



IV.-B.

Agenda Item

County of Hanover

Board Meeting: June 24, 2015

Subject: Request for Conditional Use Permit Extension - CUP-9-08, Landmark Baptist Church
Magisterial District: Henry

Summary of Agenda Item: The Hanover County Board of Supervisors approved CUP-9-08 on December 10, 2008, to allow Landmark Baptist Church to construct a church and accessory school and daycare uses on GPINs 8735-26-1779, 8735-26-5272, 8735-25-5599, and 8735-25-7712. Extensions were granted for this site in 2009 by the Virginia General Assembly and in 2014 by the Board of Supervisors. The church is now requesting another extension to allow them additional time to determine their space needs before moving forward with a submittal of the site plan.

A site inspection was conducted by Code Compliance, and no violations were found. Based on consistency with prior Board actions on similar requests, the Planning Department recommends approval of a one (1) year extension subject to the original conditions of approval.

County Administrator's Recommended Board Motion: Motion to approve extension request for CUP-9-08, Landmark Baptist Church for one (1) year, or until June 30, 2016, subject to the original conditions of approval.

Hanover County Planning Department Application

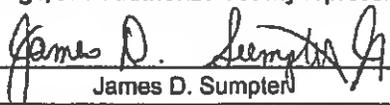
Request for a Special Exception/ Conditional Use Permit Extension

Case #: CUP-9-08

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Landmark Baptist Church</u>	Telephone No. <u>643-7711</u>
Contact Name: <u>James D. Sumpter</u>	Fax No. <u>644-5557</u>
Address: <u>4000 Creighton Road</u>	Email Address <u>pastordonsumpter@gmail.com</u>
<u>Henrico, VA 23223</u>	

PROPERTY INFORMATION/ EXPLANATION
GPIN(s)(Tax Parcel #'s) <u>8735-26-1779, 8735-26-5272, 8735-25-5599, 8735-25-7712</u>
Magisterial District <u>Henry</u>
Location Description (Street Address, if applicable) <u>5398 Mech. Tnpk. Mechanicsville, VA 23111</u>
1) Briefly explain what progress has been made towards project completion: <u>ongoing review</u>
2) Briefly explain why an extension is necessary: <u>Landmark Baptist Church is requesting a one-year extension of CUP-9-08. Plans are still being worked on to determine how much space needs to be constructed in moving forward on this project.</u>
3) How much time is needed to complete the project? <u>unknown at this time</u>

SIGNATURE OF APPLICANT	
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.	
Signature <u></u>	Date <u>May 8, 2015</u>
Print Name <u>James D. Sumpter</u>	

ATTACHMENTS	
<input type="checkbox"/>	a. Extension Fee - Special Exception \$20.00 Conditional Use Permit \$700.00
<input type="checkbox"/>	b. For applications for mobile homes needed in a medical hardship case, provide an updated note from a medical doctor verifying that for health reasons a person must be located in close proximity to others who can provide care.
<input type="checkbox"/>	c. Other information needed to support your request

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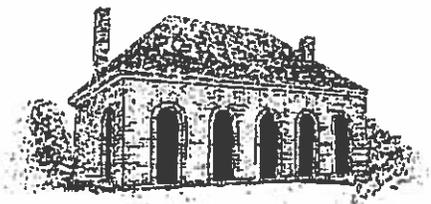
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COUNTY ADMINISTRATOR



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HANOVER COUNTY

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December 10, 2008

PLANNING DEPARTMENT

MICHAEL E. CRESCENZO
PLANNING DIRECTOR

DAVID P. MALONEY, AICP
DEPUTY DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

Landmark Baptist Church
Robert Wokaty
4000 Creighton Road
Richmond, VA 23223

RE: Approval of CUP-9-08, Landmark Baptist Church

Dear Mr. Wokaty:

At its meeting of December 10, 2008, the Hanover County Board of Supervisors, on a motion by Mr. McGhee, seconded by Mr. Setliff, voted to **APPROVE** the above-captioned request for a Conditional Use Permit in order to permit a new church and accessory school and daycare uses on GPINs 8735-26-1779, 8735-26-5272, 8735-25-5599, and 8735-25-7712, consisting of approximately 33.16 acres, subject to the following conditions:

