

Print

Special Use Permit Application - Submission #55027

Date Submitted: 10/21/2021

Special Use Permit Application

The deadline for Special Use Permit applications is the first Tuesday of the month. An application is complete when the fee and all request information is received.

Date of Request*

10/21/2021

Address of Request*

505 Lakeview Ave., Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Name of Project*

Christian Life Center

Description of Request*

The Applicant requests a special use to allow operation of a religious assembly use on a parcel that is less than 2 acres in size.

Applicant Information

Name of Applicant*

Christian Life Center

Applicant is...*

Contract Purchaser

Mailing Address of Applicant*

505 Lakeview Ave., Colonial Heights, VA 23834

Street Address, City State, Zip Code

Telephone Number of Applicant*

8042404614

Email Address of Applicant*

c_pavie@yahoo.com

Purchase Contract

Swearingen Realty Company.pdf

If applicant is the Contract Purchaser, attach contract.

Statement*

All information is accurate to the best of my ability. By checking this box, you are agreeing to sign and take responsibility for the work on this permit.

Property Owner Information

If applicant is property owner, skip section.

Name of Property Owner

Swearingen Realty Company

Property Owner Mailing Address*

1001 Boulevard Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Telephone Number of Property Owner*

(804) 526-0502

Email Address of Property Owner

Ted@swearingenrealty.com

Other Representative

Provide information for engineer, developer, attorney, or permit expeditor associated with this application. If no other representatives are associated with this application, or information has already been provided in the applicant section, skip section.

Other Representative Contact Information

Kerry Brian Hutcherson, attorney
Rudy, Coyner & Associates, PLLC
9910 Wageners Way
Chesterfield, VA 23832
kerry@rudycoyner.com
804-748-3600, ex. 306

Charlie Townes, civil engineer
Townes, PC
A Professional Corporation

providing consulting engineering, land surveying, and land planning

2463 boulevard

colonial heights, va 23834

telephone: 804.520.9015 ext. 102

facsimile: 804.520.9016

Provide the name, company, mailing address, telephone number, and email address for all representatives associated with this application.

Parcel Identification*

1900010Y001 and 1900010Y002

Subdivision Lot & Parcel # and/or Tax Map Designation

Site Acreage

Approx. 1.3 acres

Current Zoning

Existing/Proposed Square Footage of Structure(s) (if applicable)

Approx. 5500 sf existing; approx. 8000 sf proposed expansion

Name of Subdivision

(if applicable)

Proposed Land Use Activity*

Church (ITE Code 560)

Vehicles per Peak Hour (VPH)

214.2

Traffic Impact Analysis

\$1,000 fee will be included

(if required)

Adjoining Property Owners

All adjacent property owner information shall be listed below or separately attached. Please provide property address, property owner name, and property owner mailing address for each adjacent parcel to the subject property. Applicants may submit property cards to satisfy this requirement. Property cards may be printed at the City Assessor's Office. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries.

List information below*

See attached spreadsheet

The names and addresses above are those of adjacent property owners as listed in the tax records of the City Assessor (or County Assessor, if applicable.)

Adjacent Property Owner Information

Adjacent Owners List.xlsx

Information may be attached here or filled out above.

Narrative

The Comprehensive Plan is available on the City's website within the Planning Department webpage.

What is the Land Use and Transportation Plan Map designation of the subject property?*

"Civic/Institutional" and "Multi-Family"

Describe in Detail the Proposed Use of the Property.*

The existing building used by Christian Life Center is proposed for expansion onto the adjacent parcel located on Lakeview Ave. Christian Life Center wishes to purchase the adjacent parcel, vacate the boundary between the two parcels, and build an expansion for the church building. In order to do all of this, a special exception is needed to allow a religious assembly use on a parcel that is smaller than the 2-acre minimum required by ordinance. Christian Life Center is requesting the special exception for both parcels.

Explain how this request is consistent with the Comprehensive Plan.*

The Land Use Plan in the City's Comprehensive Plan recommends "Civic/Institutional" and "Multi-Family" uses for the two parcels that are included in this request for a special exception. Places of worship are included in the recommended uses for both future land use categories.

List any sensitive environmental or unique features of the property.*

NONE

Explain how this request will impact the surrounding neighborhood and/or the City of Colonial Heights.*

There is already a church building located on one of the parcels, and that parcel is smaller than the 2-acre minimum size. Allowing a special exception for both parcels will allow the church to operate on a property that is closer in size to the 2-acre minimum. Also, the special exception will facilitate expansion of the church building, which will allow Christian Life Center more space to provide civic services to the community.

Have you prepared a conceptual plan of the proposed development, including proposed uses, general lot configurations and road locations?*

Yes; Charlie Townes of Townes, PC has prepared a conceptual plan that is attached to this application.

What provisions will be made to provide safe and adequate access to the subject property?*

Compliance with VDOT access management regulations.

Please identify any known or suspected historic resources on both the subject property and adjacent properties.*

NONE

Attachments*

Check all applicable below:

- Adjacent Property Owners Form
- Thirteen Copies of the Plat of the Subject Property
- Responses to Questions on following page
- Owner's Power of Attorney Affidavit, if not applicant
- Required \$1,500 fee
- Traffic Impact Analysis Fee (\$500-100VPH or less, \$1,000-more than 100VPH)

Attachments

SANCTUARY PRELIM LAYOUT.pdf

If needed, please email additional attachments to siteplans@colonialheightsva.gov to include with your submission.