

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (L.C./HR)
-  Mixed-Use (H.C./LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

SE-16-14

Virginia Electric & Power Company

fence taller than permitted

Suburban Transitional Land Use

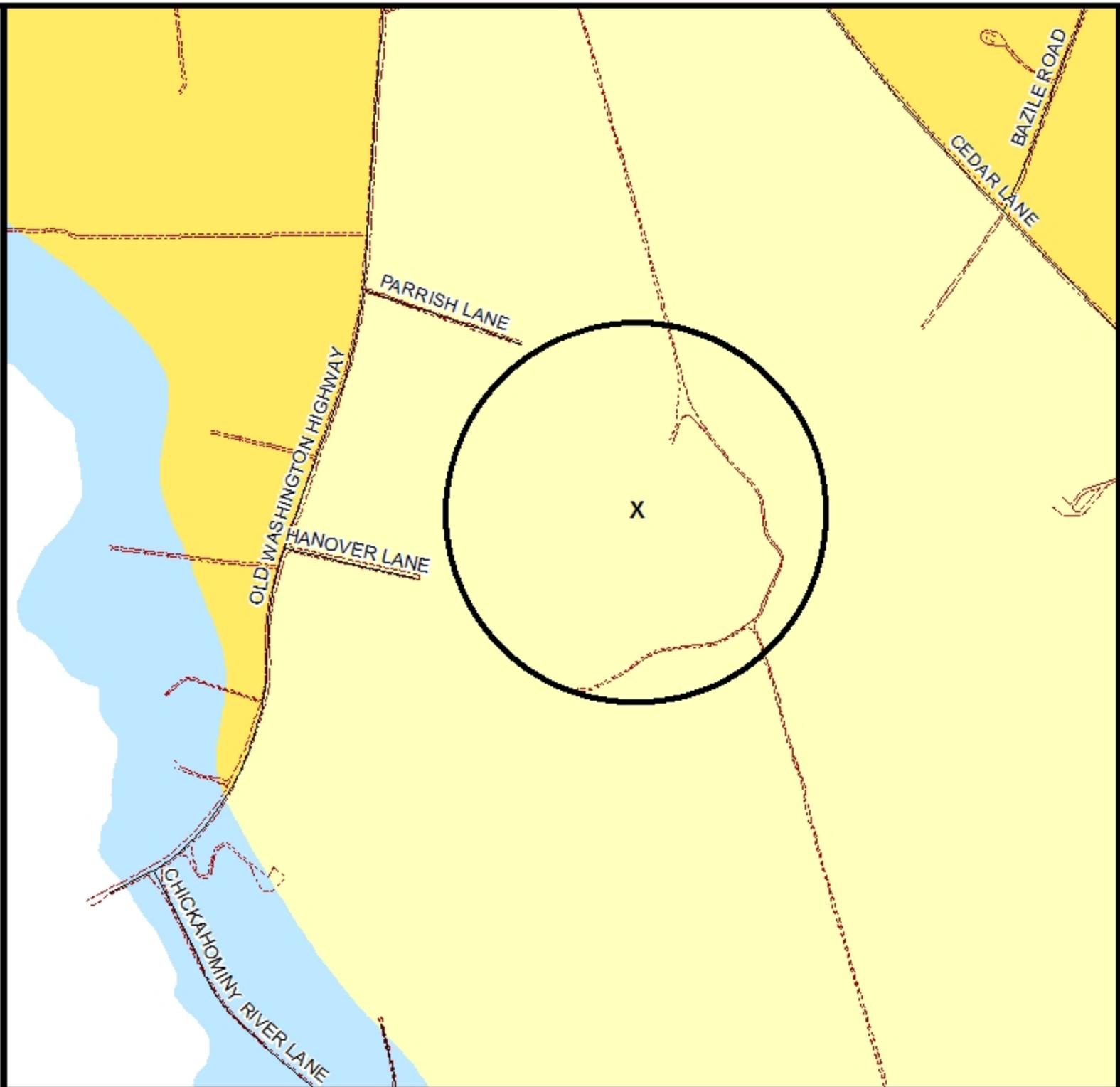
GPIN's: 7777-69-4065, et al

South Anna Magisterial District



1 inch = 500 feet

August 04, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

SE-16-04

Virginia Electric & Power Company

fence taller than permitted

