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-9-89, Am. 1-14

Fairmount Christian Church

amend the sketch plan

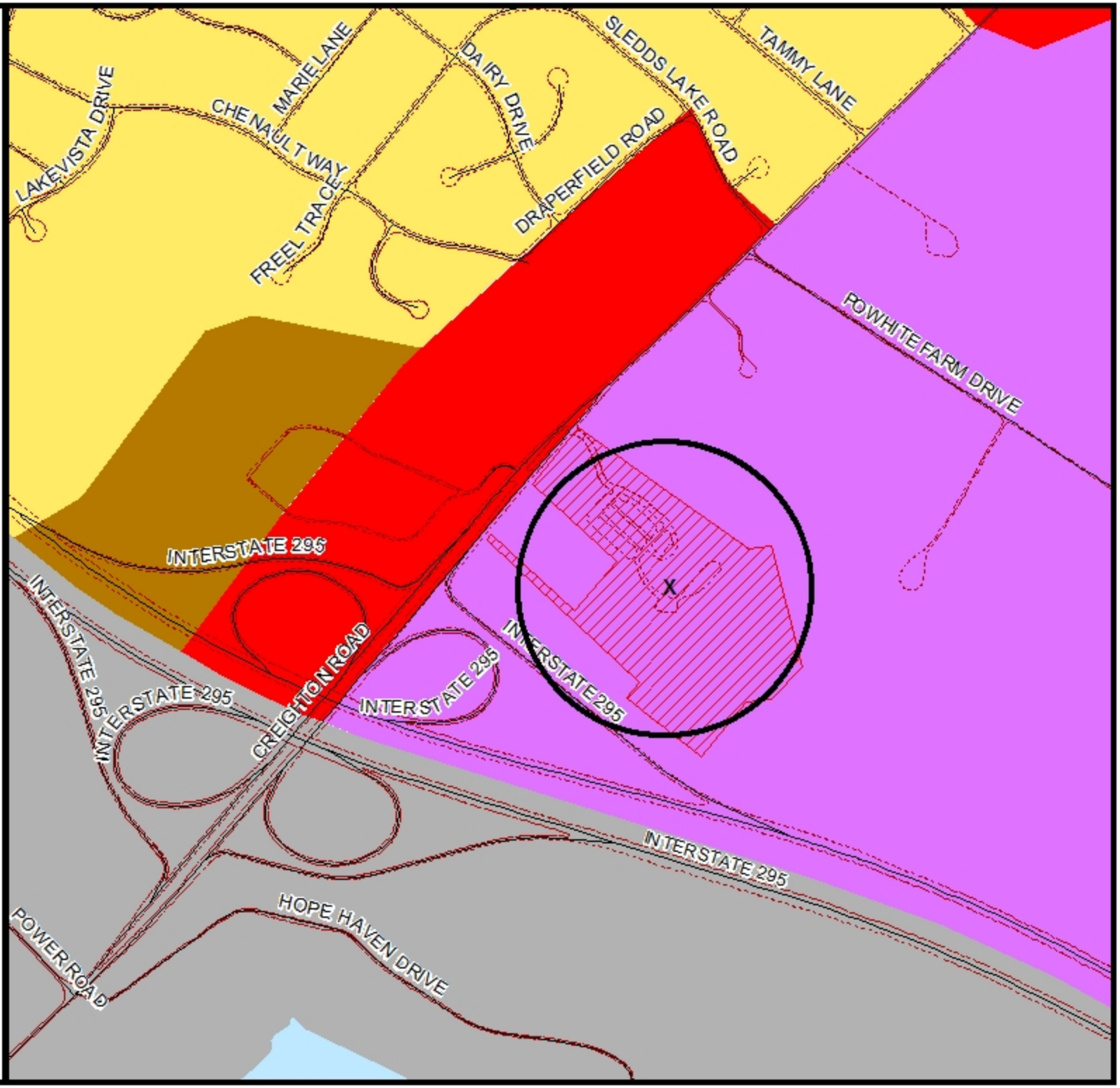
Business-Industrial Land Use

GPIN: 8723-37-7812

Cold Harbor Magisterial District

1 inch = 600 feet

