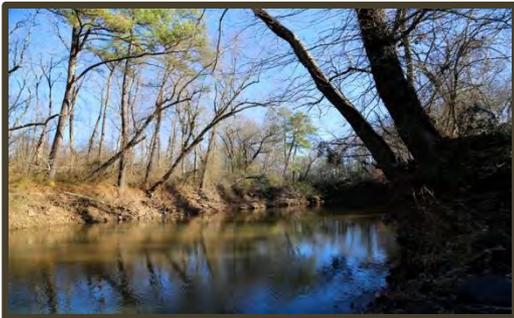




Hanover County Board of Supervisors

August 26, 2015

Hanover: People, Tradition & Spirit



C-27-97(c), Am. 1-15
RCI Builders, L.L.C. (Massey's Addition, Section I)
Henry Magisterial District

Request	Amend the cash proffer for 3 lots in Massey's Addition, Section 1
Location	East line of Strawbank Drive, 750' south of its intersection with Birchbark Lane
Zoning	R-2(c), Single-Family Residential with conditions



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
..... Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-27-97, Am. 1-15

RCI Builders, L.L.C.

cash proffer amendment

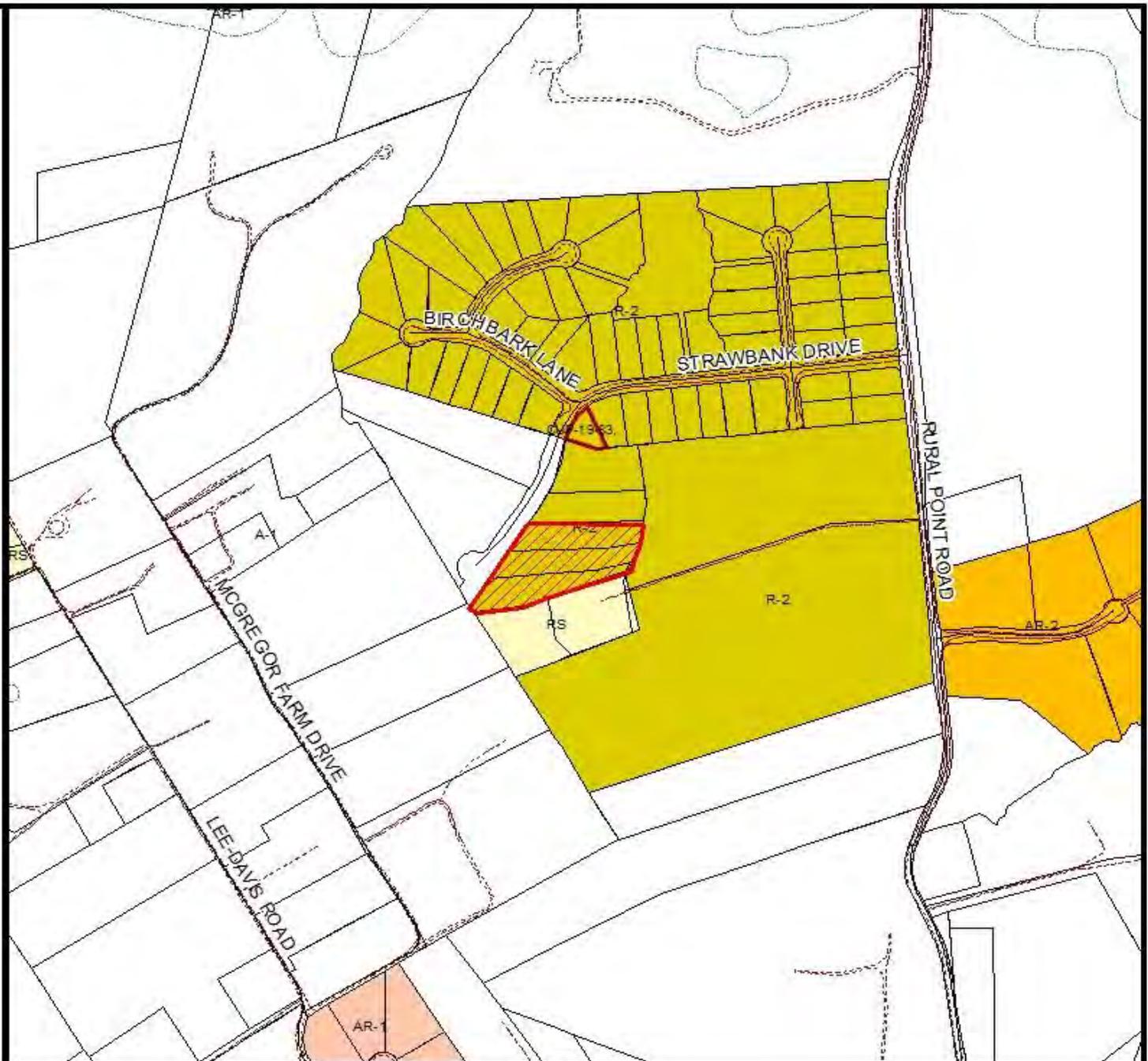
Zoned R-2

GPIV's 3725-01-0156, et al
Henry Magisterial District



1 inch = 500 feet

April 28, 2015



C-27-97(c), Am. 1-15
RCI Builders, L.L.C. (Massey's Addition, Section I)
Henry Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 11 from \$4,542.00 (capital & road improvements) to \$1,302.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



C-27-97(c), Am. 1-15
RCI Builders, L.L.C. (Massey's Addition, Section I)
Henry Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL**
subject to the submitted proffers



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-11-15(c)
Charles G. Willis
Beaverdam Magisterial District

Request	Rezone to AR-6(c), Agricultural Residential with conditions, to create 1 additional lot for family
Location	Terminus of 50' access easement that connects to Brown Pleasants Road, 1,600' north of its intersection with Mountain Road
Zoning	A-1, Agricultural
Acres	10
Land Use	Agricultural



Hanover County, Virginia

Zoning Map

Legend

— Roads	█ R-4
- - - Water	█ R-5
⋯ Private Road	█ R-6
▭ Parcels	█ RM
▭ CUP	█ MX
▭ A-1	█ B-1
▭ AR-1	█ B-2
▭ AR-2	█ B-3
▭ AR-6	█ O-S
▭ RC	█ B-0
▭ RS	█ M-1
▭ R-1	█ M-2
▭ R-2	█ M-3
▭ R-3	

C-11-15

Charles G. Willis

Rezone A-1 to AR-6
(1 lot family)

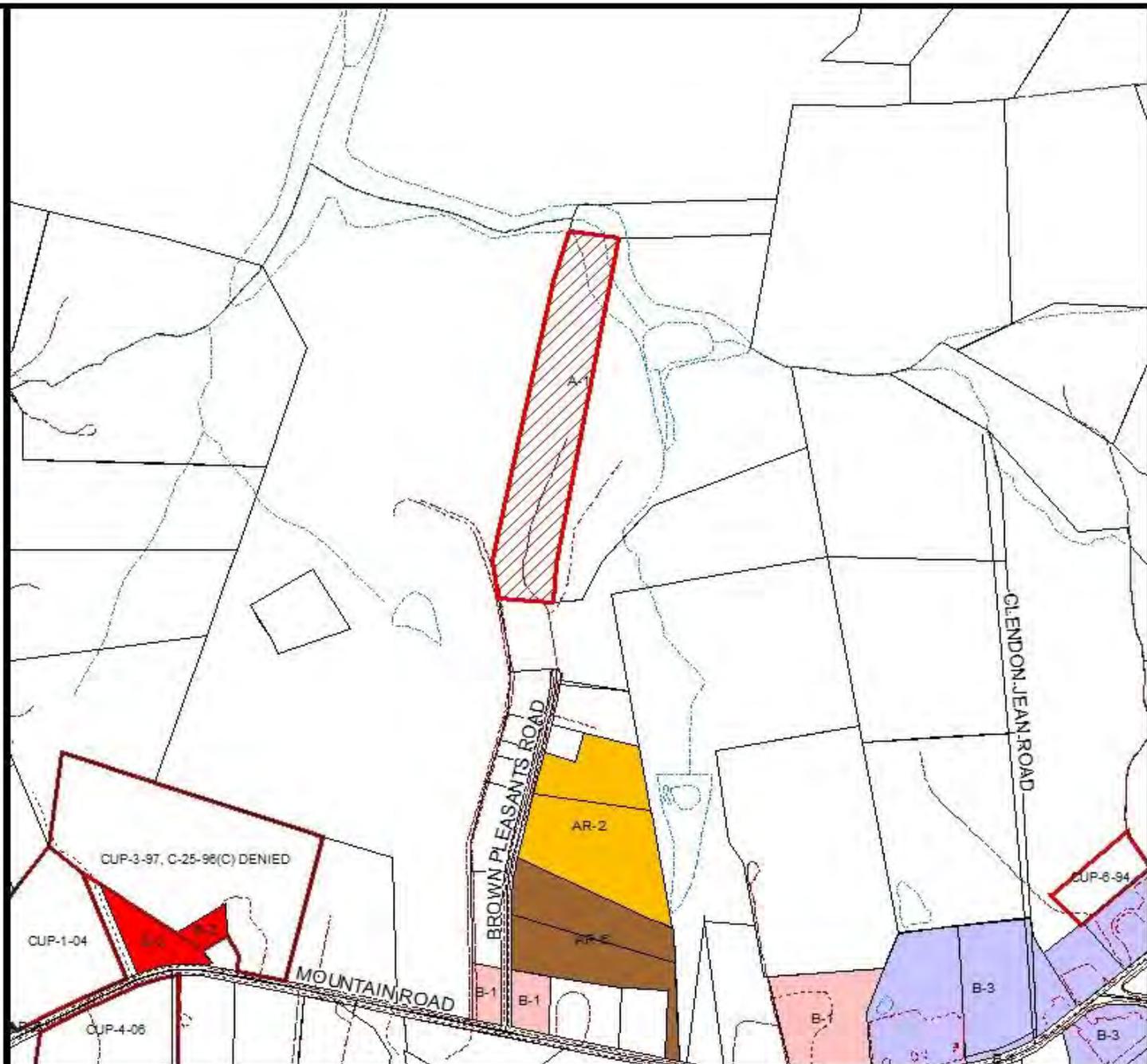
OPIN: 7822-34-2016

Beaverdam Magisterial District



1 inch = 600 feet

April 28, 2015



C-11-15(c)
Charles G. Willis
Beaverdam Magisterial District

Planning Analysis:

- Rezone 10 acres to create 2 lots for family
 - 2 acres
 - 8 acres
- Both lots will use existing 50' access easement



C-11-15(c)
Charles G. Willis
Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Wetlands Certification
- Perenniality Study
- Family Division Provision and Residency Period



C-11-15(c)
Charles G. Willis
Beaverdam Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL**
subject to the submitted proffers



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-13-15(c)
Tanya P. Melton, et al.
Henry Magisterial District

Request	Rezone to AR-6(c), Agricultural Residential with conditions, to create 1 additional lot for family
Location	South line of Piping Tree Ferry Road, 850' east of its intersection with Old Church Road
Zoning	A-1, Agricultural
Acres	4.2
Land Use	Agricultural



Hanover County, Virginia

Zoning Map

Legend

— Roads		R-4
- - - Water		R-5
..... Private Road		R-6
□ Parcels		RM
 CUP		MX
 A-1		B-1
 AR-1		B-2
 AR-2		B-3
 AR-6		O-S
 RC		B-0
 RS		M-1
 R-1		M-2
 R-2		M-3
 R-3		

C-13-15

Tanya P. Melton, et al.

