

**PLANNING
PUBLIC HEARING NOTICE**

**Hanover County Board of Supervisors
Hanover County Government Building
Board Room, Hanover Courthouse**

June 24, 2015



David P. Maloney, AICP
Director of Planning

Rezoning

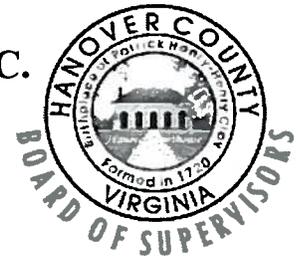
- C-18-00(c) AM. 1-15** **BLUE RIDGE CUSTOM HOMES, L.L.C. (WINDING CREEK ESTATES),** Requests an amendment to the proffers approved with rezoning request C-18-00(c), Dorothy Anne Jennings, on GPIN 7811-60-3537, zoned RC(c), Rural Conservation District with conditions, and located in the southwest quadrant of Taylors Overlook Court (State Route 1091) and Wedged Stone Drive (State Route 1090) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)
- C-5-15(c)** **SUZANNE L. AND CAMERON L. WOOD,** Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8746-52-8458, consisting of approximately 13.32 acres, and located on the north line of Studley Road (State Route 606) approximately 475 feet west of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 6.66 acres. (PUBLIC HEARING)

Conditional Use Permit

- CUP-4-15** **RANDALL EVERETT,** Requests a Conditional Use Permit in accordance with Sections 26-20.13 and 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events, on GPIN 7884-22-5294, consisting of approximately 43.6 acres, zoned A-1, Agricultural District, and located on the east line of Washington Highway (U.S. Route 1) approximately 1,000 feet north of its intersection with Verdon Road (State Route 684) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan for Industrial. (PUBLIC HEARING)

C-18-00(c), AM 1-15, BLUE RIDGE CUSTOM HOMES L.L.C.

Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: June 24, 2015



Overview

Amendment Request	Amend the cash proffer
Subdivision	Winding Creek Estates
Current Zoning	RC(c), Rural Conservation District with conditions
Location	In the southwest quadrant of Taylors Overlook Court (State Route 1091) and Wedged Stone Drive (State Route 1090)
GPIN	7811-60-3537
Case Planner	Gretchen Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of \$6,319.00, accepted with rezoning case C-18-00(c), Dorothy Anne Jennings, for the parcels identified above. In place of the eliminated proffer noted above, the applicant has submitted a new proffer that would require the property owner to submit a payment of \$2,171.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. Staff would note that the current road proffer amount for Winding Creek Estates is \$2,171.00, which is less than the \$2,306.00 that was approved as part of the new transportation policy. However, in accordance with the cash proffer policy, the road cash proffer should not increase from what was previously accepted. The applicant has submitted a draft proffer document, which includes a road proffer that reflects the lower amount.

Staff would note that there is one remaining eligible lot within the development for which an application for proffer amendment may be made.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated March 16, 2015.

Planning Commission

APPROVAL subject to the submitted proffers dated March 16, 2015.

Planning Commission Recommendation

At their meeting of May 21, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of zoning amendment C-18-00(c), Am. 1-15, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

- Maps (vicinity)
- Approved Proffers
- Application Materials
- Proposed Proffers
- Ordinance

**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels

C-18-00, Am. 1-15

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned RC

GPN: 7811-60-3537

South Anna Magisterial District



1 inch = 600 feet

February 24, 2015



8 SUPERVISORS

WARD, CHAIRMAN
ALLE DISTRICT

GORDON, JR., VICE-CHAIRMAN
ANNA DISTRICT

LOTHY E. ERNST
ASHLAND DISTRICT

THOMAS F. GILES, JR.
CHICKAHOMINY DISTRICT

CHARLES D. MCGHEE
HENRY DISTRICT

AUBREY M. STANLEY, JR.
BEAVERDAM DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT



HANOVER COUNTY

P. O. Box 470

HANOVER, VIRGINIA 23069-0470

WEB SITE WWW.CO.HANOVER.VA.US

RICHARD R. JOHNSON
COUNTY ADMINISTRATOR

CECIL R. HARRIS, JR.
DEPUTY COUNTY
ADMINISTRATOR

JOHN H. HODGES
DEPUTY COUNTY ADMINISTRATOR

STERLING E. RIVES, III
COUNTY ATTORNEY

PLANNING OFFICE
PHONE 804-365-6171
FAX 804-365-6232

March 5, 2001

Ms. Dorothy Anne Jennings
12141 Washington Highway
Ashland, VA 23005

RE: Approval of C-18-00 (c), Dorothy Anne Jennings

Dear Ms. Jennings:

At their meeting of January 24, 2001, the Hanover County Board of Supervisors, on a motion by Mr. Gordon, seconded by Mr. Stanley, voted to **APPROVE** the above-captioned request for RC, Rural Conservation District, zoning with your proffered conditions 1-6 as set forth in the attached ordinance for C-18-00(c). The Board's approval incorporates adoption of the attached ordinance.

Prior to initiating the new uses on this property, you must obtain subdivision approval. The Staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact J. Keith Thompson, Principal Planner, or Gretchen Welborn, Planner.

Sincerely,

Michael E. Crescenzo
Director of Planning

/HTE/aw/jds

cc: The Honorable John E. Gordon, Jr.
Hanover County Planning Commission
A. Lisa Barker, Esq.
Mrs. Elizabeth Daniel
Ms. Jenni Pendergrass
John Puryear & Frank T. Evans

Mr. J. Keith Thompson
Mr. W. R. Johnson, Jr.
Mr. Richard Paul
Mr. Lee Garman
Ms. Gretchen Welborn
Mr. Richard Bartell

ORDINANCE C-18-00(c)
Dorothy Anne Jennings

OWNER OF RECORD: Dorothy Anne Jennings

CONTRACT PURCHASER: John Puryear and Assigns & Frank T. Evans

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of APPROVAL of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held a public hearing on the 24th day of January, 2001; advertised in the Hanover Herald-Progress once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPINs 7810-47-4812, 7810-69-2969, and 7811-51-7312, consisting of approximately 220.19 acres located on the south side of Bethany Church Road (State Route 610) approximately 600 feet east of its intersection with Taylors Landing Drive (private road) in the SOUTH ANNA MAGISTERIAL DISTRICT from A-1, Agricultural District, to RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on January 10, 2001, and accepted by the Board:

1. Cash Proffers

- a. After the application for, but prior to the issuance of each building permit for the Property, there shall be paid to Hanover County the amount of \$4,819.00 per single family unit built on the Property, plus an amount representing the amount of increase in the cost of living per year to the date of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors on August 25, 1999. The funds shall be used for the purpose of completing capital improvements relating to the development allowed by the rezoning and included in the Hanover County Capital Improvement Program. In the event the funds are paid and not used for such capital improvements, Hanover County shall return the funds paid to

the Applicant or her successor(s) in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.

- b. After the application for, but prior to the issuance of each building permit of the Property, there shall be paid to Hanover County the amount of \$1,500.00 per single family unit built on the Property, plus an amount representing the amount of increase in the cost of living per year to the date of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors on August 25, 1999. The funds shall be used for the purpose of completing road improvements relating to the development allowed by the rezoning and included in the Hanover County Capital Improvement Program. In the event the funds are paid and not used for such road improvements, Hanover County shall return the funds paid to the Applicant or her successor(s) in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.
2. Exterior foundation of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco, in which case the foundation may be of like material.
3. Minimum house sizes shall be as follows: 2,500 square feet for a one-story building and a one and one-half or two-story building. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure. All attached garages shall open to the side or rear of the dwelling. No cinder block, cement block, solite block or asbestos shingle shall be permitted for the finished exterior of any structure.
4. Four (4) deciduous trees of 2 inch caliper shall be placed upon each open lot prior to issuance of certificate of occupancy; but credit against this requirement may be taken for any existing trees on the lot which meet the 2 inch caliper requirement. Trees in the rear and side yards may be selectively cut with no removal of trees of 5 inch or greater caliper unless removal is necessary for construction of roads or driveways, establishment of drainfields or drainage, home sites, or when required by the County of Hanover.
5. The property shall be developed in substantial conformity with the conceptual plan titled "Winding Creek Estates," dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.
6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total

of the Property as such total may be used to determine compliance with any of the requirements of the RC ordinance.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Mr. Gordon, seconded by Mr. Stanley, the members of the Board of Supervisors voted to approve C-18-00(c), Dorothy Anne Jennings, as follows:

	Vote:
Jackson T. Ward	Aye
John E. Gordon, Jr.	Aye
Timothy E. Ernst	Aye
Thomas F. Giles, Jr.	Aye
Charles D. McGhee	Aye
Aubrey M. Stanley, Jr.	Aye
Elton J. Wade, Sr.	Aye

Public Hearings

Planning Commission: January 4, 2001

Board of Supervisors: January 24, 2001

Adopted: January 24, 2001


Richard R. Johnson, Clerk
Hanover County Board of Supervisors

Hanover County Planning Department Application

Request for REZONING AMENDMENT (CASH PROFFER AMENDMENT)

Case #: C-18-00, Am. 1-15

Recorded Subdivision Name (if applicable): Winding Creek Estates Please type or print in black ink.

APPLICANT CONTACT INFORMATION

Owner: Blue Ridge Custom Homes LLC
Contact Name: Nathan Wiley
Address: 1186 Lichinghold

Telephone No. 804-297-9950
Fax No. 804-414-9880
Email Address blueridgecustomhomes@gmail.com

PARCEL INFORMATION

For multiple parcels, please complete Page 2

GPIN(s) (Tax ID #'s) 7811-00-3537

Current Zoning RC

Location Description (Street Address, if applicable) _____

14010 Taylors Overlook Ct.

Subdivision Section, Block, Lot #'s (if applicable)
Winding Creek Estates, lot 24

Magisterial District South Anna

SIGNATURE OF OWNER*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge.

Signature _____

Date Sept. 3, 2014

Print Name Nathan Wiley

Signature _____

Date _____

Print Name _____

*For additional owner signatures, please see the next page.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION (IF APPLICABLE)

Homeowners Association: Winding Creek Estates HOA

Telephone No. 774-222-2867

Contact Name: David Berube

Fax No. _____

Address: 17093 Wedged Stone Dr.
Montpelier, VA 23192

Email Address _____

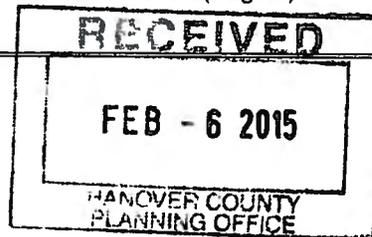
superdave51248@yahoo.com

REQUIRED ATTACHMENTS

Signed Acknowledgement of Application Fee Payment Procedure (Page 3)

Adjacent/Affected property owners, Board of Supervisors, and Planning Commissioner notification (Page 4)

Plat of the subject property, which is no larger than 8 1/2' x 11" in size



ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by 3/10/2015. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent [Signature] Date Sept. 3, '14
Print Name Nathan Wiley

Signature of applicant/authorized agent _____ Date _____
Print Name _____

Address to which notification letter is to be sent:
1186 Lickinghole Rd
Coxsland, VA 23063

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email nathanbrch@gmail.com Fax 804-414-9880

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

Proffer Amendment \$1500

FOR STAFF USE ONLY:

Fees: <u>\$1500</u>	Accepted by: <u>[Signature]</u> HTE #: _____
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NOTIFICATION OF ADJOINING/AFFECTED PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Please list below all parcel information for properties within the affected subdivision (not already noted on Page 1 or 2) and parcel information for adjacent property owners, including those across roadways, watercourses, and/or railroads. Property owners within the subdivision, adjacent property owners, the representative on Board of Supervisors, and the Planning Commissioner must be notified prior to submittal of this application. (This information is available from the County website or can be obtained from the Planning Department.) A sample letter, which is attached, may be used to notify the neighbors. Please sign the statement below after notifications have been made. If there are less than twenty-five (25) properties needing notification, the notification must be sent by CERTIFIED MAIL.

Applicant's Statement:

I hereby certify that I have notified all owners of property in the subdivision and adjacent to the subdivision, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County, and if the list contains less than twenty-five (25) properties, the notifications have been sent by certified mail.

Applicant's Signature: 

COMMONWEALTH OF VIRGINIA)
) to-wit:
 COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 3rd day of September, 2014, by Nathan Wiley (Name of Applicant).

My commission expires: 4-30-19

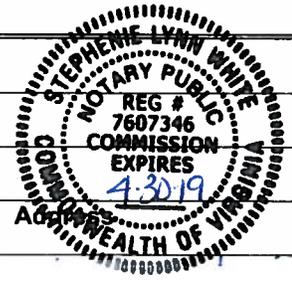
 Notary Public

Board of Supervisors Representative:

Planning Commission Representative:

List of Adjacent Property Owners: Check here if list is attached.

