

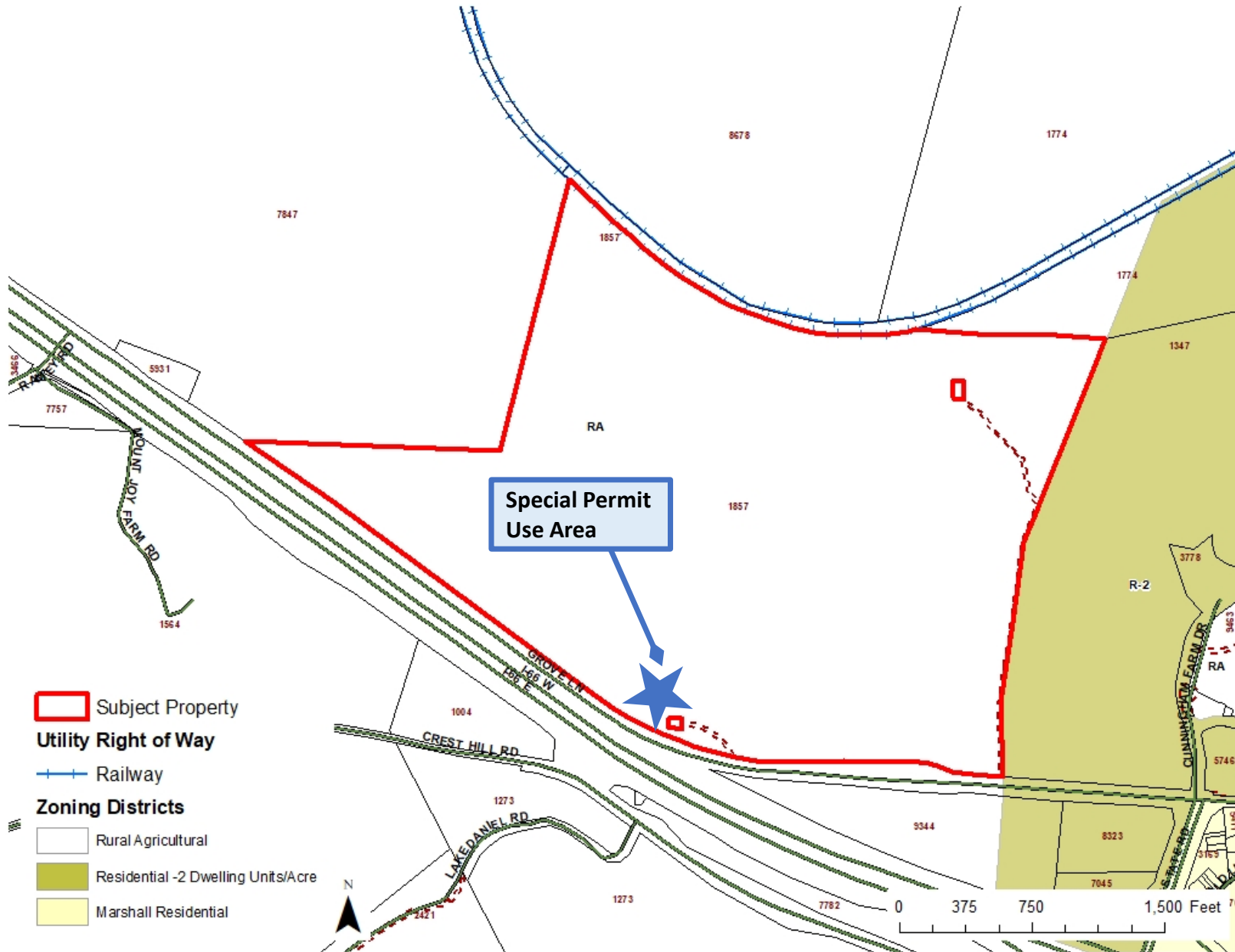
# Generation Grace Church

Category 6 Special Permit



SPPT-20-013977

# ZONING MAP



## Subject Property:

- 4385 Grove Lane, Marshall
- 187.35 acres
- The proposed Special Permit Use Area is approximately 1.3 acres of the entire 187.35 acre parcel

