



Hanover County Board of Supervisors

December 10, 2014

Hanover: People, Tradition & Spirit



CUP-2-90, Am. 1-14
Fomin Construction, Inc.
Beaverdam Magisterial District

Request	Amendment to rescind the Conditional Use Permit (CUP)
Location	North line of Mountain Road, 75' west of its intersection with Dunn Road
Zoning	A-1, Agricultural District
Acres	9.07
Land Use	Agricultural and Business-Industrial



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	

CUP-2-90, Am. 1-14

Fomins Construction, Inc.

rescind CUP

Zoned A-1

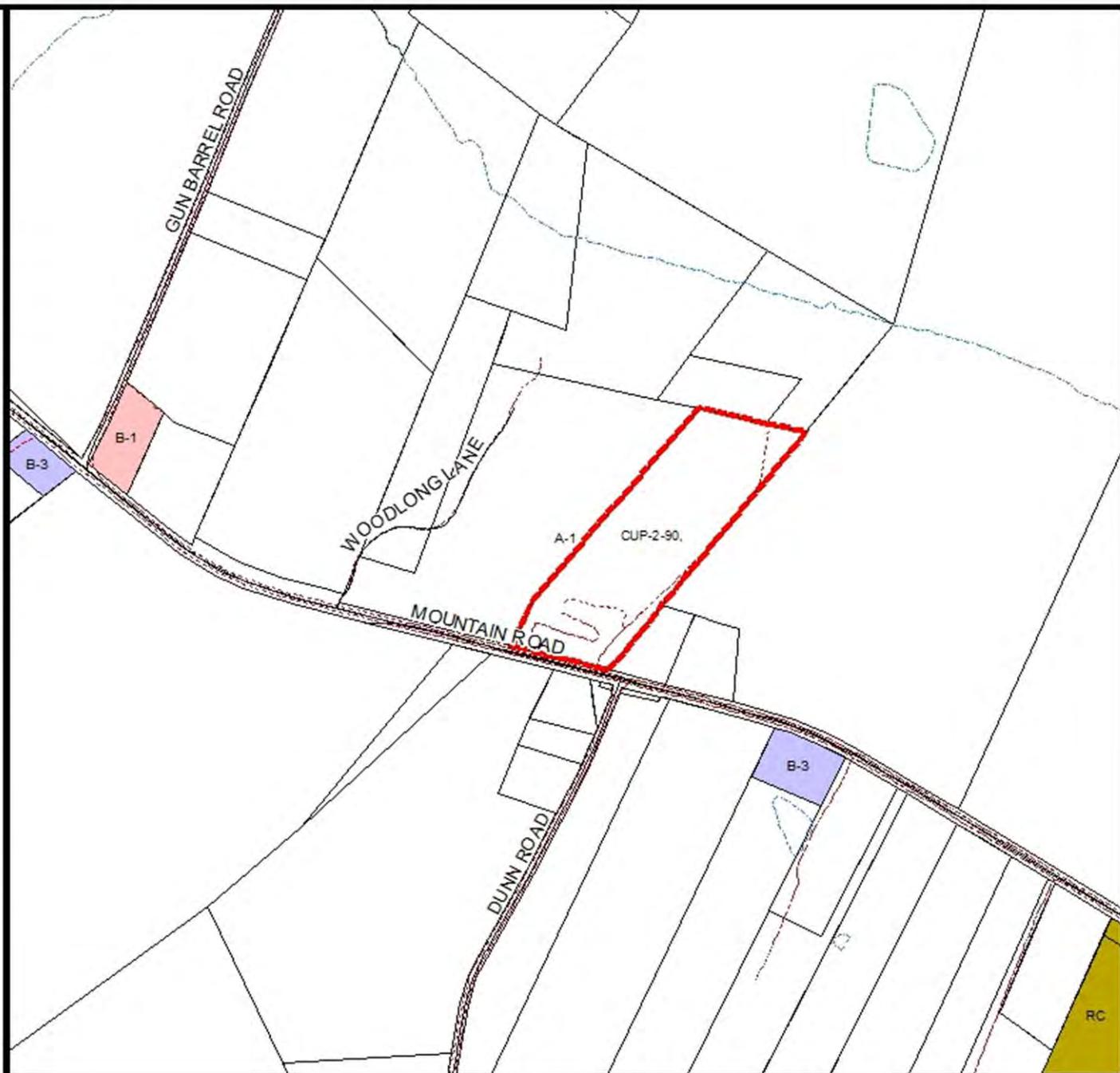
GPIN: 7803-30-8301

Beaverdam Magisterial District



1 inch = 500 feet

September 03, 2014



CUP-2-90, Am. 1-14
Fomin Construction, Inc.
Beaverdam Magisterial District

Planning Analysis:

- A CUP was approved in 1990 for an agricultural and forestal support center, and the use has been active within the last 2 years
- The applicant would like to rescind the CUP to move forward with the new use



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-2-90, Am. 1-14
Fomin Construction, Inc.
Beaverdam Magisterial District

Recommendations:

The Planning Commission and staff recommend to **RESCIND**
CUP-2-90



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-16-14(c)
Fomin Construction, Inc.
Beaverdam Magisterial District

Request	Rezone from A-1 to AR-6(c) and M-2(c)
Location	North line of Mountain Road, 75' west of its intersection with Dunn Road
Zoning	A-1, Agricultural District
Acres	9.07
Land Use	Agricultural and Business-Industrial



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-16-14

Fomins Construction, Inc.