GPIN	Name	



Parcel Id: 7811-60-1852

Owner: NICOLAI, SAMUEL C & LAURA ANN

Mailing Address: 14007 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-9761

Owner: CITIMORTGAGE, INC

Mailing Address: 1000 TECHNOLOGY DRIVE

Mailing City/State: O'FALLON MO

Mailing Zip: 63368

Parcel Id: 7811-50-8504

Owner: WOODS, NANCY S

Mailing Address: 13999 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-5379

Owner: CURTIS, MELISSA

Mailing Address: 13995 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-4129

Owner: SOBOL, JEANNE L & SULLIVAN, CYNTHIA

Mailing Address: 13991 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-5022

Owner: BELLINGER, MICHELLE S

Mailing Address: 13990 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-7042

Owner: DESCHAMPS, CHRISTOPHER C & JOHNSON,

Mailing Address: 13994 OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-8148

Owner: GRAEBER FAMILY TRUST DTD 4/5/95

Mailing Address: 13998 TAYLORS OVERLOOK COURT

Mailing City/State: MONTPELIER VA

Mailing Zip: 23192

Parcel Id: 7811-50-9382
Owner: ROCHELLE, RICHARD E & MELODIE T R/S
Mailing Address: 14002 TAYLOR'S OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-1454
Owner: FRASCOGNA, NANETTE
Mailing Address: 14006 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-4349
Owner: JOHNS, GORVER W & MANDA L R/S
Mailing Address: 17123 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-6215
Owner: S E & P, LLC
Mailing Address: 12224 WINNS CHURCH ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23059

Parcel Id: 7811-60-7045
Owner: MCMILLAN, CORNELIUS, JR & LINDA K
Mailing Address: 14009 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-5958
Owner: SMITHERS, MICHAEL T & TABITHA T R/S
Mailing Address: 14005 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-3971
Owner: BARNARD, WILLIAM G, JR & JESSICA A
Mailing Address: 14001 SMOOTH ROCK CT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-2719
Owner: MCGURK, BRIAN E & MARY L R/S
Mailing Address: 13997 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-0656
Owner: PUCKETT, JOSEPH W & SHARON J R/S
Mailing Address: 13993 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-59-9536
Owner: CLARKE, MATTHEW & WANDA R/S
Mailing Address: 13989 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-0302
Owner: JOY, CHARLES A & MARILYN A R/S
Mailing Address: 13988 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-2216
Owner: COX, JOSEPH D & SARA L R/S
Mailing Address: 13992 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-3347
Owner: DOMALIK, CHARLES F & LAURA S R/S
Mailing Address: 4708 TAMEO ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23060

Parcel Id: 7810-69-4478
Owner: LOUCKS, THADDEUS J & LISA M R/S
Mailing Address: 14000 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-6519
Owner: SILVER, PHILIP J & DONNA L R/S
Mailing Address: 14004 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-8700
Owner: O'HARA, WILLIAM, JR & JODY R/S
Mailing Address: 14008 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-9534
Owner: BERUBE, DAVID H & CATHERINE M R/S
Mailing Address: 17093 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-79-1653
Owner: HUNT, DANIEL J & CHRISTINA R R/S
Mailing Address: 17092 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-79-1873
Owner: BASSO, MARK J & LESLIE G R/S
Mailing Address: 17096 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-0095
Owner: BARTLEY, KELLIE E & LYNCH, EMILE
Mailing Address: 17100 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-0244
Owner: SCOTT, GREGORY B & MARY S R/S
Mailing Address: 17114 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-9450
Owner: BRADLEY, MARION B & CAVE, CYNTHIA A
Mailing Address: 17118 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-8505
Owner: SWISHER, RICHARD ALLEN
Mailing Address: 17122 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-6639
Owner: REYNOLDS, JACOB S & SHULOF,
Mailing Address: 17126 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-4884
Owner: REID, DANNY R & DIANE H R/S
Mailing Address: 17130 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-51-4065
Owner: WINDING CREEK ESTATES HOMEOWNERS
Mailing Address: 12224 WINNS CHURCH ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23059

Parcel Id: 7811-52-3098
Owner: TAYLOR'S CREEK, LLC
Mailing Address: 14315 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-44-2366
Owner: TAYLORS CREEK, LLC
Mailing Address: 14315 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-31-6493
Owner: PRICE, ETHEL B, ETAL
Mailing Address: 14161 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-40-2575
Owner: HUGHES, WILLIAM DAVEY & SHARON E
Mailing Address: 14074 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-40-3151
Owner: HARDEN, RANDALL J & MELINDA M
Mailing Address: 13994 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-49-3525
Owner: MORANO, WILLIAM THOMAS & CATHERINE
Mailing Address: 13984 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-38-3448
Owner: LIESFELD, IMA M, FAMILY LIMITED
Mailing Address: 20061 VONTAY ROAD
Mailing City/State: DABNEYS VA
Mailing Zip: 23102

Parcel Id: 7810-24-0533
Owner: US SILICA COMPANY
Mailing Address: 17359 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-46-4588
Owner: BOWLES, JOANNE W
Mailing Address: 17334 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-56-6699
Owner: BOWLES PROPERTIES, LLC
Mailing Address: 17300 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-78-8176
Owner: HOWARD, WILLIAM E
Mailing Address: PO BOX 172
Mailing City/State: ROCKVILLE VA
Mailing Zip: 23146

Parcel Id: 7810-79-9598
Owner: CANTERBURY PROPERTY, LLC
Mailing Address: 13553 CANTERBURY ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-8942
Owner: JOHNSON, JERRY H & SUSAN C REV DECL
Mailing Address: 14008 CANTERBURY ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-81-4723
Owner: WILLIAMS, MARY E, REVOCABLE TRUST
Mailing Address: 4009 BAYAPPLE DRIVE
Mailing City/State: RICHMOND VA
Mailing Zip: 23294

Parcel Id: 7811-61-8727

Owner: SCOTT, JULIEN T, SR & CLARA JAMES
Mailing Address: 14278 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-62-3358

Owner: SCOTT, JULIEN T SR & CLARA JAMES
Mailing Address: 14278 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-62-2215

Owner: JAMES, RONALD E, SR
Mailing Address: 14276 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

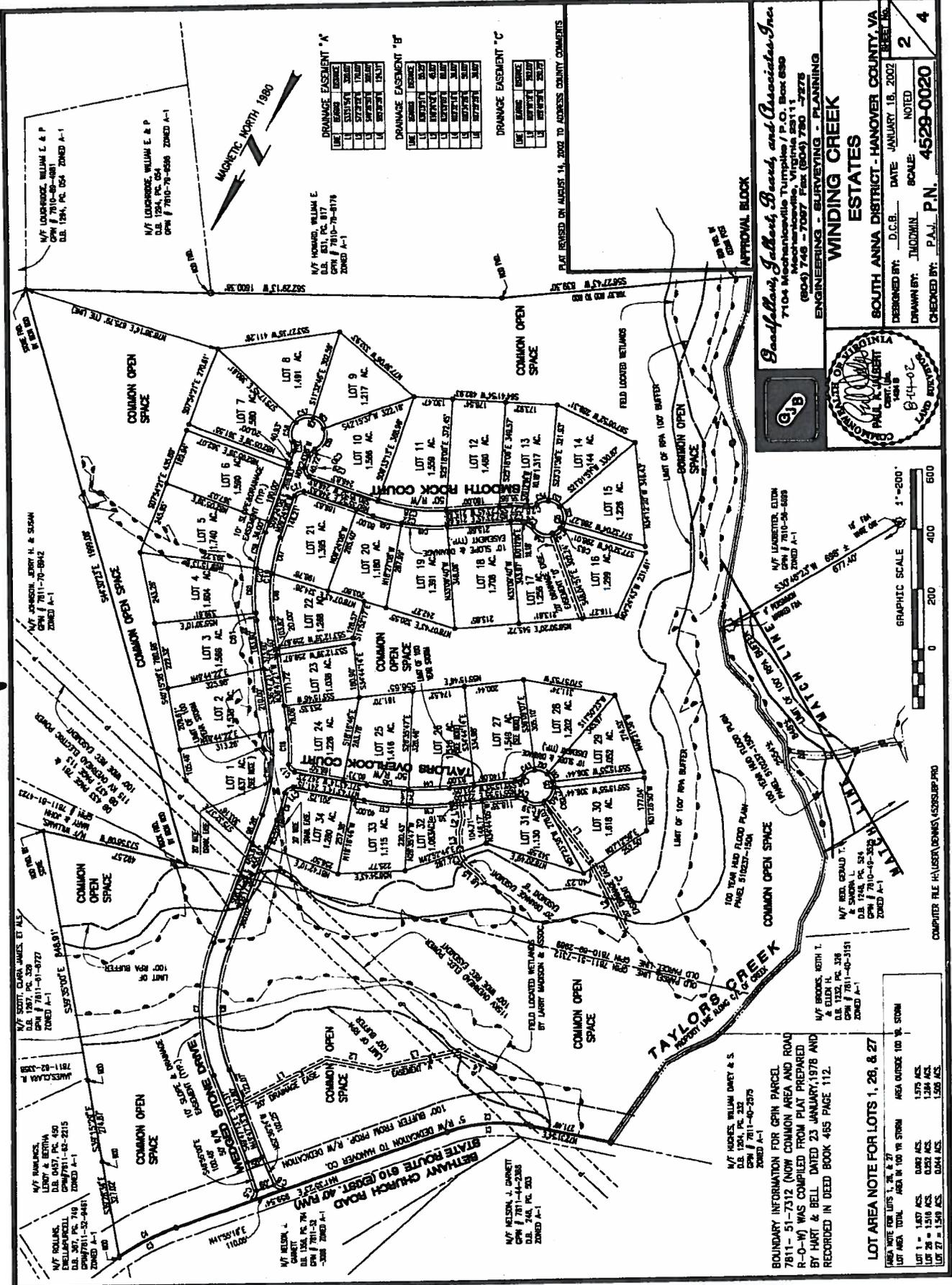
Parcel Id: 7811-52-9461

Owner: ROLLINS, EWELL PURCELL & EVA S
Mailing Address: 14272 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-52-6645

Owner: PRYOR, RUBIN & LILLIE R
Mailing Address: 14273 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Recorded 9-24-02 Plat Book 36 Page 504 (Page 2 of 4)



Paul Davis, Jeffrey Bonds, and Cassidian, Inc.
 7104 Mechanicville Turnpike / Box 688
 (804) 748-7097 Fax (804) 780-7278
 ENGINEERING - SURVEYING - PLANNING

WINDING CREEK ESTATES
 SOUTH ANNA DISTRICT - HANOVER COUNTY, VA
 DESIGNED BY: D.C.B. DATE: JANUARY 18, 2002
 DRAWN BY: JIM GOMLIN
 CHECKED BY: P.A.L. P.N. 4529-0020

NOTED: 2
 4

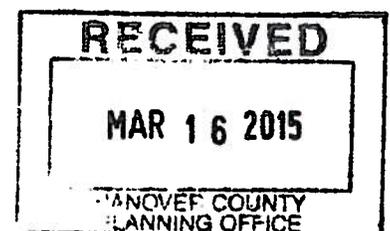
COMMON AREA OF WINDING CREEK ESTATES
 PAUL K. ALBERT
 8-14-02
 LAND RESERVATION

COMPUTER FILE #A:USER\DOMS\4529RBP.P30

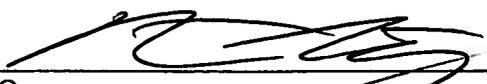
Proffers: C-18-00(c), Am. 1-15, Blue Ridge Custom Homes, LLC

The undersigned, owners of GPIN 7811-60-3537 (the Property”), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand One Hundred Seventy-One and 00/100 (\$2,171.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
2. Exterior foundation of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco, in which case the foundation may be of like material.
3. Minimum house sizes shall be as follows: 2,500 square feet for a one-story building and a one and one-half or two-story building. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure. All attached garages shall open to the side or rear of the dwelling. No cinder block, cement block, solite block or asbestos shingle shall be permitted for the finished exterior of any structure.
4. Four (4) deciduous trees of 2 inch caliper shall be placed upon each open lot prior to issuance of certificate of occupancy; but credit against this requirement may be taken for any existing trees on the lot which meet the 2 inch caliper requirement. Trees in the rear and side yards may be selectively cut with no removal of trees of 5 inch or greater caliper unless removal is necessary for construction of roads or driveways, establishment of drainfields or drainage, home sites, or when required by the County of Hanover.
5. The property shall be developed in substantial conformity with the conceptual plan titled “Winding Creek Estates,” dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.



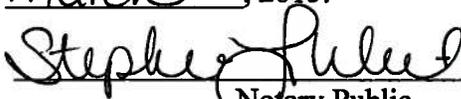
6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total of the Property as such total may be used to determine compliance with any of the requirements of the RC ordinance.


Owner

3.12.15
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Stephenie White, do hereby certify that
Nathan Wiley has acknowledged the foregoing
Proffers before me, this 12th day of March, 2015.


Notary Public (SEAL)

My Commission Expires: 4 / 30 / 19



ORDINANCE C-18-00(c), AM. 1-15

OWNER OF RECORD: BLUE RIDGE CUSTOM HOMES, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 24th day of June, 2015, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers approved with rezoning request C-18-00(c), Dorothy Anne Jennings, of the property described as GPIN 7811-60-3537, (a detailed description is filed with the Board's papers), zoned RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on March 16, 2015, and accepted by the Board:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand One Hundred Seventy-One and 00/100 (\$2,171.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
2. Exterior foundation of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco, in which case the foundation may be of like material.
3. Minimum house sizes shall be as follows: 2,500 square feet for a one-story building and a one and one-half or two-story building. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure. All attached garages shall open to the side or rear of the dwelling. No cinder block, cement block, solite block or asbestos shingle shall be permitted for the finished exterior of any structure.

4. Four (4) deciduous trees of 2 inch caliper shall be placed upon each open lot prior to issuance of certificate of occupancy; but credit against this requirement may be taken for any existing trees on the lot which meet the 2 inch caliper requirement. Trees in the rear and side yards may be selectively cut with no removal of trees of 5 inch or greater caliper unless removal is necessary for construction of roads or driveways, establishment of drainfields or drainage, home sites, or when required by the County of Hanover.
5. The property shall be developed in substantial conformity with the conceptual plan titled "Winding Creek Estates," dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.
6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total of the Property as such total may be used to determine compliance with any of the requirements of the RC Ordinance.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-18-00(c), Am. 1-15, Blue Ridge Custom Homes, L.L.C., as follows:

Vote:

Wayne T. Hazzard
Aubrey M. Stanley
Sean M. Davis
Angela Kelly-Wiecek
W. Canova Peterson, IV
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission May 21, 2015

Board of Supervisors June 24, 2015

Adopted June 24, 2015

This is to certify that the above is a true copy of C-18-00(c), Am. 1-15, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

GJWB/sm/hte

C-5-15(c), SUZANNE L. AND CAMERON L. WOOD

Residential Rezoning Report
Henry Magisterial District
Board Meeting Date: June 24, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 6.66 acres
Acreage	13.32
Location	On the north line of Studley Road (State Route 606) approximately 475 feet west of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPIN	8746-52-8458
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Studley Road – Minor Collector (60' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone to AR-6(c), Agricultural Residential District, to allow for the creation of two building lots for the applicant and a family member to each build a home.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated May 29, 2015, conceptual plan, dated April 22, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated May 29, 2015, conceptual plan, dated April 22, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 13.32 acre subject parcel to be divided into two 6.6 acre lots. The applicant and the applicant's sister intend to each build a house as a residence on the property, which is currently vacant. Both lots shall use the proposed 20' access easement for ingress and egress. Should this rezoning application be approved, the applicant must submit a family division application for review and approval that is in substantial conformity with the proffered conceptual plan.

