

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

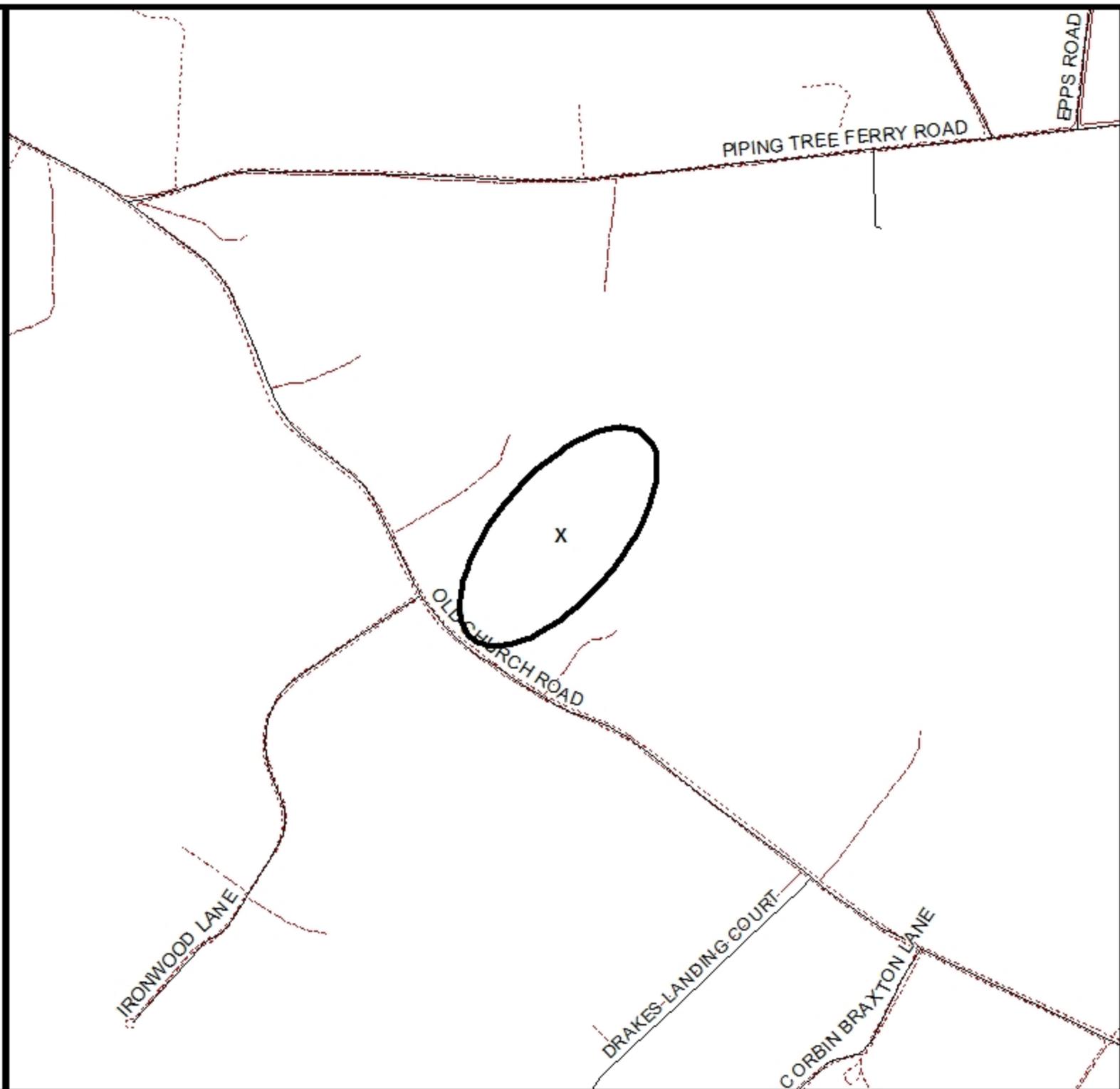
GPIN's: 8765-28-6454; 8765-28-3157
& 8765-28-2202