Zoned A-1

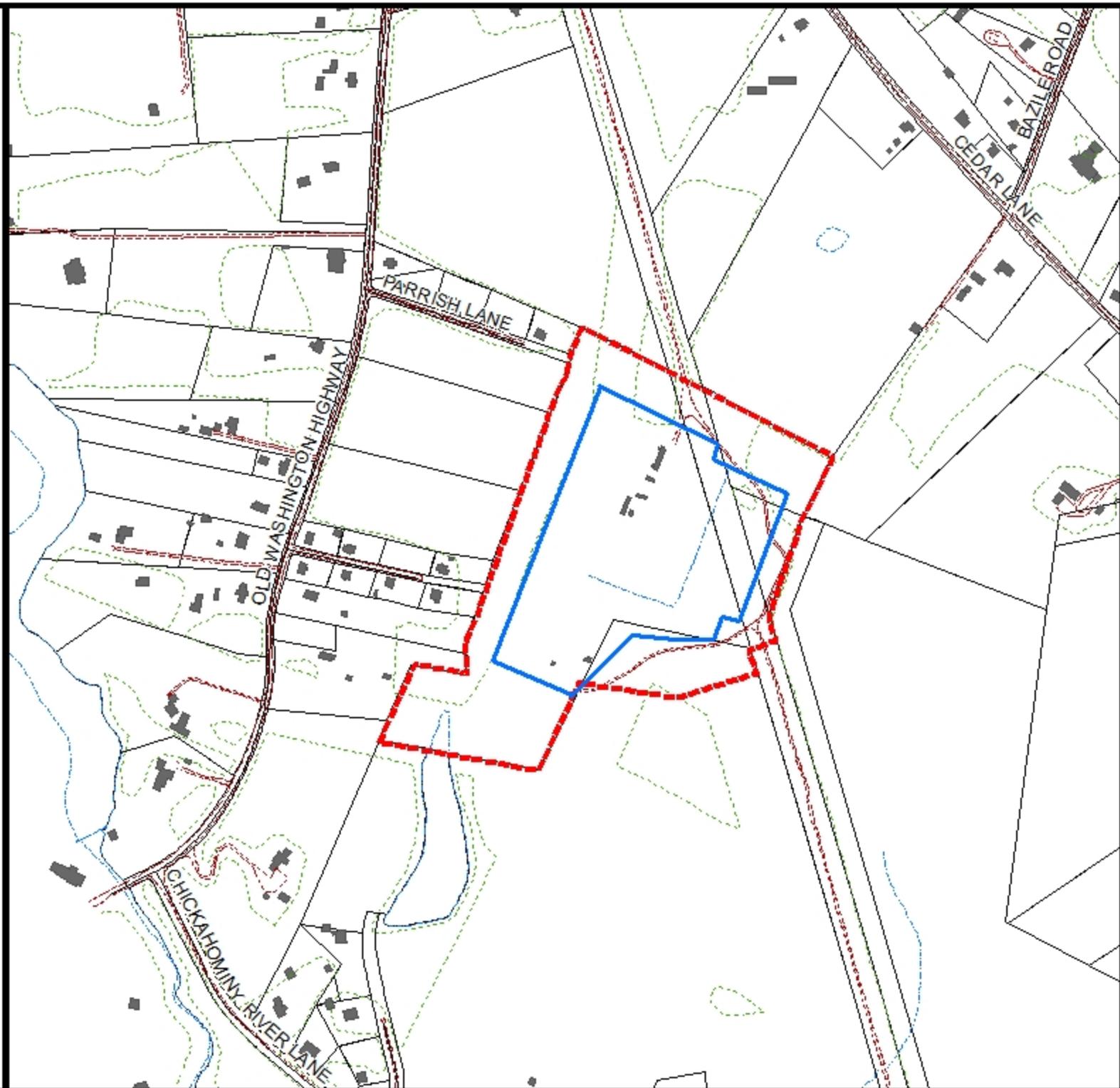
GPIN's: 7777-69-4065, et al

South Anna Magisterial District



1 inch = 500 feet

August 04, 2014



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-16-04

Virginia Electric & Power Company