Rezone A-1 to AR-6
(1 lot family)

SPIN: 0765-19-6891

Henry Magisterial District



1 inch = 400 feet

May 04, 2015



C-13-15(c)
Tanya P. Melton, et al.
Henry Magisterial District

Planning Analysis:

- Rezone 4.2 acres to create 2 lots for family
 - 2.0 acres
 - 2.2 acres
- Both lots would use a 20' access easement



C-13-15(c)
Tanya P. Melton, et al.
Henry Magisterial District

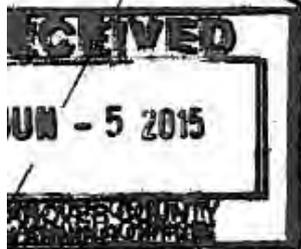
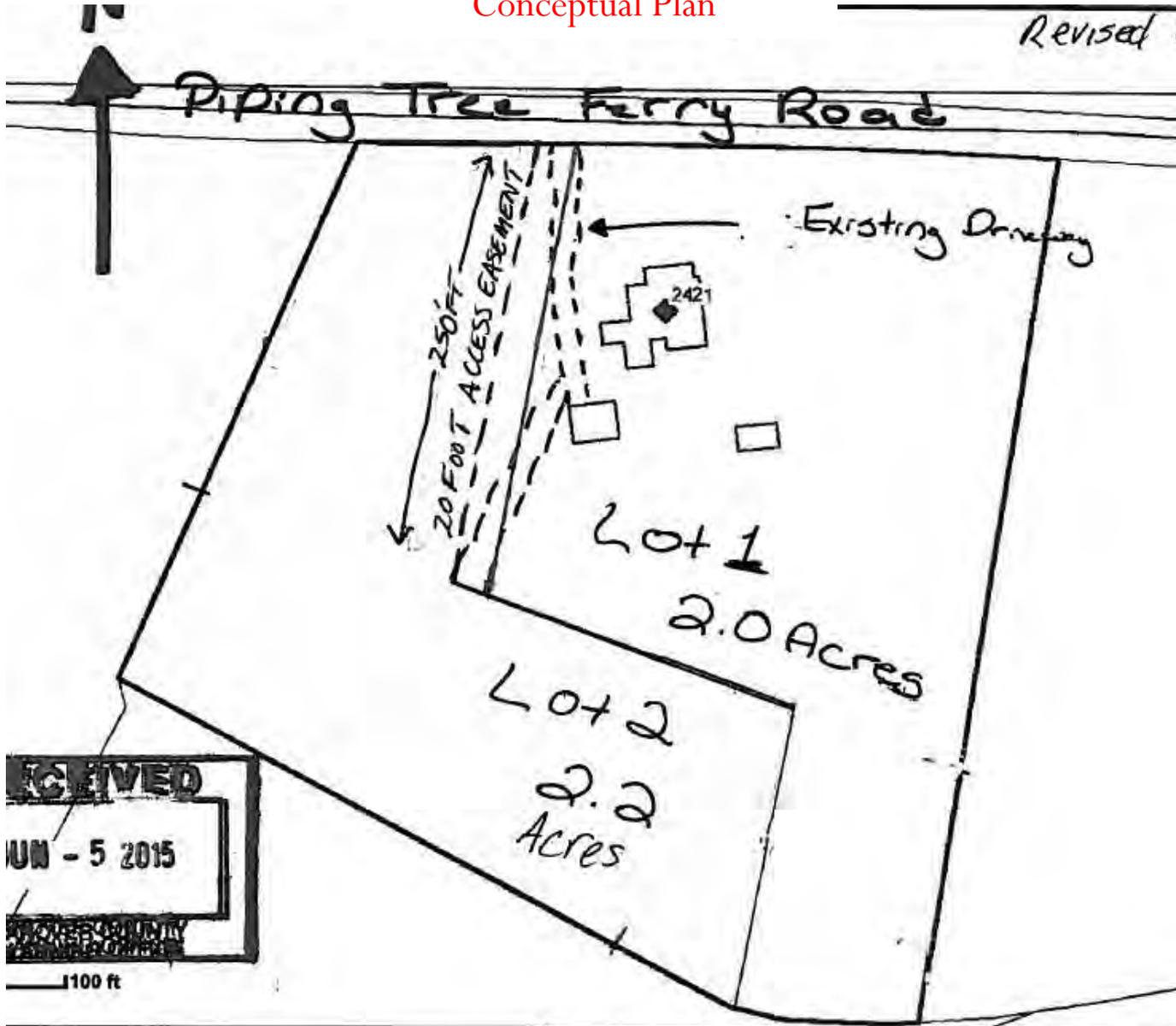
Proffers:

- Conceptual Plan
- Tree Preservation
- Wetlands Certification
- Perenniality Study
- Family Division Provision and Residency Period
- Reservation of Right-of-Way
- Common Access



Conceptual Plan

Revised



100 ft

C-13-15(c)
Tanya P. Melton, et al.
Henry Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL**
subject to the submitted proffers



C-14-15(c)

Teresa A. and Carl D. Loew

Mechanicsville Magisterial District

Request	Rezone to B-1(c), Neighborhood Business with conditions
Location	Southwest quadrant of the intersection of Lee Avenue and Atlee Road
Zoning	R-1, Single-Family Residential and B-3, General Business
Acres	0.55
Land Use	Mixed Use (Low Commercial/High Residential)



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-14-15

Teresa A. and Carl D. Loew

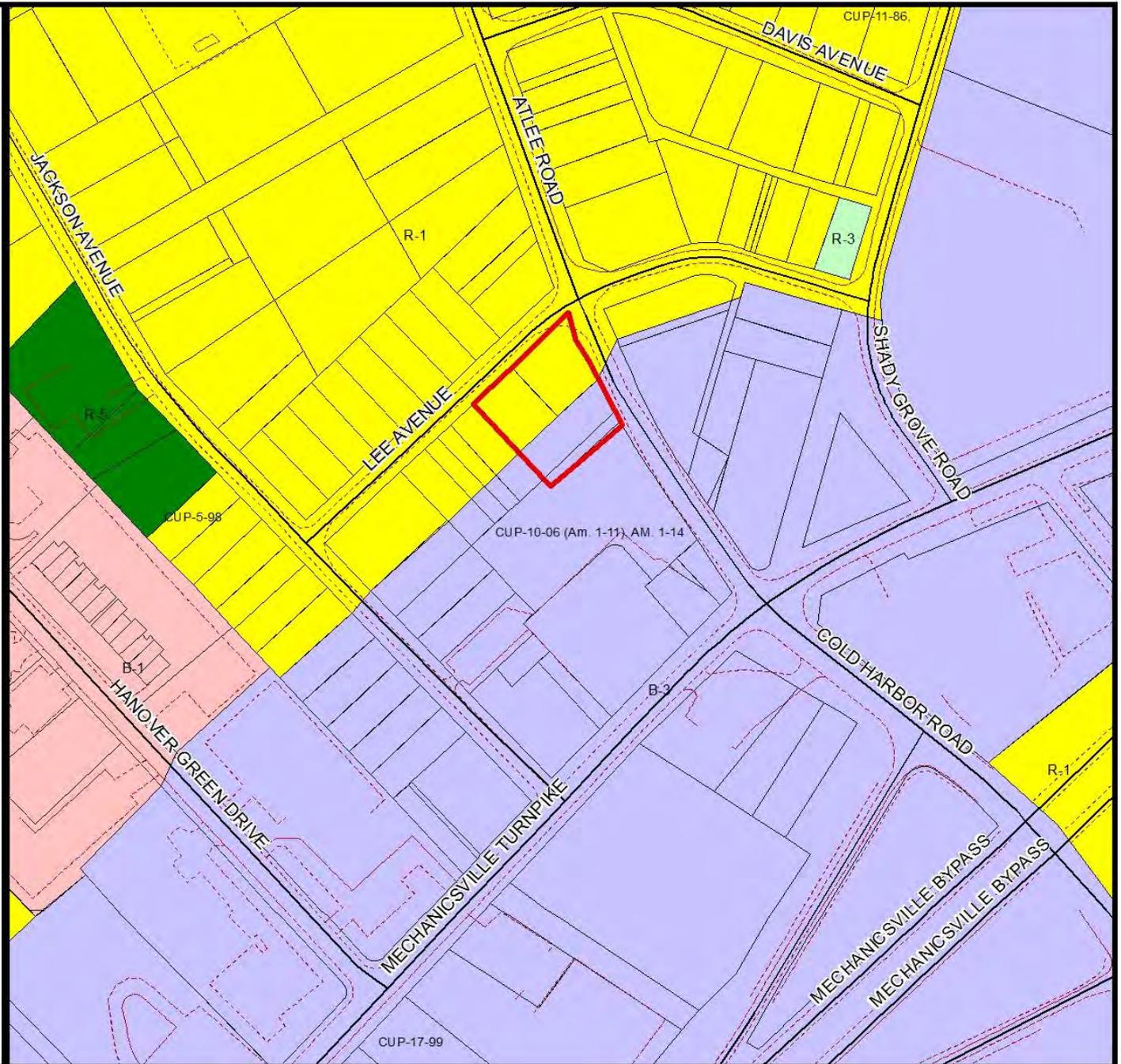
Rezone R-1 to B-3

GPINs: 8704-95-3851 & 8704-95-2795 et al
Mechanicsville Magisterial District



1 inch = 200 feet

May 04, 2015



C-14-15(c)
Teresa A. and Carl D. Loew
Mechanicsville Magisterial District

- The applicant is requesting to rezone two R-1 parcels and two B-3 parcels so that all parcels are zoned B-1(c)
- The property is currently used for a catering business; future use is speculative

Proffers:

- Conceptual Plan
- Architectural Style and Scale
- Reservation of Right-of-Way
- Screening - 6' fence adjoining residential uses



Conceptual Plan



C-14-15(c)
Teresa A. and Carl D. Loew
Mechanicsville Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL**
subject to the submitted proffers



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-29-97, Am. 1-15

Covenant Woods

Mechanicsville Magisterial District

Request	Permit the expansion of an assisted living facility
Location	West line of Lee-Davis Road at its intersection with Covenant Woods Drive
Zoning	A-1, Agricultural
Acres	55.23



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	 R-4
- - - - Water	 R-5
- - - - Private Road	 R-6
▭ Parcels	 RM
 CUP	 MX
 A-1	 B-1
 AR-1	 B-2
 AR-2	 B-3
 AR-6	 O-S
 RC	 B-0
 RS	 M-1
 R-1	 M-2
 R-2	 M-3
 R-3	

