

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-2-02, Am. 2-14

Beaverdam Baptist Church

amend sketch plan

Agricultural and Flood Plain
Land Use

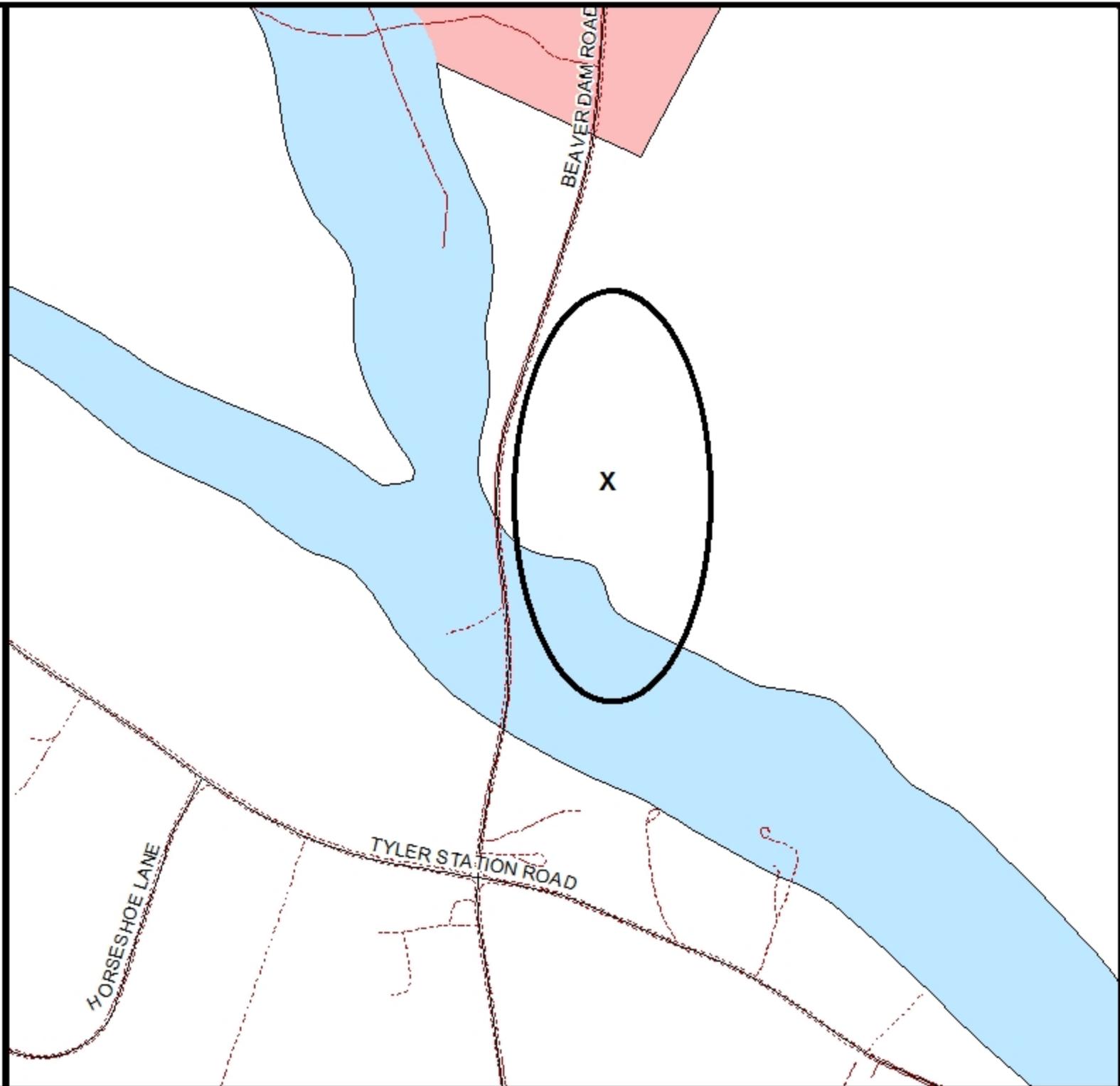
GPIN: 7526-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