Rezone A-1 to M-2 and AR-6

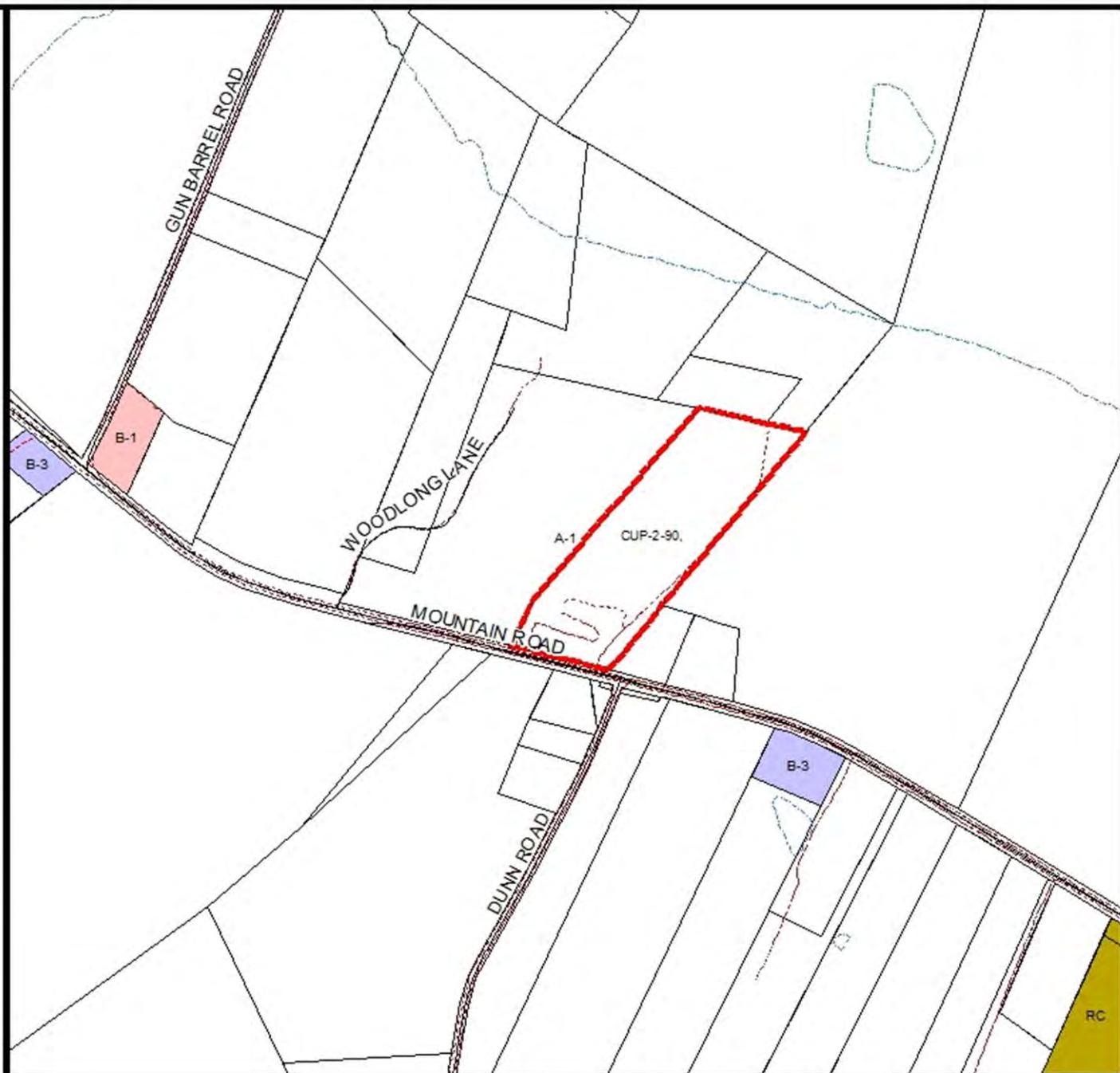
OPIN: 7803-30-8301

Beaverdam Magisterial District



1 inch = 500 feet

September 03, 2014



C-16-14(c)
Fomin Construction, Inc.
Beaverdam Magisterial District

Planning Analysis:

- This is a two-part request:
 - Rezone 3.7 acres to AR-6(c), to allow 1 residential building lot
 - Access provided by 50' easement along southeastern property line
 - Rezone 5.36 acres to M-2(c), to allow a contractor's equipment storage yard, warehouse, and office
 - Applicant to use existing gravel parking and metal building, including a proposed 552 sq ft addition
 - Dwelling for caretaker proposed



C-16-14(c)
Fomin Construction, Inc.
Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Reservation of Right-of-Way
- Road Improvement Contribution - For the proposed residential parcel
- Screening of Outdoor Storage - On the M-2 parcel
- Use Restrictions - For the M-2 parcel



C-16-14(c)
Fomin Construction, Inc.
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-16-07(c), Am. 1-14
D&R Property Development, Inc., et al.
Chickahominy Magisterial District

Request	Amend the proffered building elevations
Location	Marley Pointe Subdivision
Zoning	R-4(c), Residential Cluster Development District with conditions
Acres	20.74
Land Use	Suburban High



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-16-07(c), Am. 1-14

D&R Property Development, et al.