SE-29-97, A.m. 1-15

Covenant Woods

amend building expansion

Zoned A-1

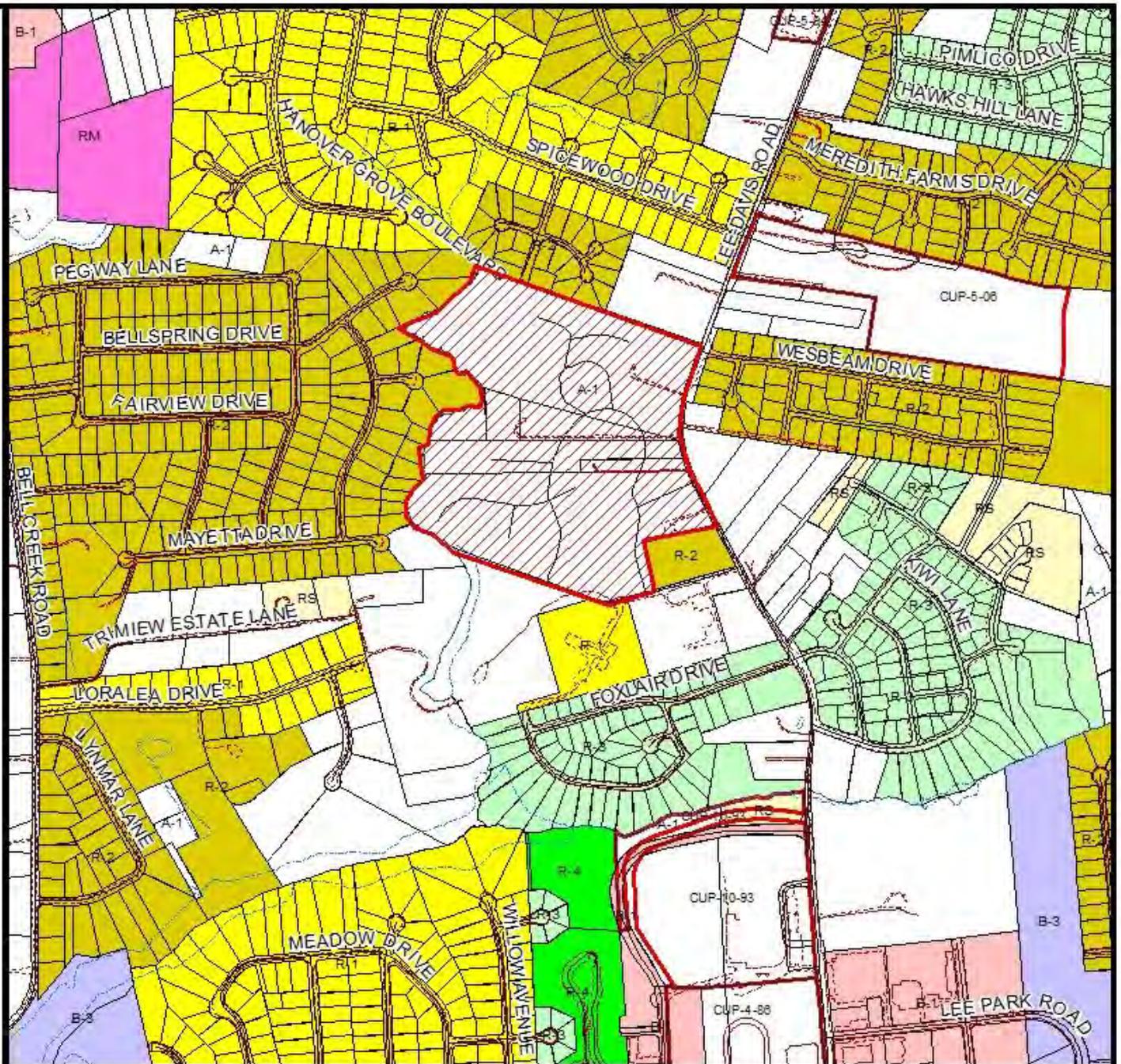
OPIN: 3719-72-8993, et al.

Mechanicsville Magisterial District



1 inch = 800 feet

July 06, 2015

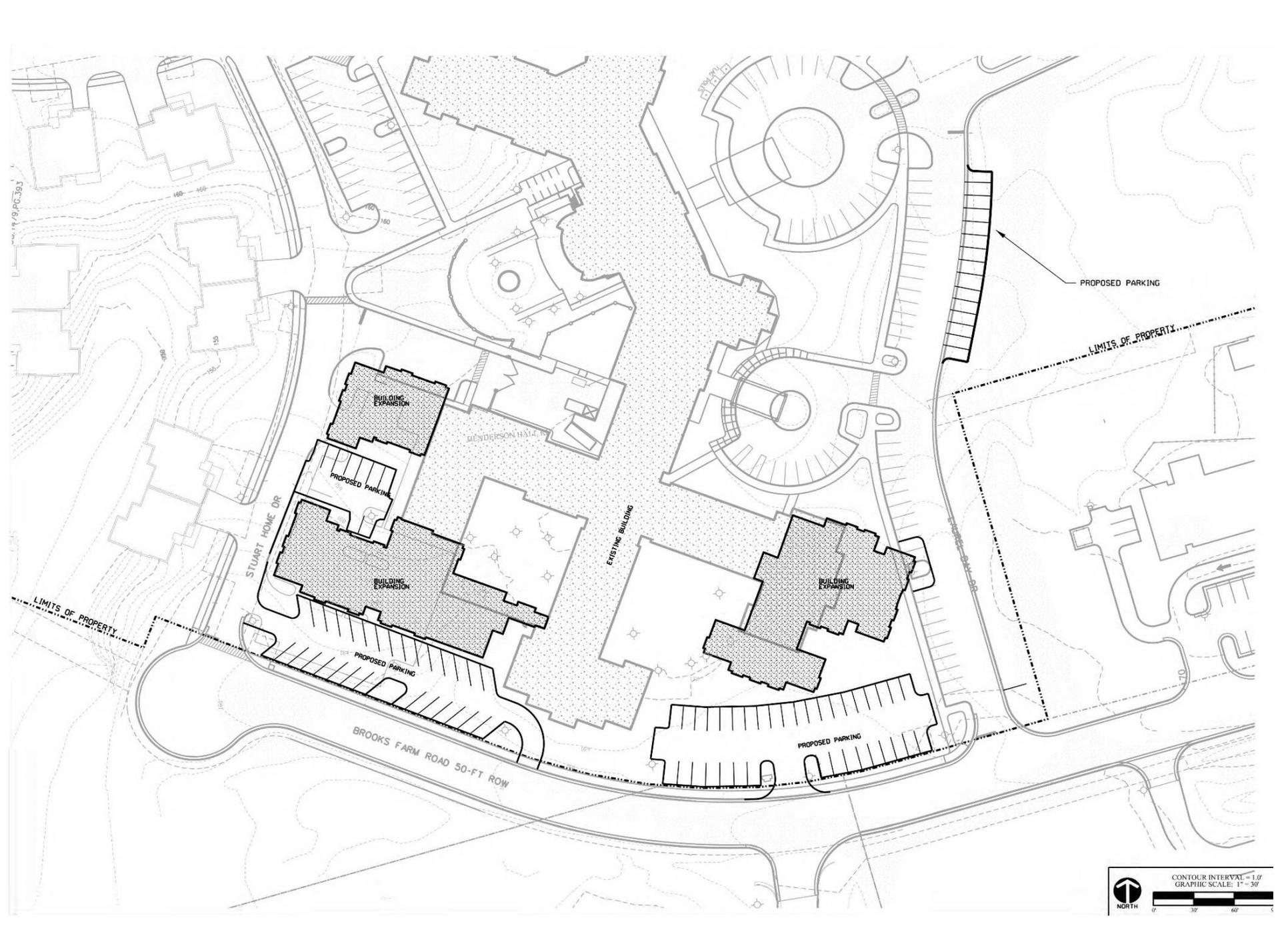


SE-29-97, Am. 1-15
Covenant Woods
Mechanicsville Magisterial District

Planning Analysis:

- This is a request to amend the approved sketch plan showing an expansion of the Covenant Woods assisted living facility and skilled care areas
- The expansion will add 19 assisted living units and 33 skilled care units
- Elevations show the building materials and colors will match existing facility





19/9/PC.303

160 160

150 150

160 160

150 150

WENDERSON HALL

STUART HOME DR

LIMITS OF PROPERTY

BROOKS FARM ROAD 50-FT ROW

PROPOSED PARKING

LIMITS OF PROPERTY

EXISTING BUILDING

BUILDING EXPANSION

PROPOSED PARKING

BUILDING EXPANSION

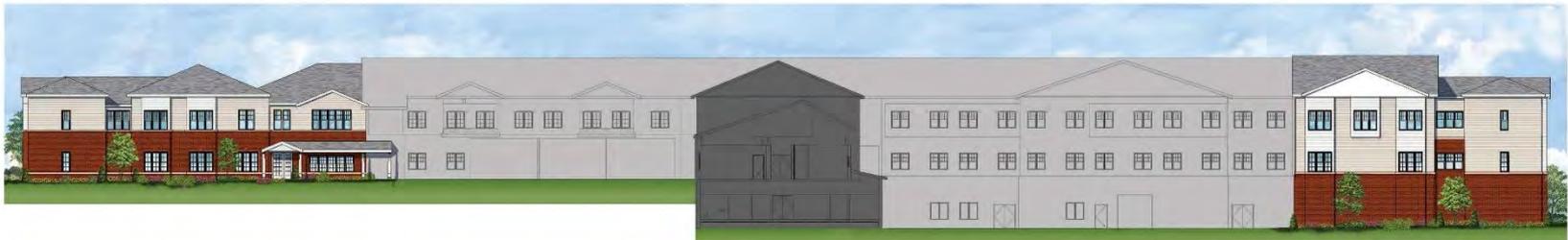
PROPOSED PARKING

NORTH

CONTOUR INTERVAL = 1.0'
GRAPHIC SCALE: 1" = 30'



north elevation
not to scale



east elevation
not to scale

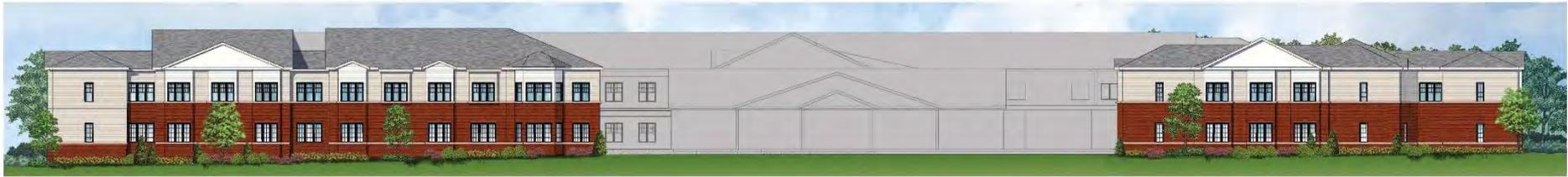




south elevation
not to scale



key plan



west elevation
not to scale



key plan

SE-29-97, Am. 1-15
Covenant Woods
Mechanicsville Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-31-97, Am. 1-15
Covenant Woods
Mechanicsville Magisterial District

