

**O-3C**  
O-3C & A-1 to R-0C  
18.126 Acres



**ZONING**  
CHRISTIAN EDUCATION  
FACILITY

Ref. 760-770-7401

**C-21C-03**  
Brookland District



0 400 Feet

May 2003



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

November 19, 2003

Virgil R. Hazelett, P.E.  
County Manager

Mr. Carl Childress, Trustee  
Glen Allen Church of Christ  
11064 Staples Mill Road  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-21C-03

Dear Mr. Childress:

The Board of Supervisors at its meeting on November 12, 2003, granted your request to conditionally rezone property from O-3C Office District (Conditional) and A-1 Agricultural District to R-0C One Family Residential District (Conditional), Parcels 760-770-7401, 761-769-0273 and 761-770-2421, described as follows:

Beginning at a point on the north line of relocated State Route 157, said point beginning 1000' southwest of the west line of Staples Mill Road (State Route 33); N13°23'46"W, 526.42' to a point; thence N19°43'55"W, 189.55' to a point; thence N70°33'41"E 958.73' to a point; thence N19°43'55"W, 777.58' to a point; thence N46°30'13", 39.28' to a point; thence S68°42'45"W, 258.88' to a point; thence S76°02'60"W, 241.01' to the point of the beginning, containing 10.726 acres.

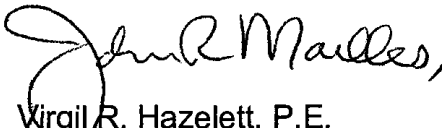
The Board of Supervisors accepted the following proffered conditions, dated November 6, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses.** The property shall be used for church and church related activities.
2. **Site Plan.** The property shall be developed in substantial conformity with both the Master Site Plan (MP-1), and Phasing Plan (MP-2) entitled Glen Allen Church of Christ prepared by HVC Chenault and dated September 19, 2002 (see case file) unless an alternative plan is specifically requested by Glen Allen Church of Christ and approved by the Planning Commission.
3. **New Building.** New construction shall be architecturally compatible to the existing building known as the Hartley House.
4. **Trees.** The applicant shall preserve and maintain as many of the existing trees as possible. A landscaping plan shall be submitted for review and approval for each phase of construction.

5. **Outside Activities.**
  - a. Commercial trash pick up, parking lot cleaning, leaf blowing, or similar maintenance activities shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday. There shall be no commercial trash pick up or parking lot cleaning on Sunday.
  - b. Church sponsored activities occurring outdoors shall be restricted to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturday and Sunday.
6. **Dumpster Screening.** Dumpsters and trash receptacles shall be screened from public view at ground level at the property lines in a manner approved at the time of the Plan of Development review.
7. **HVAC Equipment.** Heating, ventilation, and air conditioning equipment (HVAC) shall be screened from public view at ground level at the property lines in a manner approved at the time of the Plan of Development review.
8. **Outdoor Lighting.** An outdoor lighting plan shall be developed for approval by the Planning Commission to maximize security and safety for employees, congregation members and invitees and to minimize glare on public roads and property lines. Lighting shall be produced from concealed sources, or "shoebox" style lighting fixtures.
9. **Outside Speakers.** No outdoor public address, paging system, speaker, or loudspeaker shall be permitted on the property.
10. **Gravel Prohibited.** Parking areas, roads, and other access drives shall be paved. Gravel shall not be used as primary landscaping material.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

6   
Virgil R. Hazelett, P.E.  
County Manager

Mr. Carl Childress, Trustee  
Glen Allen Church of Christ  
November 19, 2002  
Page 3

pc: Mr. Steven A. Williams  
Mr. Dale G. Mullen, Esq.  
Director, Real Estate Assessment  
Conditional Zoning Index

# GLEN ALLEN CHURCH OF CHRIST

GLEN ALLEN, VIRGINIA

STORM WATER  
RETENTION POND

GRAVEL ACCESS ROAD  
RECREATION PARKING

RENOVATED EDUCATION  
FACILITY

CHAIRLIFT HOUSE

PLAYGROUND

NEW PARKING

FUTURE PARKING

SECONDARY ENTRY

RENOVATED YOUTH &  
RETREAT CENTER

SHED

NEW SANCTUARY

NEW ADMINISTRATIVE AREAS

FUTURE FELLOWSHIP HALL

SERVICE AREA W/DUMPSTER

NEW BASKETBALL COURT &  
PAVILION

**S. E.**

SANCTUARY	11,000 +/-
ADMINISTRATION	5,000 +/-
FELLOWSHIP	7,600 +/-

**PARKING**

NEW	97
FUTURE	98
TOTAL	195

## MASTER SITE PLAN

SCALE: 1"=60'

**HVC · CHENAULT**  
 Planning · Architecture · Interior Design  
 richmond virginia

Master Plan  
**GLEN ALLEN CHURCH OF CHRIST**  
 Glen Allen, Virginia  
 Springfield Road

Drawn by	J.L.K.
Checked by	J.L.K.
Date	08-14-02

**C-21C-03**

MP-1