amend proffered elevations

Zoned R-4

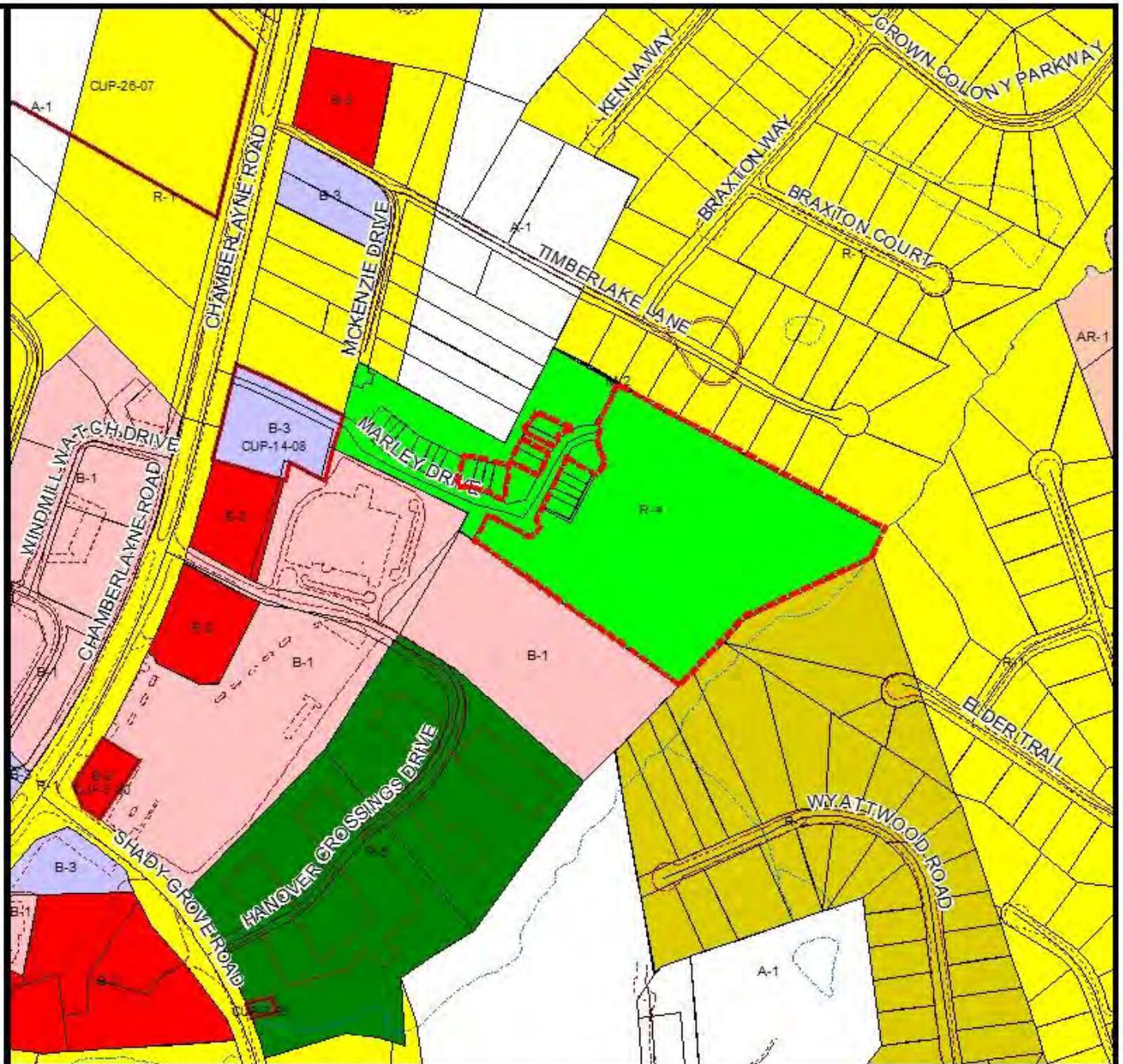
GPIN: 8706-66-5150, et al.

Chickahominy Magisterial District



1 inch = 400 feet

September 03, 2014



C-16-07(c), Am. 1-14
D&R Property Development, Inc., et al.
Chickahominy Magisterial District

Planning Analysis:

- The applicant has a contract to sell the remaining lots to a new builder who seeks elevations to allow for a different architectural style
- Proffer No. 3 must be amended to reference the new elevations



C-16-07(c), Am. 1-14
D&R Property Development, Inc., et al.
Chickahominy Magisterial District

Planning Analysis, cont.:

	<u>Approved</u>	<u>Proposed</u>
Style	Colonial	Craftsman
Garage	2 Car	1.5 Car
Driveway	Width for 2 cars	Width for 2 cars



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-16-07(c), Am. 1-14
D&R Property Development, Inc., et al.
Chickahominy Magisterial District

Proffers:

- All approved proffers remain unchanged, with the exception of Proffers #3 and #8 of the R-4 section, which relates to elevations and exterior materials
 - Those proffers now reference the proposed elevations



ELEVATIONS FOR: MARLEY POINTE DEVELOPMENT
DATED: 12/22/2010
PREPARED BY: ROYAL DOMINION HOMES

DIMENSIONAL ASPHALT SHINGLES



BEADED VINYL SIDING

BRICK

BOARD OF SUPERVISORS
APPROVED PLAN
DATE 2/23/11

DEC 28 2010
COUNTY CLERK'S OFFICE

Proposed



C-16-07(c), Am. 1-14
D&R Property Development, Inc., et al.
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-15-14(c)
Barbara and Paul Brown, Sr.
Beaverdam Magisterial District

Request	Rezone A-1 to AR-6(c) for 2 additional lots
Location	North line of Blunts Bridge Road, 450' west of its intersection with Cross Corner Road
Zoning	A-1, Agricultural District
Acres	23.49
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-15-14