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

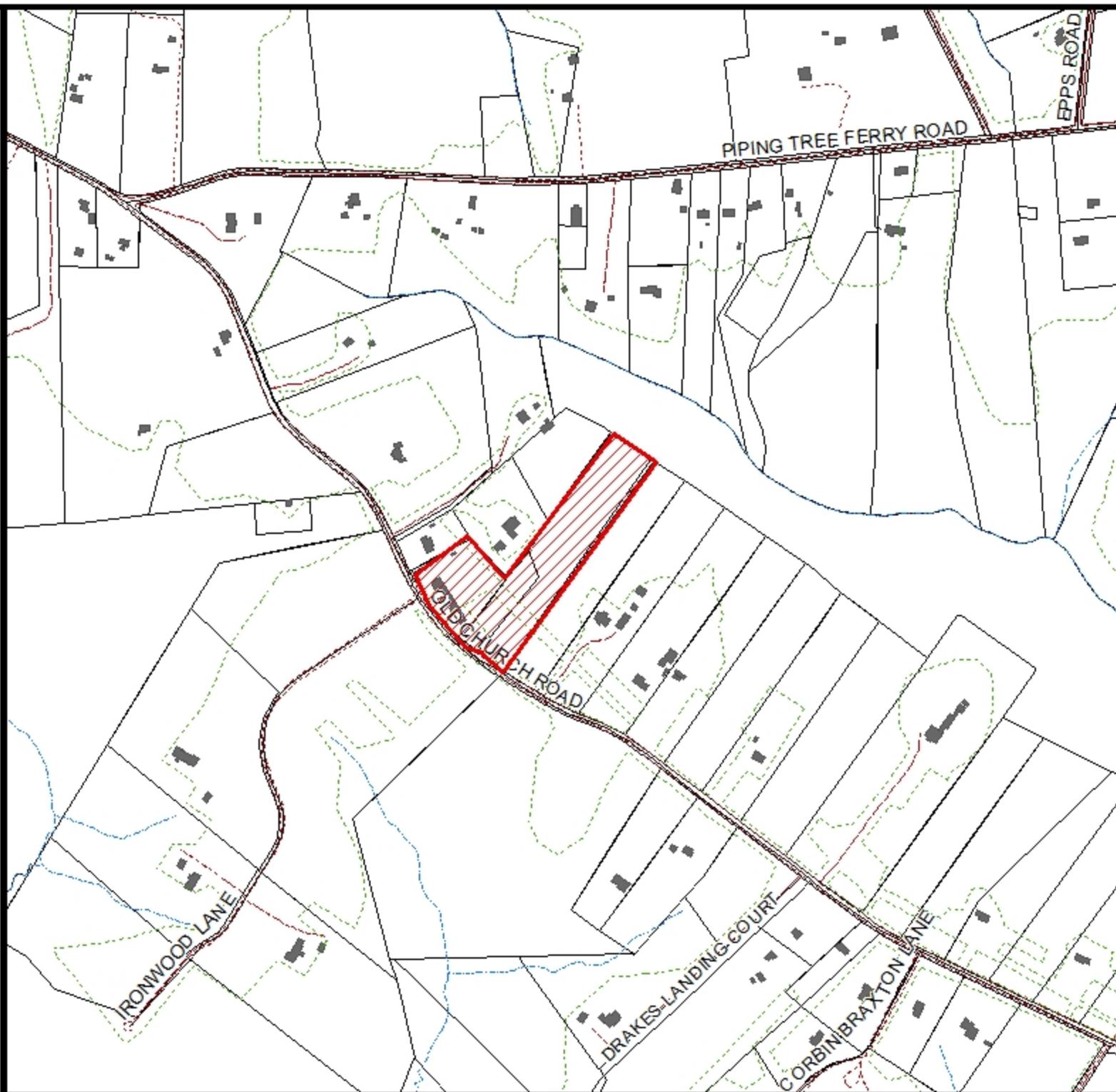
GPIN's: 8765-28-6454; 8765-28-3157
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Henry Magisterial District