November 04, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

CUP-9-89, Am. 1-14

Fairmount Christian Church

amend the sketch plan

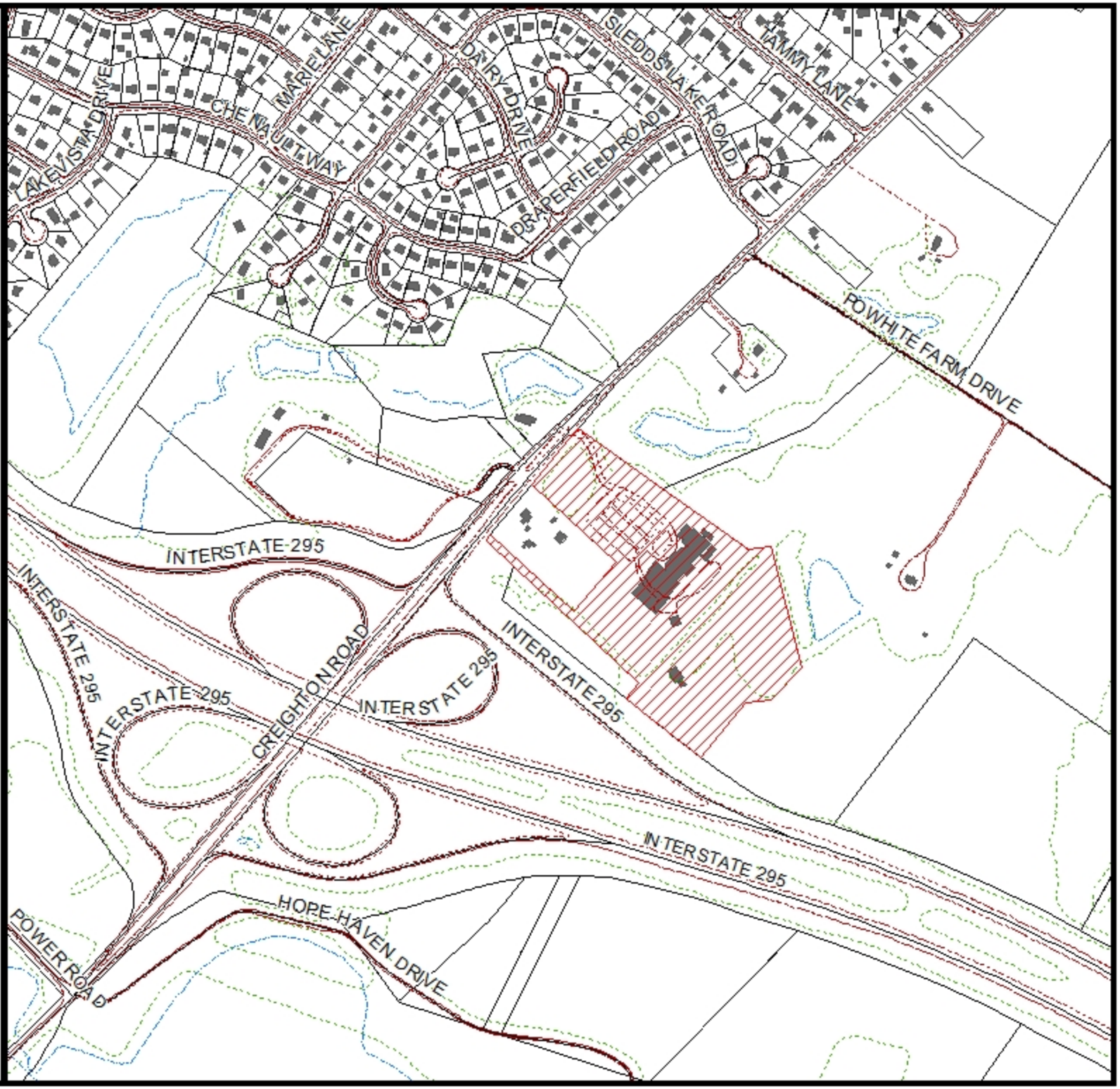
Zoned A-1

GPIN: 8723-37-7812

Cold Harbor Magisterial District

1 inch = 600 feet

November 04, 2014