This application for AR-6 zoning for one additional lot is consistent with the Agricultural land use designation in the Comprehensive Plan and should have little impact to the existing rural residential character of the area. The proposed lots are similar in size or larger than others in the area, and a tree preservation proffer has been submitted to limit the clearing of large trees on the property.

Approval of this request could result in one additional dwelling unit. Schools affected are listed below:

School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
Rural Point Elementary	720	437	424	403
Oak Knoll Middle	1255	860	882	890
Hanover High	1650	1307	1316	1325

Agency Analysis

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

Proffers

The applicant has submitted the standard proffers for a rezoning application to allow a family division. These proffers cover the following topics: conceptual plan, tree preservation, wetlands certification, perennality study, family division with a minimum 3-year residency, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated April 30, 2015.

Planning Commission Recommendation

At their meeting of May 21, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Ms. Winborne, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8746-52-8458, consisting of approximately 13.32 acres, subject to the submitted proffers and conceptual plan.

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
- Proffers/Elevations/Conceptual Plan
- Ordinance

Available Upon Request

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

Hanover County, Virginia

Land Use Map

Legend

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

C-5-15

Suzanne L. and Cameron L. Wood

Rezone A-1 to AR-6
(family)

Suburban General Land Use

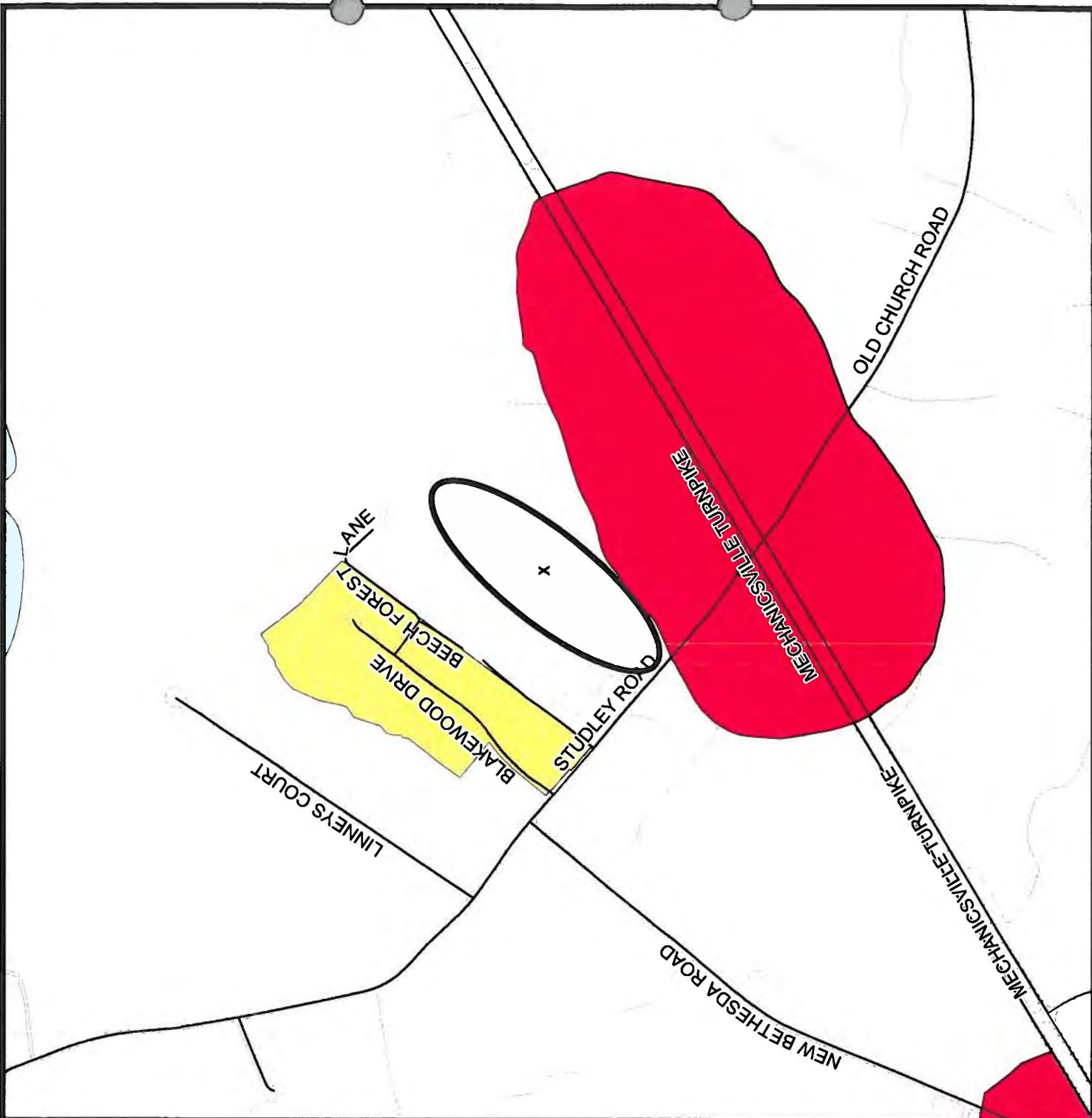
GPIN 8746-52-8458

Henry Magisterial District



1 inch = 700 feet

May 07, 2015



Hanover County, Virginia

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels



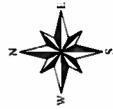
C-5-15

Suzanne L. and Cameron L. Wood

Rezone A-1 to AR-6
(family)

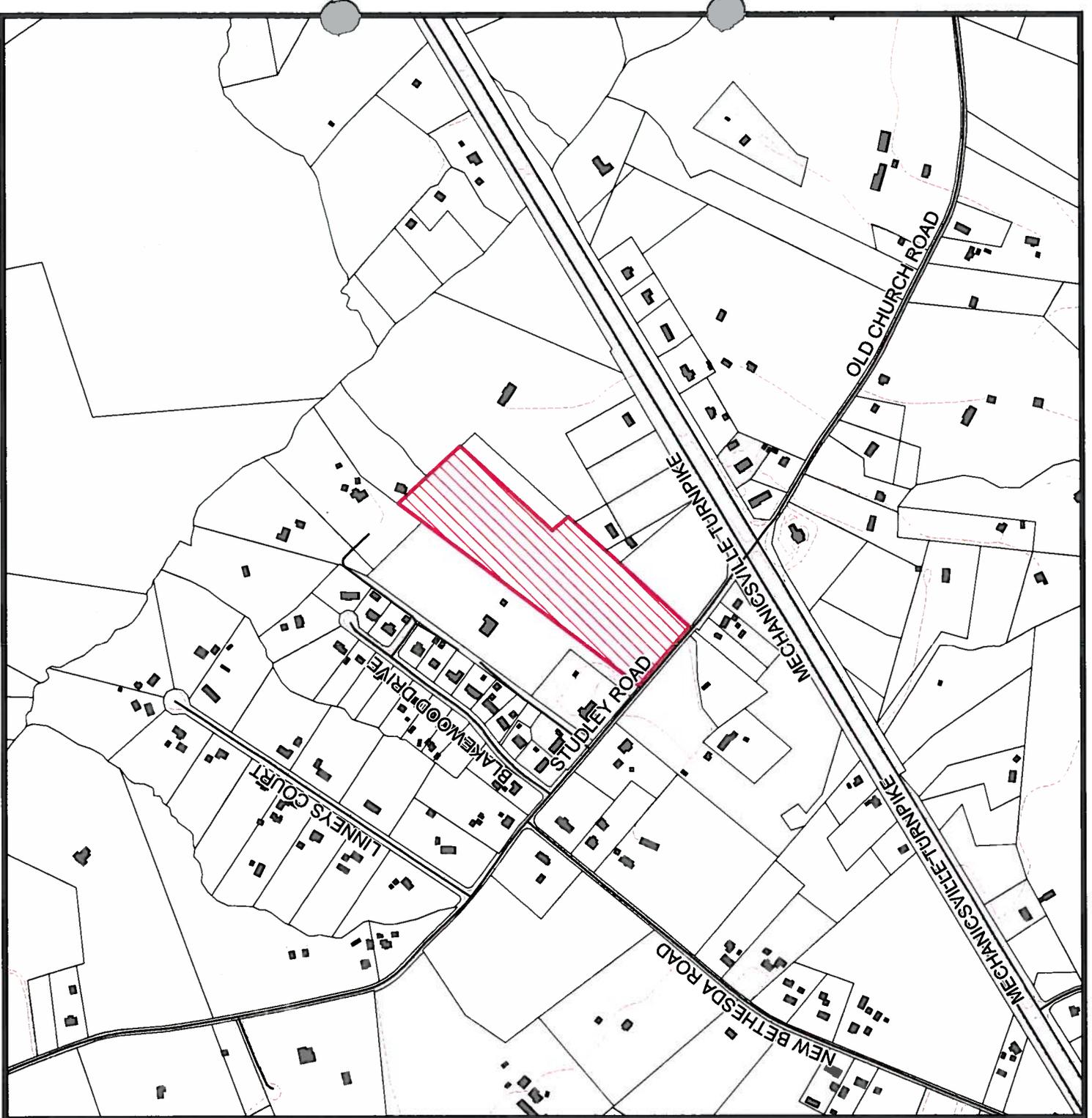
GPIN: 8746-52-8458

Henry Magisterial District



1 inch = 700 feet

March 03, 2015



Hanover County, Virginia

Zoning Map

Legend

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

C-5-15

Suzanne L. and Cameron L. Wood

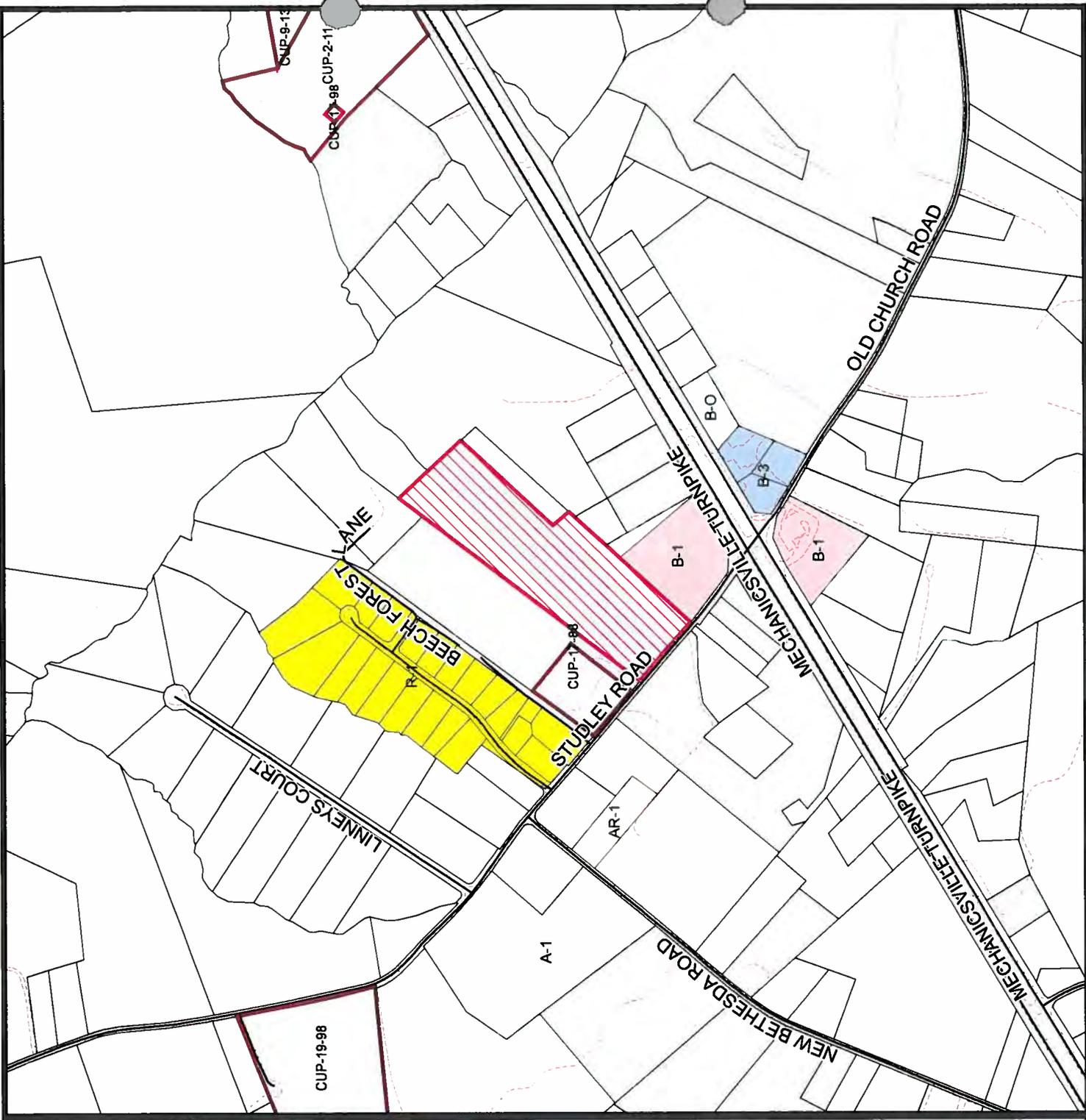
Rezone A-1 to AR-6
(family)

GPIN: 8746-52-8458

Henry Magisterial District



1 inch = 700 feet
March 03, 2015







MEMORANDUM

TO: Lee Garman, Principal Planner

FROM: Claudia Cheely, Senior Planner *CC*

SUBJECT: Historical Commission Recommendation
C-5-15, Suzanne L. and Cameron L. Wood

DATE: March 17, 2015

At the Historical Commission meeting on March 16, 2015, the Commission reviewed the above-referenced request because the subject property is adjacent to a property on the local survey, End-Chimney Farmhouse, VDHR #42-0956. The Commission determined this proposal would not adversely impact the historic resources.