1 inch = 600 feet

December 30, 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	

CUP-1-10, Am. 1-15

Bethlehem Presbyterian Church, Inc.

amend CUP sketch plan

Zoned A-1

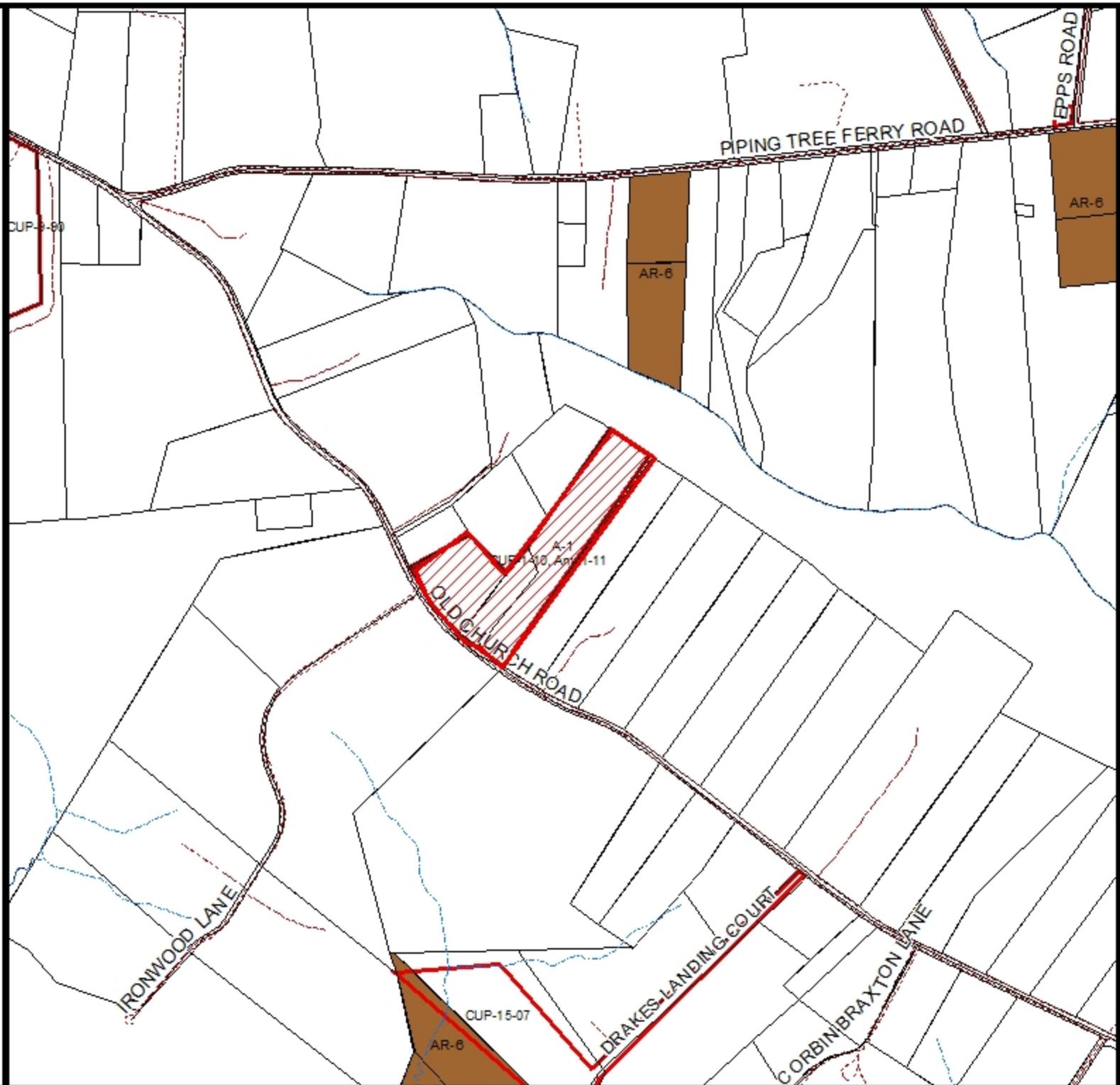
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& 8765-28-2202