## Request:

- Category 6 Special Permit for a Place of Worship

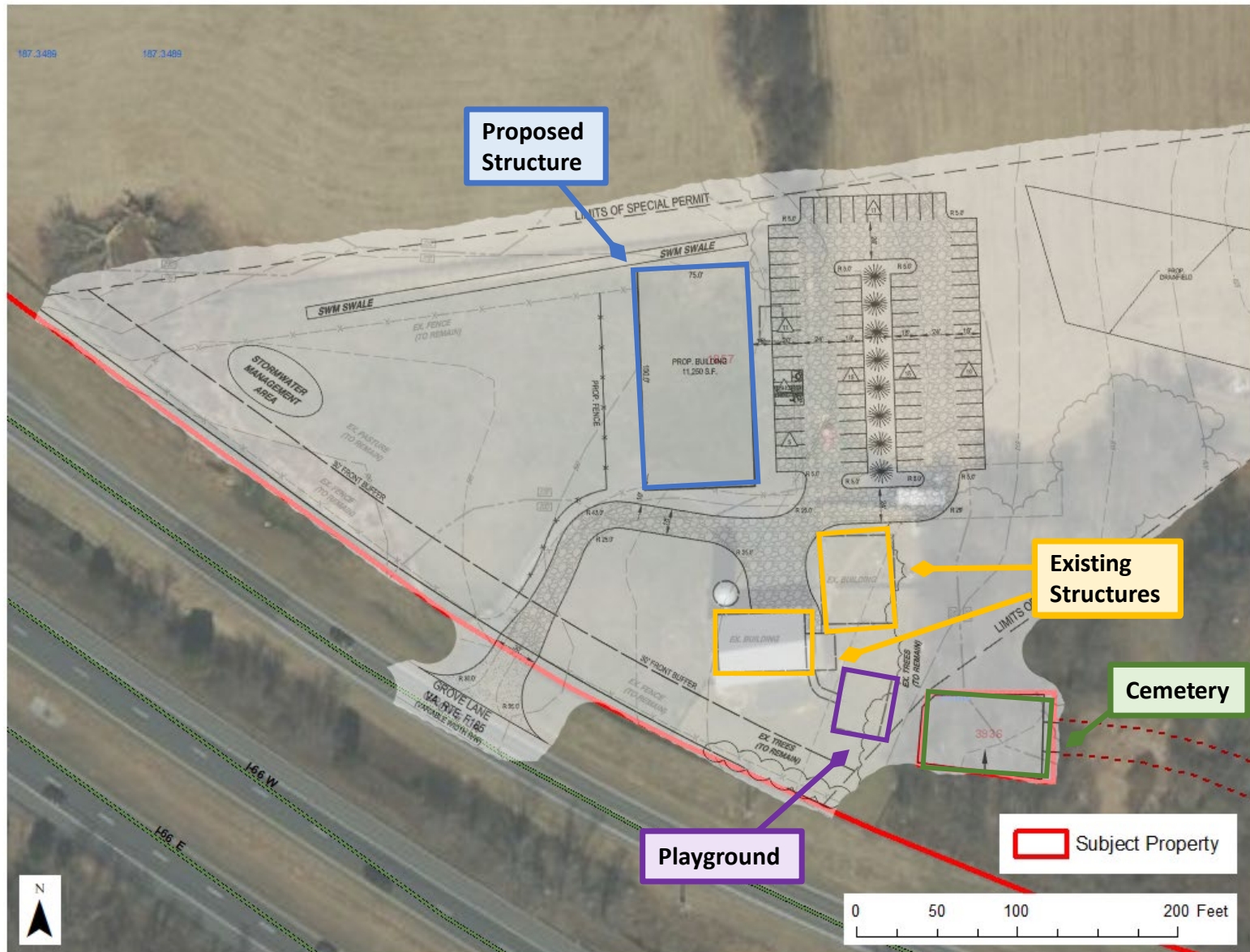
## Property Information:

- Zoning District: Rural Agriculture (RA)
- Surrounding Properties: RA and R-2
  - Residential and Agricultural