Barbara and Paul Brown

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

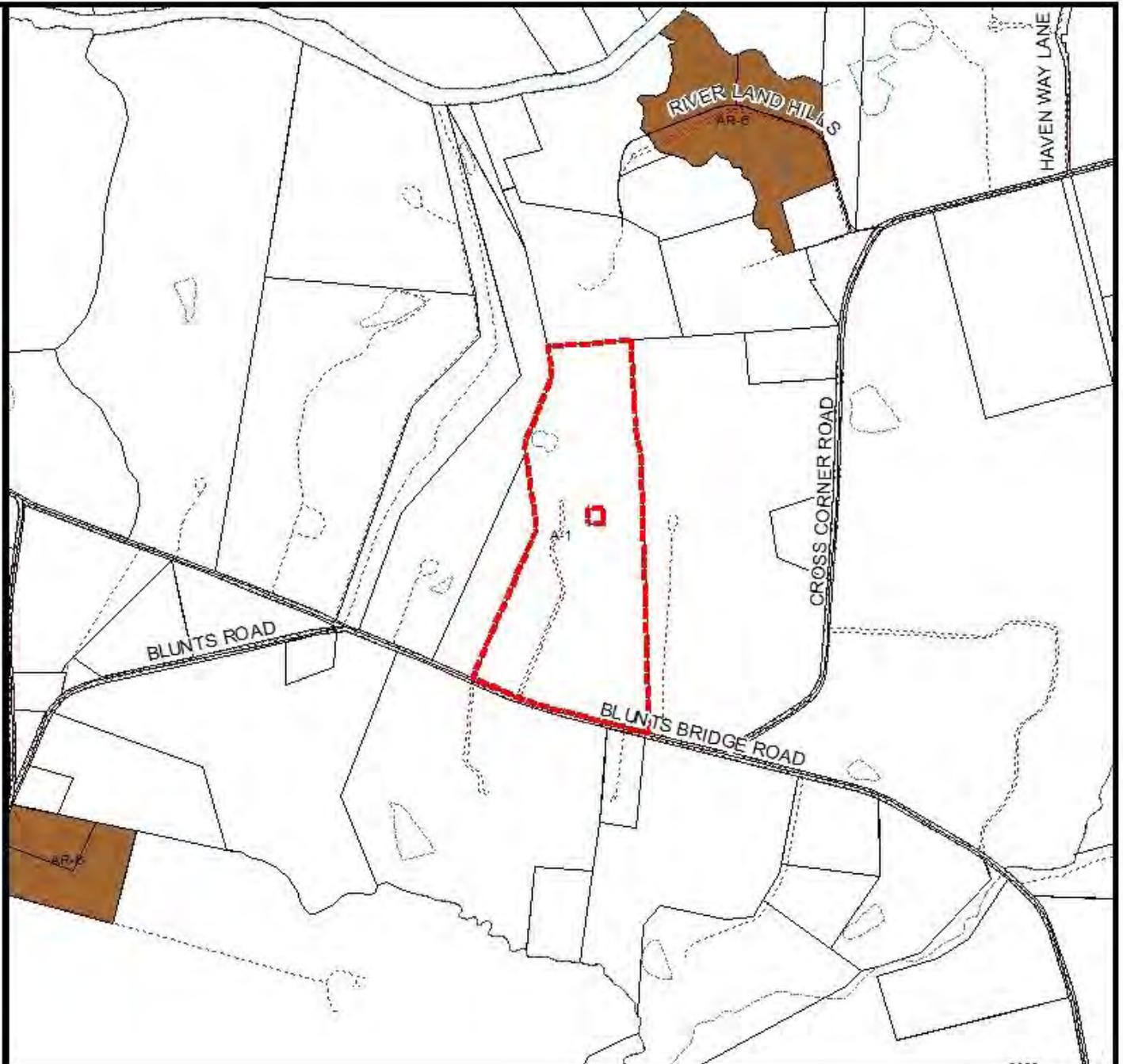
OPIN. 7871-14-5289

Beaverdam Magisterial District



1 inch = 700 feet

August 28, 2014



C-15-14(c)
Barbara and Paul Brown, Sr.
Beaverdam Magisterial District

Planning Analysis:

- The subject parcel is to be divided into 3 lots
 - This is the maximum number of lots permitted for this parcel under the AR-6 zoning district
- The 2 proposed 3.5+ acre building lots are shown to be located at the front of the property along Blunts Bridge Road
- The 3rd parcel with the existing house will have approx. 18 acres
- A 50' access easement would run along the existing driveway and provide access to all 3 lots



C-15-14(c)
Barbara and Paul Brown, Sr.
Beaverdam Magisterial District

Proffers:

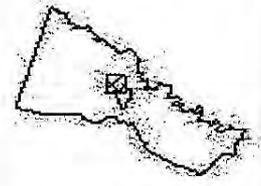
- Conceptual Plan
- Tree Preservation
- Road Improvement Contribution
- Reservation of Right-of-Way
- Access
- New Houses Oriented to Face Blunts Bridge Road
- Cemetery – to be shown on the subdivision plat according to previously recorded deeds and plats