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

CUP-9-89, Am. 1-14

Fairmount Christian Church

amend the sketch plan

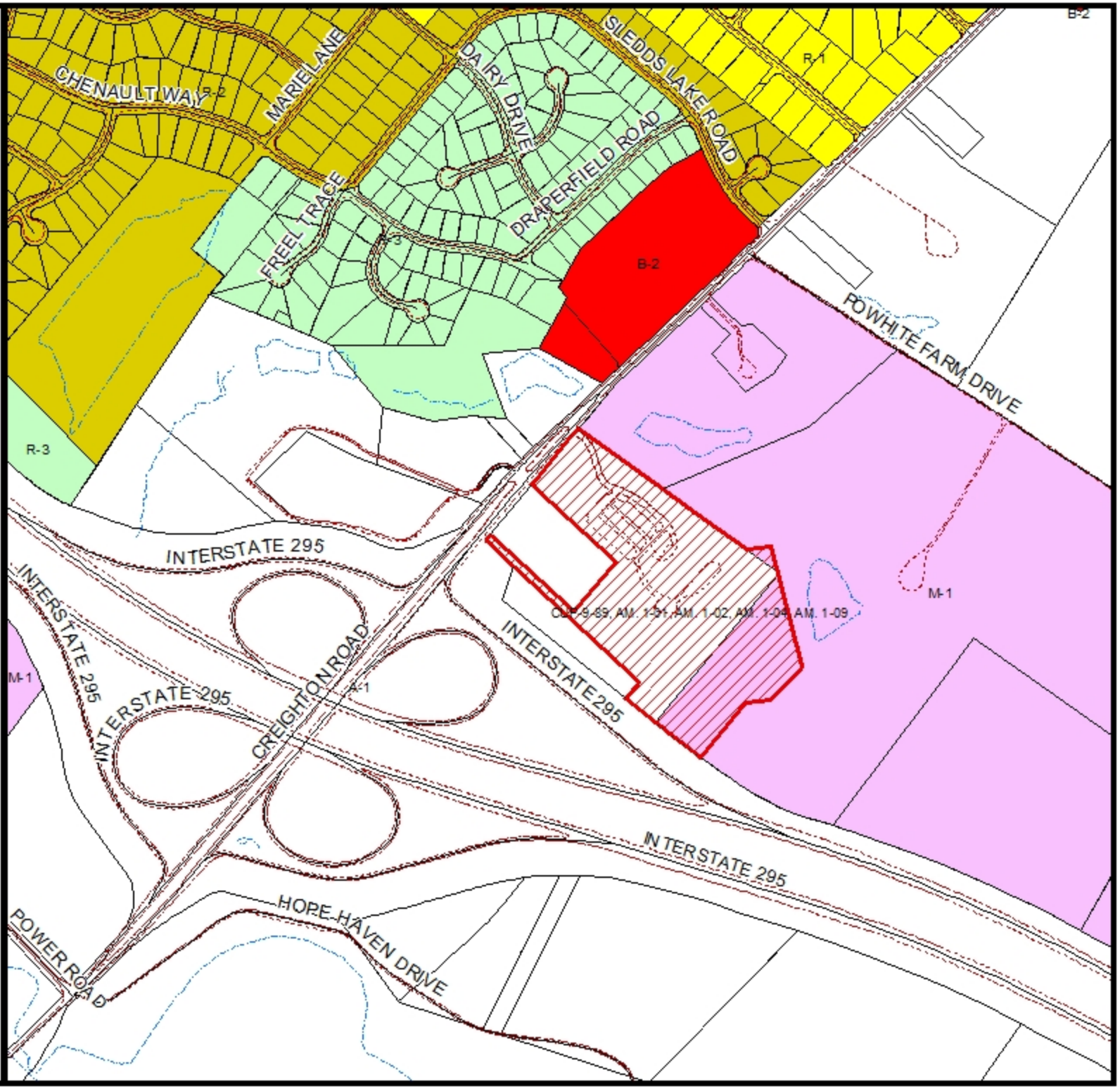
Zoned A-1

GPIN: 8723-37-7812

Cold Harbor Magisterial District

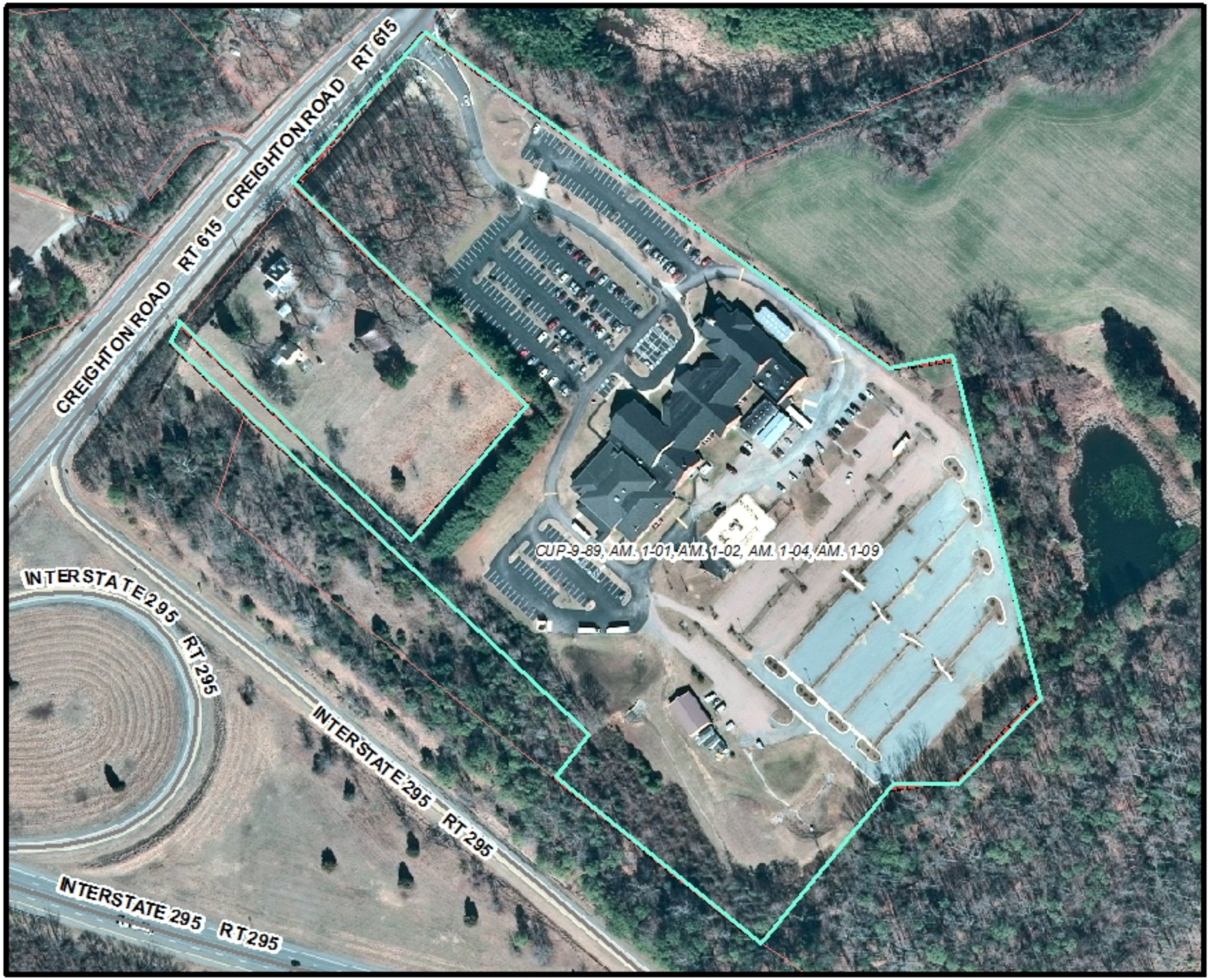
1 inch = 600 feet

November 04, 2014



CUP-9-89, Am. 1-14 Fairmount Christian Church

2013 Aerial



0 105 210 420 Feet

CUP-9-89, AM.1-14, FAIRMOUNT CHRISTIAN CHURCH

Conditional Use Permit Amendment Report
Cold Harbor Magisterial District
PC Meeting Date: January 15, 2014