/cdc

Hanover County Planning Department Application

**Request for REZONING to AR-6 and RS
for one (1) additional lot**

Case #: C-5-15

Please type or print in black ink.

APPLICANT INFORMATION

Owner: Cameron L. & Suzanne L. Wood
 Contact Name: Cameron L. & Suzanne L. Wood
 Address: 791 Rosebud Run, Aylett, VA 23009

Telephone No. 8042212592
 Fax No. _____
 Email Address slwood2013@gmail.com

Applicant/Contract Purchaser: Cameron L. & Suzanne L. Wood
 Contact Name: Cameron L. & Suzanne L. Wood
 Address: 791 Rosebud Run, Aylett, VA 23009

Telephone No. 8042212592
 Fax No. _____
 Email Address slwood2013@gmail.com

PARCEL INFORMATION

GPIN(s) (Tax ID #'s) 8746-52-8458
 Magisterial District Henry
 Location Description (Street Address, if applicable) Studley Road

Total Area (acres/square feet) 13.32 acres
 Deed Book 3105 Page 584
 Current Zoning A-1 Agricultural
 Requested Zoning AR-6
 Family Division? Yes No

SIGNATURE OF OWNER CONTRACT PURCHASER (requires contract to be attached)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature [Handwritten Signature]
 Print Name CAMERON L WOOD
 Signature [Handwritten Signature]
 Print Name SUZANNE L. WOOD

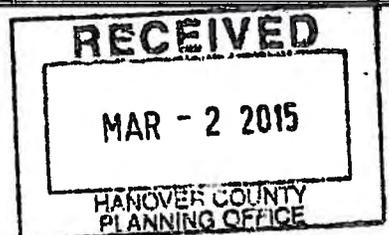
Date 03.01.15
 Date 03/01/15

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING:**

Name Cameron L. & Suzanne L. Wood
 Address: 791 Rosebud Run
Aylett, VA 23009

Telephone No. 8042212592
 Fax No. _____
 Email Address slwood2013@gmail.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.



ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure (Page 5)**
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form (Page 6)** which includes a listing of all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) A sample letter, which is attached (Page 8), may be used to notify the neighbors.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½ x 11 in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 9**
- e. **Historic Impact Information (Page 10)** (This information is available on the County website or the Planning Staff may be asked to assist.)
- f. **Conceptual Plan**, including general lot configurations and road locations. When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit fifteen (15) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and 1 - 8 ½" x 11" reduction.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail (at the address listed below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by 3/2/15. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Cameron L Wood Date 03.01.15
 Print Name Cameron L. Wood

Signature of applicant/authorized agent Suzanne L. Wood Date 3/1/15
 Print Name Suzanne L. Wood

Address to which notification letter is to be sent:
Cameron L. & Suzanne L. Wood
791 Rosebud Run
Aylett, VA 23009

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email slwood2013@gmail.com Fax _____

FEES

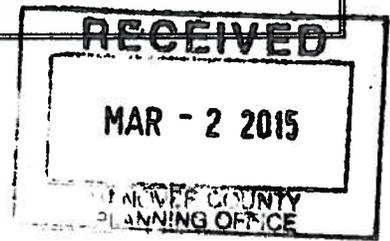
After application is accepted for review, make checks payable to Treasurer, Hanover County (effective July 1, 2008):

AR-6	\$500
RS	\$1500+ \$75/acre*
Amendment of Proffer or Planned Unit Development	\$1500

*Fractions of acreage are rounded up to the nearest whole number
 Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee <u>\$ 500</u> Acreage Fee <u>0</u> TOTAL <u>\$ 500</u>	Accepted by: <u>[Signature]</u> HTE #: <u>15-20000009</u>
--	--



NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all owners of property adjacent to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: *Camron L. Wood* *Suzanne L. Wood*

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

) to-wit:
)

MELISSA E. COX
Notary Public
Commonwealth of Virginia
278431
My Commission Expires Jun 30, 2015

The foregoing instrument was acknowledged before me this 2 day of March, 2015, by Camron L. Wood & Suzanne L. Wood (Name of Applicant).

My commission expires:

Melissa E. Cox
Notary Public

Board of Supervisors Representative:

Sean M. Davis

Planning Commission Representative:

Jerry W. Bailey

List of Adjacent Property Owners:

RECEIVED
MAR - 2 2015
HANOVER COUNTY
PLANNING OFFICE

GPIN	Name	Address
8746-52-6822	Harris, Mary	4256 Studley Road Mechanicsville, VA 23116
8746-63-2554	Pitts, Roland & Ada	9201 Beech Forest Lane Mechanicsville, VA 23111
8746-63-4480	Droujinsky, Peter & Cassandra	9203 Beech Forest Lane Mechanicsville, VA 23116
8746-62-7749 & 8746-62-2695	Rawls, Anne	4182 Mechanicsville Trnpk Mechanicsville, VA 23111
8746-62-0250 & 8746-62-0000	Wood, John	4216 Mechanicsville Trnpk Mechanicsville, VA 23111
8746-51-8778	Hughes, Christine	2849 Fairway Homes Way Glen Allen, VA 23059
8746-51-5406	Davis, Shirley	4221 Studley Road Mechanicsville, VA 23116
8746-51-4533	Althizer, Robert & Ashley	4223 Studley Road Mechanicsville, VA 23111
8746-51-2554	Brownhart, LLC.	2727 Turner Road Goochland, VA 23063
8746-41-9138	Taylor, Florence	9126 New Bethesda Road Mechanicsville, VA 23116

PLEASE RESPOND FOR ALL REZONING APPLICATIONS: (Attach additional pages, if needed)

1. How is the subject property designated on the General Land Use Plan Map of the Comprehensive Plan? _____
designated for residential and commercial

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
60' right of way

3. Describe in detail the proposed use of the property. _____
rezoning to allow for 2 residential lots (family division; additional lot for sister)

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines,
transmission lines for natural gas, other public utilities, or other entity? _____
n/a

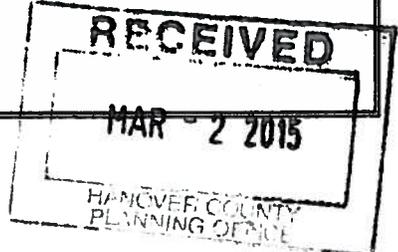
5. Is the subject property located in a Dam Break Inundation Zone? Yes ___ No (Please contact the Department
of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of
Public Works for further information.

6. For non-family cases, has the cash proffer policy of the Board of Supervisors been addressed in this application?
not applicable to this case

7. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your
proposal contain provisions to provide trees on the property? _____
cutting to allow for access and build second lot
will not clear cut parcel

8. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of
access should be provided for any project in which there will be fifty-one (51) or more lots.) _____
shared access point
both lots will use same shared access; VDOT will be obtained for such

9. For AR-6 rezoning requests: Are the proposed lot sizes compatible with existing parcel sizes in the area? How is the
proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? _____
Yes, proposed lot sizes are compatible with existing parcel sizes in the area.
It will remain a rural setting with the least possible impact to natural and cultural features.



HISTORIC SITE IMPACT ANALYSIS

Please identify any known or suspected historic resources on both the subject property and adjacent properties, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. 42-0956 Rte 606 End-Chimney Farmhouse GPIN 8746-41-9138
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____

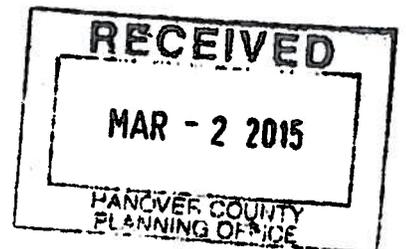
If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? This site is not open to the public.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____
The proposed residential lots will have no impact on this site.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____
The proposed residential lots will have no impact on this site.

If there are no known or suspected historic resources, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

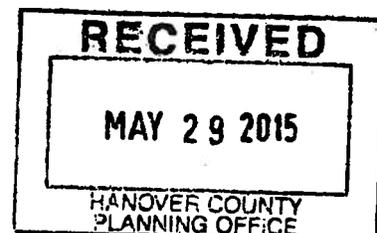
Signature: _____ Date: _____



Proffers: C-5-15(c), Suzanne L. and Cameron L. Wood

The undersigned, Suzanne L. and Cameron L. Wood, owners of parcel designated GPIN 8746-52-8458, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to AR-6, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual for Rezoning Review Family Division of Parcel of Land Standing in the names of Cameron L. and Suzanne L. Wood," dated April 22, 2015, and prepared by Edward C. Carr, II.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the wetlands certification.
4. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.
5. Family Division. The Property shall only be divided for family, in accordance with Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.
6. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for the future road widening.

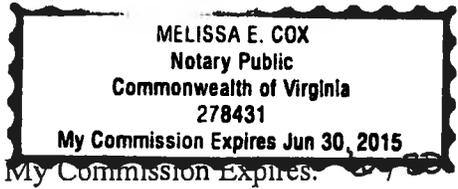


Suzanne L. Wood
Owner

5/27/2015
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Melissa E. Cox, do hereby certify that
Suzanne L. Wood has acknowledged the foregoing Proffers
before me, this 27 day of May, 2015.



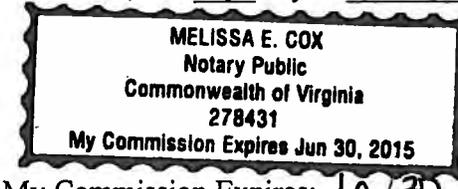
Melissa E. Cox (SEAL)
Notary Public

Cameron L. Wood
Owner

05.27.15
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Melissa E. Cox, do hereby certify that
Cameron L. Wood has acknowledged the foregoing Proffers
before me, this 27 day of May, 2015.



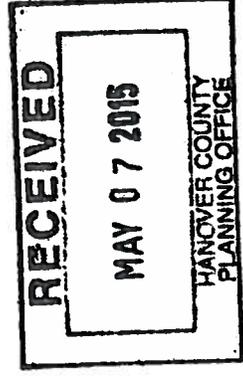
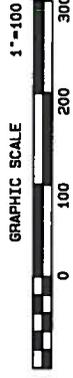
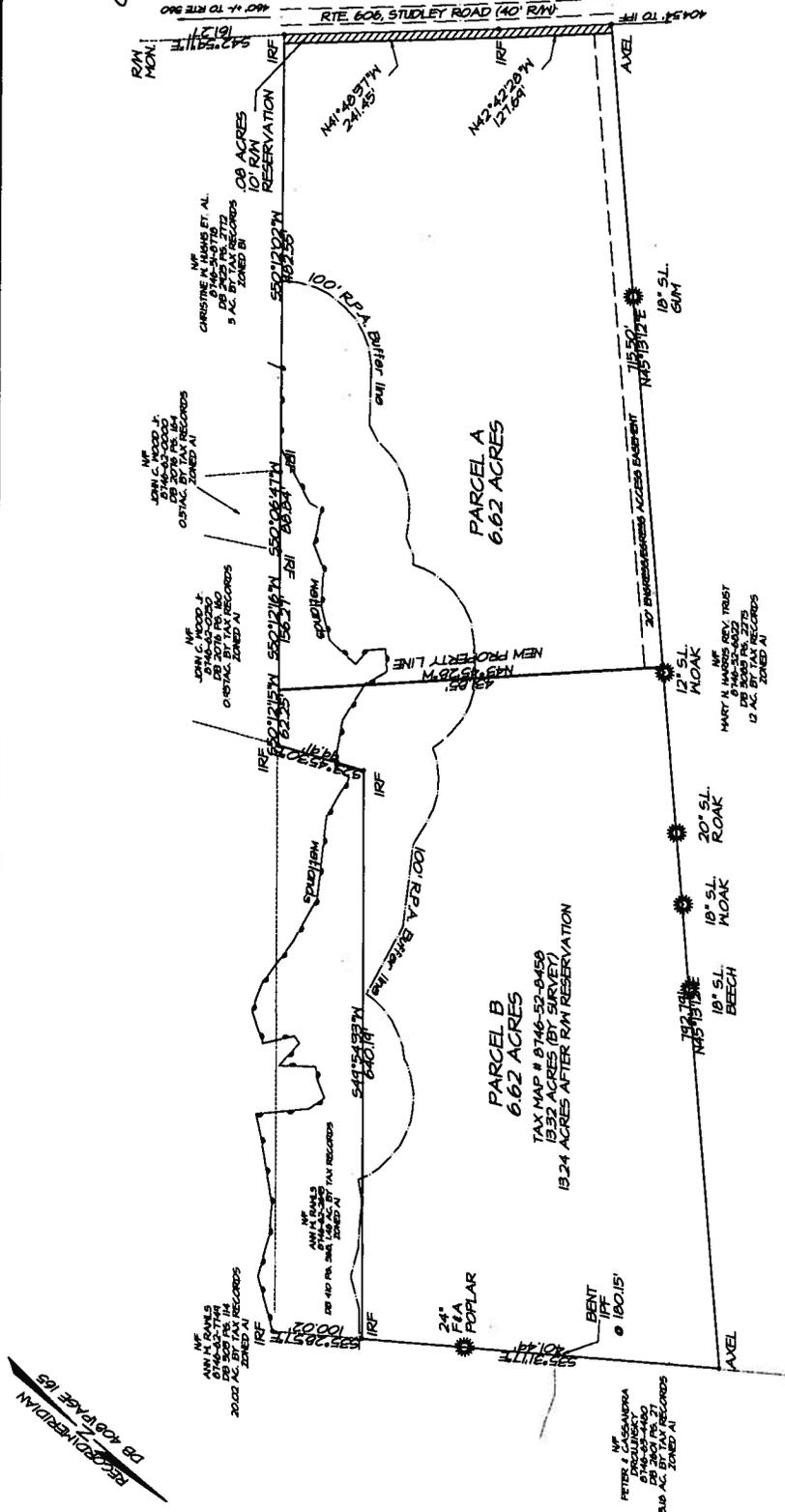
Melissa E. Cox (SEAL)
Notary Public