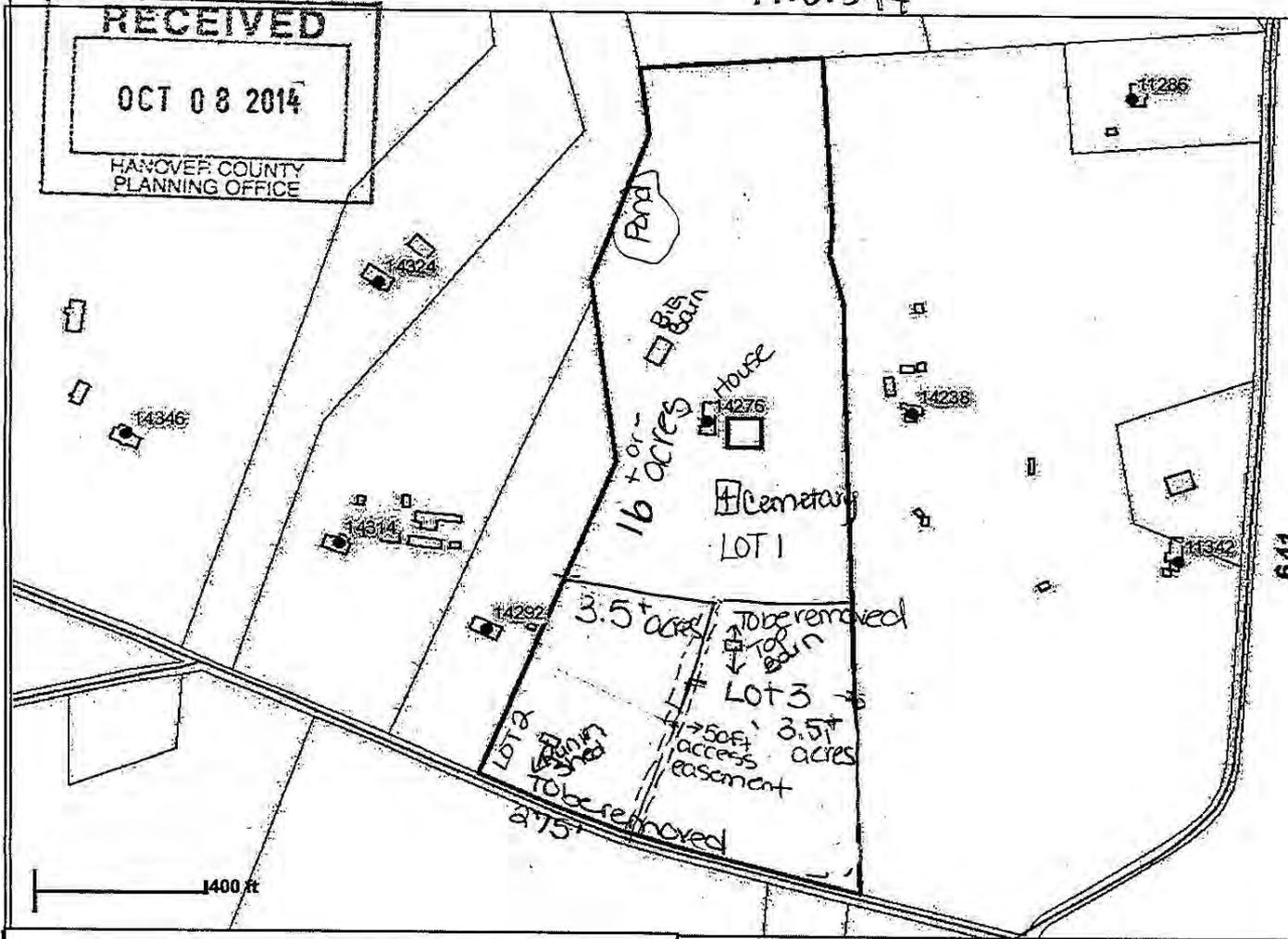
Brown Conceptual Plan 8/1/14 Sketched by Randon Spence

Revised
11.25.14

RECEIVED
OCT 08 2014
HANOVER COUNTY
PLANNING OFFICE



- Addresses
- Streets
- County Boundary
- Ashland Corp Boundary
- Parcels
- Buildings



RECEIVED
AUG 11 2014
HANOVER COUNTY
PLANNING OFFICE

C-15-14(c)
Barbara and Paul Brown, Sr.
Beaverdam Magisterial District

Recommendations:

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



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Request Rezone from A-1 to RS(c)

Location West line of Atlee Station Road, south of its
 intersection with Deer Stream Drive