Request Permit buildings taller than permitted

Location West line of Lee Davis Road at its intersection
 with Covenant Woods Drive

Zoning A-1, Agricultural

Acres 55.23



SE-31-97, Am. 1-15
Covenant Woods
Mechanicsville Magisterial District

Planning Analysis:

- A-1 zoning district has a maximum building height of 35'
- The proposed Phase IV expansion is 39' 7"
 - SE granted in January 2010 only applied to Phase III
 - Staff recommends that the Board approve a 48' height limit for the entire property





WATERSHED
CONSULTING, LLC

P.O. Box 7216
Richmond, VA 23221
(804) 344-6059
www.watershedva.com



C&B Engineering, Inc.
2700 Westpark Drive, Suite 1100, Virginia
Richmond, VA 23221
804-781-1877 Fax: 804-737-0770

COVENANT WOODS PHASE IV

SKETCH PLAN

HANOVER COUNTY, VIRGINIA

PROJECT MANAGER:	EA
DESIGNED:	EA
DRAWN:	SC
DESIGN FILE:	.DGN
DATE:	6/30/2015
REVISIONS:	

SE-31-97, Am. 1-15
Covenant Woods
Mechanicsville Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-13-15
Robin and Daniel Shepherd
Henry Magisterial District

Request Permit an accessory family housing unit

Location West line of Holly Bluffs Drive, 800' north of its
intersection with Spring Run Road

Zoning A-1, Agricultural

Acres 4.93



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - - Water	■ R-5
- - - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

SE-13-15

Robin and Daniel Shepherd
accessory family housing unit

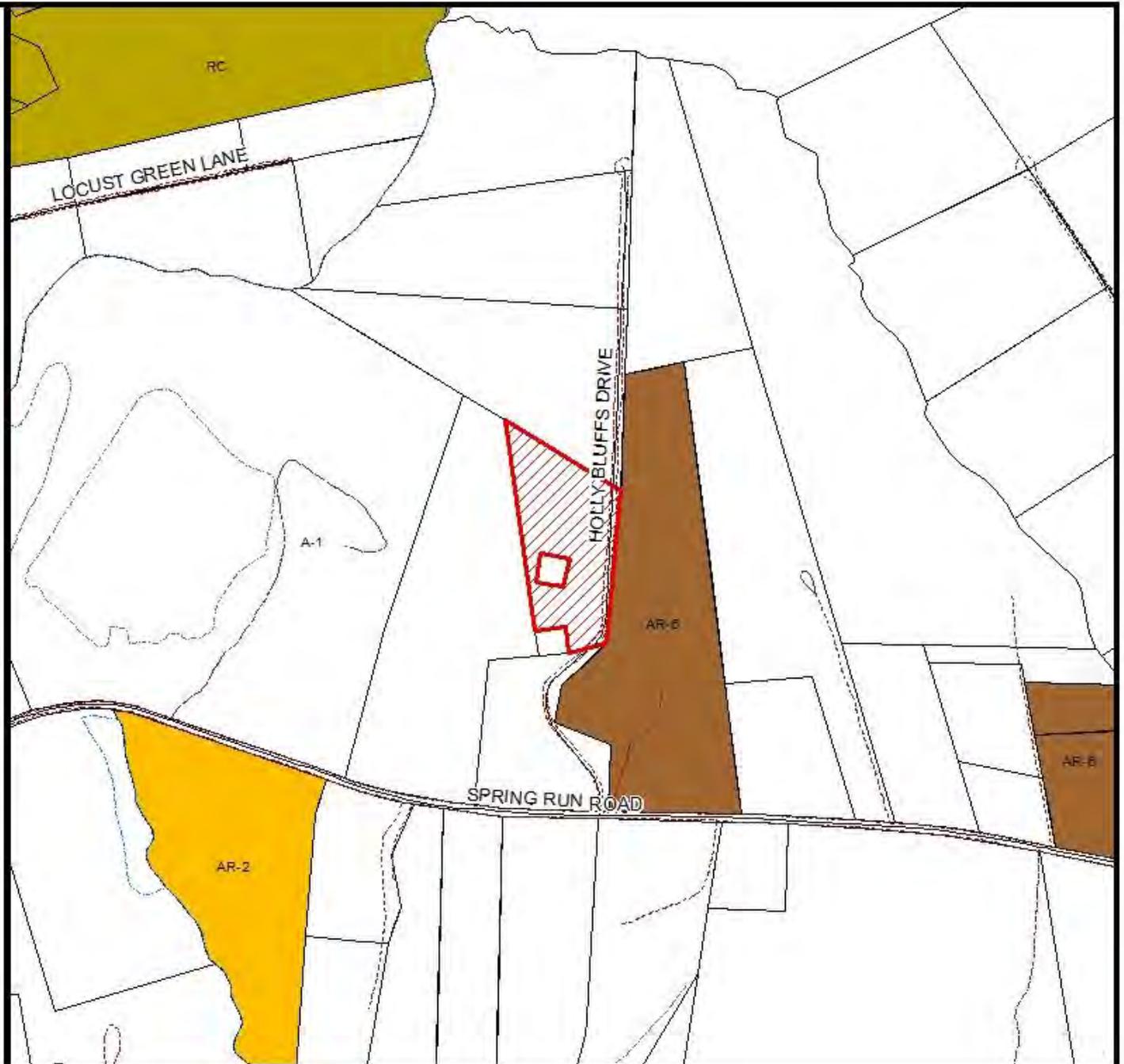
Zoned A-1

OPIN: 8749-57-4655
Henry Magisterial District



1 inch = 500 feet

May 29, 2015



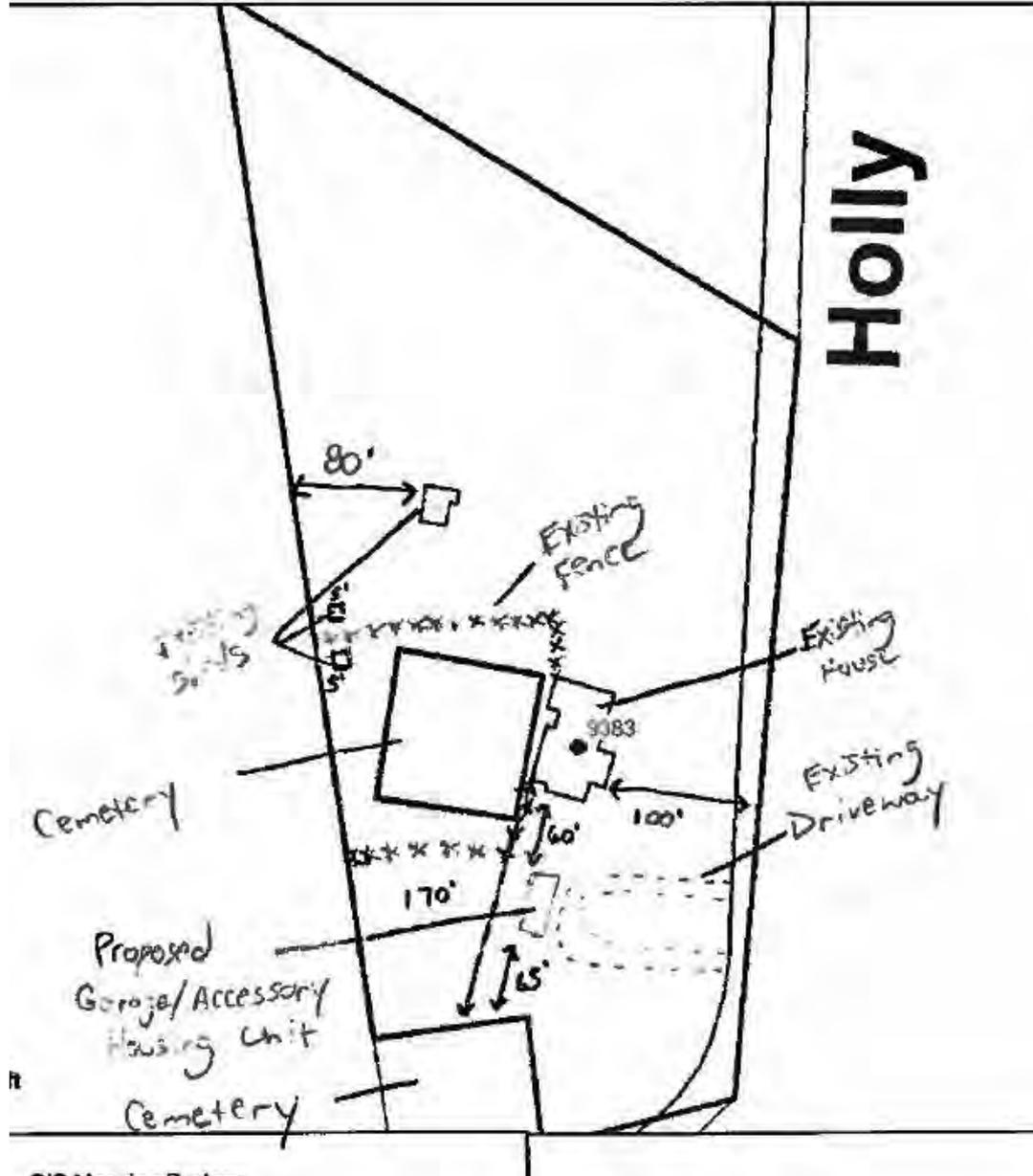
SE-13-15
Robin and Daniel Shepherd
Henry Magisterial District

Planning Analysis:

- This request is for an accessory family housing unit for the applicant's parent
- The accessory unit is primarily on the 2nd floor of a proposed 3-bay detached garage structure
- The sketch plan and floor plan show the proposed unit is in compliance with the requirements of Section 26-280



Sketch Plan

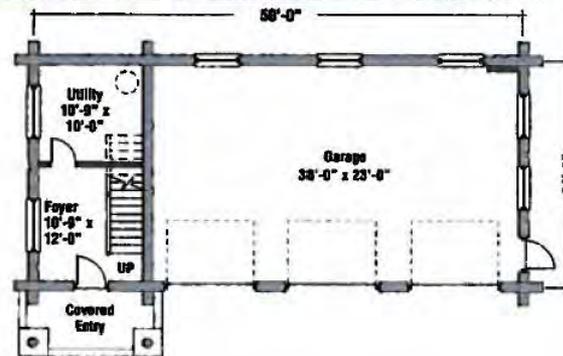


Mackinaw

1364 Sq. Ft.

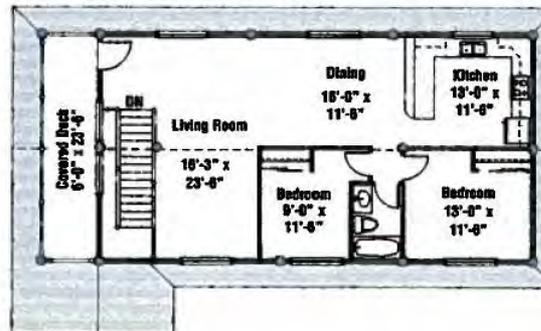


This could serve either as a complete home, or a detached garage with a generous guest or rental suite above. A separate outdoor entry and storage room lead to the living room and covered deck upstairs. A very practical addition to a country estate.