Overview

Request	To permit an amendment to the sketch plan to show an expansion of the church facilities
Zoning	A-1, Agricultural District and M-2, Limited Industrial District
Acreage	19.67
CUP Acreage	19.67
Location	On the east line of Creighton Road (State Route 615) approximately 500 feet north of Interstate 295
GPIN	8723-37-7812
General Land Use Plan	Multi-Use
Major Thoroughfare Plan	Creighton Road, a Minor Arterial with 100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

An expansion of Fairmount Christian Church was approved with Conditional Use Permit (CUP-9-89, Am. 1-09). The current amendment request is to modify the previously approved expansion plans and elevations.

There is a concurrent Special Exception Permit request for a height exception for the new worship center. Because of the proposed stadium seating within this structure, the building must be 36 ½ feet tall, which is 1 ½ feet above the height limits for the A-1 zoning district.

Staff Recommendation

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

Planning Analysis

Sketch Plan

The revised sketch plan shows that the footprint and square footage of the new structures have been reduced from 84,162 square feet to 70,200 square feet, of which the 3,474 square foot fellowship portion of the structure has been completed. The elevations were also changed to reflect the new footprint of the worship center and to accommodate stadium type seating on the interior of the new worship center. The parking lot design has been revised to reflect the new structural layout and to provide some additional parking for senior membership.

Elevations

Elevations have been submitted showing the modifications to the worship center. Because of the interior stadium seating planned for the worship center structure, it is now taller with a flat roof instead of a pitched roof. The materials for the new structures will match or blend with the existing church. The exterior walls will be constructed of brick to match the existing church on the first level, and above that, an exterior insulation finish system in a color to resemble the brick color. The first level shows a fiberglass asphalt shingle roof to match the type of roofing on other existing structures.

The elevations submitted are intended to serve as a supplement to the elevations approved in 2009. The "future worship/children's education center" is not shown on the elevations submitted with this request, but that addition is still planned. The elevations and sketch plan approved in 2009 are attached to this report.

Agency Analysis

Agency	Comment Summary
Fire/EMS	Fire/EMS was concerned about access to the proposed structure because of its height. The applicant has widened its loading space to a width of 24' to address this concern.
Historical Commission	The Commission determined the proposed changes would not adversely impact Selwyn, VDHR #42-120 and Windy Knob Farm, VDHR # 42-141, provided additional screening is added and maintained, and that the existing trees at that location not be disturbed on northeastern boundary line as recommended by the Commission for the previous amendment, CUP-9-89, Am. 1-09. The Church indicates in its application that it will not disturb the tree buffer that has been maintained by the church between it and the historic sites.

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, "Fairmount Christian Church, CUP Sketch Plan," dated November 3, 2014, and revised December 18, 2014, and prepared by HuffMorris Architects, and the elevations titled, "Fairmount Christian Church CUP Elevations," dated September 8, 2009, revised October 14, 2009 and prepared by HuffMorris Architects, and the supplemental elevations to show the modifications to the worship center titled, "Fairmount Christian Church Elevations," dated November 3, 2014, prepared by HuffMorris Architects.

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. There shall be only one free-standing sign; it shall be designed in accordance with the signage requirements of the A-1, Agricultural District.

2. There shall be only one entrance to this property from Creighton Road (State Route 615). There shall be no access from Creighton Road via the 30' by 512' stem on the property. No structures shall be located on that portion of the lot.

3. No cemetery shall be established on site.

4. No playing fields shall be constructed on site without an amendment to this Conditional Use Permit.

5. The church may offer before and after school childcare; however, use of the church as either a pre-school or a private school will require an amendment to this Conditional Use Permit.

6. Screening shall be provided and maintained along the north and east property lines of the adjacent property, identified as GPIN 8723-37-3900, in accordance with Article 7, Section 2A, of the Hanover County Zoning Ordinance. Plantings which are part of this screen that are removed for any reason shall be replaced with plantings of the same species and shall also meet the size and height requirements of Article 7, Section 2A.