November 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-2-02, Am. 2-14

Beaverdam Baptist Church

amend sketch plan

Zoned A-1

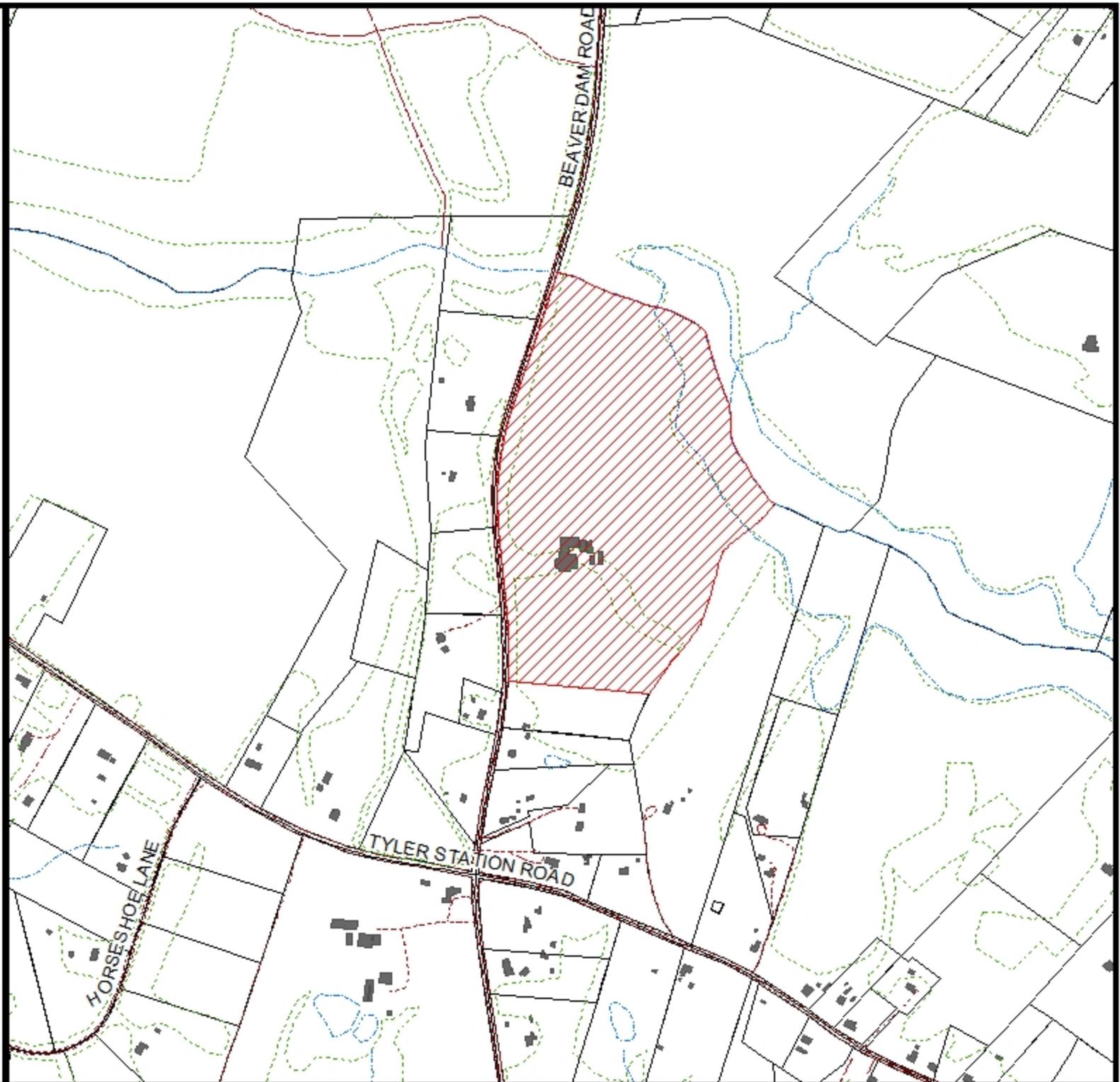
GPIN: 7526-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

November 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-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

