry Magisterial District



1 inch = 600 feet

December 30, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**CUP-1-10, Am. 1-15**

Bethlehem Presbyterian Church, Inc.

amend CUP sketch plan

Zoned A-1

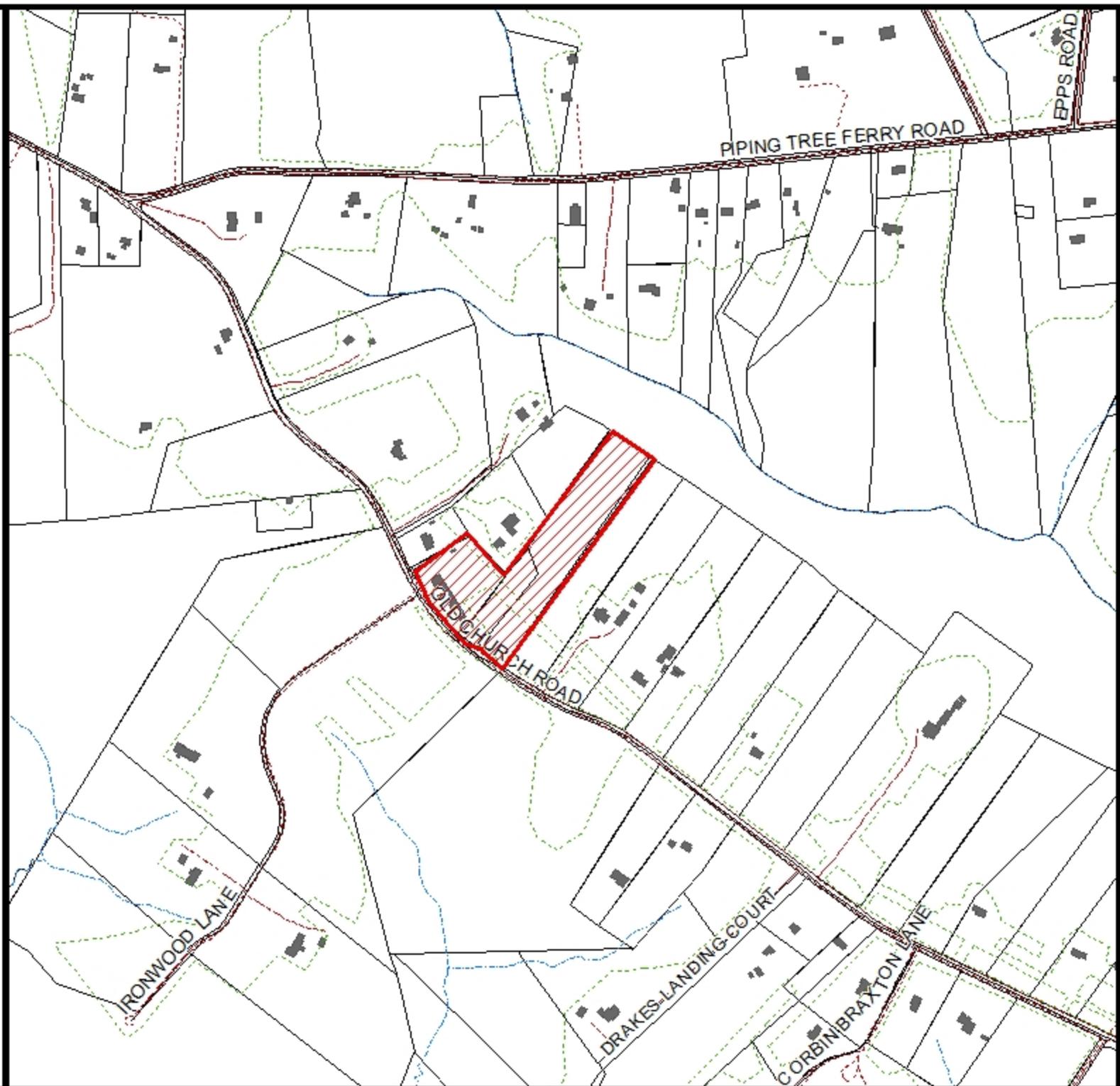
GPIN's: 8765-28-6454; 8765-28-3157  
& 8765-28-2202

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# 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-1-10, Am. 1-15

Bethlehem Presbyterian Church, Inc.

