

Listed below are the considerations requested by Eastland United Methodist Church regarding the proposed zoning change and special use request (Tax Map 35 (A) 119) for property neighboring Eastland UMC.

1. The house located adjacent to the developer's property is residential use; therefore a 50' landscaped buffer is required along the portion with the residential use. We propose a reduction to a 17' buffer with a 7' high brick or masonry wall as an alternative. We request the wall to be consistent in design, materials and construction as the wall behind the Walgreens Pharmacy at the corner of Rollingwood Drive & Rte. 208 to include landscaping consistent with the Spotsylvania Co. Design Standards Manual – evergreen trees, no deciduous trees.
2. Provide privacy fencing and/or minimum 17' planting buffer from end of the above masonry wall to the 50' transitional buffer.
3. Increase property line setback on SW parcel line from 5' to 17' transitional buffer to match NE property line.
4. Absolutely no inter-parcel connections.
5. Parking lot lighting along SW parcel line should be calculated using residential code requirements due to the close proximity to the church's residential rental property.
6. The business hours are not to be outside the hours of 8:00am – 8:00pm Monday through Saturday. Sunday hours should be 1:00pm through 6:00pm.
7. Increase the buffer on the back property line from 25' to 50'
8. Dumpster:
 - a. Identify the location
 - b. Provide full screening of the enclosure per code
 - c. Commercial trash pickup is not to be on Sundays
9. No above ground storage tanks.
10. The following list will be the only approved uses for the site if zoned commercial (C-2) Sec. 23-6.18.2 – Permitted Uses:

a. Assisted living facility	e. Medical care facility
b. Child care center	f. Nursing home
c. Financial institutions	g. Offices
d. Funeral home	h. Private school
11. The following list will be the only special uses for the site if zoned commercial (C-2) Sec. 23-6.18.3"
 - a. We would not want any of the special uses to be allowed on the property

Respectfully submitted,
Rev. Craig Muffley, Pastor Eastland UMC
David A. Vaughn, Building Committee Chair