fence taller than permitted

Zoned A-1

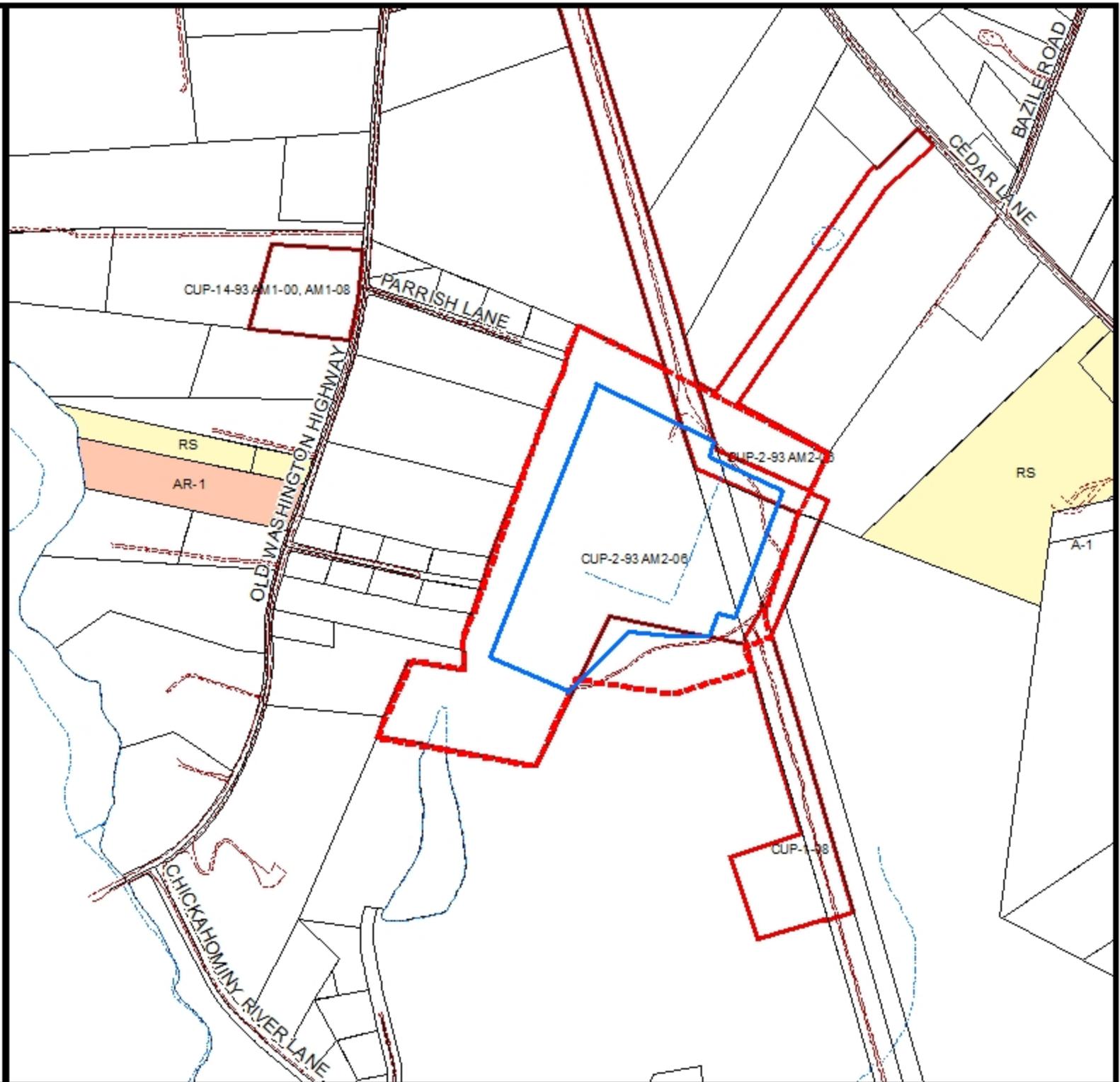
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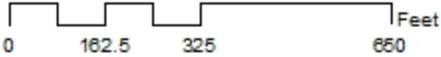
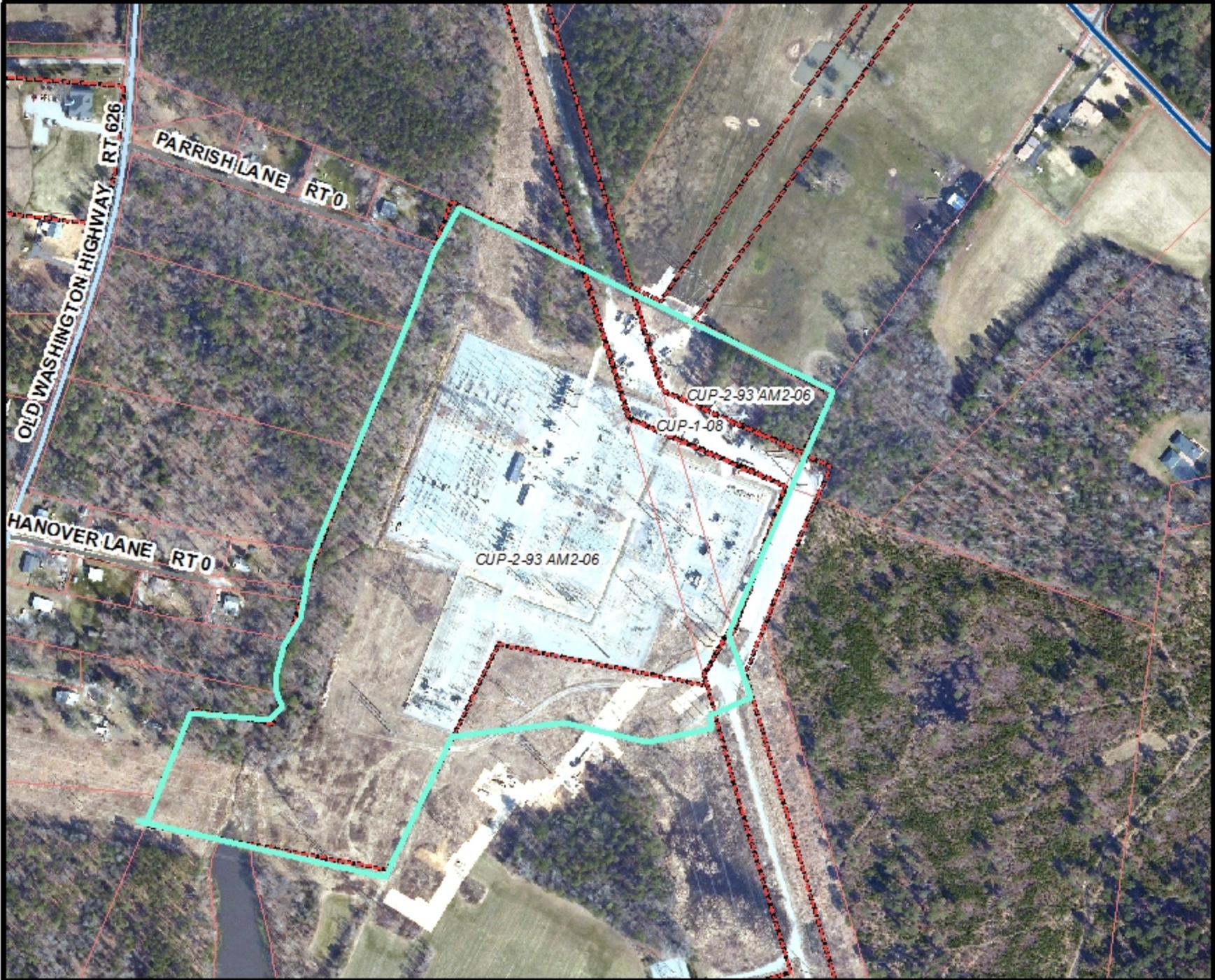
South Anna Magisterial District



