

# Rural Lands



Toano, Virginia

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DJG# 2160330



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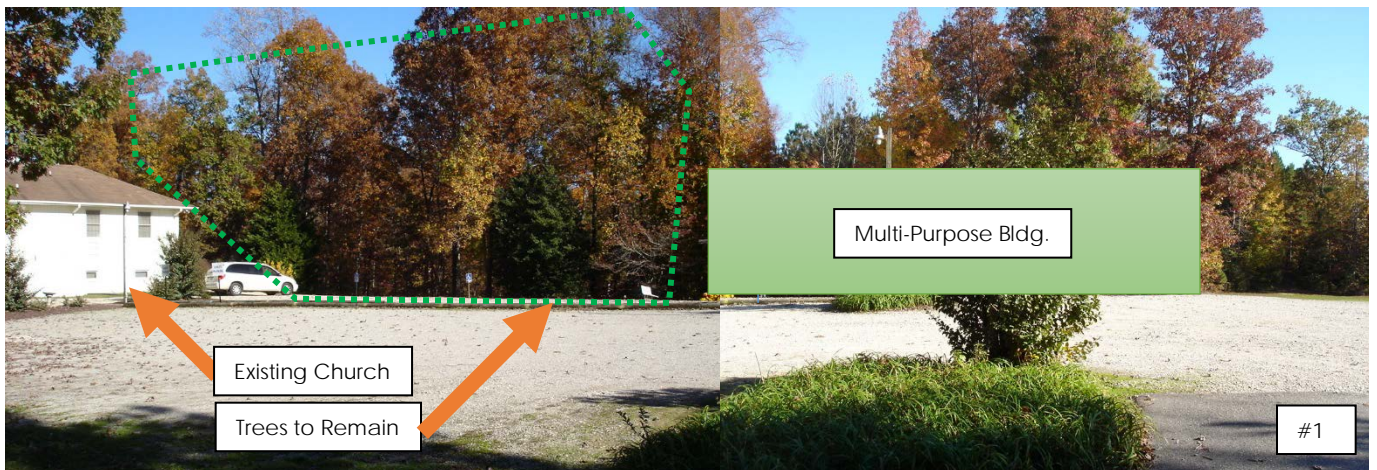
## Rural Lands Report

### **Project Description:**

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The proposed project includes the construction of an 11,079 square foot prefabricated metal frame multi-purpose building. The building use shall include fellowship dinners, general meetings, youth recreation and a yearly week long vacation bible school event.

### **Use and Character Compatibility:**

The site design of the proposed building was guided by James City County's Rural Land Development Standards. By virtue of the building's main use, the project does not increase residential units. The proposed height of the building is below the height of the surrounding mature trees. See photo #1 below.



The project will clear the minimum amount of trees to include the building footprint and necessary stormwater improvements. Two existing gravel parking lots will be improved instead of adding additional parking lots.

Building lighting will be provided where necessary for user safety. All fixtures shall be recessed with no lens, bulb, or globe extending below the casing. The relocated existing light pole shall not exceed 20 feet in height from finished grade. No glare outside property boundary shall occur.

Visibility of the new building from Richmond Road/Rt 60 will be limited or non-existent. No existing mature trees along Richmond Road will be removed. Looking at the site from Richmond Road travel west the existing church can be seen. The 50 foot wooded Community Character Corridor buffer obscures much of the building. It is setback from the edge of pavement of Richmond Rd East 115 feet. See photo #2 and #3.



The proposed building will be set back from the same edge of pavement 230 feet. Both buildings are situated at a higher elevation than Richmond Road. With the proposed building setting back so far from the road the visual perspective will obscure most or all of the of the building.





The proposed plan will utilize the existing crossover to maintain the highway's rural character. The new building will not be seen traveling east on Richmond Road.



Site design shall maintain naturalized landscape perimeters in accordance with the Rural Lands Comprehensive Plan Development Standards.