Main Floor Plan
290 Sq. Ft.

Note: Garage area not included in sq. footage



Upper Floor Plan
1074 Sq. Ft.

RECEIVED

MAY 15 2015

SE-13-15
Robin and Daniel Shepherd
Henry Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



SE-17-15

Walter P. Johnson, Sr.

Beaverdam Magisterial District

Request	Permit a manufactured home in the case of a medical hardship
Location	South line of E. Patrick Henry Road at its intersection with Leonard Lane
Zoning	A-1, Agricultural
Acres	1.48



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

SE-17-15

Walter P. Johnson, Sr.

medical hardship manufactured home

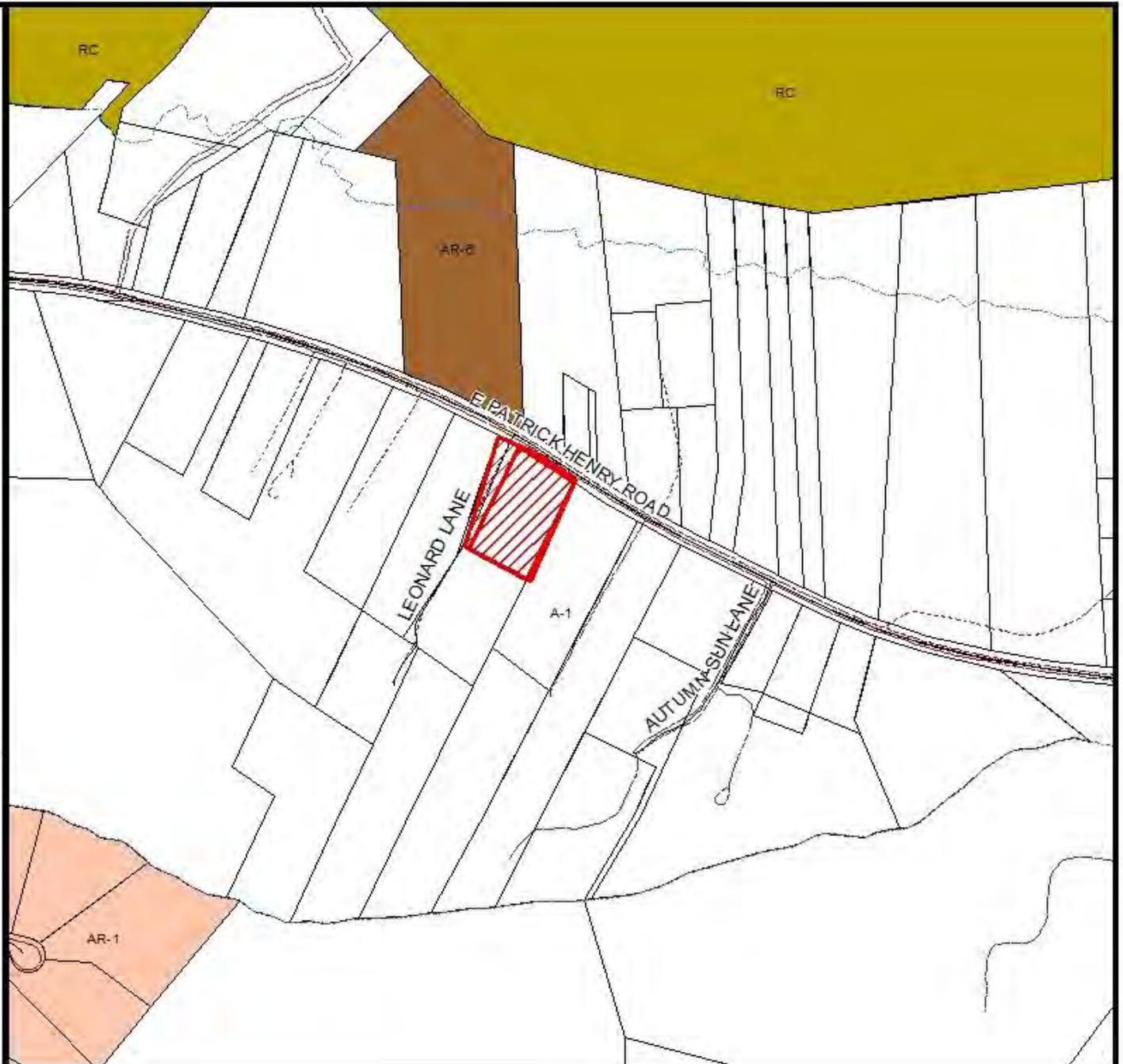
Zoned A-1

GPINS: 7799-59-7395 & 7799-59-6494
Beaverdam Magisterial District



1 inch = 400 feet

July 06, 2015



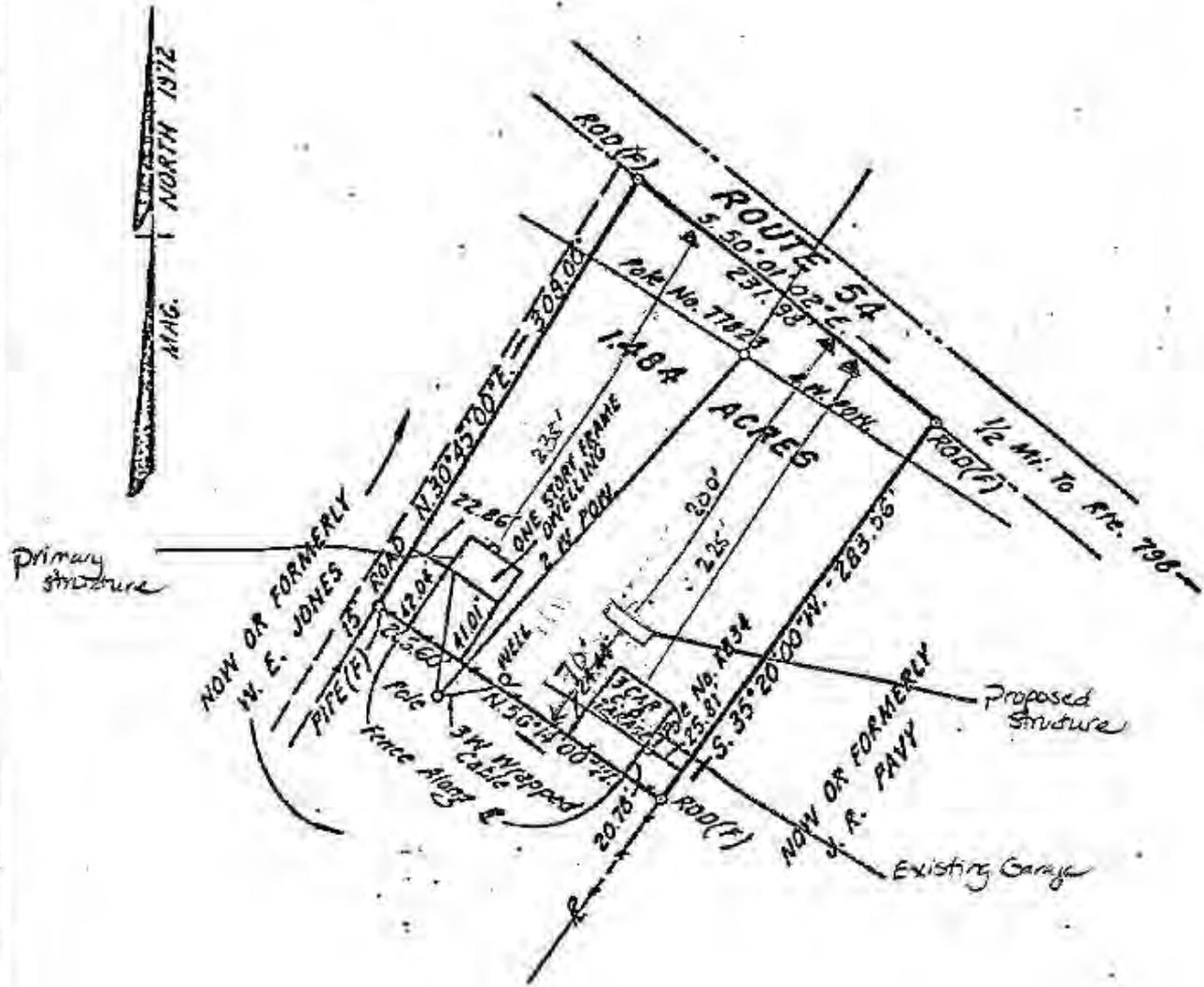
SE-17-15
Walter P. Johnson, Sr.
Beaverdam Magisterial District

Planning Analysis:

- This request is for a temporary manufactured home to allow the applicant to care for a family member
- The sketch plan shows the home will be placed 200' from E. Patrick Henry Road in front of the existing house
- A physician's statement has been provided to verify the need for continuous care in accordance with the Zoning Ordinance



Sketch Plan



SE-17-15
Walter P. Johnson, Sr.
Beaverdam Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-18-15

Nancy A. Ferrell and Joseph P. Depaola

Chickahominy Magisterial District

Request	Permit garage for more than 4 automobiles
Location	Terminus of Wyattwood Road in the Berkeley Forest Subdivision
Zoning	R-2(c), Single Family Residential with conditions
Acres	0.565



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
□ RC	■ B-0
□ RS	■ M-1
□ R-1	■ M-2
□ R-2	■ M-3
□ R-3	

