

# 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

### SE-8-14

Anchor Baptist Church

elimination of entrances

Mixed-Use LC/HR Land Use

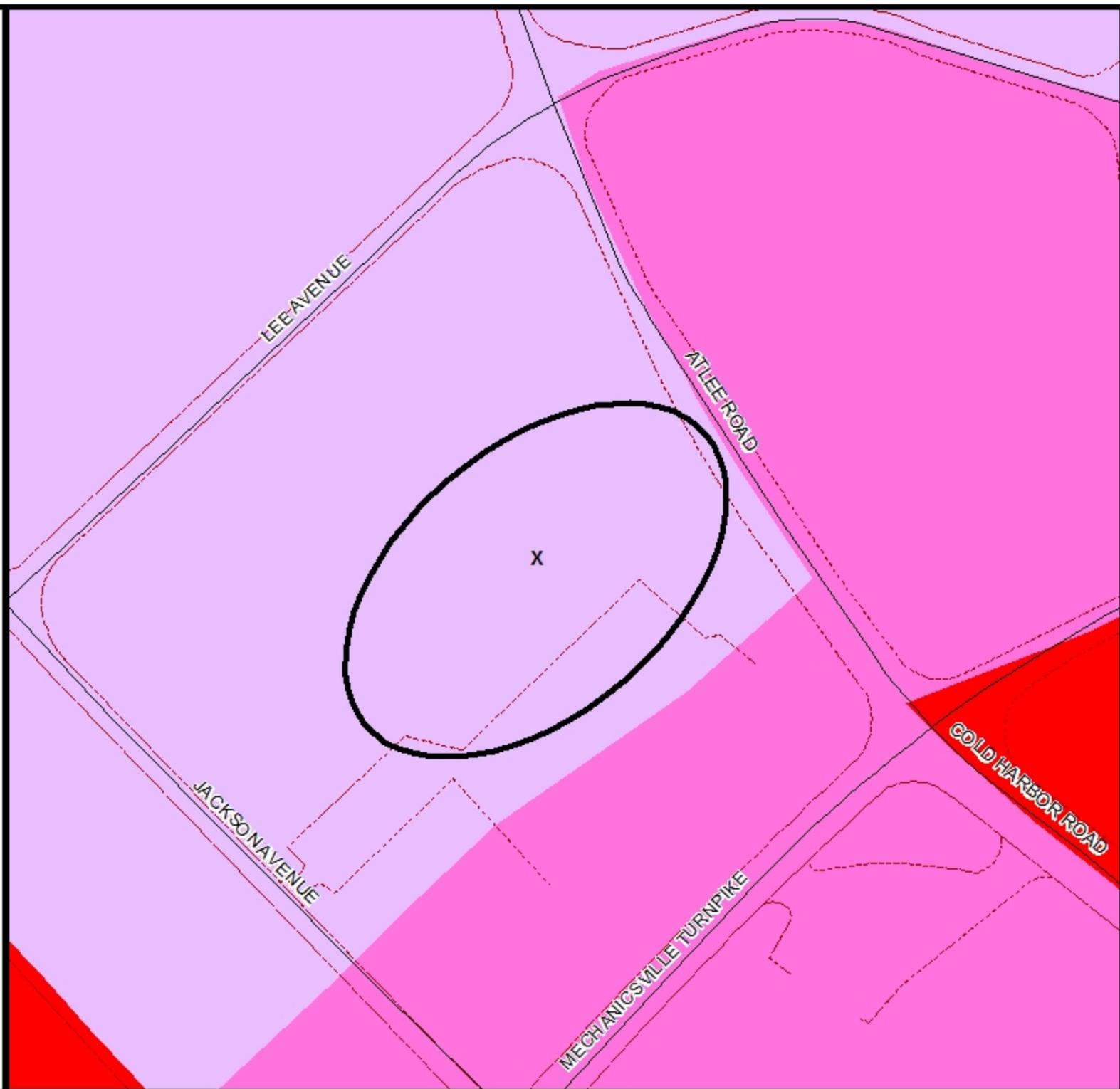
GPIN: 8704-95-3598

*Mechanicsville Magisterial District*