## Comprehensive Plan:

- Land Use: Rural
- Immediately Adjacent to the Marshall Service District

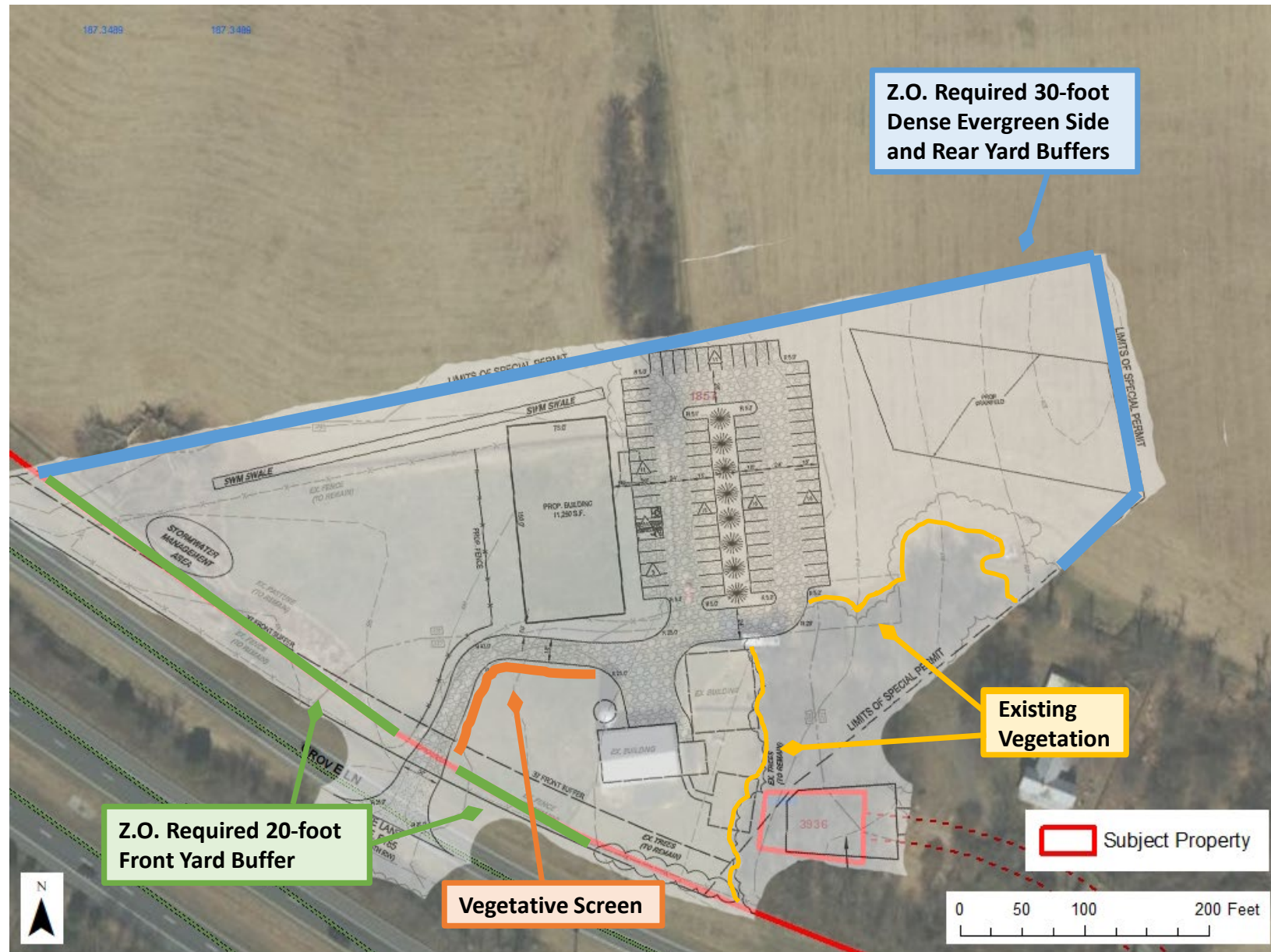
# SITE AERIAL



## Proposed Development:

- 11,250 square foot church with a capacity for 300 seats to allow for anticipated future growth
- Services on Sunday from 9:30 a.m. to 11:30 a.m. and Thursdays from 6:30 p.m. to 8:30 p.m.
- Currently, Sunday morning services draw 60 people and Thursday's draw 20 people
- Utilize two existing buildings on the property for the church

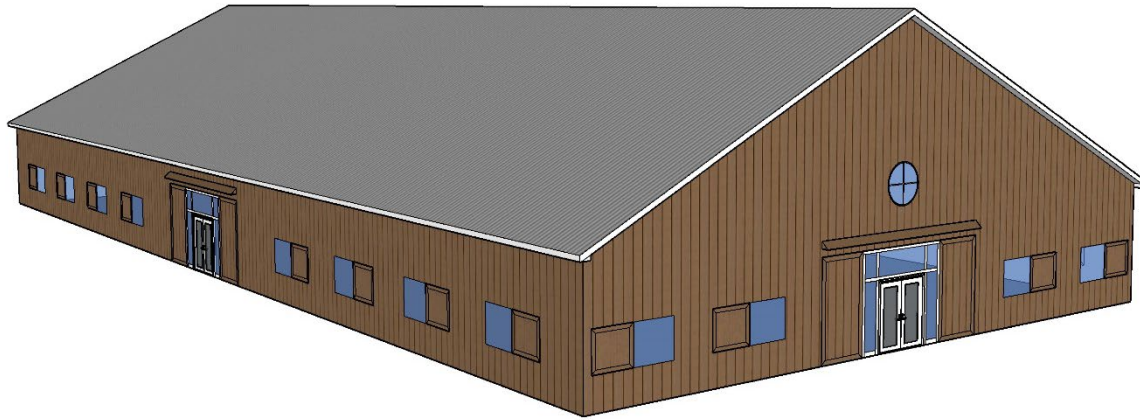
# SITE AERIAL



## Included Conditions:

- A 20 foot landscaping buffer with 3 Canopy Trees, 3 Understory Trees & 24 Shrubs per 100 feet along Grove Lane
- A vegetative screen with 10 evergreen shrubs and 1 canopy tree per every 35 feet along the southern boundary of the travelway
- Existing vegetation used for screening shall be placed in a tree preservation easement

# CONCEPTUAL RENDERING



## Included Conditions:

- Use of the Limited to Church and Incidental Uses
- Hours of Worship – Sundays: 9:30 a.m. to 11:30 a.m. & Thursdays: 6:30 p.m. to 8:30 p.m.
- Other activities associated the Place of Worship may occur provided they cease by 10:00 p.m.
- Visually similar to the two existing buildings, consistent with the elevations provided, and the height shall not exceed that of the existing buildings
- Parking Lot Lighting 14' Above Grade Max.
- A new entrance meeting VDOT standards shall be constructed prior to establishment of the use
- Any future signage shall be in compliance with the Zoning Ordinance and all appropriate permits shall be obtained
- All applicable permits be obtained
- Site Plan shall be required