SE-18-15

Nancy A. Ferrell & Joseph P. DePaola

garage larger than permitted

Zoned R-2

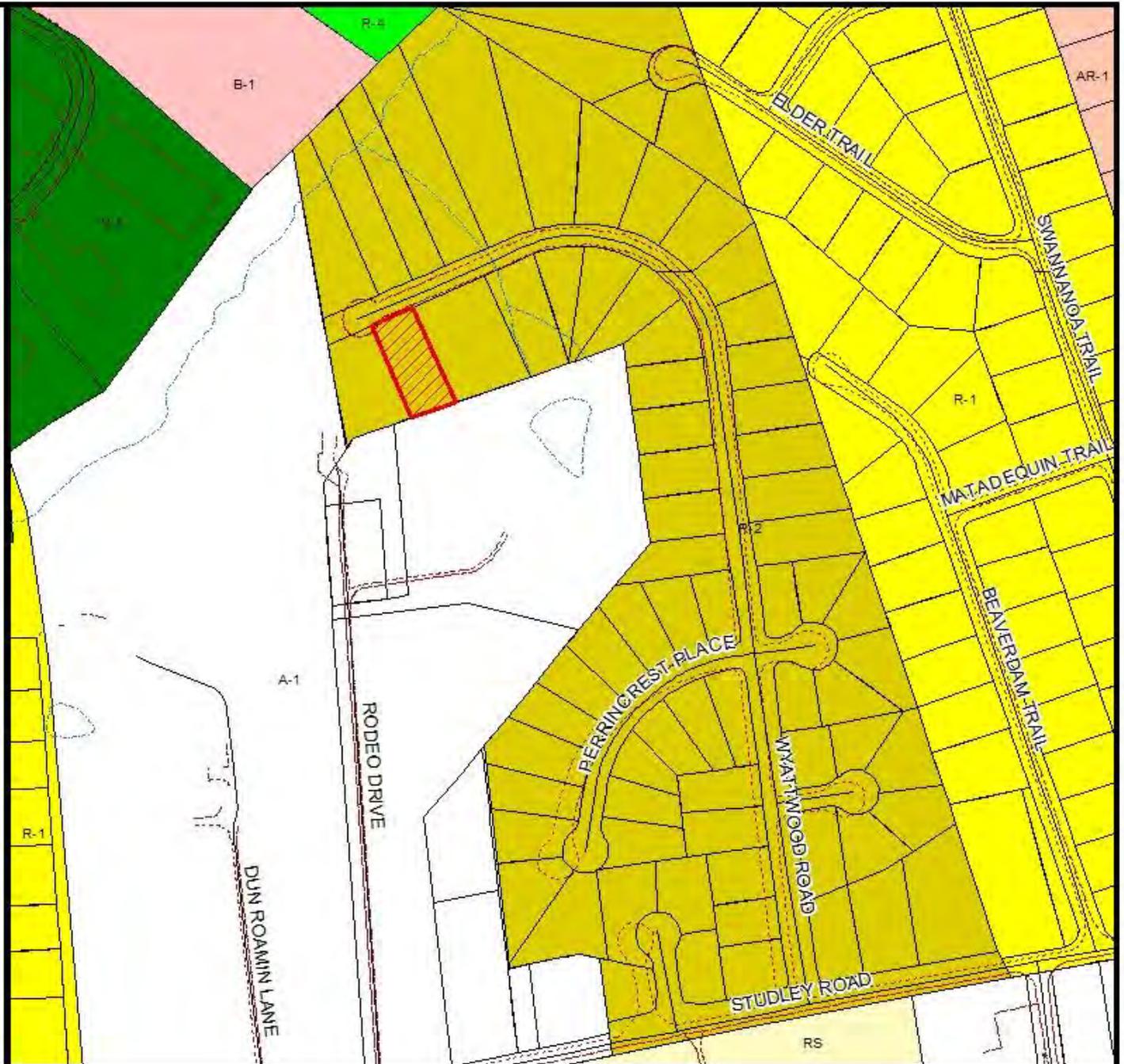
GPIN: 8706-74-2718

Chickahominy Magisterial District



1 inch = 300 feet

July 06, 2015



SE-18-15

Nancy A. Ferrell and Joseph P. Depaola
Chickahominy Magisterial District

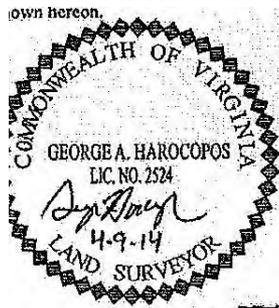
Planning Analysis:

- The proposed 1,950 sq. ft. garage will be attached to rear of an existing garage
 - The size and appearance is consistent with the existing garage



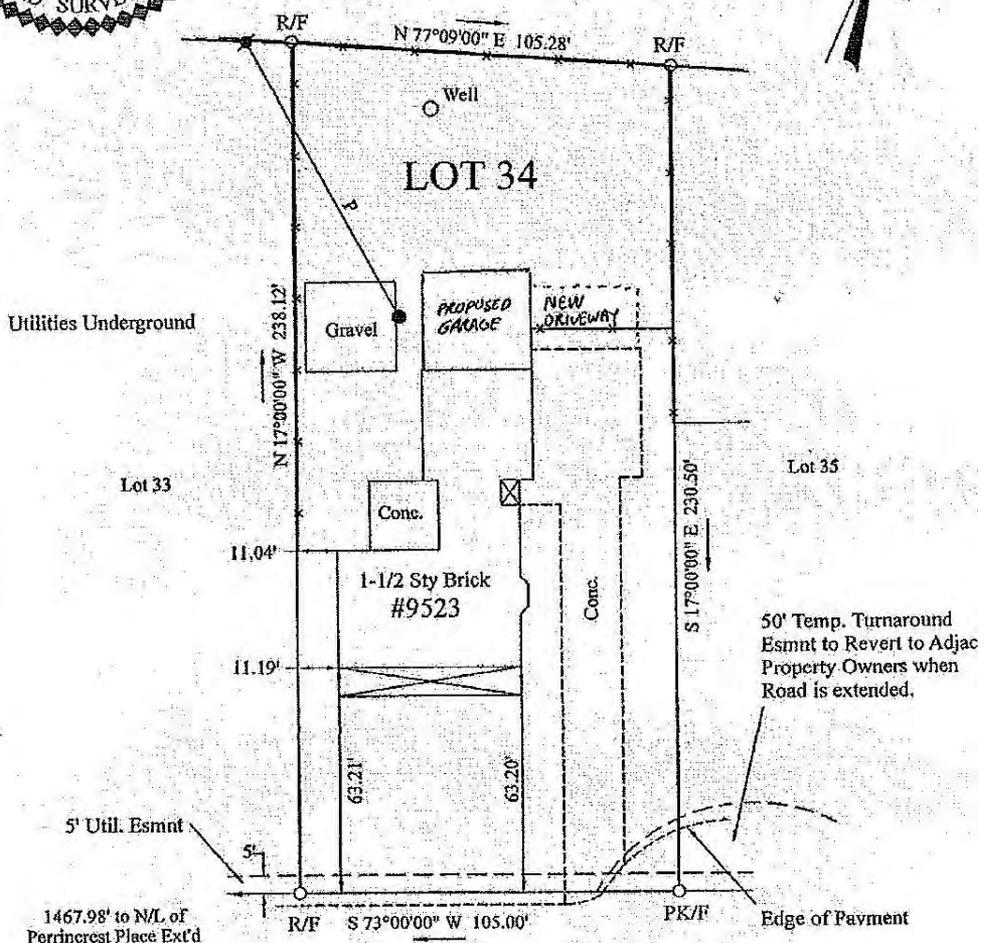
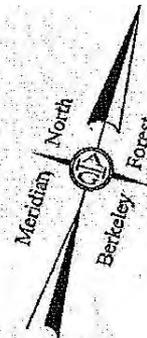
HANOVER: PEOPLE, TRADITION & SPIRIT!

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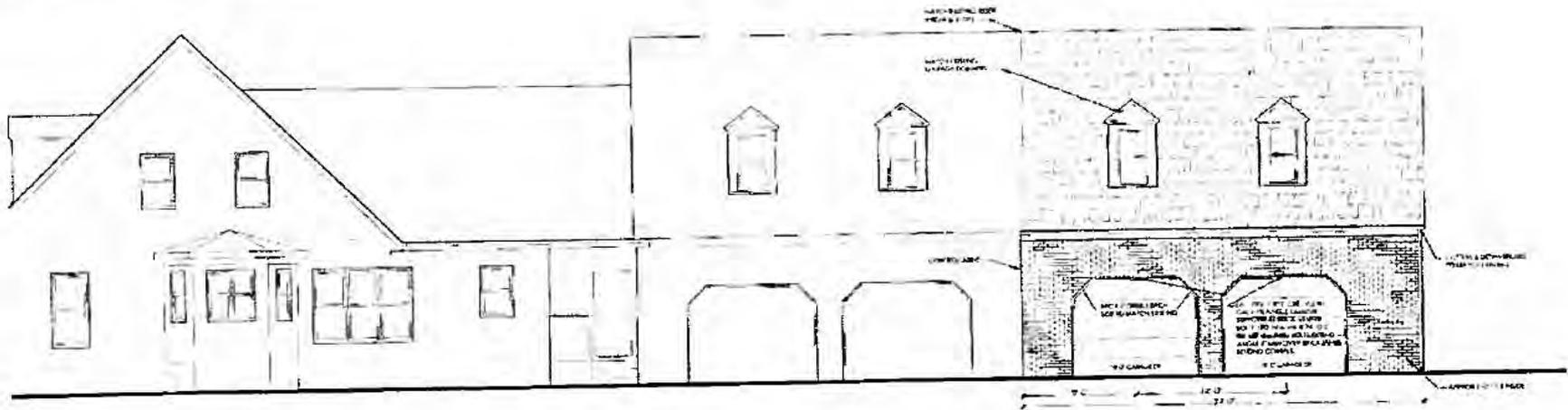


Sketch Plan

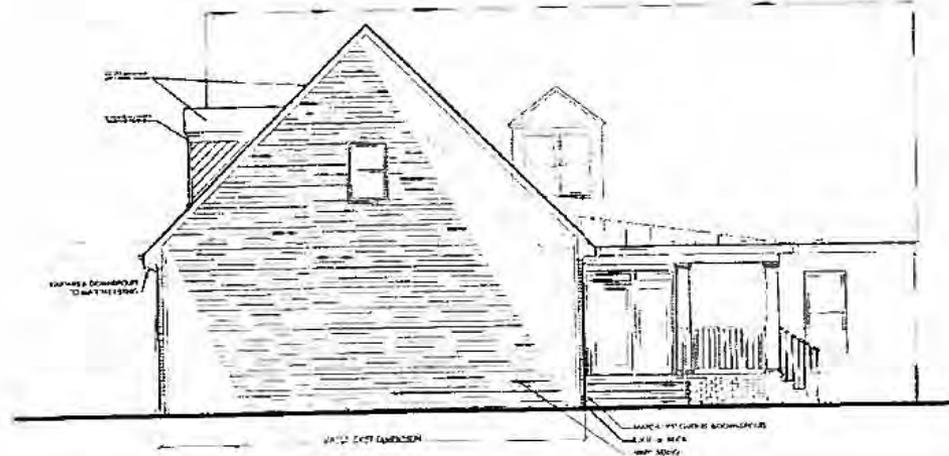
Nunnally, Melvin B.
8706-74-5408



WYATTWOOD ROAD



DRIVEWAY GARAGE ELEVATION
 SCALE 1/4" = 1'-0"



REAR ELEVATION
 SCALE 1/4" = 1'-0"

SE-18-15

Nancy A. Ferrell and Joseph P. Depaola
Chickahominy Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-6-15

Hanover County Board of Supervisors
(Public Works)

Ashland Magisterial District

Request	Rezone to M-2, Light Industrial
Location	East side of the runway of the Hanover County Airport
Zoning	A-1, Agricultural
Acres	27.11
Land Use	Industrial



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - - Water	■ R-5
- - - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-6-15

HCBS (Public Works)