Zoning A-1, Agricultural District

Acres 41.94

Land Use Suburban General



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-7-14

E. Tyree Chappell, Estate

Rezone A-1 to RS

Zoned A-1

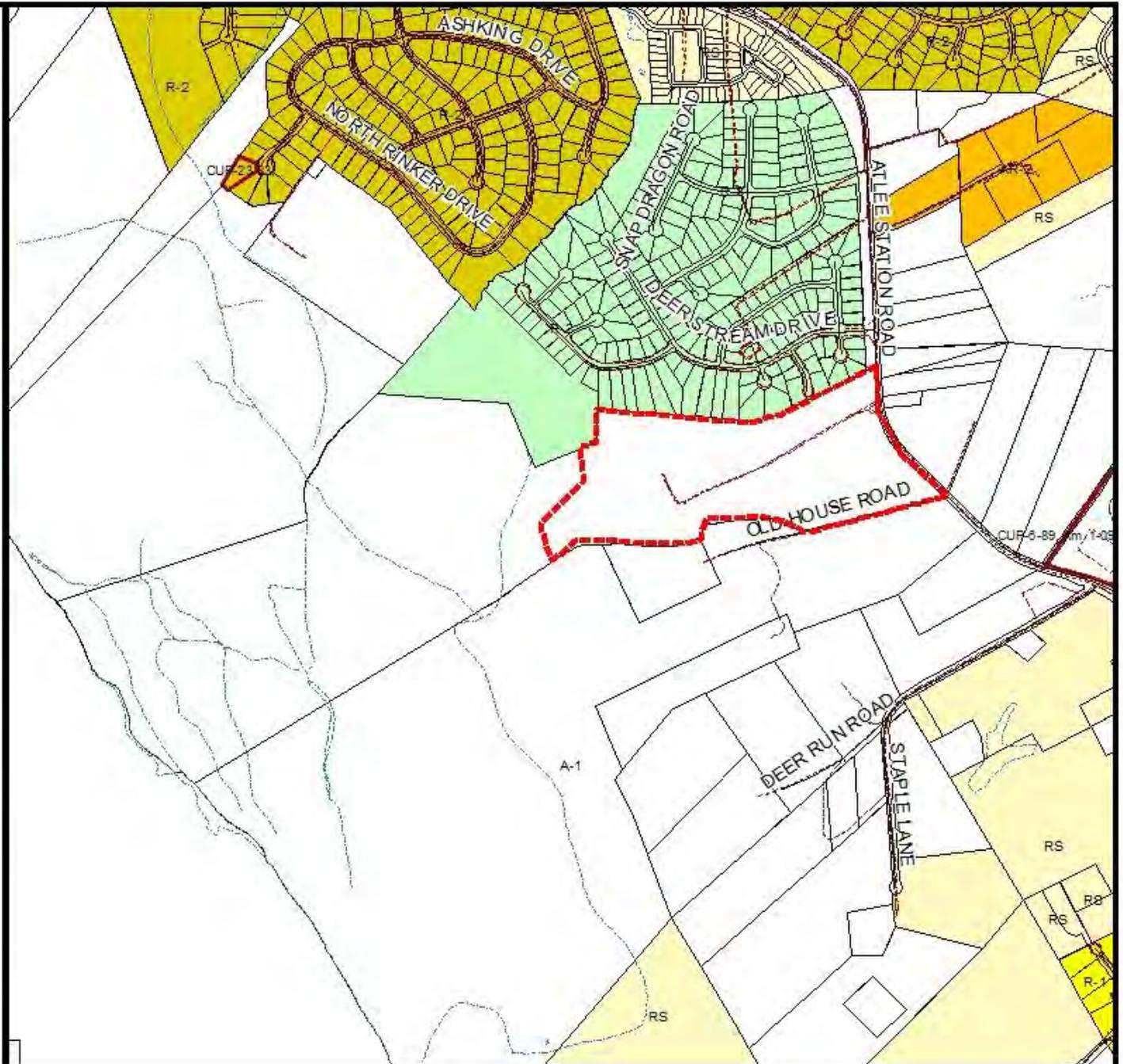
GPIN: 7796-28-9346(part)

Chickahominy Magisterial District



1 inch = 900 feet

May 06, 2014



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Planning Analysis:

- The proposed subdivision will include 68 residential lots for a gross density of 1.62 DU per acre
- The RS District requirements have all been met
- 15% (5.45 acres) common open space is required
 - 20.5% (8.6 acres) is provided
 - An additional 8.05 acres of open space is provided after RPA, steep slopes and 50% of the subdivision buffer are accounted for



C-7-14(c)

E. Tyree Chappell, Estate

Chickahominy Magisterial District

Planning Analysis, cont.:

- Amenities include:
 - Sidewalks on both sides of each internal street
 - A 4-ft asphalt pedestrian trail along the entire Atlee Station Road frontage
- Typical landscaping cross sections have been provided for the street buffer and for typical plantings along the internal streets
- To address a concern made by an adjoining property owner, the applicant has added a 20' landscaped common area along the southern property line



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C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Planning Analysis, cont.:

- This subdivision will be located on a portion of the Summer Duck Farm, which includes a home that dates to the 1840s and several outbuildings that date to the late 19th and early 20th centuries
 - The applicant has submitted a proffer that preserves oldest farm structures on Lot 33, including the historic home, smokehouse and the granary



C-7-14(c)

E. Tyree Chappell, Estate

Chickahominy Magisterial District

Transportation

- Traffic Impact Analysis (TIA) was performed for the proposed neighborhood:
 - Atlee Station Road has an average daily traffic volume of approximately 12,000 vehicles per day
 - Traffic turning movement counts were taken 7-9 AM and 4-6 PM during the week of May 19, 2013
 - Existing peak hour volumes were increased by 1.5% to estimate no-build volumes
 - Peak hour trips generated by the proposed neighborhood:
 - AM: 16 enter/49 exit; PM: 54 enter/32 exit

C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Transportation, con't:

- Based on recommendations from the TIA, the applicant has provided the following improvements:
 - A northbound left turn lane on Atlee Station Road with 100' of storage, taper and transition at a length within the property frontage
 - The entrance will have 1 ingress lane and 2 egress lanes for separate left and right turn lanes
- The applicant will also provide a right turn taper to address community concerns regarding traffic congestion on Atlee Station Road



Atlee Road Extended

Signal at Atlee and Atlee Station Road Intersection



Honey Meadows (284 DU approved 7/23/03)

Counts to determine impact taken 7AM-7PM weekdays
school year

include:

lane for Honey Meadows Rd.

signal (when warranted) at Honey Meadows Rd.