1 inch = 500 feet

August 04, 2014





**SE-16-14, VIRGINIA ELECTRIC & POWER COMPANY
D/B/A DOMINION VIRGINIA POWER**



Special Exception Report
South Anna Magisterial District
Board Meeting Date: November 25, 2014

Overview

Request	To allow a twenty (20) foot tall security fence, which is taller than permitted
Zoning	A-1, Agricultural District
Acreage	37.34 acres
Location	At the terminus of a private driveway that intersects the south line of Cedar Lane (State Route 623) approximately 400 feet east of its intersection with Old Washington Highway (State Route 626)
GPIN(s)	7777-69-4065, 7778-55-2361, 7777-79-1155, 7777-79-1455, 7777-67-6294(part)
General Land Use Plan	Suburban Transitional (1-2 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane – Major Collector (100’ right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request for a Special Exception to permit new security fencing taller than permitted at the Elmont Substation that is part of Dominion Virginia Power’s Substation Security Enhancement Project. The fence is shown to be 20 feet in height with poles as high as 25 feet. A companion request for a Conditional Use Permit (CUP-2-93, Am. 1-14) has also been submitted for an expansion of the substation.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

A recent review of all of Dominion Virginia Power facilities identified the need for physical security upgrades at this substation to deter and delay threats. In conjunction with their Substation Security Enhancement Project, Dominion is proposing to replace the existing 7-foot chain-link fence with a 20-foot tall fence consisting of metal mesh panels and 25-foot poles. An anti-ram barrier comprised of metal bollards and connecting steel cables will be constructed behind the fence. A 20-foot fence has been determined to provide the best overall protection for the site.

While the proposed fence far exceeds the 7-foot maximum height requirements, the security of electrical infrastructure should be of primary concern. A 100-foot wooded buffer that is adjacent to the fence and substation expansion area has been in place at least since the 1993 Conditional Use Permit was approved and shall continue to remain undisturbed; therefore, the impact to the adjacent residents should be minimal. In addition, the security fencing helps to screen the view of the substation equipment.

Community Meeting

The applicant held a community meeting regarding the substation expansion and proposed fence on September 23, 2014. The meeting had low attendance by the public, and those in attendance mainly had questions about the proposed expansion. No issues of concern were raised that were relevant to the project.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Conditional Use and Special Exception Sketch Plan, Elmont Substation, Hanover County, VA," dated September 29, 2014, and prepared by Geosyntec Consultants., and the elevations titled, "Training Center High Security Test Bed 20' Guardian 7000", dated November 28, 2013, and prepared by Dominion.

Staff's Recommended Conditions

Staff recommends the following conditions:

1. The fence shall be limited to twenty (20) feet in height with poles no taller than twenty-five (25) feet.
2. The fence shall be constructed in substantial conformance with the colors, materials, and design as shown on the elevations titled, "Training Center High Security Test Bed 20' Guardian 7000", dated November 28, 2013, and prepared by Dominion and the photograph titled, "Dominion Security Panel (20-foot, outside)".
3. All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