Rezone A-1 to M-2

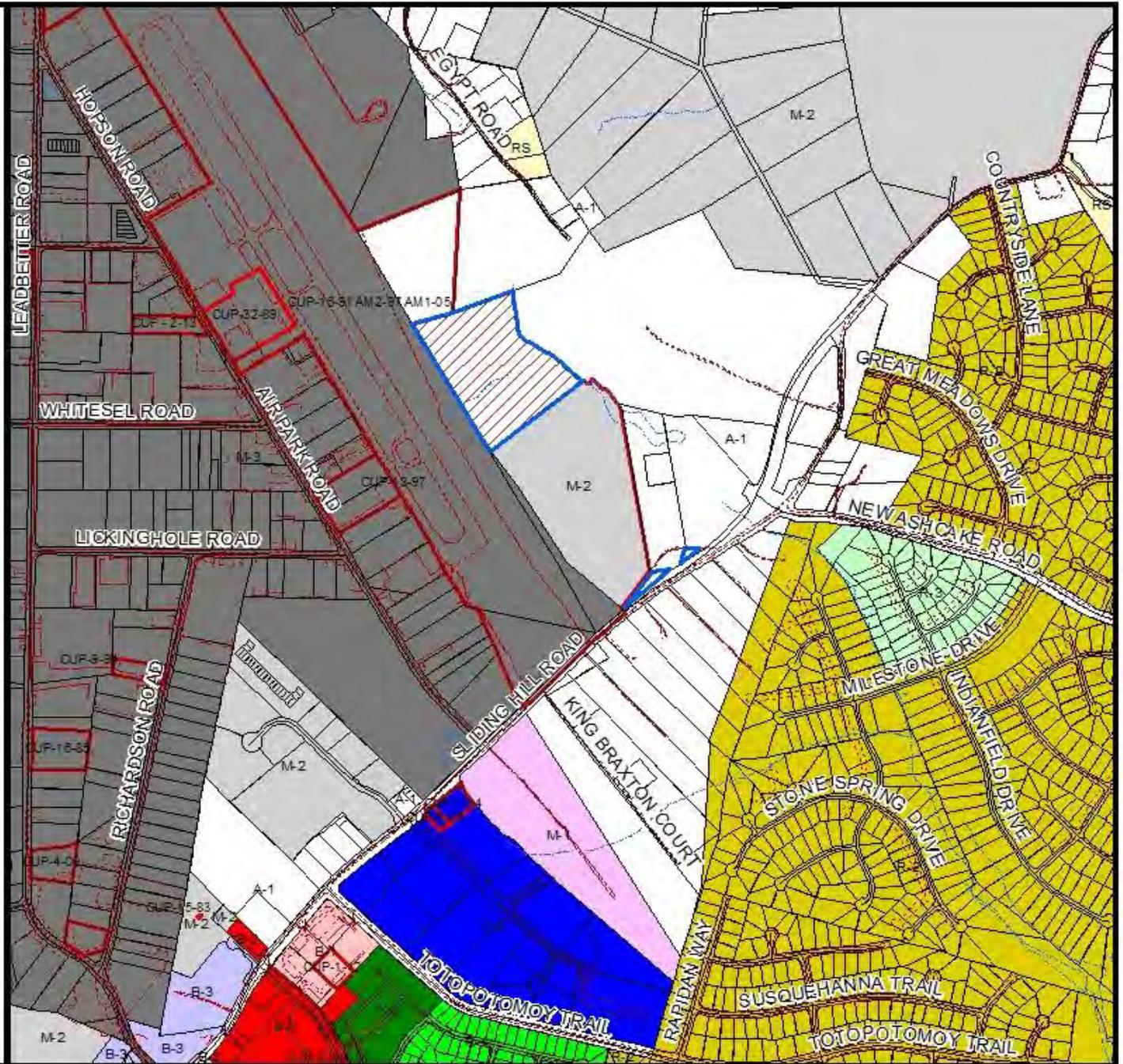
GPIN: 7792-12-9494, et al.

Ashland Magisterial District



1 inch = 1,000 feet

March 31, 2015



C-6-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Planning Analysis:

- The Hanover County Airport has acquired property to provide clear airspace for air traffic and for additional facilities in accordance with the 2002 Airport Master Plan
- Subject parcels will be added to the area of CUP-16-91, Am. 1-15, which is being considered concurrently with this request



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-6-15

Hanover County Board of Supervisors
(Public Works)

Ashland Magisterial District

Planning Analysis, cont.:

- The additional property will be used for future airport improvements which may include:
 - Tie-Down Areas
 - Storage Hangars
 - Automobile Parking
 - Office Space
 - Terminal Buildings
- No expansion of the runway is being proposed



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-6-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Proffers:

- No proffers were submitted with this request because the conditions of the CUP will govern the operations and development of the Airport



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-6-15

Hanover County Board of Supervisors
(Public Works)

Ashland Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** of the request



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-16-91, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Request Amend CUP-16-91, to add areas for Airport expansion

Zoning A-1, Agricultural, M-2(c), Light Industrial, and M-3(c), Heavy Industrial

Acres 242.07

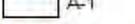


HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	 R-4
- - - Water	 R-5
- - - Private Road	 R-6
□ Parcels	 RM
 CUP	 MX
 A-1	 B-1
 AR-1	 B-2
 AR-2	 B-3
 AR-6	 O-S
 RC	 B-0
 RS	 M-1
 R-1	 M-2
 R-2	 M-3
 R-3	

CUP-16-91, Am. 1-15

HCBS (Public Works)

amend CUP area

Zoned M-3, M-2 & A-1

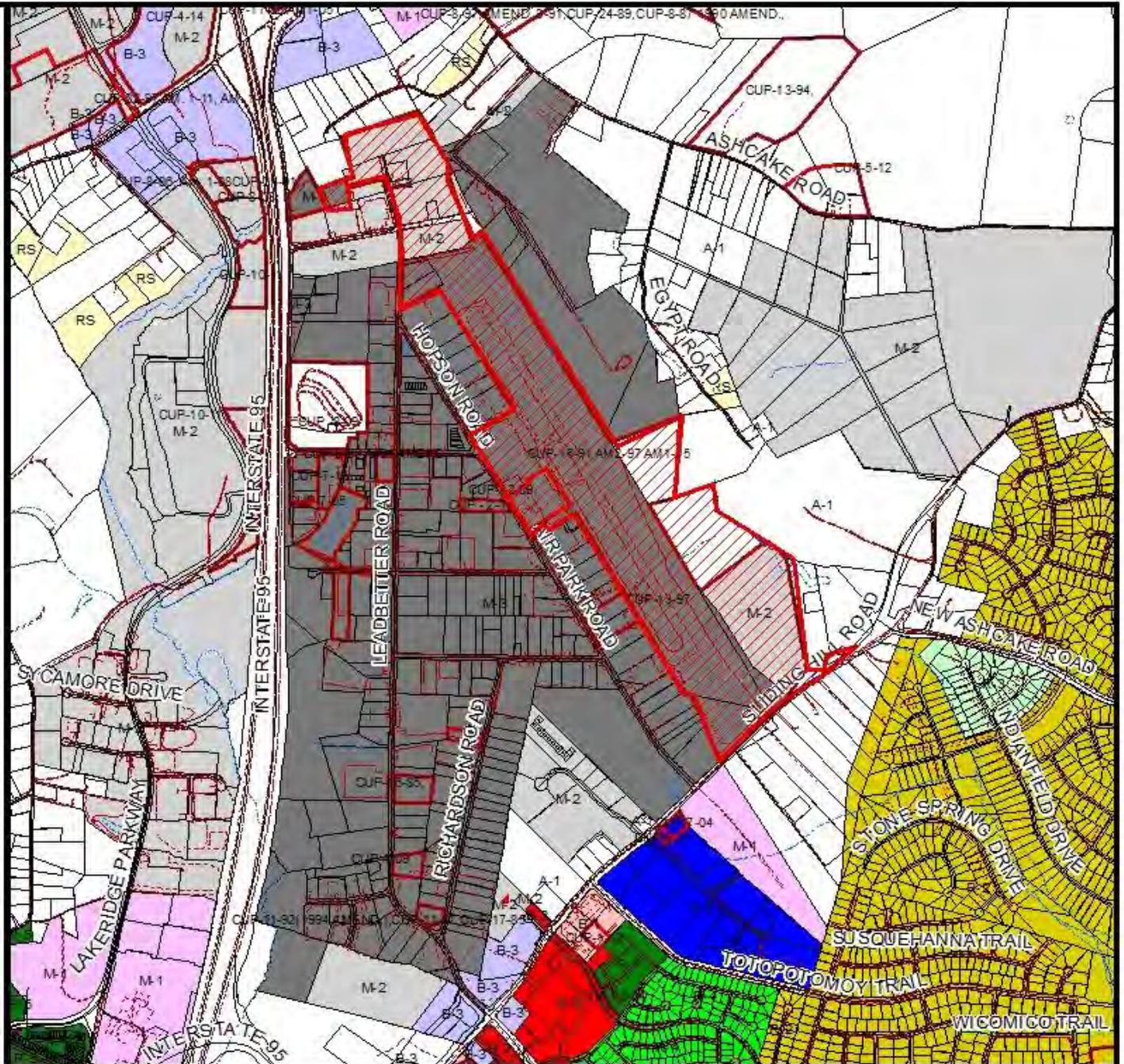
GPIN's: 7798-12-9434, et al

Ashland Magisterial District



1 inch = 1,500 feet

April 01, 2015



CUP-16-91, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Planning Analysis:

- The subject property will accommodate the following future improvements:
- Tie-Down Areas
 - Storage Hangars
 - Automobile Parking
 - Office Space
 - Terminal Buildings



CUP-16-91, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Planning Analysis, cont.:

- The sketch plan shows phases for development with this amendment
- Access would be from Sliding Hill Road
 - Future access may be relocated to New Ashcake Road Extended, once construction