amend CUP sketch plan

Zoned A-1

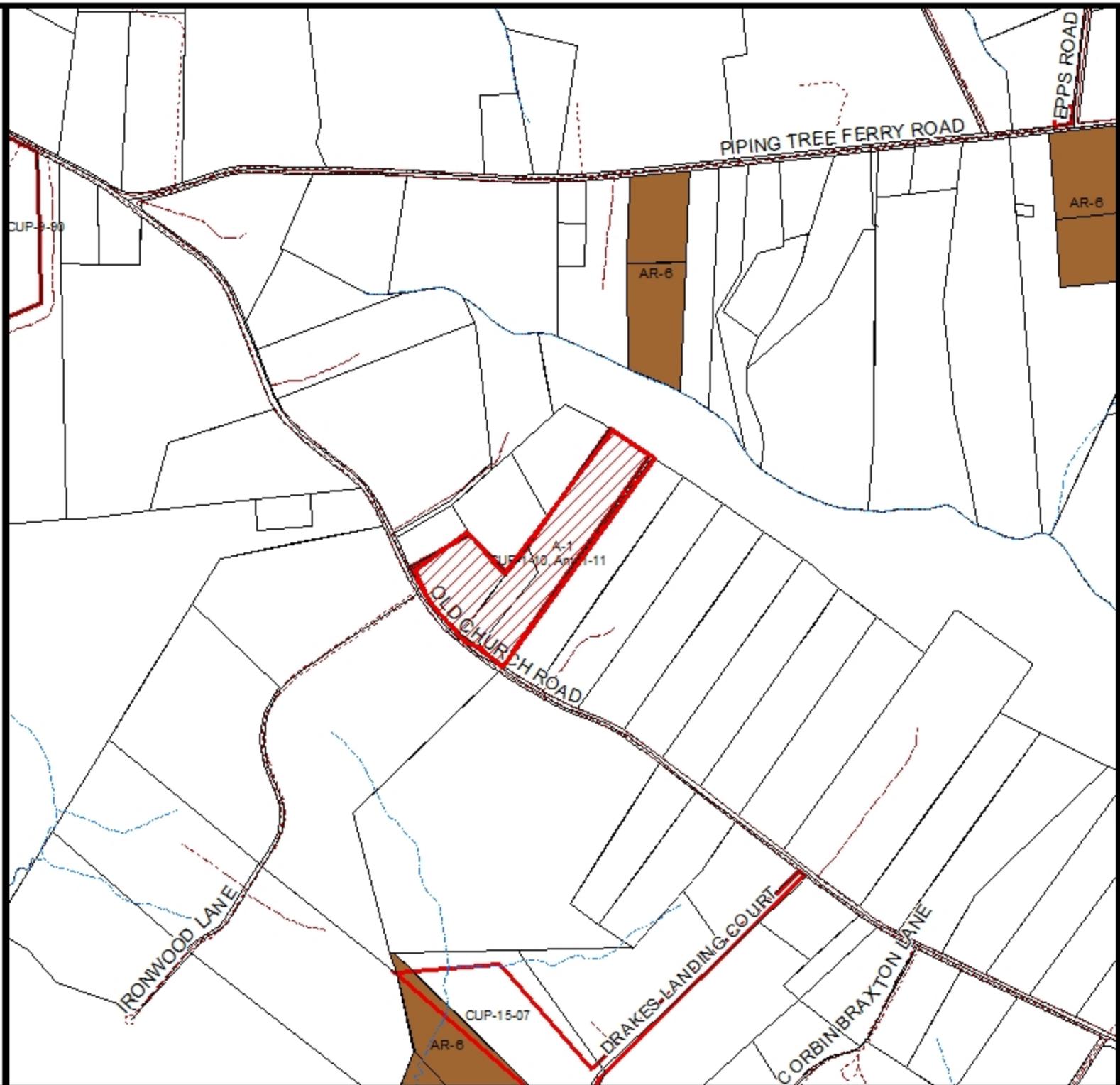
GPIN's: 8765-28-6454; 8765-28-3157  
& 8765-28-2202

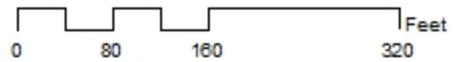
Henry Magisterial District



1 inch = 600 feet

December 30, 2014





**CUP-1-10, AM. 1-15, BETHLEHEM PRESBYTERIAN CHURCH, INC.**



Conditional Use Permit Amendment Report  
 Henry Magisterial District  
 Board Meeting Date: April 22, 2015

**Overview**

Request	Amend the sketch plan and conditions
Zoning	A-1, Agricultural District
Acreage	8.37 acres
CUP Acreage	8.37 acres
Location	North line of Old Church Road (State Route 606) at its intersection with Ironwood Lane (private road)
GPINs	8765-28-6454, 8765-28-3157 and 8765-28-2202
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Old Church Road is shown as a Minor Collector w/60' ROS
Suburban Service Area	Outside
Case Planner	Claudia Cheely

**Executive Summary**

In 2010, Bethlehem Baptist Church was granted a Conditional Use Permit for proposed expansion plans. The Church had two existing entrances but due to VDOT’s access management policy at that time, VDOT required the western entrance to be closed. In 2011, the Church amended the CUP to allow limited use of that entrance and paved area for official funeral and cemetery vehicles. The entrance remained closed under all other circumstances. A copy of the approval letter and sketch plan for CUP-1-10, Am. 1-11, are attached.