My Commission Expires: 6/30 /15

CONCEPTUAL FOR REZONING REVIEW
FAMILY SUBDIVISION
 OF PARCEL OF LAND STANDING IN THE NAMES OF CAMERON L. & SUZANNE L. WOOD

PARCEL LIES IN HENRY DISTRICT HANOVER COUNTY, VIRGINIA. THE PROPERTY IS LOCATED ON THE WEST SIDE OF U.S. ROUTE 580 AND EAST OF ROUTE 608 HANOVER COUNTY, VIRGINIA. GPIN # 8746-52-8450

PREPARED BY ANDREW S. BISHOP, SURVEYOR 294 RACEDFIELD DRIVE, HANOVER, VA 23060. PLAT DATE 4-23-2015



GENERAL NOTES

- THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FINISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD.
- BOUNDARY INFORMATION TAKEN FROM RECORD PLATS DB 262 PG. 191, DB 408 PG. 165, DB 414 PG. 3, DB 503 PG. 114, DB 434 PG. 719.
- PROPERTY SHOWN WAS ACQUIRED BY DEED OF GIFT FROM THE WOODS TO THE BISHOP FAMILY. THE DEED IS ON FILE IN THE CLERK OF THE CIRCUIT COURT OF HANOVER COUNTY AT DEED BOOK 3105 PAGE 594.
- THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES CONTAIN A 100' RESOURCE PROTECTION AREA BUFFER.
- ALL LOTS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION ACT AREA ARE REQUIRED TO HAVE A 100% RESERVE DRAIN FIELD.
- ALL SEPTIC SYSTEMS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA (RCH-A) MUST BE RUMFED OUT EVERY FIVE (5) YEARS.
- RESOURCE PROTECTION AREAS ARE TO REMAIN IN A UNDISTURBED AND VEGETATED 100' WIDE BUFFER AREA AS SPECIFIED IN CHAPTER 10 OF THE HANOVER COUNTY CODE.
- ONLY WATER DEPENDENT FACILITIES AND REDEVELOPMENT ARE PERMITTED WITHIN THE HANOVER COUNTY CODE ARE PERMISSIBLE WITHIN THE R.P.A., INCLUDING THE 100' BUFFER.
- PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE FLOOD HAZARD AREA BY FIRM MAP # 51025C 0365B EFFECTIVE DATE DEC. 28, 2006.

CERTIFICATE OF APPROVAL
 THIS FAMILY DIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

APPROVING AGENT HANOVER COUNTY, VA. DATE _____ BY: _____
 STATE OF VIRGINIA
 COUNTY OF HANOVER
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF HANOVER THE DAY OF _____ 2015
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____ AND OR INSTRUMENT NUMBER _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

EDWARD C. CARR II, L.S.# 2505

ORDINANCE C-5-15(c)

OWNER OF RECORD: SUZANNE L. AND CAMERON L. WOOD

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 24th day of June, 2015, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 8746-52-8458, consisting of 13.32± acres located on the north line of Studley Road (State Route 606) approximately 475 feet west of its intersection with Mechanicsville Turnpike, (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on May 29, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual for Rezoning Review Family Division of Parcel of Land Standing in the names of Cameron L. and Suzanne L. Wood," dated April 22, 2015, and prepared by Edward C. Carr, II.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the wetlands certification.

4. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.

5. Family Division. The Property shall only be divided for family, in accordance with Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.

6. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for the future road widening.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-5-15(c), Suzanne L. and Cameron L. Wood, as follows:

Vote:

Wayne T. Hazzard
 Aubrey M. Stanley
 Sean M. Davis
 Angela Kelly-Wiecek
 W. Canova Peterson, IV
 G. E. Via, III
 Elton J. Wade, Sr.

Public Hearings:

Planning Commission _____ May 21, 2015 _____
 Board of Supervisors _____ June 24, 2015 _____
 Adopted _____ June 24, 2015 _____

This is to certify that the above is a true copy of C-5-15(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

GJWB/sm/hte

CUP-4-15, RANDALL EVERETT

Conditional Use Permit Report
Beaverdam Magisterial District
Board Meeting Date: June 24, 2015



Overview

Request	To permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events.
Zoning	A-1, Agricultural District
Acreage	43.6
CUP Acreage	43.6
Location	On the east line of Washington Highway (U.S. Route 1) approximately 1,000 feet north of its intersection with Verdon Road (State Route 684)
GPIN	7884-22-5294
General Land Use Plan	Industrial
Major Thoroughfare Plan	(U.S. Route 1) a designated Major Arterial – 120 ft. ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request for a Conditional Use Permit to operate an off-road dirt bike (motocross) training facility Monday – Friday, open track practice on weekends and three (3) annual motocross race events. The vehicles are typically equipped with engines ranging from 50cc to 450cc. The facility complex includes a dirt track, bleachers seating 60, restrooms, staging area, parking area and recreational vehicle parking for overnight camping.

Noise reduction measures were proposed by means of earthen berms with solid board fencing; however, since the Planning Commission meeting, the applicant has proposed changes to this feature and to move all parking areas behind the berm. The applicant is also requesting a change to condition No. 4 to expand the hours of operation on Sundays during the three annual events.

Recommendations

Staff

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

Planning Commission

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

Planning Analysis

Comprehensive Plan

The property and surrounding vicinity is designated on the General Land Use Plan Map as Industrial. The proposed facility is only permitted by Conditional Use Permit in Industrial and Agricultural zoning districts; therefore, the use is consistent with the Land Use designation. Since the land use designation is Industrial, the County's noise ordinance specifies that the max level for the subject property is 77 *dba*, regardless of zoning. (*dba* is the sound pressure level as measured on a sound meter set to slow response and to the A-weighted scale to approximate the frequency response of the human auditory system). Specific to the proposed use, the noise ordinance also prohibits operating any on or off road motor vehicle for a period in excess of five (5) minutes in duration or a total of fifteen (15) minutes during any twenty-four-hour period whether on public or private property, not meeting the standards of Title 46.2 of the Code of Virginia pertaining to mufflers and exhaust systems.

Compatibility with Surrounding Area

Properties on both sides of the subject parcel are zoned M-3, Heavy Industrial District, with industrial uses. Across U.S. Route 1, there are three (3) single family dwellings zoned A-1, Agricultural. The property is bounded on the east by railroad tracks.

The proposed use has unique characteristics compared to surrounding uses; it is neither industrial nor residential/agricultural. The business model, as explained by the applicant, entails motocross training Monday thru Friday from 10 a.m. to 6 p.m., with an expectation of no more than 15 riders at a time. Saturday and Sunday would be for open practice with an average of 50 participants. Routine use of the facility is dependent on the weather with lighter use during winter months. The applicant has also proposed up to three (3) race events a year that include practice on Saturday and a race on Sunday; races could generate up to 250 participants and spectators. Camping spaces for up to 30 recreation vehicles, for participants only, are proposed.

Any impacts from the facility should be minimal to the adjoining Industrial uses. Noise and traffic generated from a race event could, however, impact the residential properties across U.S. Route 1 during the event.

The proposed facility has a significant area of undeveloped green space, both wooded and open field that would maintain a rural visual character of the vicinity. Industrial uses that could be considered appropriate for the Industrial land use designation may not maintain such large areas of open green space.

The proposed use has the potential of a positive impact to nearby businesses since it is anticipated that a majority of participants will be visiting from outside the Richmond region. If successful, the applicant hopes to expand the amenities he provides to the clients he serves to further the success of his venture.

Staff also notes that the Board of Supervisors recently adopted the Economic Development 2015-2020 Strategic Plan, and it appears this requests supports objectives of that Plan related to promotion of tourism. Specifically, the Plan states objectives are to bolster hotel development, support existing tourism venues and promote the development of additional tourism assets. In addition, the Richmond Region Tourism provided a SWOT analysis for Hanover County that identifies opportunities in Hanover related to:

- Sports tourism with infrastructure
- New hotel development
- Existing hotel upgrades
- B&Bs and AirBNB

According to the applicant, there are only a handful of facilities such as the one proposed on the East Coast, and they each draw clients and families from a multi-state region.

Sketch Plan

The 43.6 acre site has a ridge approximately at the midway depth; from that ridge east, the property slopes down toward the railroad tracks. The sketch plan shows the track, accessory structures and parking for 60 vehicles on the eastern side of the slope so these uses would not to be visible from U.S. Route 1. Mature wooded areas buffer the use from M-3 properties north and south. This wooded area should help with noise reduction, and because this site must be developed in conformity with the sketch plan, the tree lines shown cannot be disturbed. Between the existing wooded areas on the north and south side of the parcel, a 6-foot earthen berm with an 8-foot board on board fence is shown, creating a continuous barrier between the track area and the field fronting U.S. Route 1. A parking area for 30 recreational vehicles, event overflow parking and an existing 2,300 s.f. equipment building is west and outside the berm. The sketch plan also shows a solid board fence along U.S. Route 1 property line. Staff would recommend that this fence be removed from the plan since it would be ineffective as a screen or sound barrier given the topography and would visually detract from the open fields.

(Staff notes that the above description relates to the sketch plan recommended for approval by the Planning Commission and staff. Since the Planning Commission meeting, the applicant is proposing changes, which will be presented at the public hearing.)

Since no significant structures are proposed, elevations have not been submitted.

Transportation

The regular and routine use of the site would not generate enough traffic to warrant road improvements; the race events that could generate fairly significant traffic would be limited to only (3) times a year (recommended condition). VDOT has not indicated that roadway improvements would be required, but they will require a commercial entrance to the facility.

Community Meeting

The applicant held a community meeting on March 23, 2015, with approximately 60 citizens present. The primary concern raised at the meeting was the noise generated from the use in addition to the existing noise generated from Kings Dominion and the railroad. Several citizens spoke in support of the proposal, indicating it was a family event and a needed use in the community. Concern was also expressed about controlling alcohol and drug use at the facility.

Staff has received a great deal of correspondence from local residents, some in support and some in opposition to the request. Staff has also received hundreds of correspondence from non-local supporters of this request expressing support for the proposal.

Agency Analysis

Agency	Comment Summary
Public Works	Specific land disturbance, storm water, water quality and wetland comments
Public Utilities	Sewer is not available, and water may be far enough to warrant an exemption from connecting; the nearest fire hydrant is more than 1000 ft.
Health Department	Water and waste disposal must be designed for intended use. If food concession is proposed, a plan and permit will be required.
VDOT	Commercial entrance in accordance with VDOT standards required
Historical Commission	Negative impact due to noise and vibration on nearby historic structures

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “454 Factory Motocross School,” dated 12/4/14, last revised 3/16/15, and prepared by Balzer and Associates.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Planning Commission Recommendation

At their meeting of May 21, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events on GPIN 7884-22-5294, consisting of approximately 43.6 acres, subject to the conditions as outlined in this report.

Update Following the Planning Commission Meeting of May 21, 2015

As previously noted, the applicant has reconsidered the proposal since the Planning Commission’s May meeting and is proposing the following two modifications:

1. Reduce the 6 foot berm to 3 feet, and replace the 8 foot tall fence with trees. The applicant has provided an amended noise analysis which reveals an increase in sound pressures of the bikes at the property line of GPIN 7884-12-5220 will increase from 22.7 dBA to 33.6 dBA; and,
2. Increase the operating hours on Sunday for the three planned annual race events from 11:00 AM as recommended by staff and the Planning Commission to 8:00 AM

Staff remains supportive of the application as reviewed by the Planning Commission, and does not support the proposed changes.

Recommended Conditions

1. The commercial entrance from Washington Highway (U.S. Route 1) shall be located as shown on the sketch plan, and designed and constructed in accordance with VDOT standards and specifications.
2. Any expansion of the use, including structures, features or activities not shown on the sketch plan or approved with this CUP request, shall not be permitted without an amendment to the CUP.
3. Prior to site plan approval, the owner shall reserve sixty feet (60') of right-of-way from the centerline of existing Washington Highway (U.S. Route 1) to the property for future road widening should it be determined to be needed at this location. Upon request of the County or VDOT, the owner shall dedicate any right-of-way within this reserved area that is necessary for the road widening to the County or VDOT, free of cost and free of encumbrances restricting the use for roadway purposes.
4. From Monday through Saturday, the hours of operation shall be limited from 10:00 a.m. to 6:00 p.m. or sunset, whichever occurs earlier, and on Sundays, the hours of operation shall be limited from 11:00 a.m. to 6:00 p.m. or sunset, whichever occurs earlier.
5. All vehicles utilizing the track shall comply with the standards of Title 46.2 of the Code of Virginia pertaining to mufflers and exhaust systems.
6. There shall be no more than three (3) race events per calendar year and shall be limited to no more than 250 participants and spectators. At least 63 parking spaces shall be provided to accommodate these events.
7. Overnight camping shall only be allowed in the area designated as "Camp Area" on the approved sketch plan and limited to 30 recreational vehicles; no overnight camping shall commence until appropriate waste disposal for the recreational vehicles has been installed and approved as compliant with all State and local standards, ordinances and regulations.
8. Open fires shall be confined to the "Camp Area" and within a contained unit or pit designed for fire safety.