CUP-2-02, Am. 2-14

Beaverdam Baptist Church

amend sketch plan

Zoned A-1

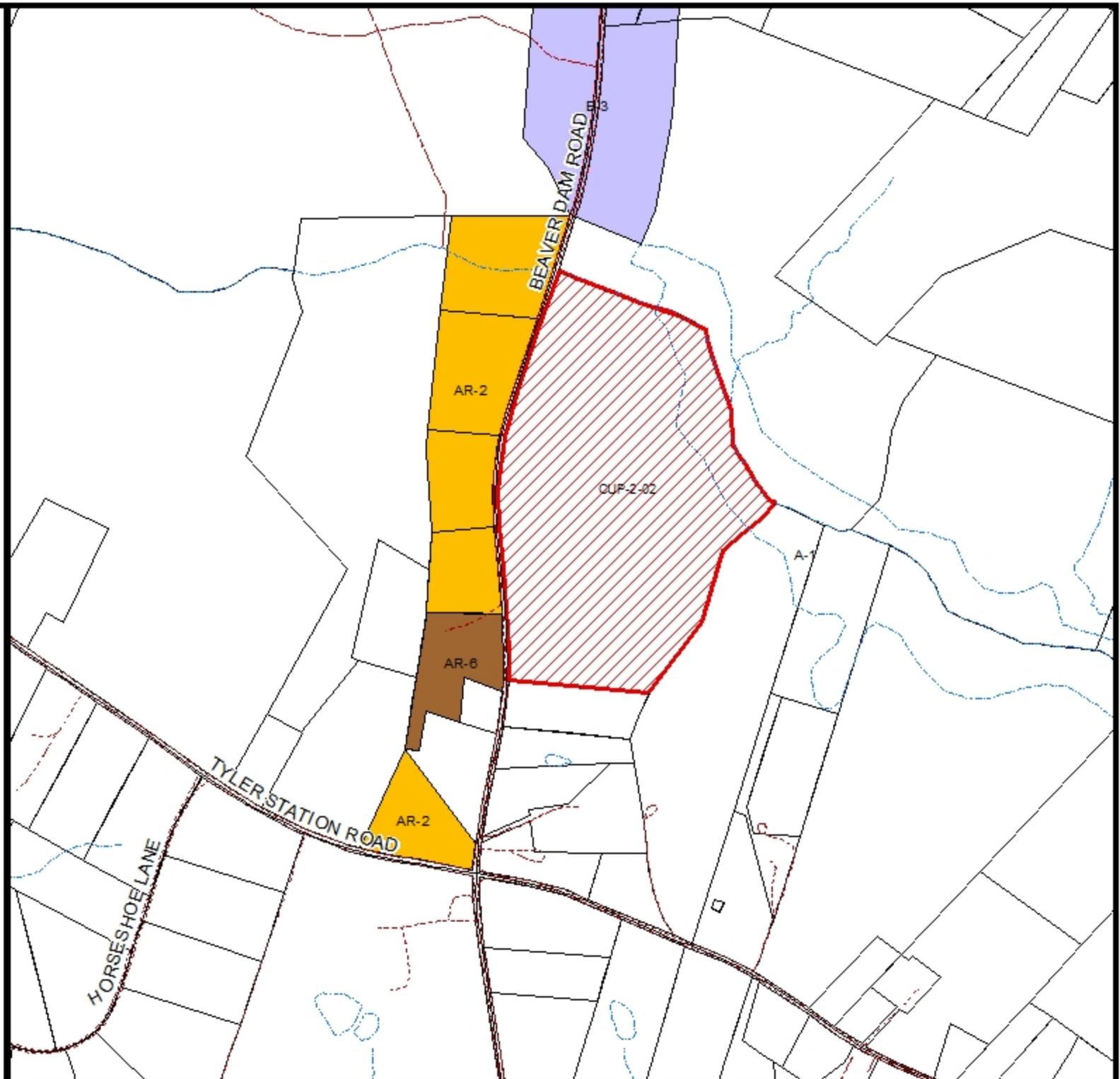
GPIN: 7526-62-2888

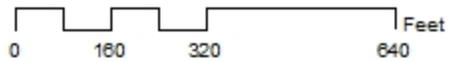
Beaverdam Magisterial District



1 inch = 700 feet

November 03, 2014





CUP-2-02, AM. 2-14, BEAVERDAM BAPTIST CHURCH

Conditional Use Permit Amendment Report

Beaverdam Magisterial District

Board Meeting Date: January 28, 2015



Overview

Request	To amend the approved sketch plan to add an accessory structure and associated parking area
Zoning	A-1, Agricultural District
Acreage	55
CUP Acreage	55
Location	On the east side of Beaver Dam Road (State Route 715) approximately 1,025 feet north of Tyler Station Road (State Route 658)
GPIN	7826-62-2888
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Beaver Dam Road, a Minor Collector road with 60' right-of-way
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