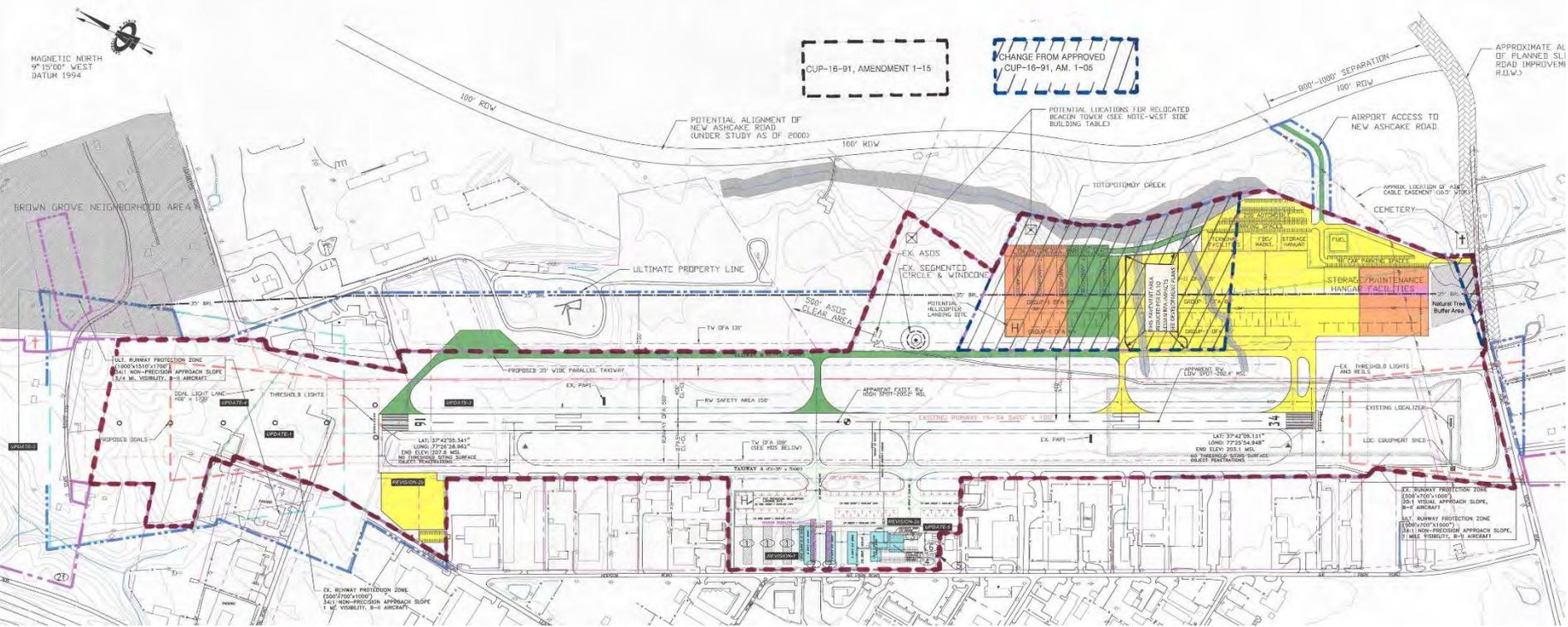
Sketch Plan

MAGNETIC NORTH
9° 15' 00" WEST
DATUM 1994

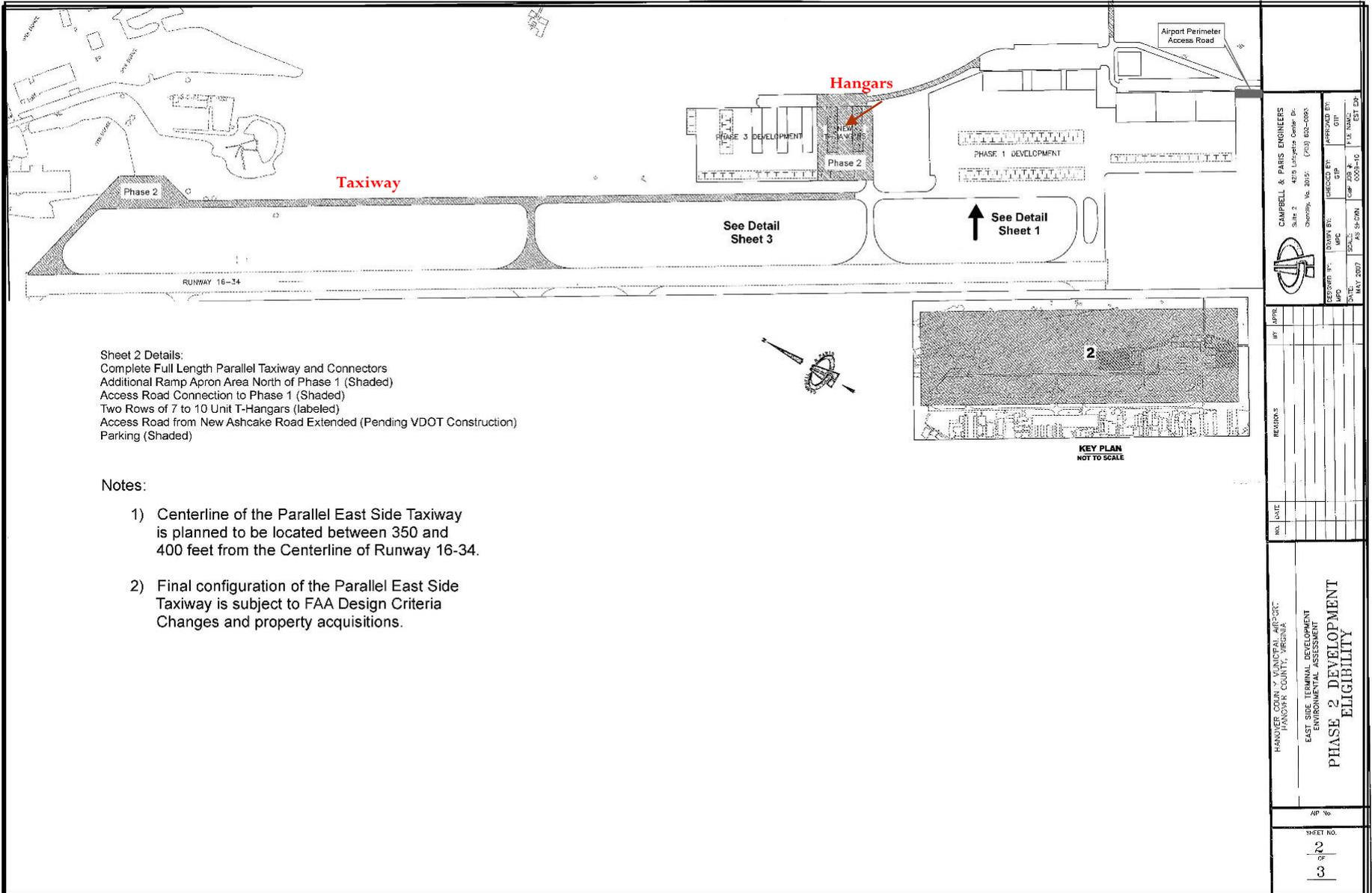
CUP-16-91, AMENDMENT 1-15

CHANGE FROM APPROVED
CUP-16-91, AM. 1-05

APPROXIMATE AL
OF PLANNED SLI
ROAD IMPROVEMENT
R.I.I.W.)



Sketch Plan



Sheet 2 Details:
 Complete Full Length Parallel Taxiway and Connectors
 Additional Ramp Apron Area North of Phase 1 (Shaded)
 Access Road Connection to Phase 1 (Shaded)
 Two Rows of 7 to 10 Unit T-Hangars (labeled)
 Access Road from New Ashcake Road Extended (Pending VDOT Construction)
 Parking (Shaded)

Notes:

- 1) Centerline of the Parallel East Side Taxiway is planned to be located between 350 and 400 feet from the Centerline of Runway 16-34.
- 2) Final configuration of the Parallel East Side Taxiway is subject to FAA Design Criteria Changes and property acquisitions.

CAMPBELL & PARIS ENGINEERS
 425 Lakeside Center Dr.
 Chesapeake, Va. 20761 (703) 804-0900


 PREPARED BY: MFC
 CHECKED BY: GIP
 APPROVED BY: GIP
 DATE: MAY 2007
 SCALE: AS SHOWN
 SHEET NO.: 0004-00
 PROJECT NO.: 0004-00

NO.	DATE	REVISIONS

HANOVER COUNTY MUNICIPAL IMP-GR
 HANOVER COUNTY, VIRGINIA
 EAST SIDE TERMINAL DEVELOPMENT
 ENVIRONMENTAL ASSESSMENT
**PHASE 2 DEVELOPMENT
 ELIGIBILITY**

CUP-16-91, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-48-04, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Request Allow a fence taller than permitted in the front yard for security purposes

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Fence Height	4'	9'6"	5'6"



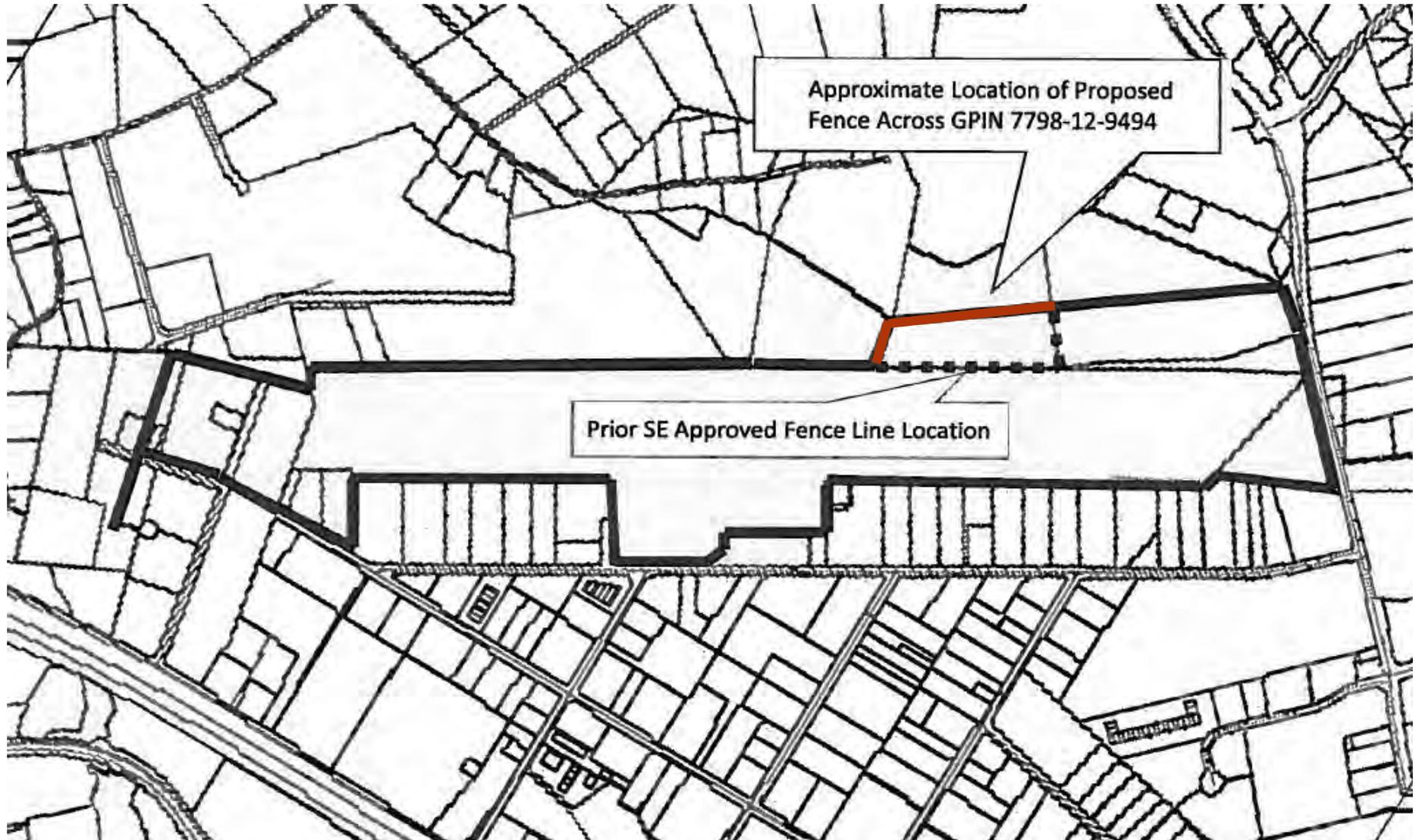
SE-48-04, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Planning Analysis:

- The request is to extend the existing Airport security fence to parcels added for future Airport improvements
- The proposed fence will match the existing security fence which is 9'6" and black polycoated vinyl chain-link



Sketch Plan



SE-48-04, Am. 1-15
Hanover County Board of Supervisors
(Public Works)
Ashland Magisterial District

Recommendations:

Staff recommends **APPROVAL** subject to conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!