VDOT has since changed its access policies and indicated it will approve the reopening of the western entrance. Showing that change on the sketch plan and deleting a related condition of approval (#5) are the only amendments proposed. Staff notes that in 2011, this entrance was labelled the “northern” entrance, but it is actually on the western side of the property frontage along Old Church Road.

**Recommendations**

*Staff*

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

*Planning Commission*

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

### **Planning Analysis**

The Church requests an amendment to the Conditional Use Permit to reopen its western entrance to vehicular access. They indicate that it has been an inconvenience to many members of the church to not have vehicular access and parking at the western end of the building, which offers handicap ramps into the building. Since VDOT no longer requires this entrance to be closed, the Church requests to modify its sketch plan to remove the bollards and chain that closed off that entrance as well as related notes, and eliminate Condition #5 that restricts access to this entrance.

### ***Sketch Plan***

The sketch plan has been revised to show removal of the bollards and chain shown at the western entrance. No other changes are proposed.

### **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, "Bethlehem Presbyterian Church," prepared by Huff Morris Architects, dated August 1, 2011, revised September 26, 2011, and most recently revised on December 8, 2014, by June Cappello on behalf of the Church.**

**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.**

### **Planning Commission Recommendation**

At their meeting of March 19, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mrs. Iverson, voted to recommend **APPROVAL** of the request to amend CUP-1-10, Am. 1-11, by modifying the sketch plan and conditions to allow the western entrance to the Church be reopened, on GPINs 8765-28-6454, 8765-28-3157 and 8765-28-2202, consisting of approximately 8.37 acres, subject to the conditions recommended by staff.

### **Recommended Conditions**

1. The subject property shall only be used for a church and its associated uses.
2. The Phase 1 sanctuary building shall be designed and constructed in substantial conformity with the submitted elevations titled, "Bethlehem Presbyterian Church", prepared by Huff Morris Architects, dated January 4, 2010. Elevations for the Phase 2 sanctuary expansion and the multi-purpose building shall be submitted to the Planning Commission for its review and approval prior to site plan approval for any Phase 2 improvement. All Phase 2 development shall be developed with a unified architectural theme and shall be compatible with the existing structures. The standard of compatibility shall be met through scale, bulk, mass, materials and colors.

3. No expansion of the existing or proposed use, structures or features shall be added to this site without an amendment to this Conditional Use Permit.
4. The Owner shall dedicate thirty feet (30') of right-of-way from the centerline of Old Church Road (State Route 606) to the property for future road widening, free of cost to the County and free of encumbrances upon request of the County or VDOT.
5. All new parking areas shall be designed and landscaped in accordance with Division 4, Parking, Loading and Access Regulations, of the Hanover County Code.
6. Rooftop, building, and ground level heating and air conditioning equipment on any building(s) shall be fully screened from view by any persons on any public right-of-ways or from adjacent residential uses. Any mechanical units placed on the rooftops or walls of buildings will be fully screened by architectural features and materials that are compatible with the building façade architecture and materials. Any ground level units shall be fully screened at a height not less than the equipment being screened, utilizing evergreen landscaping, attached or unattached wing walls or decorative masonry, which must be designed to be architecturally compatible with the building façade architecture and materials.
7. Prior to issuance of a Certificate of Occupancy for the Church, the existing shed at the northern side lot line shall be relocated so it does not encroach into any required yard setbacks.
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
- County Traffic Study – Exec. Summary
- Approval Letter/Sketch Plan
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proposed Sketch Plan

**Available Upon Request**

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

RECEIVED  
DEC 19 2014  
COUNTY PLANNING OFFICE

- LEGEND
- OF - OIL FILL
  - LS - LANDSCAPE
  - PF - POWER POLE
  - PEB - TELEPHONE PEDestal
  - CO - CEMENT
  - CL - CEMENT
  - CO - CONCRETE
  - CV - CURB
  - EV - ELECTRICAL VALVE
  - ED - ELECTRICAL BOX
  - RD - ROOF DRAIN
  - STP - STOP / STOP
  - OV - OVERHEAD
  - OV - OVERHEAD WIRE
  - FE - FENCE

- BULLDOZED 
- ASPHALT 
- CONCRETE (COVC) 
- GRAVEL PARKING 