In January, 2002, Beaverdam Baptist Church received approval of the Conditional Use Permit (CUP) for a church and related uses at its current location. The approved layout of the site included its current and future expansion plans. The Church has constructed a large portion of its planned facilities, including a sanctuary, church offices, fellowship facilities and church related classrooms. The Church requests an amendment to its sketch plan to add an accessory structure and associated parking area. The proposed additional structure will be used as a clothes closet facility to serve the surrounding community.

Recommendations

Staff

APPROVAL subject to the supplemental sketch plan titled, "Amendment to the Sketch Plan Approved on January 23, 2002," dated November 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates, Inc., and the elevations titled, "Clothes Closet, Beaverdam Baptist Church", dated October 28, 2014, and prepared by Lakeland Services, Inc.

Planning Commission

APPROVAL subject to the supplemental sketch plan titled, "Amendment to the Sketch Plan Approved on January 23, 2002," dated November 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates, Inc., and the elevations titled, "Clothes Closet, Beaverdam Baptist Church", dated October 28, 2014, and prepared by Lakeland Services, Inc.

Planning Analysis

The Church is located on a 55-acre parcel in the northwest area of the County, in an area that is generally agricultural and residential. The initial church facilities included plans for an 11,294 square foot facility that included a 357-seat sanctuary and parking. The Church has since doubled that area to provide for offices and classroom space, and more parking was provided. This amendment is to add an additional structure and its use as a clothes closet for service to the community.

The proposed clothes closet will operate outside of the hours of regular church activities, so the minimal traffic produced by the new use should have little impact to the area. VDOT will not require roadway improvements.

Sketch Plan

The sketch plan amendment shows the proposed accessory structure and associated parking area. The amendment does not replace the approved sketch plan, but will serve as an addendum for the purpose of showing the location for the proposed additional structure.

The proposal includes an additional structure that will include approximately 4,608 square feet, and shows seven additional parking spaces, including one handicap space. As the primary church parking lot is surfaced with gravel, the additional parking area for this use will also be graveled, with the possible exception of the handicap space which may require pavers or pavement per the Building Code.

Elevations

Elevations have been provided for the proposed clothes closet structure. The 4,600 square foot one-story structure is designed architecturally to blend with the existing church structures. The exterior materials consist of pre-finished hardboard lap siding, aluminum and vinyl cornice and trim work, and composite shingled roofing material.

Agency Analysis

Agency	Comment Summary
Public Works	Standard comments were provided based on the current drainage and stormwater regulations, and Chesapeake Bay Preservation Act requirements.
Health Department	The Health Department did not provide comments, but the church will have to confirm during site plan review that its existing drainfield and well have capacity for the new structure and use.
VDOT	No comments.

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, "Amendment to the Sketch Plan Approved on January 23, 2002," dated November 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates, Inc., and the elevations titled, "Clothes Closet, Beaverdam Baptist Church", dated October 28, 2014, and prepared by Lakeland Services, Inc.

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.

With this amendment, there are no changes to the conditions of approval for the Conditional Use Permit. The current conditions are attached.

Planning Commission Recommendation

At their meeting of December 11, 2014, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to amend the approved sketch plan to add an accessory structure and associated parking area on GPIN 7826-62-2888, consisting of approximately 55 acres, subject to layout shown on the supplemental sketch plan and the proposed elevations.

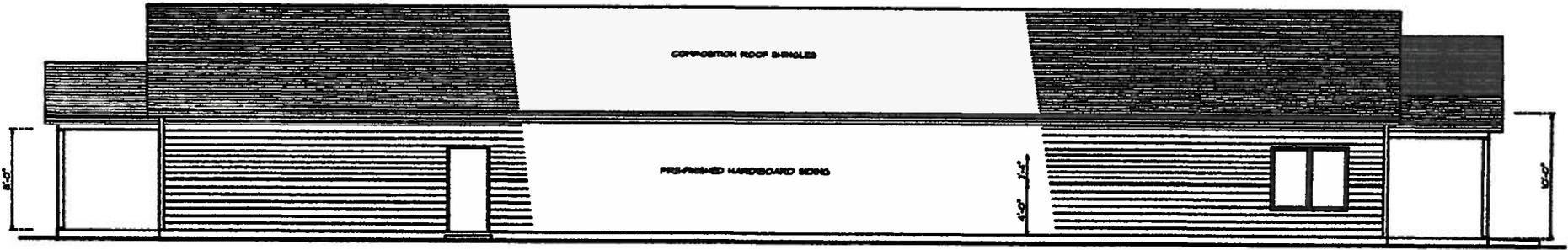
CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approval Letter/Elevations/Sketch Plan
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Elevations/Sketch Plan