1. The Property which is the subject of the application shall be used only for church, school and daycare facilities and shall be developed in substantial conformity with the sketch plan titled "Landmark Baptist Church and Christian Schools", prepared by Goodfellow, Jalbert, Beard and Associates, dated March 30, 2000, last revised October 30, 2008 and submitted on November 10, 2008.
2. The Church, school and daycare facilities shall be constructed in substantial conformity with the elevations titled "Landmark Baptist Church", prepared by Depasquale Gentilhomme Group, dated November 3, 2008 and submitted November 6, 2008.
3. No expansion of the proposed structures or additional structures shall be added to the site without an amendment to this Conditional Use Permit.
4. The parking lot shall be designed and developed in accordance with the requirements of Art 5A, §3.2 and all other applicable site plan requirements of the Hanover County Code.
5. A 30' Residential Buffer shall be established as shown on the sketch plan. It shall include a 4' undulating berm and landscape screening in accordance with Art 7, §2B.3 of the Hanover County Code.

6. A 50' Wooded Preservation buffer shall be established as shown on the sketch plan. Protective fencing and signage shall be installed along the perimeter of the 50' Wooded Preservation Buffer prior to the commencement of any land disturbing activities and shall not be removed from the site until the accepted completion of all construction activity. The protective fencing shall be installed no closer than 5' beyond the dripline of any trees located on the perimeter of the buffer.
7. Any mechanical units placed on the rooftops of buildings shall be sized and screened by architectural features which are compatible with building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets or from adjacent residential uses. Any ground level units shall be screened from view by a person on any public street, utilizing evergreen landscaping, wing walls or decorative fencing. Walls or fences must be designed to be architecturally compatible with the building façade design and materials.
8. All requirements of VDOT shall be met and the site shall be constructed in accordance with VDOT standards and specifications.
9. The site shall be served by a deep-drilled well in accordance with the requirements of the Virginia Department of Health.
10. All requirements of the Public Works Department, Public Utilities Department, Virginia Department of Health and the Building Inspector's office shall be met.
11. All development and use of the Property shall comply with all Federal, State and Local statutes, ordinances and regulations.

After the Board of Supervisors has approved a Conditional Use Permit, the Conditional Use so approved shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

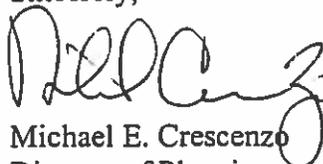
You cannot begin to use the property under these conditions until you have filed, with this office, a Final Site Plan under the provisions of Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance which complies with the conditions of approval.

Approval of the Final Site Plan from this office is your authorization to proceed to file building permits or other construction permits to initiate the requested change.

Landmark Baptist Church
Robert Wokaty
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December 10, 2008

Should you require any additional information concerning this matter, please do not hesitate to contact Mr. J. Keith Thompson, Principal Planner, or me.

Sincerely,



Michael E. Crescenzo
Director of Planning

JPK/sm/hte

cc: The Honorable Charles D. McGhee
Dennis Walter, Esquire
Mr. Richard W. Paul
Mr. J. Keith Thompson
Mr. Kevin Nelson
Mr. W. Randolph Johnson, Jr.
Mrs. Gretchen W. Biernot
Mrs. Sherri A. Carneal
Mr. William F. Goodfellow, P.E.