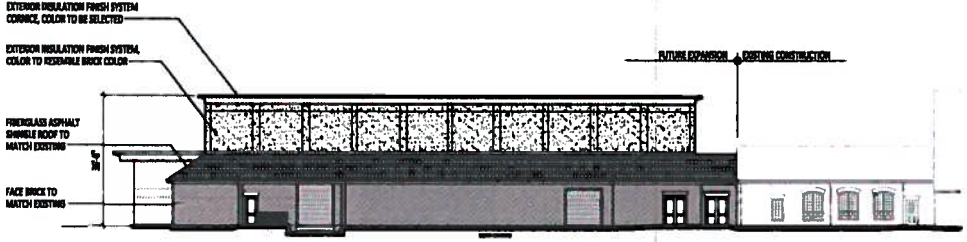
7. All modular classroom trailers shall be removed from the property prior to the issuance of a Certificate of Occupancy for any portion of the children's education building.

8. All development and use of the Property shall comply with all federal, state and local statutes, ordinances and regulations.

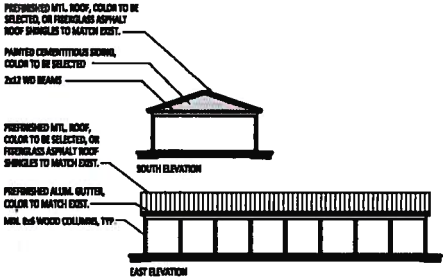
CDC/sm/HTE

Attachments

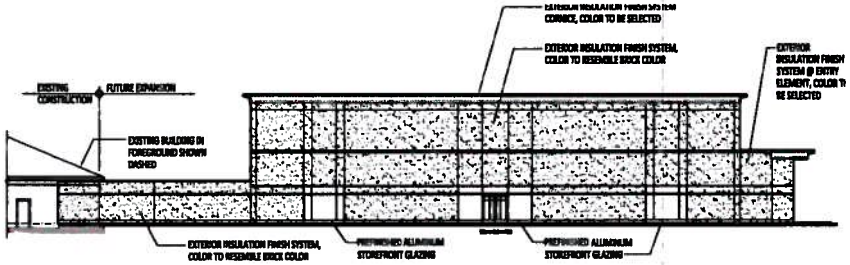
- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Historical Commission Recommendation
- ☑ Approval Letter/Elevations/Sketch Plan
- ☐ County Traffic Study
- ☑ Application Materials
- ☑ Agency Review Comments
- ☐ 527 Traffic Study
- ☐ Citizen Correspondence
- ☐ Photographs
- ☑ Sketch Plan/Elevations



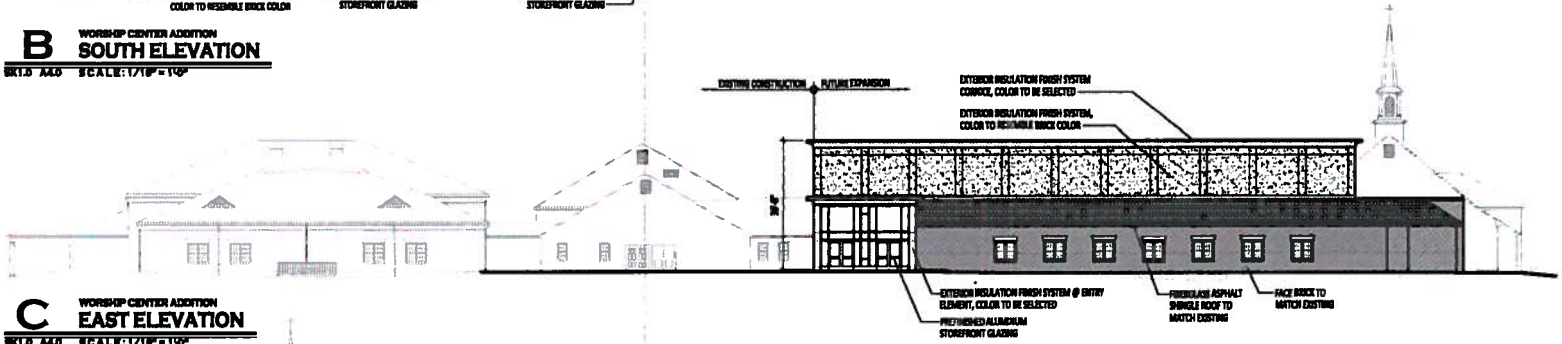
A WORSHIP CENTER ADDITION
NORTH ELEVATION
SK1.0 A4.0 SCALE: 1/16" = 1'-0"