Available Upon Request

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

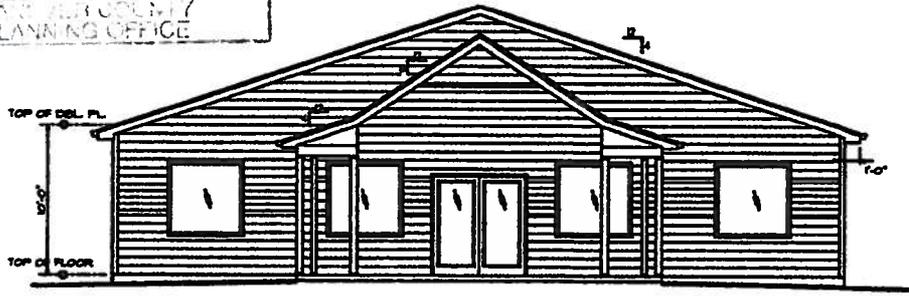


LEFT ELEVATION

NOT TO SCALE

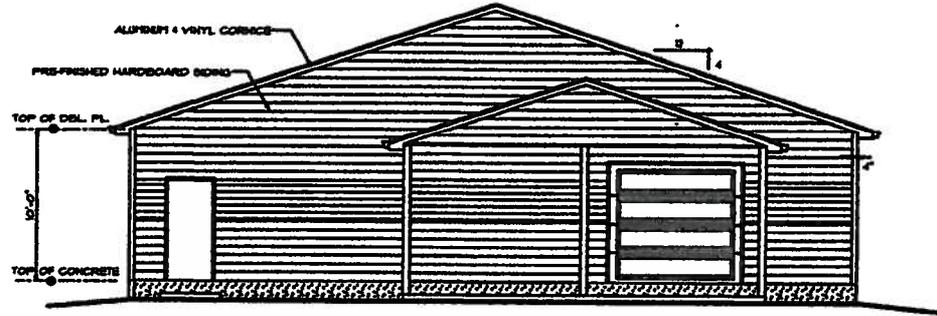
NOV - 3 2014

HART COUNTY PLANNING OFFICE



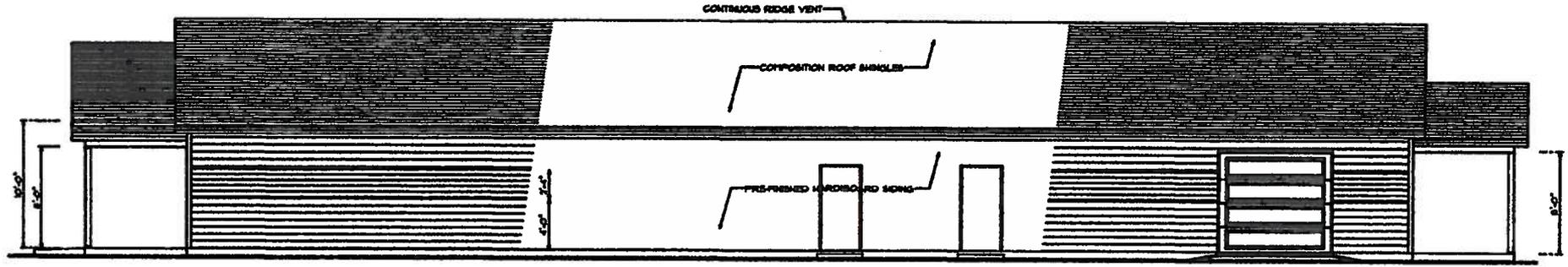
FRONT ELEVATION

NOT TO SCALE



REAR ELEVATION

NOT TO SCALE



RIGHT ELEVATION

NOT TO SCALE