1 inch = 100 feet

May 06, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**SE-8-14**

Anchor Baptist Church  
elimination of entrances

Zoned B-3

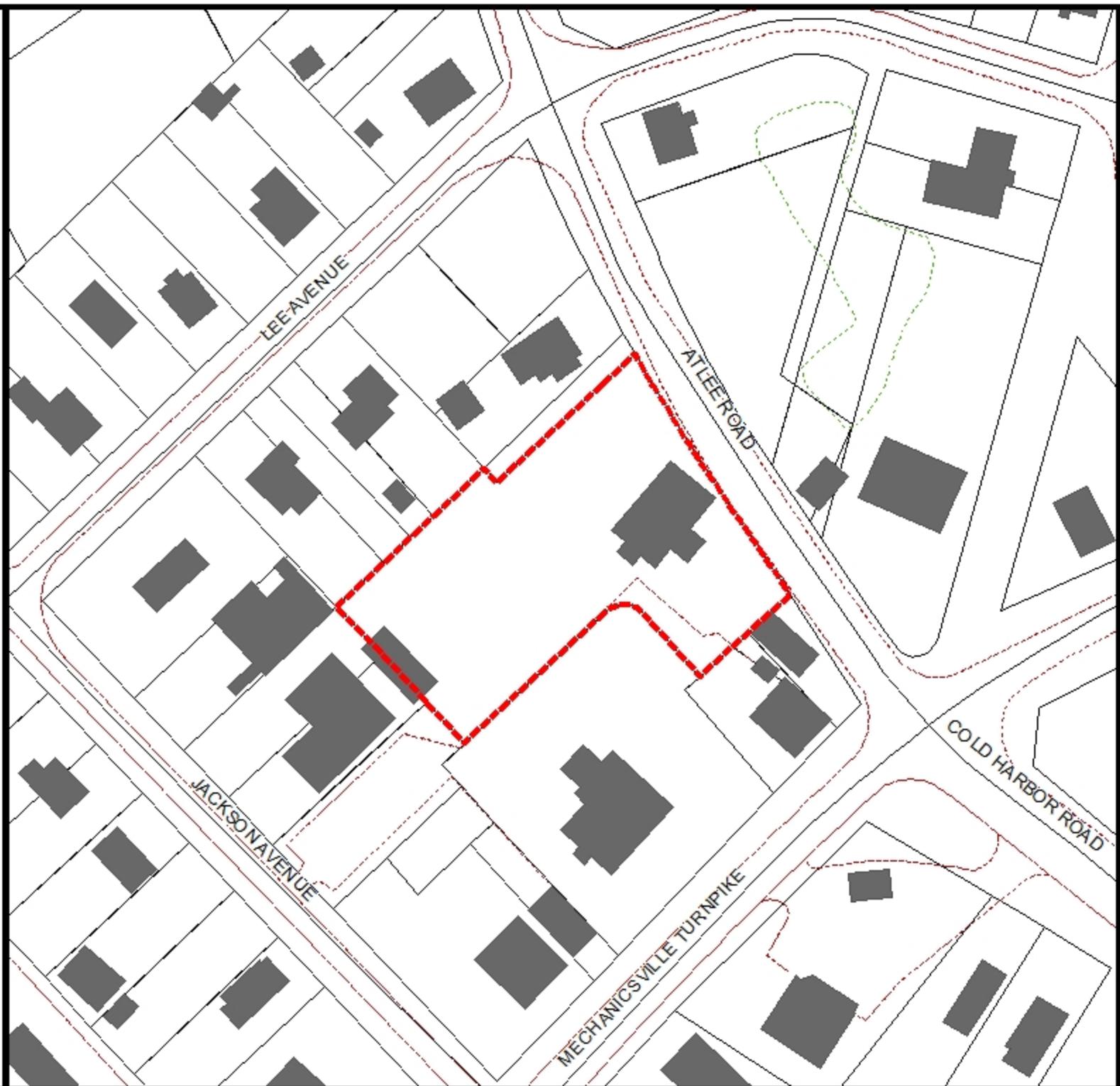
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1 inch = 100 feet