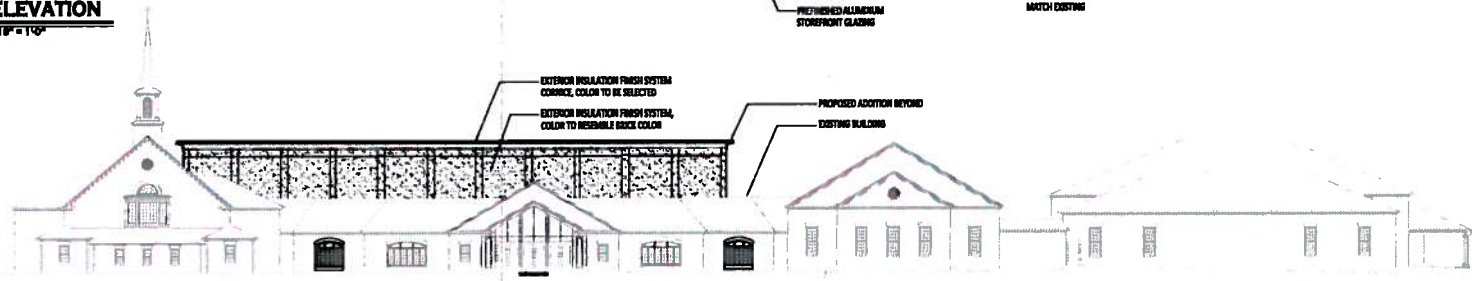
E FUTURE PICNIC SHELTER
SK1.0 A4.0 SCALE: 1/16" = 1'-0"



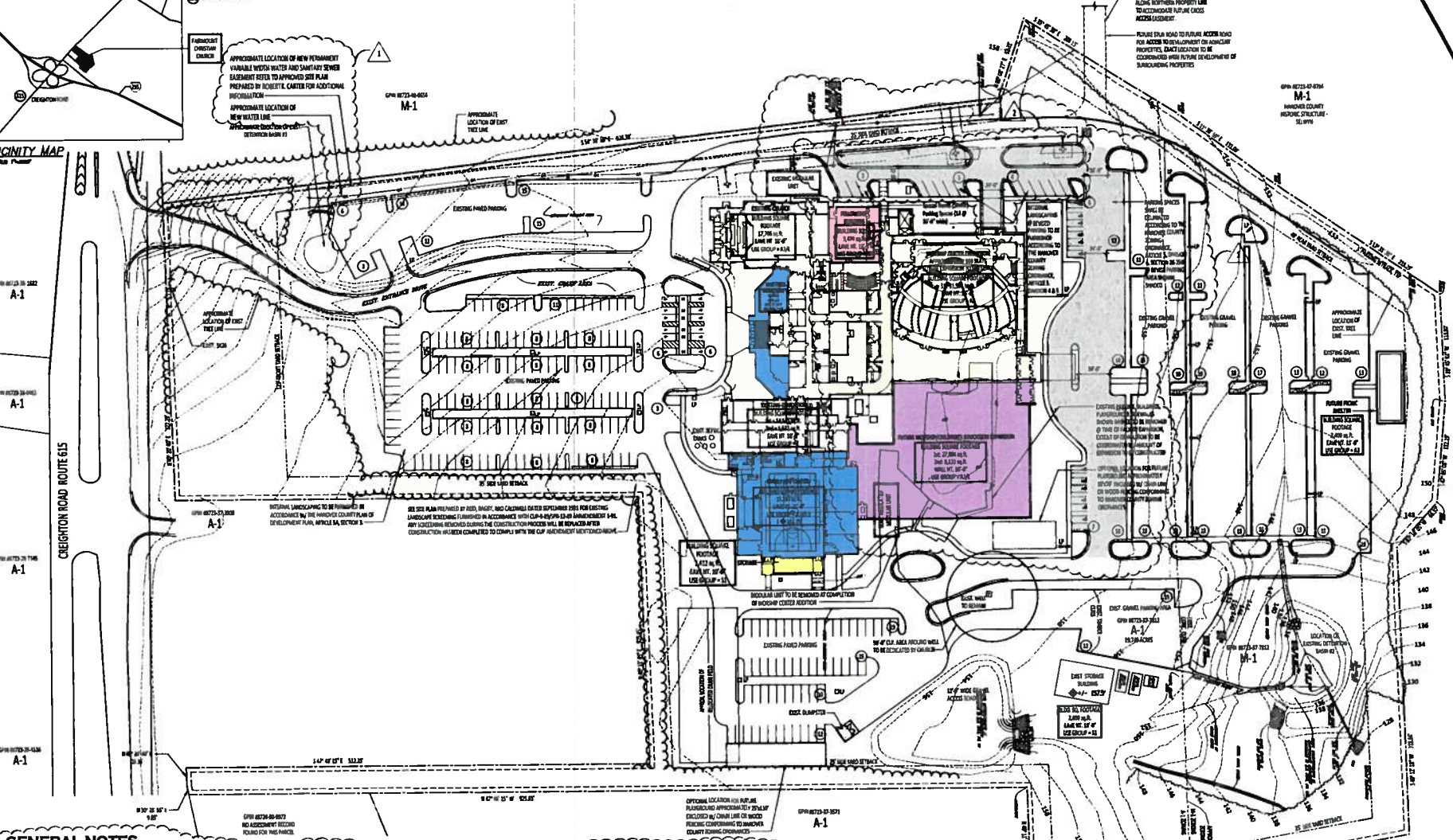
B WORSHIP CENTER ADDITION
SOUTH ELEVATION
SK1.0 A4.0 SCALE: 1/16" = 1'-0"