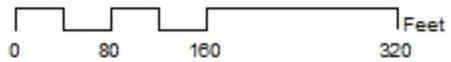
Henry Magisterial District



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
PC Meeting Date: March 19, 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 the western entrance and paved area for official funeral and cemetery vehicles. The entrance remained closed under all other circumstances.

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 Recommendation

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.

Staff's Recommended Conditions

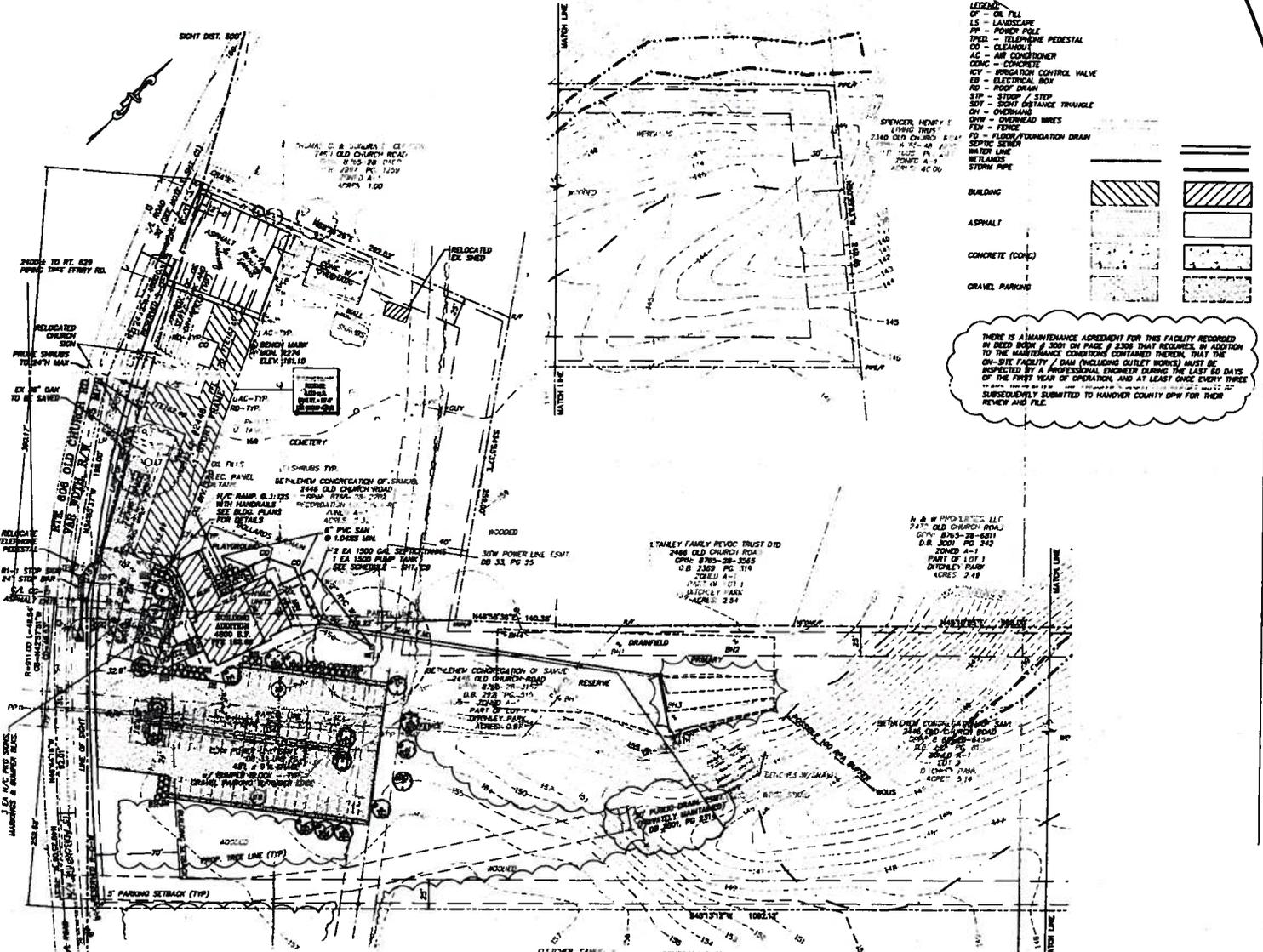
1. The subject property shall only be used for a church and its associated uses.
2. The Phase 1 sanctuary building shall be designed and constructed in substantial conformity with the submitted elevations titled, "Bethlehem Presbyterian Church", prepared by Huff Morris Architects, dated January 4, 2010. 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. The northern entrance and adjoining paved, multi-purpose recreation area shall be developed as a restricted entrance with access only by official funeral vehicles and cemetery maintenance vehicles. No other vehicles shall be permitted to park at this location. Signage restricting access shall be shown on the site plan and installed at the entrance. The entrance shall be barricaded with permanent bollards and a locked chain or other restricted access devices as approved at the sole discretion of the Planning Director.~~
- ~~6.5. All new parking areas shall be designed and landscaped in accordance with Division 4, Parking, Loading and Access Regulations, of the Hanover County Code.~~
- ~~7.6. 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.~~
- ~~8.7. 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.~~
- ~~9.8. All development and use of the Property shall comply with all federal, state and local statutes, ordinances and regulations.~~