9. All requirements of the Public Works Department, the Health Department, Public Safety and the Building Inspector's Office shall be met.
10. Development and use of the property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/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
- Sketch Plan

Available Upon Request

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

Hanover County, Virginia

Land Use Map

Legend

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

CUP-4-15

Randall Everett

motorcross track and school

Industrial Land Use

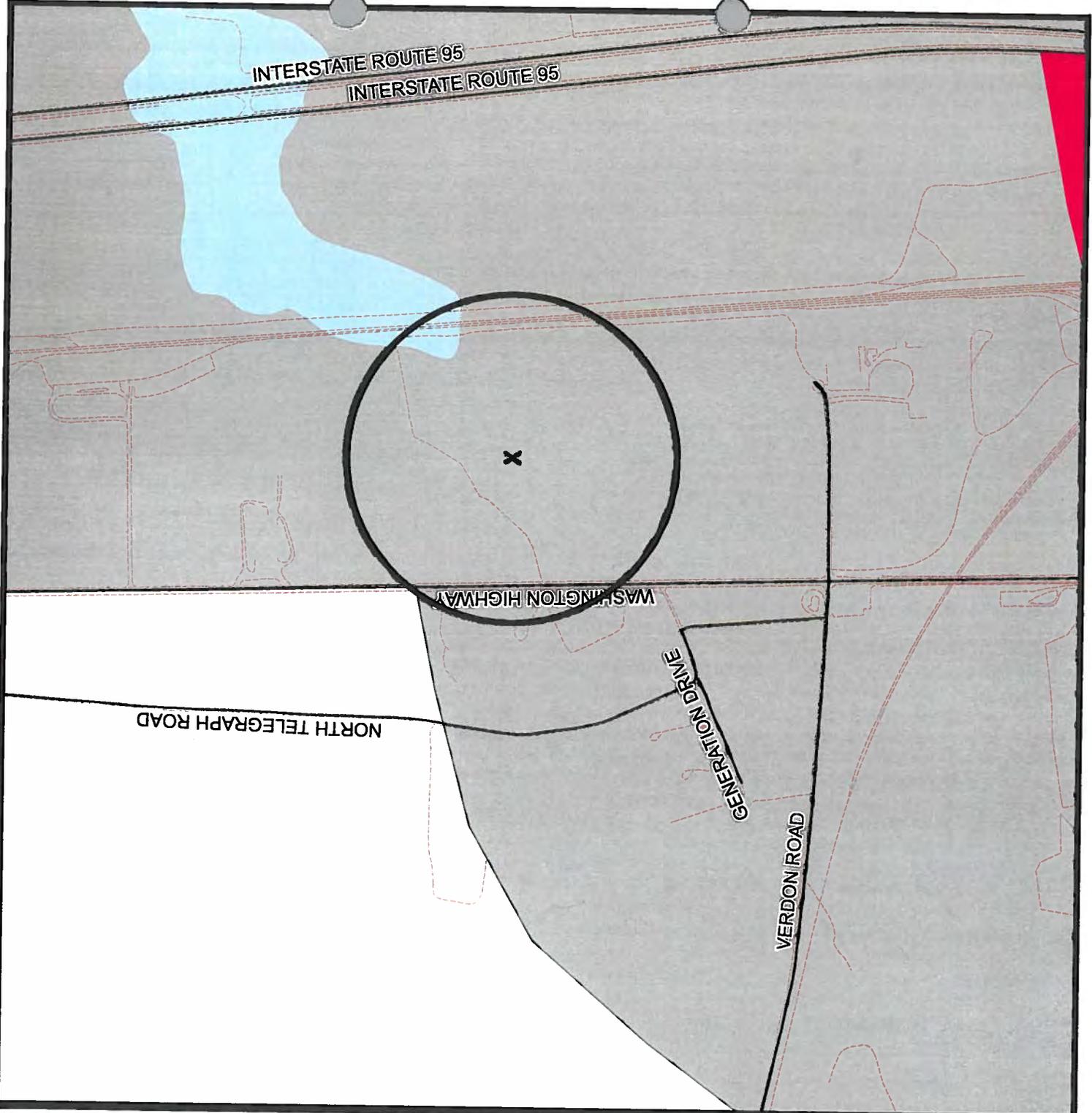
GPIN: 7884-22-5294

Beaverdam Magisterial District



1 inch = 800 feet

February 02, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels

CUP-4-15

Randall Everett

motorcross track and school

Zoned A-1

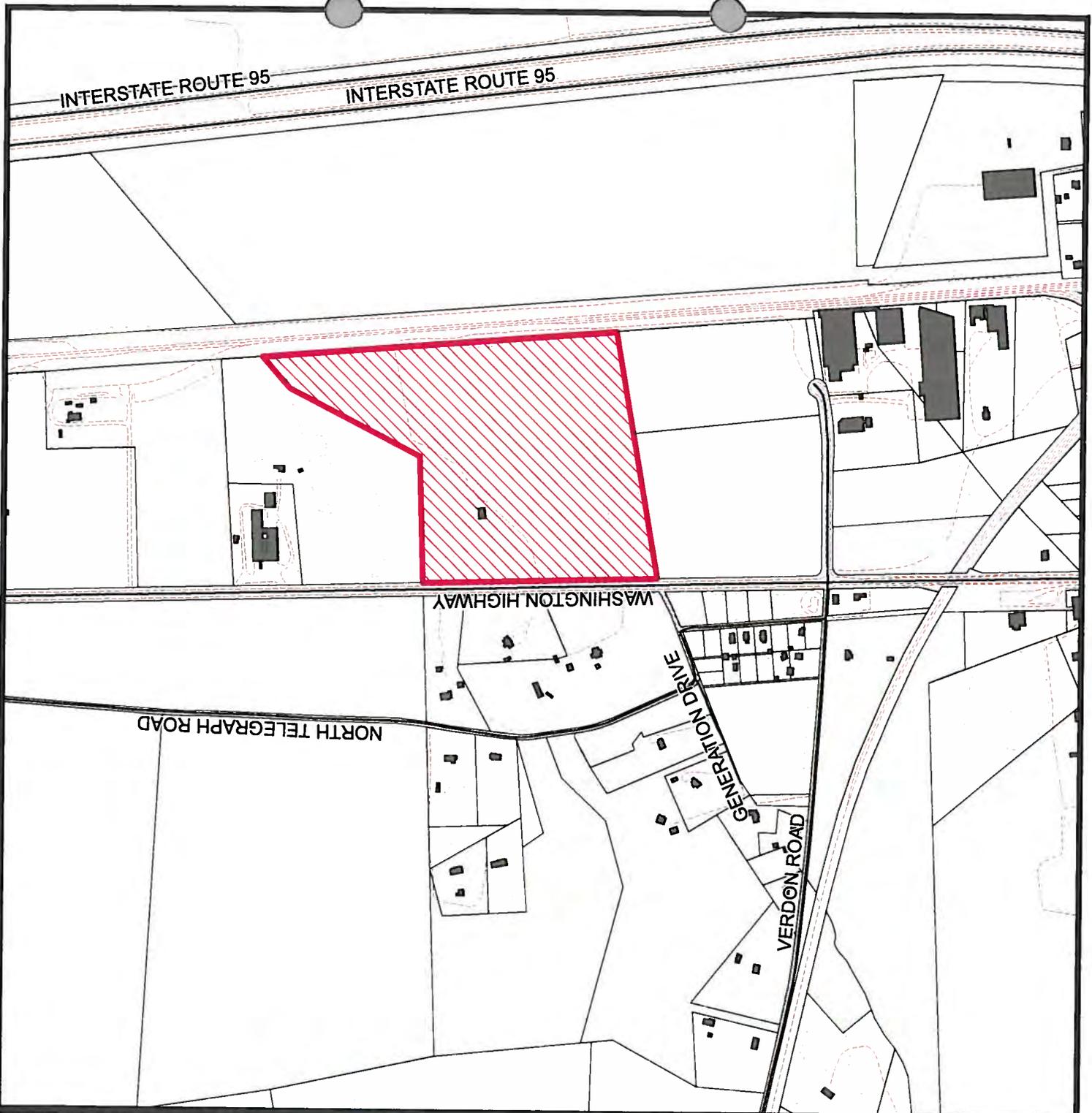
GPIN: 7884-22-5294

Beaverdam Magisterial District



1 inch = 800 feet

February 02, 2015



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-4-15

Randall Everett

motorcross track and school

Zoned A-1

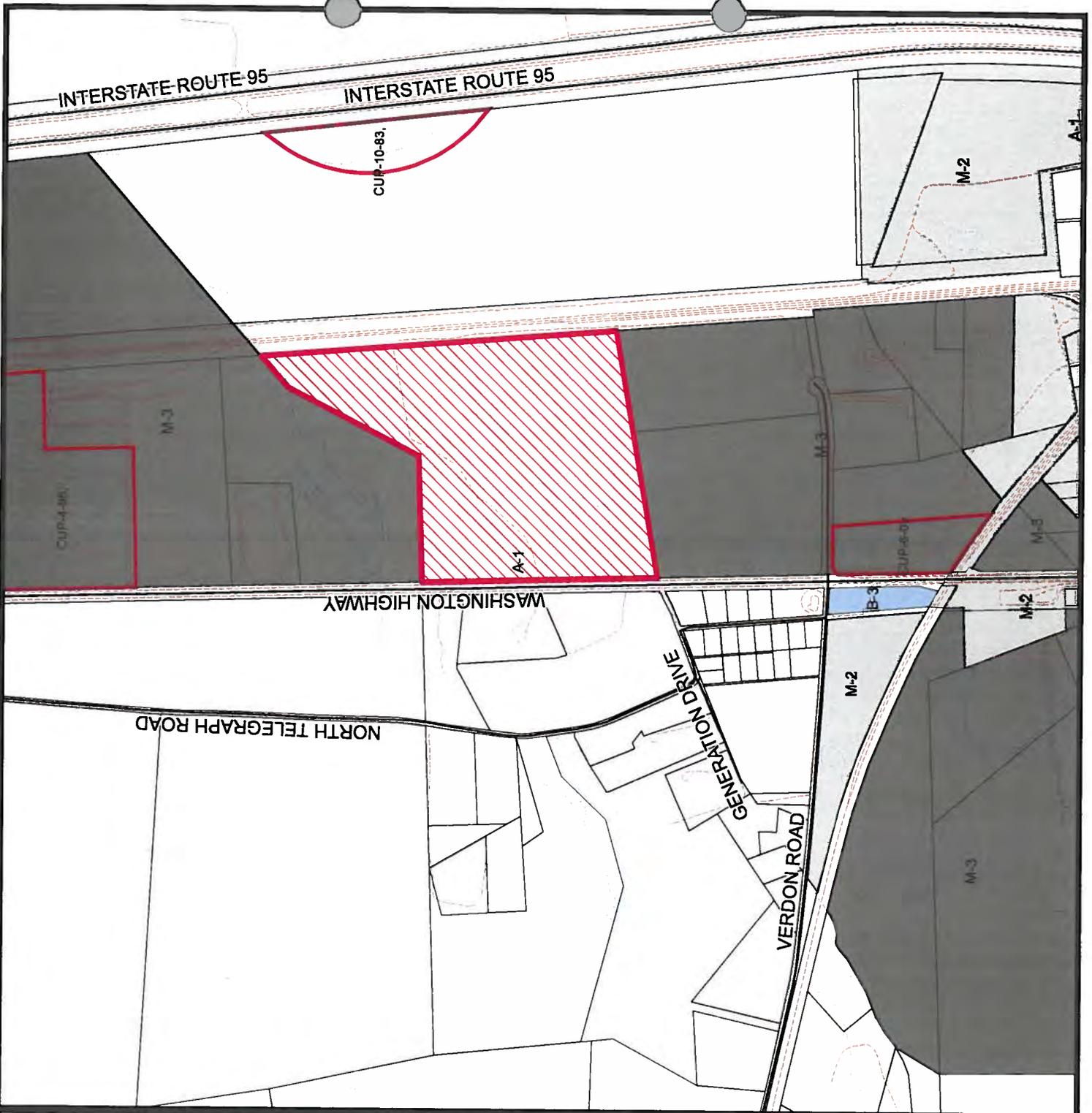
GPIN: 7884-22-5294

Beaverdam Magisterial District

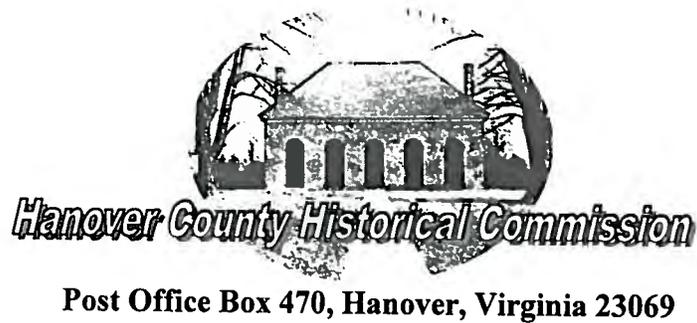


1 inch = 800 feet

February 02, 2015







MEMORANDUM

TO: Lee Garman, Principal Planner

FROM: Claudia Cheely, Senior Planner *CDC*

SUBJECT: Historical Commission Recommendation
CUP-4-15, Randall Everett

DATE: March 17, 2015

At the Historical Commission meeting on March 16, 2015, the Commission reviewed the above-referenced request because the subject property is adjacent to properties on the local historic survey, Whitehall, VDHR #42-399, Ellington, VDHR #42-400, and is very close to the historic village of Doswell, Generation Drive, Verdon Road and North Telegraph Road, where many surveyed properties are located.

The applicant is requesting a conditional use permit to build a motorcross racetrack and school on 43.6 acres currently zoned A-1. The proposed racetrack would operate Monday-Friday, with practice on weekends and 3 weekend races per year. As noted above, the property is very near to historic Ellington, Whitehall, the historic area of Doswell and several old homes on Verdon and North Telegraph Roads. The proposed access point to the property is directly across Rt. 1 from the historic resource known as Whitehall. There was discussion about the noise level and the vibration damage that causes, as well as the increased traffic that neighbors would be subjected to.

The Historical Commission determined that CUP-4-14 would cause severe negative impacts to the historic resources known as Whitehall and Ellington as well as to the Doswell historic area and several surveyed homes on Generation Drive, Verdon Road and North Telegraph Road. Because the noise vibration damage to the old homes cannot be mitigated in any significant way, the Commission must recommend that a motorcross racetrack not be located in this area because of the negative impacts to the historic resources and the entire community.