C WORSHIP CENTER ADDITION
EAST ELEVATION
SK1.0 A4.0 SCALE: 1/16" = 1'-0"



D WORSHIP CENTER ADDITION
WEST ELEVATION



GENERAL NOTES

1. ALL PLAT INFORMATION TAKEN FROM THE FOLLOWING SOURCE SUPPLIED BY THE OWNER:
   a. SITE PLAN COMPLETED BY REID, BAGBY, AND CALDWELL, P.C., DATED SEPTEMBER 1991
   b. SITE PLAN COMPLETED BY REID, BAGBY, & CALDWELL, P.C., DATED 15 JULY 2001
   c. SITE PLAN COMPLETED BY TIMMONS, DATED 24 APRIL 2001
   d. SITE PLAN COMPLETED BY ROBERT K. CARTER INC., P.C., DATED 19 AUGUST 2009
   e. SITE PLAN COMPLETED BY ROBERT K. CARTER INC., P.C., DATED 19 FEBRUARY 2010
2. INTERNAL LANDSCAPING IS PROVIDED IN ACCORDANCE W/ THE HANOVER COUNTY ZONING ORDINANCE, ARTICLE 5, DIVISION 4 AND 5
5. SEATING IN EXISTING SANCTUARY = 524 SEATS; ULTIMATE SEATING IN PROPOSED WORSHIP CENTER = 1,500. TOTAL SEATING = 2024 SEATS
6. PARKING REQUIRED FOR EXIST. & PROPOSED WORSHIP CENTERS = 506 SPACES
   TOTAL PARKING PROVIDED = 681 TOTAL SPACES
7. PHYSICALLY CHALLENGED PARKING REQUIRED = 19 SPACES
   PHYSICALLY CHALLENGED PARKING PROVIDED = 24 SPACES
8. ALL TREES SHOWN INDICATE EXISTING TREE LINES. THEY DO NOT REPRESENT ANY TREES THAT ARE TO BE PLANTED IN ACCORDANCE W/ THE HANOVER COUNTY ZONING ORDINANCE, ARTICLE 5, DIVISION 5
11. SITE IS IN THE OVERLAY URBAN DEVELOPMENT DISTRICT & URBAN SERVICE DISTRICT
12. INDICATES EXISTING BUILDING PHASE 1
13. INDICATES EXISTING BUILDING PHASE 2
14. INDICATES EXISTING BUILDING PHASE 3
15. INDICATES EXISTING BUILDING PHASE 4