cdc/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter and Sketch Plan/Elevations
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Proposed Sketch Plan



LEGEND

GF - GAS FILL
 LS - LANDSCAPE
 PP - POWER POLE
 TEL - TELEPHONE PEDESTAL
 CO - CLEANOUT
 AC - AIR CONDITIONER
 COHC - CONCRETE
 IVC - IRRIGATION CONTROL VALVE
 EB - ELECTRICAL BOX
 RD - ROOF DRAIN
 ST - STOOD / STOP
 SDT - SHORT DISTANCE TRIANGLE
 OH - OVERHEAD
 FB - FIBER/OVERHEAD WIRES
 FEN - FENCE
 FD - FIBER/OVERHEAD DRAIN
 SPTIC - SEPTIC
 WFLR - WATER LINE
 WFLD - WETLANDS
 STORM - STORM PIPE

BUILDING	[Hatched pattern]
ASPHALT	[Diagonal lines]
CONCRETE (CONC)	[Stippled pattern]
GRAVEL PARKING	[Cross-hatched pattern]

THIS IS A MAINTENANCE AGREEMENT FOR THIS FACILITY RECORDED IN DEED BOOK # 3001 ON PAGE # 2588 THAT INCLUDES IN ADDITION TO THE MAINTENANCE CONDITIONS CONTAINED THEREIN, THAT THE ON-SITE FACILITY / GEAR (INCLUDING GUILLET BOWS) MUST BE INSPECTED BY A PROFESSIONAL ENGINEER DURING THE LAST 60 DAYS OF THE FIRST YEAR OF OPERATION, AND AT LEAST ONCE EVERY THREE MONTHS THEREAFTER, AND THE RESULTS OF SAID INSPECTIONS MUST BE SUBSEQUENTLY SUBMITTED TO HANCOCK COUNTY OPH FOR THEIR REVIEW AND FILE.

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED FROM THE PROVIDED SOURCE SURVEY BY THE ENGINEER.
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SKETCH PLAN
 DATE: 10/2012