/cdc

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP-4-15

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Randall Everett

Telephone No. 7037986538

Contact Name: Randall Everett

Fax No. _____

Address: 13125 Carriage Ford rd. Nokesville, VA 20181

Email Address _____

info@454factory.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 []

GPIN(s)(Tax ID #'s) 7884-22-5294

Total Area (acres/square feet) 43.6 +/-

Deed Book _____ Page _____

Current Zoning A1

Magisterial District Beaverdam

Requested Use Motocross Race Track and School

Location Description (Street Address, if applicable) _____

Washington Highway

SIGNATURE OF OWNER [] CONTRACT PURCHASER [X] (requires contract to be attached)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature [Signature]

Date 1/15/2015

Print Name Randall Everett

Signature [Signature]

Date 1/15/2015

Print Name Randall Everett

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Randall Everett

Telephone No. 7037986538

Address: 13125 Carriage Ford rd. Nokesville, VA 20181

Fax No. _____

Email Address _____

info@454factory.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

FEB - 2 2015

HANOVER COUNTY PLANNING OFFICE

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by 2/10/15. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent *R. Everett* Date 1/19/2015
 Print Name Randall Everett

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
13125 Carriage Ford rd. Nokesville, VA 20181

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email info@454factory.com [] Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

*Fractions of acreage are rounded up to the nearest whole number
 Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees:	Base Fee	<u>\$1500</u>
	Acreage Fee	<u>\$3300</u>
	TOTAL	<u>\$4800</u>

Accepted by: *[Signature]*
 HTE #: 15-40000004

RECEIVED
FEB - 2 2015
 HANOVER COUNTY
 PLANNING OFFICE

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all owners of property adjacent to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: *Randall Wade Everett*

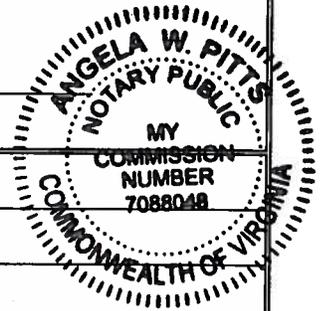
COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this 2nd day of February, 2015, by Randall Wade Everett V (Name of Applicant).

My commission expires: 03/31/15

Angela W. Pitts
Notary Public



Board of Supervisors Representative: Aubrey Stanley

Planning Commission Representative: Edmonia Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
7884-23-4219	Pit Stop Inc.	8180 Mechanicsville Pike Mechanicsville, VA 23111
7884-16-0289	Turner, William M. & Jacquelyn B.	PO Box 185 Doswell, VA 23047
7884-12-3506	Cowell, William W, III & Barbara	17154 North Telegraph Road Doswell, VA 23047
7884-12-5220	Carter, Jean W, Agreement DTD 12-13	PO BOX 74 Doswell, VA 23047
7884-11-3714	Cowell, Margaret L.	PO BOX 95 Doswell, VA 23047
7884-20-3930	Flippo Land & Timber CO, LLC	PO BOX 38 Doswell, VA 23047
7884-30-0957	Martin Marietta Materials Inc	PO BOX 8040 Fort Wayne, IN 46898
7884-75-2349	Flippo Land & Timber Co LLC	PO BOX 38 Doswell, VA 23047

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Randall Everett - info@454factory.com - 7037986538

DATE: 1/20/2015

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Randall Everett

Property Location: 43 Acre Parcel Across from - 17083 Washington Hwy. Doswell, VA 23047

GPIN(s): 7884-22-5294

Requested Zoning District: Beaverdam

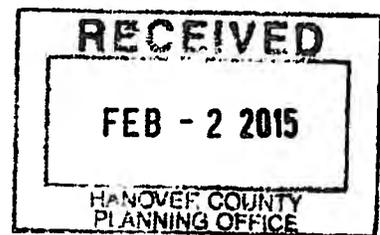
Requested Use/Exception: Special Use Permit for a Motocross School

The motocross school is intended for families interested in offroad motorcycle education and safety. This includes competitors interested in improving skill and performance in the sport. We are excited to offer a fun, safe, and professional place for kids and adults to enjoy their favorite sport with their friends and families.

Please feel free to email us of any questions or concerns at info@454factory.com.

1

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.



EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? A conditional use permit to allow a motocross track and school
School will operate Mon-Friday with Open practice on Weekends. 3 Racers Per year (On the weekends)

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____
For the first year the site would only have a track and a pond to irrigate the track with.
We would have Porta Jons for bathroom use.

In the future we plan to apply for an amendment to allow for more development of the property.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) _____

-The facility is a desirable place for kids to enjoy their favorite sport with parents - And learn while doing so.
- Will bring business to any local shops/gas stations/restaurants/kings dominion. Your average rider will stop for food/gas before and after every day of riding.

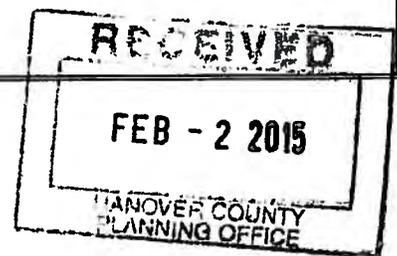
- About 60% of our customers will be from out of state.
- Our school gives kids and teens a new hobby and a passion. Many riders leave our school with dedication and work ethic - and we believe we can offer this to anyone in the area.

Based on our projected attendance there would be no impact on traffic. We plan to take any necessary actions to control any possible runoff from the track as well.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____

None

5. Is the subject property located in a Dam Break Inundation Zone? ___ Yes X No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.



HISTORIC SITE IMPACT ANALYSIS

Please identify any known or suspected historic resources on both the subject property and adjacent properties, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. Record ID - 823 DHRID - 42-0399 GPIN 7884-11-3714
- 2. Historic Resource/File No. Record ID - 753 DHRID - 42-0400 GPIN 7884-16-0289
- 3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? No
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

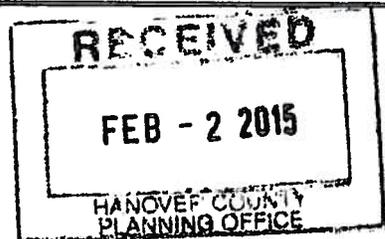
No negative impacts to the historical sites are anticipated.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

Although we don't anticipate negative impacts to the neighboring historic resources, we intend to leave a buffer of tree to help mitigate noise or visual impacts our business may impose. We intend to be good neighbors and any additional measures and/or suggestions are welcomed.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: [Signature] Date: 1/29/15



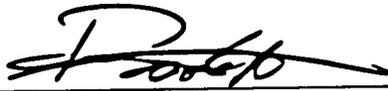
COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of _____ vehicles per day and a site peak hour trip generation of 16.8 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9th edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 453 and Page Number 879).

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

1/29/15

(Date)

Randall Everett

(Applicant/Applicant's Representative – Print Name)

Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
<http://www.virginiadot.org/projects/chapter527/>

PARCEL DESCRIPTION

BEGINNING AT A PIPE FOUND ON THE EAST LINE OF WASHINGTON HIGHWAY - U.S. ROUTE 1, BEING 985.44 FEET FROM THE NORTH LINE OF VERDON ROAD EXTENDED;
THENCE CONTINUING ALONG THE EAST LINE OF WASHINGTON HIGHWAY - U.S. ROUTE 1 N04°55'59"E 1308.65 FEET (PASSING THROUGH A IRON FOUND ONLINE AT 1037.71 FEET) TO A WOODEN FENCE POST;
THENCE DEPARTING THE EAST LINE OF WASHINGTON HIGHWAY - U.S. ROUTE 1 S83°00'42"E 726.24 FEET TO A ROD FOUND UNDER A ROOT;
THENCE N32°28'18"E 649.00 FEET TO A ROD SET;
THENCE N31°46'18"E 349.23 FEET TO A ROD SET;
THENCE N57°53'48"E 245.44 FEET TO A ROD SET ALONG THE WEST LINE OF CSX RAILROAD RIGHT OF WAY;
THENCE ALONG THE WEST LINE OF CSX RAILROAD RIGHT OF WAY S01°55'15"W 2107.16 FEET TO A ROD FOUND;
THENCE DEPARTING THE WEST LINE OF CSX RAILROAD RIGHT OF WAY S86°22'17"W 226.84 FEET TO A ROD FOUND;
THENCE S88°09'44"W 325.00 TO A ROD FOUND;
THENCE S88°59'14"W 55.73 FEET TO A ROD FOUND;
THENCE S88°40'43"W 306.83 FEET TO A ROD SET;
THENCE S87°20'35"W 339.50 FEET TO A ROD SET;
THENCE S84°44'51"W 169.00 FEET TO A ROD SET;
THENCE S76°04'54"W 84.35 FEET TO A PIPE FOUND, BEING THE POINT OF BEGINNING.

CONTAINING 2,134,202.3 SQUARE FEET OR 48.995 ACRES OF LAND, MORE OR LESS

Garman, Lee

From: 454Factory <info@454factory.com>
Sent: Tuesday, May 12, 2015 10:50 PM
To: Garman, Lee
Subject: Re: Sound levels

I wanted add that the largest of bikes produce way lower than their standards. Most 450's (The largest) are in the low 90's.

Randall Everett
454Factory.com | defimx.com
info@454factory.com
W: 703-798-6538



****NOTE**** - For most training sessions you will be required to sign a release for 454FACTORY LLC. All lessons (Unless stated) will require track fees based on that specific track's daily rate.
Check list : Please come with your bike fully operational and in acceptable condition for riding - Fully functional back and front brakes, clutch, straight handle bars, adequate tire pressure. Please make sure your bike starts and runs normally before your lesson.
Late policies : Any rider who shows after the scheduled start time will not receive an extension in the lesson or a partial refund. Please show up on time.
Training rules : We ask that ALL parents do not interfere with training between the rider and the coach, unless of a mechanical issue with the bike. This is counterproductive, and will slow down learning time.

On May 12, 2015, at 10:14 PM, 454Factory <info@454factory.com> wrote:

Lee,

Here is what was quoted from the AMA official - "Position statements" will bring you to the AMA's position on excessive sound levels and "rules" will bring you to the standard OEM noise limits held by Kawasaki, Honda, KTM, Suzuki, and Yamaha.

"Taken directly from our position statements, "The AMA believes that few other factors contribute more to misunderstanding and prejudice against the motorcycling community than excessively loud motorcycles." Among the AMA recommendations in our position statements is; "The motorcycle industry, including aftermarket suppliers of replacement exhaust systems, should adopt responsible product design and marketing policies aimed at limiting the cumulative impact of excessive motorcycle sound."

All on-highway motorcycles meet federal sound standards which is impossible for closed-course dirt bikes (i.e. moto-cross, hare scrambles, etc) since there is no such government standard. You're right about pro vs amateur racing. AMA sound limits are applied to professional moto-cross and supercross racing only, not amateur. However, the AMA was closely involved with the FIM (world racing body) and OEM's in the process that resulted in new-from-the manufacturer MX bikes being designed to comply with the FIM/AMA 2-meter Max

sound limit. Those rules were announced in June of 2011 and made effective in January of 2012. They are the standards to which the industry manufactures, i.e. original equipment.

I hope this helps.

Steve"

Randall Everett
454Factory.com | defimx.com
info@454factory.com
W: 703-798-6538

<PastedGraphic-1.tiff><PastedGraphic-4.tiff>

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Ren Today

Rights / Position Statements / Excessive Motorcycle Sound

RIGHTS

Excessive Motorcycle Sound

Share

Advocacy Center

Since its inception in 1924, the American Motorcyclist Association (AMA) has maintained a position of strong opposition to excessive motorcycle sound. The AMA has funded information and public relations campaigns in support of quieter motorcycle use, and was the world's first motorsports sanctioning body to regulate and reduce the sound level of racing vehicles.

State Laws

Get Involved

The AMA believes that few other factors contribute more to misunderstanding and prejudice against the motorcycling community than excessively loud motorcycles. All motorcycles are manufactured to meet federally mandated sound control standards. Unfortunately, a small number of riders who install unmuffled aftermarket exhaust systems perpetuate a public myth that all motorcycles are loud. Efforts by regulators to rein in excessive motorcycle sound often miss the mark by singling out motorcyclists with ordinances and laws that are unfair, impractical and unenforceable.

Resources

PAC Gifts

No single segment of the motorcycling community—riders, event organizers, retailers and distributors, original equipment and aftermarket manufacturers, law enforcement and the safety community—can single-handedly solve this problem. Although there are other sources of excessive sound such as loud cars and trucks, booming car stereos, poorly maintained generators, and whining leaf blowers, motorcyclists have a responsibility to be part of the solution. Shifting blame and failing to adopt responsible, voluntary practices will only result in greater prejudice and discrimination against all motorcyclists, including excessively rigorous state and federal standards, more expensive and less attractive motorcycles, the reduction of choices in aftermarket products, abusive enforcement of current laws, and other measures that will negatively impact both riders and the motorcycle industry.

Based on its opposition to excessive motorcycle sound, the AMA recommends the following:

All motorcyclists should be sensitive to community standards and respect the right of fellow citizens to enjoy a peaceful environment.

Motorcyclists should not modify exhaust systems in a way that will increase sound to a level that is offensive. This includes the installation of unmuffled exhaust systems.

Organizers of motorcycle events should take steps—through advertising, peer pressure and enforcement—to make excessively loud motorcycles unwelcome.

Motorcycle retailers should discourage the installation and use of excessively loud replacement exhaust systems, including unmuffled "straight pipes."

The motorcycle industry, including aftermarket suppliers of replacement exhaust systems, should adopt responsible product design and marketing policies aimed at limiting the cumulative impact of excessive motorcycle sound.

Manufacturers producing motorcycles that meet the appropriate federal standards should continue to educate their dealers and customers that louder exhaust systems can decrease the performance of motorcycles.

Law enforcement agencies should fairly and consistently enforce appropriate laws against excessive vehicle sound and other sources of undesirable sound.

The motorcycle industry and the safety community should educate customers and riders that excessive sound can be fatiguing, thus impairing good riding skills and judgment, making riding less enjoyable.