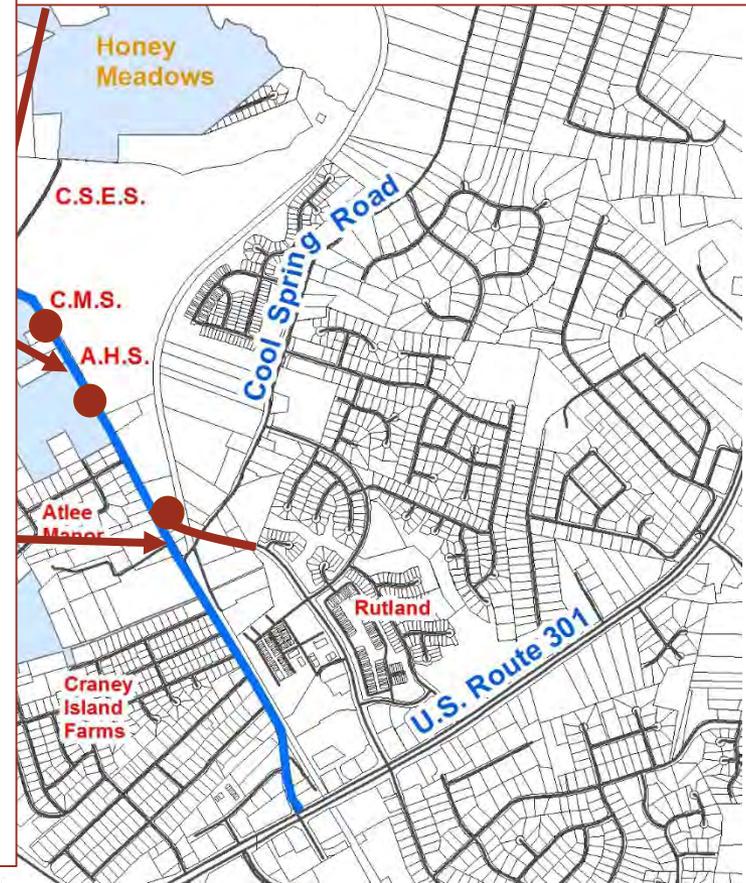
ment cash contribution

Charleston Ridge (172 DU approved 5/22/13)

Traffic counts to determine impact taken 4-6 PM weekdays during
school year

Proffers include:

- Turn lanes for Atlee Station Rd. and Kings Acre Road
- Extend pavement of Atlee Station Rd. to form two through travel lanes through the Kings Acres Rd. intersection
- Create dual southbound receiving lanes along the property frontage
- Install pedestrian signals and crosswalks:
 - Atlee Station Road
 - Kings Acres Road
 - Charter Gate Road
- Road improvement cash contribution and ROW dedication



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

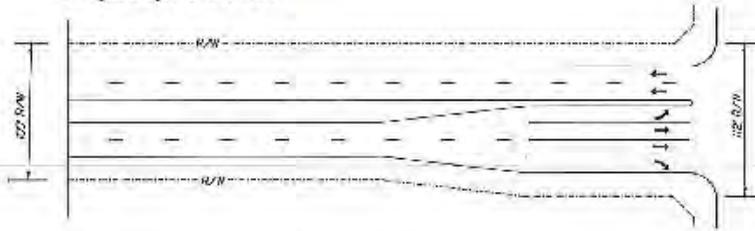
Transportation, cont.:

- The proffered improvements are intended to complement the overall Thoroughfare Plan for Atlee Station Road
 - Designated as 100-foot Major Collector on Major Thoroughfare Plan
 - Typical section supports a four-lane divided highway with accommodations for both bicycle and pedestrian traffic



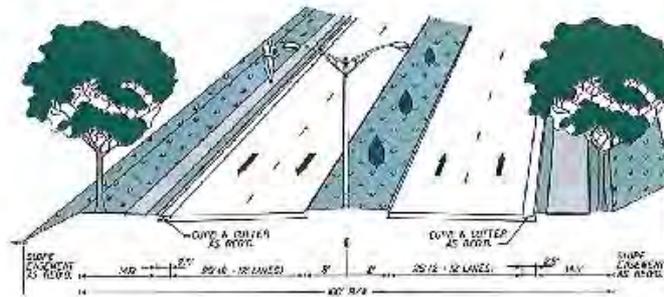
MAJOR COLLECTOR - URBAN SECTION

*Intersection Design with
Single Left Turn Lane and
Single Right Turn Lane*



NOTES:

1. TURN LANES SHALL BE IN ACCORDANCE WITH THE VDOT ROAD DESIGN MANUAL.
2. LANE WIDTHS SHALL BE 12' EACH.
3. TRANSITION LEADING'S SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE IN ACCORDANCE WITH THE VDOT ROAD DESIGN MANUAL.
4. RIGHT OF WAY CORNERS AT THE INTERSECTION CORNERS ARE FOR TRAFFIC CONTROL ENCLOSURES.



MAJOR COLLECTOR - URBAN SECTION

NOTES:

1. MINIMUM ROADWAY DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE VDOT ROAD DESIGN MANUAL.
2. RIGHT OF WAY PLACEMENTS MAY VARY DUE TO SITE SPECIFIC DESIGN ISSUES.
3. RIGHT OF WAY REQUIREMENTS INCREASE AT INTERSECTIONS TO ACCOMMODATE TURN LANES.
4. LANDSCAPING, LIGHTING, SIDEWALKS, AND BIKE PATHS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
5. MAJOR COLLECTOR AND MINOR ARTERIAL HAVE THE SAME TYPICAL SECTION, HOWEVER THE HORIZONTAL AND VERTICAL DESIGN PLACEMENTS ARE DIFFERENT.