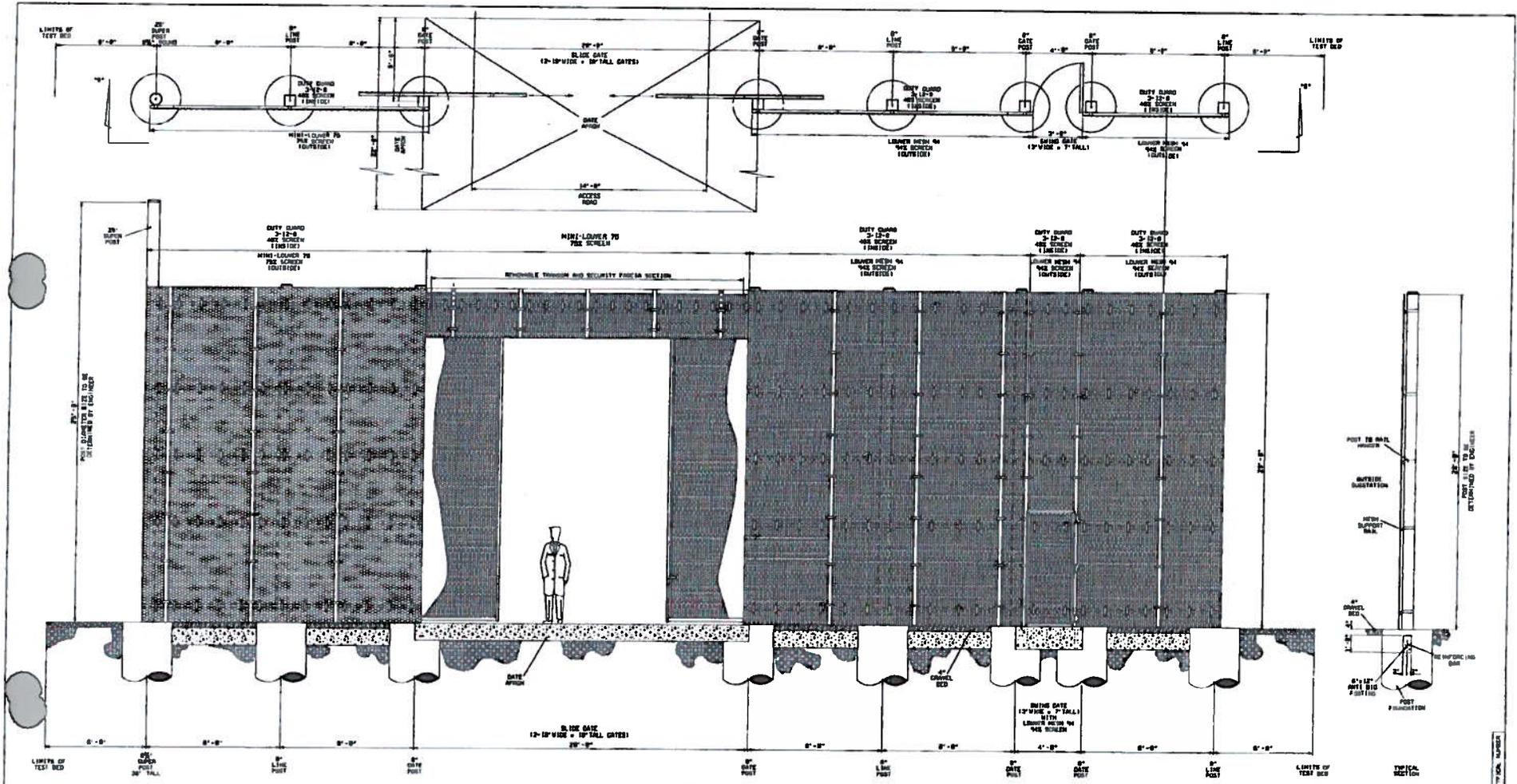
GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Elevations/Sketch Plan

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



ELEVATION "B-B"

Batafence Post Data Sheet for 20'H Fence

Type	Post Size	Wall Thickness	Length	Foundation Depth	Foundation Diameter
Line Post Square	8"	1/4"	312"	72"	36"
Gate Post Square	8"	1/4"	312"	72"	36"
Super Post Round	8-5/8"	5/16"	372"	72"	36"

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. BATAFENCE DRAWINGS ARE THE CONTROL DRAWINGS AND TO BE USED FOR CONSTRUCTION.

Dominox

**TRAINING CENTER
HIGH SECURITY FENCE, TEST BED
20' GUARDIAN 7000
ELEVATION "B-B"**

PROJECT DESIGNER	DATE	SCALE	SHEET NUMBER
PROJECT APPROVALS	DATE	TYPICAL REVISIONS	3 of 3
DR NUMBER	PROJECT NO.	1331-876A	



Dominion

Cher Training Center
Security Panel (20-foot, outside)