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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	

### SE-8-14

Anchor Baptist Church  
elimination of entrances

Zoned B-3

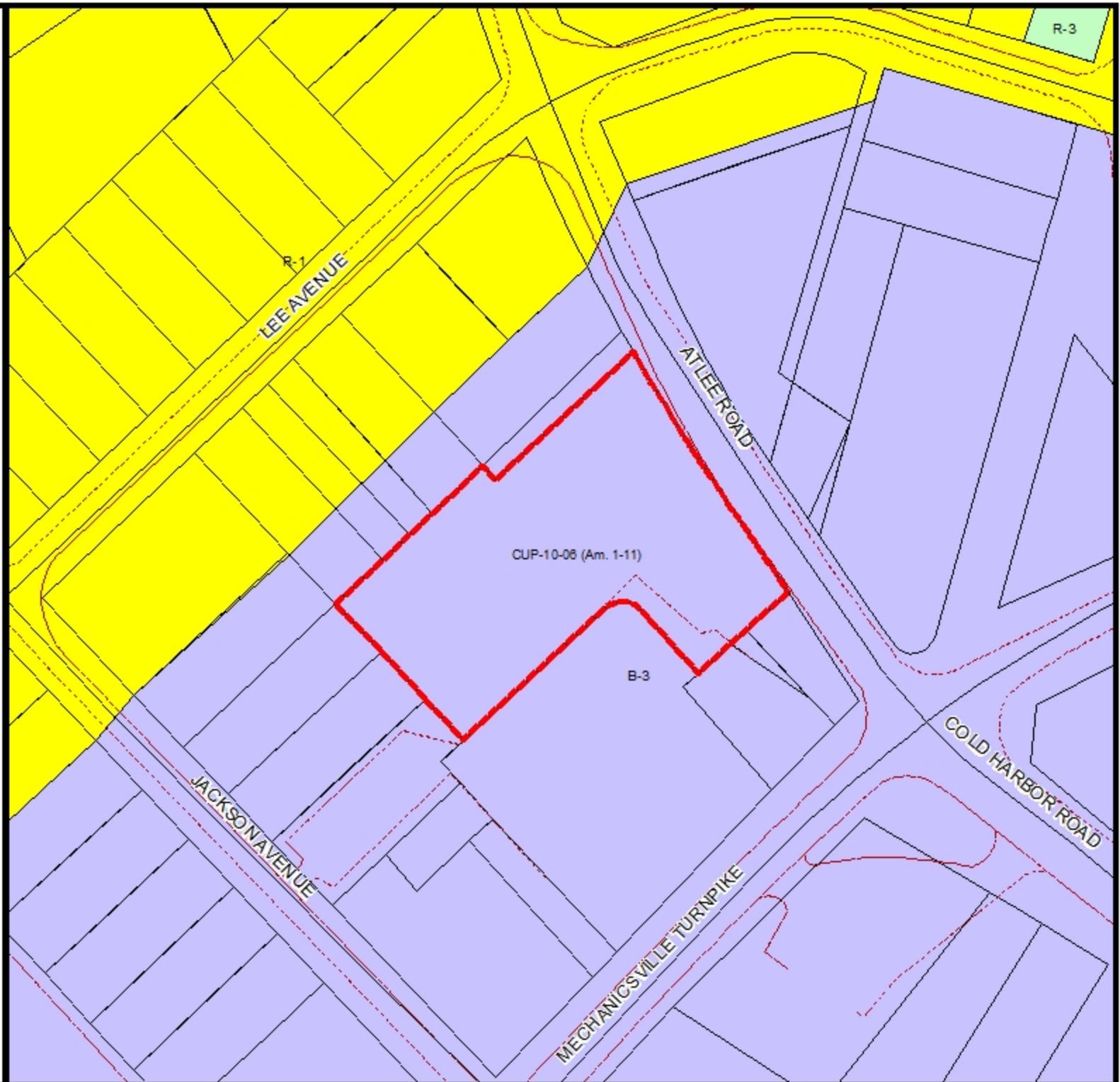
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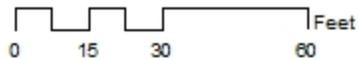
Mechanicsville Magisterial District