C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Schools Data:

- The School Board data was updated on September 30, 2014 to show current enrollment, and provide new projections:

School	Capacity	2014 Enrollment	2015 Projection	2020 Projection
Cool Spring	835	661	639	597
Chickahominy	1280	1179	1205	1154
Atlee	1725	1677	1707	1688

- It is anticipated that the subject development will produce approx. 37 children, half of which will be enrolled at the high school level, while the other half will be split between the elementary and middle school levels



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Proffers:

- Road Improvement Contribution - In the amount of \$6,671.00 per lot
- House Size – Minimum 1,800 sq. ft.
- Foundations – Brick or Stone
- Right-of-Way Dedication – 50' from centerline of Atlee Station Road



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Proffers, cont.:

- Road Improvements
- Buffer – Plantings and maintenance by HOA
- Historic Structure – Preservation and maintenance of Summerduck, allowing for future additions





NOTE:
2.57 AC. OPEN SPACE
TO BE TRACED FOR ACCESS
TO VETERAN BARRACKS

QPIN 7796-05-1194
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-0800
R/F
PHILIP EDWARDS & HEUBLE BATTLE
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-1496
R/F
PHILIP EDWARDS & HEUBLE BATTLE
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-0800
R/F
ANN C. HYDRA
USE: RESIDENTIAL
20400 5-1

NOTE:
EXISTING SITE IS OPEN
FIELD

NOTE:
TO ELIMINATE EXISTING
AREA EAST ON SITE

NOTE:
PARTIAL OF THIS SITE
LIES WITHIN THE RWA. THE
LAYOUT OF NEW ROAD LOCATED
ON THIS SITE HAVE BEEN
SHOWN ON THE PLAN.

NOTE:
EX. METLINES SHOW
EXISTING FIELD CORNER
OF CORNER COMPRISED
OF CORNER
DELIMITATION
EX. WITHIN
DETERMINED POTENTIALITY
DETERMINATION BASED ON
COMPRISED METLINES.

NOTE:
ON EXISTING ROAD GENERAL
CONSTRUCTION PROJECT (WATER)
CONCRETE ROAD ACROSS

QPIN 7796-05-0174
R/F
LOUIS BARRY CORNER
USE: RESIDENTIAL
20400 5-1

SIDEWALK DETAIL





QPIN 7796-64-2612
 N/P
 VIRGINIA ELECTRIC
 POWER COMPANY
 USE: WARE
 ZONING: A-1

QPIN 7796-69-1448
 N/P
 PHILIP TOMASO & MYRIAM BATHIE
 USE: RESIDENTIAL
 ZONING: A-1

QPIN 7796-69-8588
 N/P
 PHILIP TOMASO & MYRIAM BATHIE
 USE: RESIDENTIAL
 ZONING: A-1

QPIN 7796-69-1124
 N/P
 MI. DUNCAN & S. WHITE
 USE: RESIDENTIAL
 ZONING: A-1

QPIN 7796-16-2593
 N/P
 ANN S. JUDGAC
 USE: RESIDENTIAL
 ZONING: A-1

QPIN 7796-18-2174
 N/P
 LINDA NIXON COOPER
 JOE. RYSLINIA
 ZONING: A-1

QPIN 7796-69-1111
 N/P
 LINDA NIXON COOPER
 JOE. RYSLINIA
 ZONING: A-1

Architectural rendering of a two-story house with a gabled roof and a front porch. Below it is a detailed floor plan showing the layout of the rooms.

THE ALESSANDRA

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles (front, side, and rear).

THE ANDROMEDA

A detailed architectural floor plan for a two-story house, showing the layout of the rooms and the placement of windows and doors.

THE CANTONVILLE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CRESTWOOD

Architectural floor plans for a two-story house, including a first floor plan and a second floor plan.

THE DORIAN

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CAMBRIDGE

Architectural floor plans for a two-story house, showing the layout of the rooms and the placement of windows and doors.

THE CAMBRIDGE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

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Architectural floor plans for a two-story house, including a first floor plan and a second floor plan.

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Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CAMBRIDGE

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Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CRESTWOOD

Architectural floor plans for a two-story house, showing the layout of the rooms and the placement of windows and doors.

THE DORIAN

C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

Ordinance 14-12

Craft Brewery

- The comprehensive update to the County's business zoning district regulation included provisions to permit microbreweries with restaurants as a permitted use in the B-1, B-2 and B-3 districts, while also permitting stand-alone microbreweries that produce no more than 10,000 barrels per year as a conditional use in the B-3 district
- There has been tremendous growth in the popularity of microbreweries within the past several years
 - The ordinances as currently structured do not sufficiently address the operational and locational trends of the craft brewery industry



Ordinance 14-12

Craft Brewery

- To ensure that Hanover County remains a competitive location for the siting of craft breweries, the Board authorized Ord. 14-12 to further refine the County's craft brewery and brewery land use regulations
- The ordinance provisions specifically include the following:
 - Inclusion of definitions for both "brewery" and "craft brewery"
 - Allowing craft breweries in the B-1 district with a Conditional Use Permit
 - Allowing craft breweries in the B-2 and B-3 districts as a use by right
 - Allowing a brewery in the M-2 district as a use by right



Ordinance 14-12 Craft Brewery

Recommendations:

- The Planning Commission and staff recommend **APPROVAL** of the draft Ordinance Amendment 14-12, Craft Brewery



HANOVER: PEOPLE, TRADITION & SPIRIT!