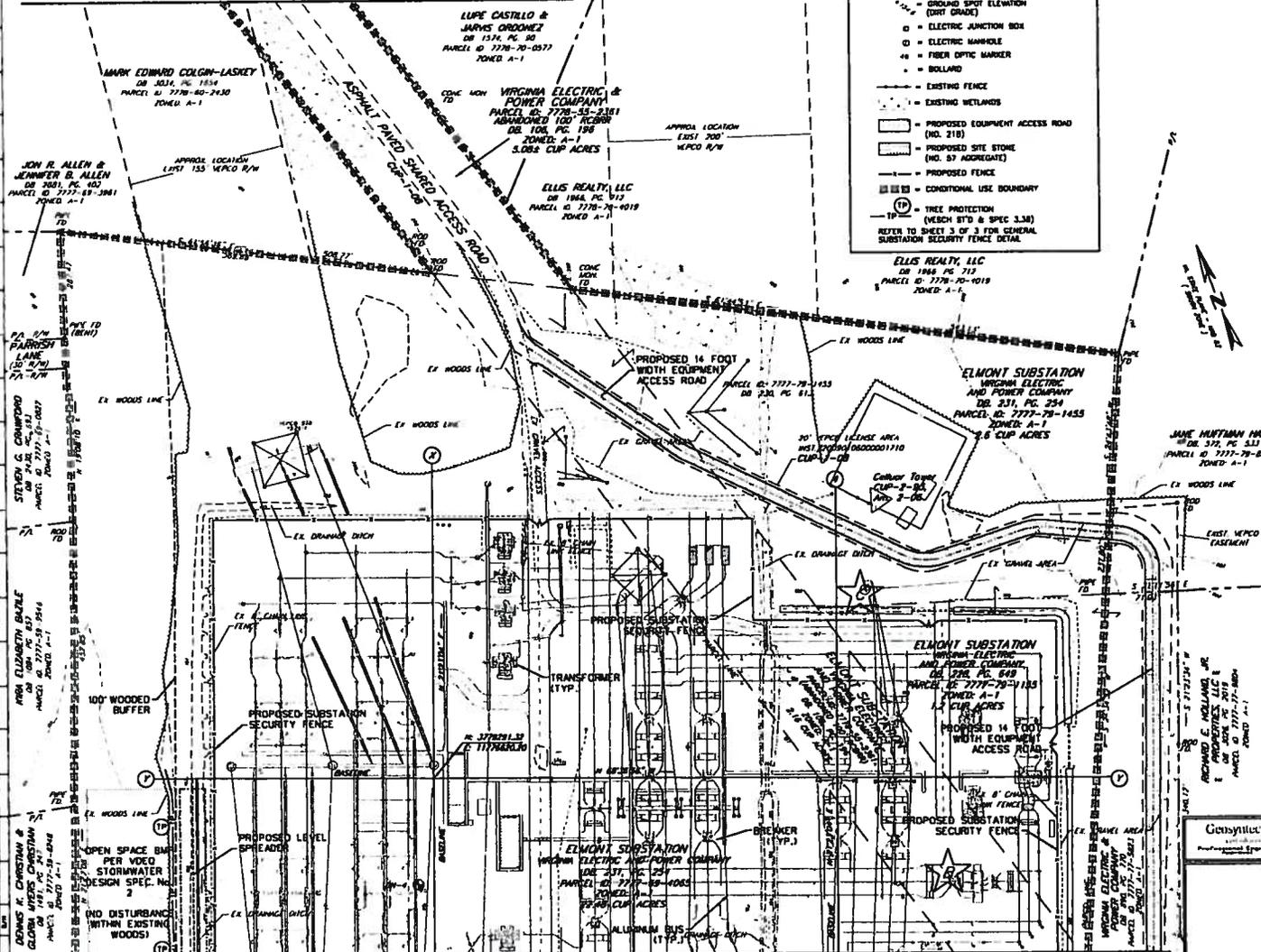
MATCHLINE SHEET 1 OF 3

LEGEND

- P/L = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- U/G = UNDERGROUND
- = GROUND SPOT ELEVATION (DRT GRADE)
- = ELECTRIC JUNCTION BOX
- = ELECTRIC MANSHOLE
- ⊕ = FIBER OPTIC MARKER
- = BOLLARD
- = EXISTING FENCE
- = EXISTING WETLANDS
- = PROPOSED EQUIPMENT ACCESS ROAD (NO. 218)
- = PROPOSED SITE STONE (NO. 57 AGGREGATE)
- = PROPOSED FENCE
- = CONDITIONAL USE BOUNDARY
- Ⓢ = TREE PROTECTION (VECH STD & SPEC 3.8)