1 inch = 100 feet

May 06, 2014





# SE-8-14, ANCHOR BAPTIST CHURCH

Special Exception Report  
Mechanicsville Magisterial District  
Board Meeting Date: July 23, 2014



## Overview

Request	To allow multiple entrances
Zoning	B-3, General Business District
Acreage	1.05 acres
Location	West line of Atlee Road (State Route 638) approximately 100 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPIN(s)	8704-95-3598
General Land Use Plan	Mixed Use (Low Commercial/High Residential)
Major Thoroughfare Plan	Atlee Road (Major Collector w/100' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

Anchor Baptist Church received Conditional Use Permit (CUP) approval of the subject site, a commercial structure in the Village of Mechanicsville, for temporary use as a church. A Special Exception Permit (SE-39-06, Am. 1-11) was also approved to allow the existing multiple entrances from Atlee Road to that site to remain open. The terms of both permits were three years, and were extended to July 1, 2011, through action by the General Assembly. In 2011, the CUP and SE were amended for another three years, but no extensions beyond that were permitted.

The Church has acquired a permanent location on Walnut Grove Road and zoning approval for that site (CUP-1-13), but that site is at the beginning stages of construction. Therefore, the Church requests a new Special Exception Permit and CUP for the Atlee Road site for another term of three years, while its facilities are under construction at its future permanent site.

## Staff Recommendation

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

## **Planning Analysis**

The subject property is in the Village of Mechanicsville and was developed prior to the current access management practices. This parcel has three entrances that serve it and adjacent parcels. Because the Church use of the site is temporary, the owner does not want to make changes to the site.

Therefore, the Church requests a Special Exception permit to allow the multiple entrances for three years, which they believe will be sufficient to allow them to complete construction of its facilities at their permanent site on Walnut Grove Road.

Section 26-337 provides exceptions for access if the Board makes the following findings:

1. That an exception to access requirements would not unreasonably lower the level of service on affected roads;
2. That the design and location of proposed access points are compatible with existing access on the site of the proposed development and on affected streets;
3. That the granting of the exception for access, front yards, or buffers will not substantially affect adversely the use of adjacent and neighboring property; and,
6. That the granting of the exception for access, landscaping, front yards, or buffers will not endanger the public safety, or in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the County.

Since the use is temporary and the staff is not aware of any safety issues related to the previous Special Exception approved, the request appears consistent with the provisions specified in Section 26-237.

## **AGENCY ANALYSIS**

There were no substantive comments from the reviewing agencies.

## **RECOMMENDED CONDITIONS**

1. The Special Exception Permit shall be valid for a period of three (3) years from the date of approval or until Anchor Baptist Church vacates the Property, whichever occurs first.
2. All development and use of the property shall comply with all federal, state and local statutes, ordinances and regulations.

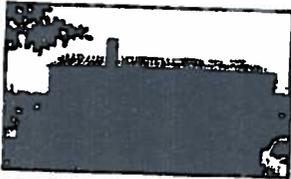
cdc/sm/HTE

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approval Letter and Sketch Plan for SE-39-06, Am. 1-11
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Sketch Plan