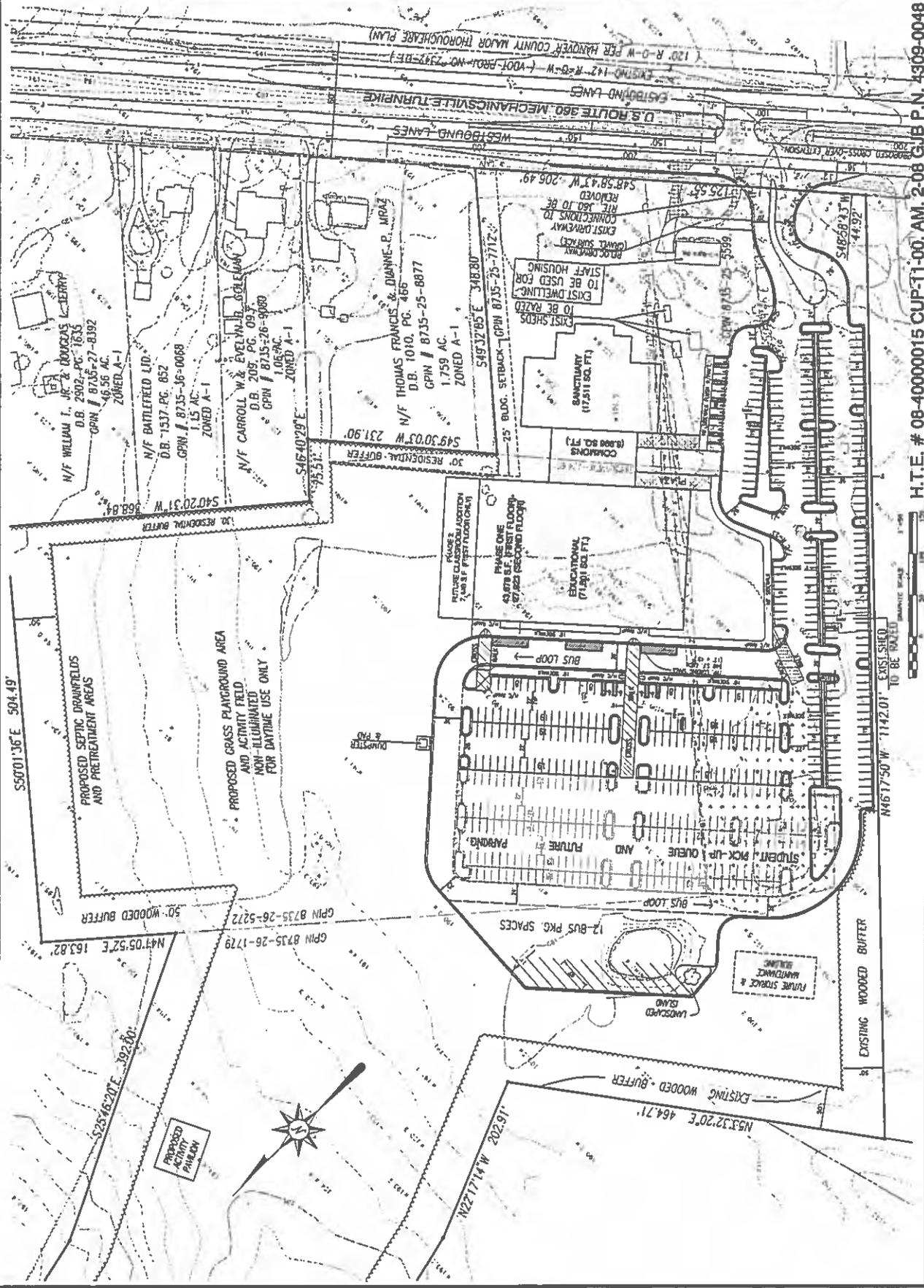
Professional Engineer
 License No. 17103
 State of Virginia
 Mechanical
 1/1/2017 - 1/1/2022

Boyle & Gault, Inc.
 Engineering & Planning
 7104 Lakeshore Drive
 Henrico, VA 23113
 Phone: 804-767-7800
 Fax: 804-767-7801

**LANDMARK BAPTIST CHURCH
 AND CHRISTIAN SCHOOLS**
 HENRY DISTRICT
 HANOVER COUNTY, VIRGINIA

**SKETCH PLAN FOR
 AMENDMENT TO
 CONDITIONAL USE PER**

Sheet No. **3 of 3**



H.T.E. # 08-4000015 CUP-11-00, AM. 2-08 G.L.B.P.N. 4309-0048

**Hanover County,
Virginia**

General Parcel Map

Legend

Parcels

Structures

Private Road

Trees

Water

Roads

CUP-9-08

Landmark Baptist Church

church & school

Zoned A-1

GPI N's. 8735-26-1779; 8735-26-5272;
8735-25-3599 & 8735-25-7712

Henry Magisterial District



1 inch equals 900 feet
September 02, 2008