REFER TO SHEET 3 OF 3 FOR GENERAL SUBSTATION SECURITY FENCE DETAIL

- NOTES:**
1. THE DEVELOPER FOR THIS SITE IS DOMINION POWER.
 2. THE PLAN PREPARED FOR THIS SKETCH PLAN IS GEOSPATIAL CONSULTANTS.
 3. VEGETATION IS BASED ON PHOTO AIR PHOTOGRAPHS DATED 7-31-08, WHICH CONTAIN A DATUM IS BASED ON VA STATE PLANE NAD 83, SOUTH ZONE.
 4. CONTOUR INTERVAL - 1
 5. EXISTING SITE ELEVATION IS A-1. SEE MAP FOR EXISTING ELEVATION. SEE NEAR - 37 SECS - 25. SEE HANOVER COUNTY ZONING REGULATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS.
 6. NOT ALL UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
 7. NOT ALL OVERHEAD UTILITIES SHOWN HEREON.
 8. THIS SITE IS LOCATED IN FLOOD ZONE 4 AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD FLOODPLAIN AND AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL SUBSCRIPTION, EFFECTIVE DATE: DECEMBER 7, 2008.
 9. TOPOGRAPHIC SURVEY PERFORMED BY BUNCE & HOPKINS, INC. THE WEEKS OF MARCH 5 & 21 & APRIL 28, 2004.
 10. NOT ALL EXISTING SUBSTATION COMPONENTS ARE SHOWN.
 11. GROUND SPOT ELEVATIONS WERE TAKEN AT DRT GRADE, AVERAGE DEPTH OF GRAVEL 4".
 12. PROPERTY LINES SHOWN HEREON ARE BASED UPON FIELD FOUND SURVEYING, REFERENCED DEEDS, AND PLATS.
 13. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE, NOT ALL ELEMENTS OF RECORD MAY BE SHOWN.
 14. THIS SITE IS NOT LOCATED WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA.
 15. AREAS OF WETLANDS AND STREAMS DEPICTED ON THIS MAP WERE DETERMINED BY FIELD SURVEYING DURING JULY 2004, AND SOME ARE PROBABLY LOCATED BY OTHERS.
 16. WETLANDS ARE DELINEATED IN ACCORDANCE WITH THE ROUTINE DETERMINATION FOR WETLANDS LARGER THAN 1/4 ACRES AS OUTLINED IN THE RSW. ANY WETLANDS ARE IDENTIFIED AS WETLANDS. ANY WETLANDS ARE IDENTIFIED AS WETLANDS. ANY WETLANDS ARE IDENTIFIED AS WETLANDS.
 17. A SUMMARY OF CULTURAL RESOURCE MANAGEMENT EVENTS WERE CONDUCTED BY THE STATE HISTORIC SOCIETY OF VIRGINIA. THE SUMMARY OF CULTURAL RESOURCE MANAGEMENT EVENTS WERE CONDUCTED BY THE STATE HISTORIC SOCIETY OF VIRGINIA. THE SUMMARY OF CULTURAL RESOURCE MANAGEMENT EVENTS WERE CONDUCTED BY THE STATE HISTORIC SOCIETY OF VIRGINIA.
 18. NO LANDSCAPE RECORDED WITH THIS SITE. LANDSCAPE RECORDED WITH THIS SITE. LANDSCAPE RECORDED WITH THIS SITE.
 19. ALL STORMWATER MANAGEMENT FACILITIES AND BMP HEADWORKS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE.
 20. SUBSTATION EQUIPMENT IS PRELIMINARY. EQUIPMENT LOCATIONS ARE SUBJECT TO CHANGE.



MATCHLINE SHEET 3 OF 3

Scale: 1" = 50'

Geosyntec
Professional Engineering

Dominion
Power

CONDITIONAL USE AND SPECIAL EXCEPTION SKETCH PLAN 2 OF 3
ELMONT SUBSTATION EXPANSION
HANOVER COUNTY, VIRGINIA

Designed by:	CHK	PROJECT NO.	Sheet No.
Checked by:	CEL	DATE	2 OF 3
Approved by:		REVISED	
DATE	8/17	BY	

FILED: 8/17/11

Revisions	Typical Drawing Information	Library Location	Call Name	B/M Assembly	Pan Stand Foundation Cells (Part)	Pan Stand Foundation Cells (Rev)	Foundation Cells for Other Typical Structures	Steel Detail & Assembly
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