**Available Upon Request**

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



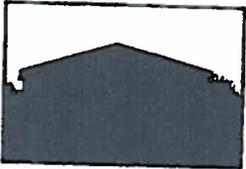
RENDERING OF THE BUILDING



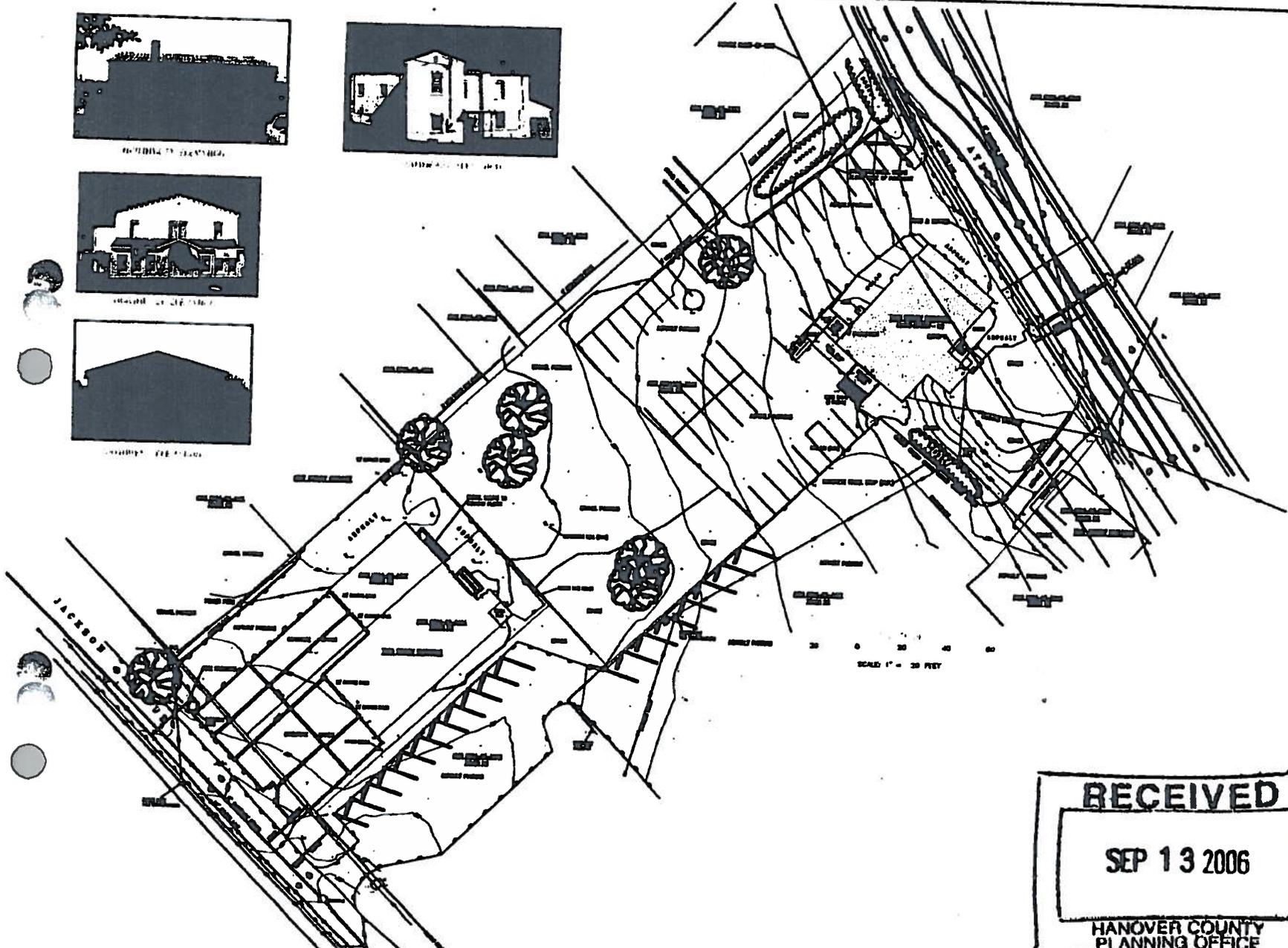
RENDERING OF THE BUILDING



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RENDERING OF THE BUILDING



SCALE 1" = 20 FEET

RECEIVED

SEP 13 2006

HANOVER COUNTY  
PLANNING OFFICE