The AMA and its Board of Directors wholeheartedly endorse these recommendations and the Association will continue to advocate for responsible behavior on the part of its members and all motorcyclists.



MEMBER DISCOUNTS
on the products and services you use!

Chinca Hotels • EagleRider Motorcycle Rental
Avis Budget, Hertz Car Rentals • K&K Insurance
AMA Funacross • Anthony's Leatherworks • B
Bohr Body Armor • Brooks Leather • Cardo Sy
International Motorcycle Shows • LifeLock • M
Rider and RoadRUNNER Magazine • Sam's Cl

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Cheely, Claudia

From: 454Factory <info@454factory.com>
Sent: Thursday, March 19, 2015 5:25 PM
To: Cheely, Claudia
Subject: CUP Zoning Staff Comments
Attachments: PastedGraphic-1.tiff; PastedGraphic-4.tiff; C1400995 Schematic rev 3-19-15.pdf

Hi Claudia,

I wanted to address the zoning staff comments I received last week. A lot of these have been addressed on an updated sketch plan I've attached in this email. I'll have that for display on Monday as well. I'll also have them printed and I'll bring those in before the 26th.

On this plan we have added a 6ft berm on the frontage of the track to address any concerns of noise. This also will include planted trees along the road frontage.

1. Bleachers - 60 seats have been added to the plan including 60 parking spaces. For weekday schooling we'll have no more than 30 people at the site. At open practice, the average number of participants is 50. The maximum would be 100.
For racing, the average number of participants is 250. It's typical that many people do not use the bleachers, as they move around a lot. Any "spectators" are usually parents that are there helping their kids get ready for their race, working on their bikes or sitting at their truck or trailer.
2. Four wheelers - We are planning on letting ATV's participate in open practice only. We expect no more than 5 on a typical practice day.
3. Parking for RVs and cars - Shown on the sketch plan
4. Barn - Dimension shown on the sketch plan - This barn would be used for storing our tractor and any maintenance equipment.
5. We will not use this facility at night.
6. We have added a 900 sq ft. bathroom to the plan.

Thank you,

Randall Everett
454Factory.com | defimx.com
info@454factory.com
W: 703-798-6538

****NOTE**** - For most training sessions you will be required to sign a release for 454FACTORY LLC. All lessons (Unless stated) will require track fees based on that specific track's daily rate.

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Training rules : We ask that ALL parents do not interfere with training between the rider and the coach, unless of a mechanical issue with the bike. This is counterproductive, and will slow down learning time.

Cheely, Claudia

From: 454Factory <info@454factory.com>
Sent: Thursday, March 19, 2015 6:11 PM
To: Cheely, Claudia
Subject: Re: CUP Zoning Staff Comments

Claudia,

Following up with my last email about participants for racing. We looked at all the available data from all the tracks in Virginia.

The actual number of participants average at 150. Maximum participants would be 250.

Thank you!

Randall Everett
454Factory.com | defimx.com
info@454factory.com
W: 703-798-6538



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Training rules : We ask that ALL parents do not interfere with training between the rider and the coach, unless of a mechanical issue with the bike. This is counterproductive, and will slow down learning time.

On Mar 19, 2015. at 5:24 PM, 454Factory <info@454factory.com> wrote:

Hi Claudia,

I wanted to address the zoning staff comments I received last week. A lot of these have been addressed on an updated sketch plan I've attached in this email. I'll have that for display on Monday as well. I'll also have them printed and I'll bring those in before the 26th.

On this plan we have added a 6ft berm on the frontage of the track to address any concerns of noise. This also will include planted trees along the road frontage.

1. Bleachers - 60 seats have been added to the plan including 60 parking spaces. For weekday schooling we'll have no more than 30 people at the site. At open practice, the average number of participants is 50. The maximum would be 100.

Cheely, Claudia

From: Fennell, Shannon D.
Sent: Thursday, February 05, 2015 1:31 PM
To: Cheely, Claudia
Subject: CUP for Motocross School

Claudia,

I just wanted to forward you this information for the Motocross School & Track file. I asked Mr. Everett these questions prior to him submitting his application and he sent me a response today.

-Shannon

From: 454Factory [mailto:info@454factory.com]
Sent: Thursday, February 05, 2015 1:25 PM
To: Fennell, Shannon D.
Subject: Re: Special Use Application

Here are some of the answers to these questions just in case neighbors call. :)

The more I think about your project, the more things come to mind that you may want to add to your application.

- hours of operation for the school and for the open track - 10AM - 6PM Monday - Friday (That's with only 1-4 bikes out there) & 11:00AM-6 Sat-Sun
- are you certified in motocross training - I myself have been teaching for 8 years, I have held a professional license with the American Motorcycle Association for 9 years, and I am a certified personal trainer as well. All other instructors will be required to hold a pro license and pass numerous testing through our school.
- Will this be a certification program? There are skill level classes in the racing organization, so our main focus is to help riders achieve a "higher" class.
- What type of insurance will be associated with a business such as this? As of right now we have not picked our insurance provider
- Will you have different classes for different age groups? Yes, other than our private lessons, we will offer classes for ages 5-8, 9-13, 14-22, & 23-60+ - These are not strict age classes as we also decide based on skill level.
- Will there be tuition ? Yes, prices vary depending on if students need private lessons, small group lessons, or bigger groups.
- You mentioned something during the pre-application meeting about membership? In the future we will have a limited space for "full time" riders - We would only have about 25 spots for memberships.

If I think of anymore, I will be sure to ask. ☺ Once you send out your adjoining property owner notices we will begin receiving calls I just want to be prepared. Have you spoken to your Board representative?

Randall Everett
454Factory.com



****NOTE**** - For most training sessions you will be required to sign a release for 454FACTORY LLC. All lessons (Unless stated) will require track fees based on that specific track's daily rate.

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Late policies : Any rider who shows after the scheduled start time will not receive an extension in the lesson or a partial refund. Please show up on time.

Training rules : We ask that **ALL** parents do not interfere with training between the rider and the coach, unless of a mechanical issue with the bike. This is counterproductive, and will slow down learning time.

On Jan 29, 2015, at 3:57 PM, Fennell, Shannon D. <sdfennell@hanovercounty.gov> wrote:

The more I think about your project, the more things come to mind that you may want to add to your application.

- hours of operation for the school and for the open track
- are you certified in motocross training
- Will this be a certification program?
- What type of insurance will be associated with a business such as this?
- Will you have different classes for different age groups?
- Will there be tuition ?
- You mentioned something during the pre-application meeting about membership?

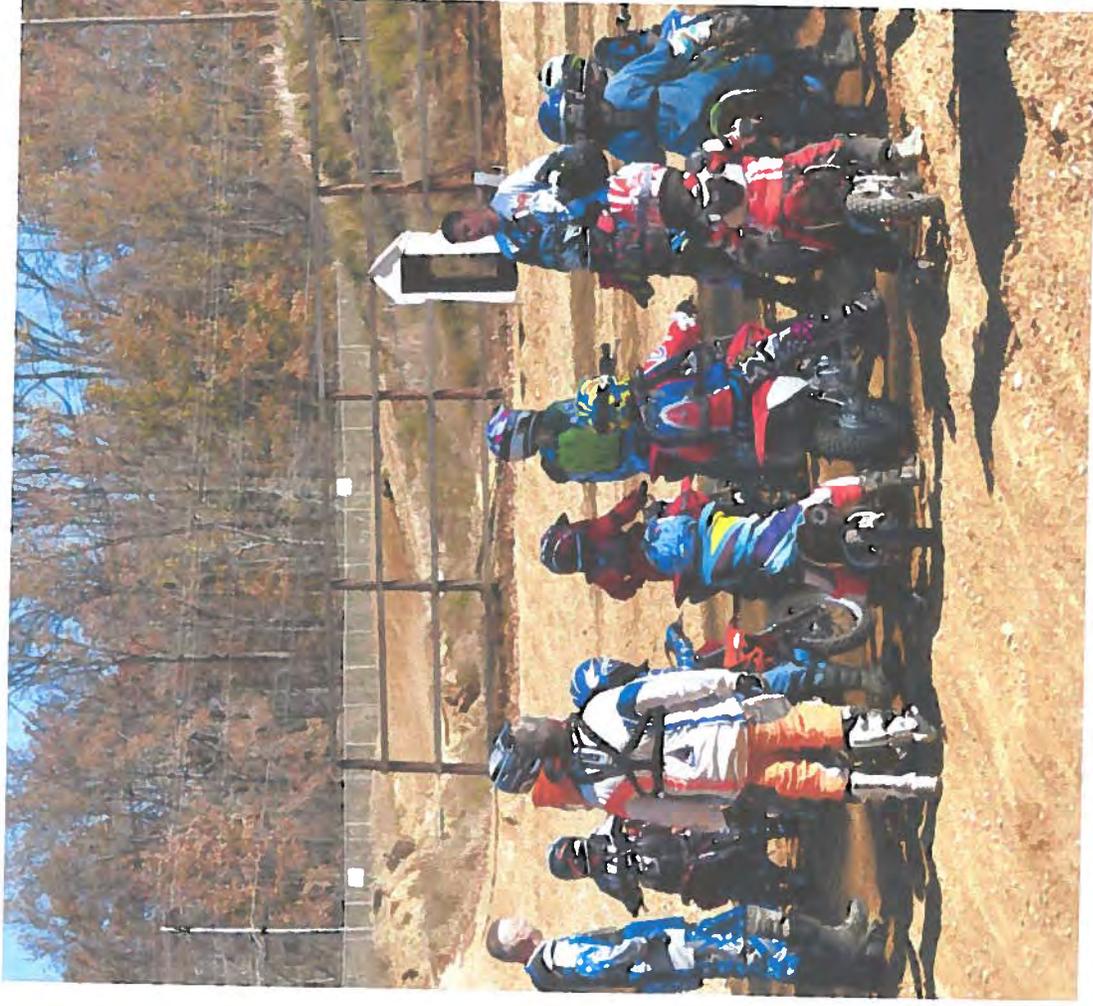
If I think of anymore, I will be sure to ask. ☺ Once you send out your adjoining property owner notices we will begin receiving calls I just want to be prepared. Have you spoken to your Board representative?

Shannon D. Fennell
Planner/ Applicant Liaison
Hanover County Planning Department
7516 County Complex Road
P.O. Box 170
Hanover, VA 23069
Phone: 804-365-6171
Fax: 804-365-6540

Hanover County Motocross School

454FACTORY

THE SCHOOL



454FACTORY is a ●
motocross school that
has been in business
since 2008. We teach
motocross safety and ●
skill to ages 5 and
older.

OUR PLANS



1. Weekly schooling ●
2. Weekend open riding ●
3. 3 Races per year ●

Weekly Schooling 2015



- This year, training would be running on a private basis Mon-Fri.
- 1-3 Riders each day. If the weather is below 35 degrees, raining, or snowing expect no activity.
- Expect minimal activity Dec, Jan, Feb, March
- Time brackets 10AM – 1PM, 3PM – 6PM
- A rider may camp overnight if that rider wants 2 days of private training.

Future Weekly Schooling



- In the future, we plan to offer consistent training to 30 members.
- Expect only 15 to be on the property at one time. Data from surrounding schools show this statement to be consistent.
- Activity from 9AM – 5PM
- Active training members would camp on the property, rent housing nearby, or travel if they lived close enough.

Open Practice

- Every Saturday and Sunday we are open for practice. Track would be closed for inclement weather.
- Average participants for open practice range from 40-50 people. Maximum would be 100.
- Practice is always divided into classes.
- Practice time: 11AM – 5PM



Racing

- We plan to run a maximum of 3 races per year.
- A “race weekend” consists of one practice day on Saturday, and one race day on Sunday. Participants can show up as early as Friday morning to get situated.
- Average amount of participants on a race day is 150. Maximum 250.
- Times: Sat Practice – 8AM – 5PM, Sun Race – 8AM – 5PM

Topics

Noise

- Existing elements that dissipate noise
- Earth berm
- 2 screens of planted trees along earth berm and road frontage.

Traffic

- Weekly training – 1-3 vehicles per day
- Open Practice – Average 20-30 (Numbers gathered from a track in Richmond) (Most riders carpool)
- Race Weekend – Average 80-150 (Numbers gathered from a track in Richmond)
- Race weekend vehicles do not arrive on the same day. Cars pull in from Friday to Saturday morning to get situated.

Security

- Facility will have a gate with camera surveillance set up on the property

Lights at night

- There will be no activity at night

Supervision

- All minors must be accompanied by an adult to participate.



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Motocross industry brings revenue into Grady County

Posted: Oct 30, 2014 4:38 PM EDT

Updated: Oct 30, 2014 4:39 PM EDT

By Catherine Patterson [CONNECT](#)

GRADY COUNTY, GA (WALB) - Some of the best young, up and coming motocross riders in the world come to south Georgia to train.

And a new study shows the economic impact they have on Grady County.

Motocross riders from across the globe start every day like this.

Training and racing at Millsaps Training Facility in Grady County.

And while the noise bothers some neighbors, they may change their opposition to the industry now that research shows how much revenue motocross brings into the county.

Grady County Chamber of Commerce Executive Director Chadd Mathis said, "We knew that they were impacting the local businesses. We knew that there was an economic impact here. We just didn't know to what extent."

So Mathis applied for and received a grant from the Economic Development Research Program to gather more information about visitors' expenses as well as other business activity relating to motocross.

Millsaps Training Facility Program Coordinator Paul Bevan-Thomas said, "We always thought it was a lot. We didn't really realize it is as much as it is. \$3.9 million a year."

The study showed that the motocross industry brings in more than 50 jobs into the county and over \$260,000 in state and local tax revenue.

And the economic impact isn't the only thing these riders want to contribute to Grady County.

Riders from Millsaps have decided to step away from their bikes and volunteer for projects around the community.

Bevan-Thomas said, "Certainly, we train them to ride the dirt bike, but we want them to be well-rounded people who understand the community that they live in. And just be part of giving back."

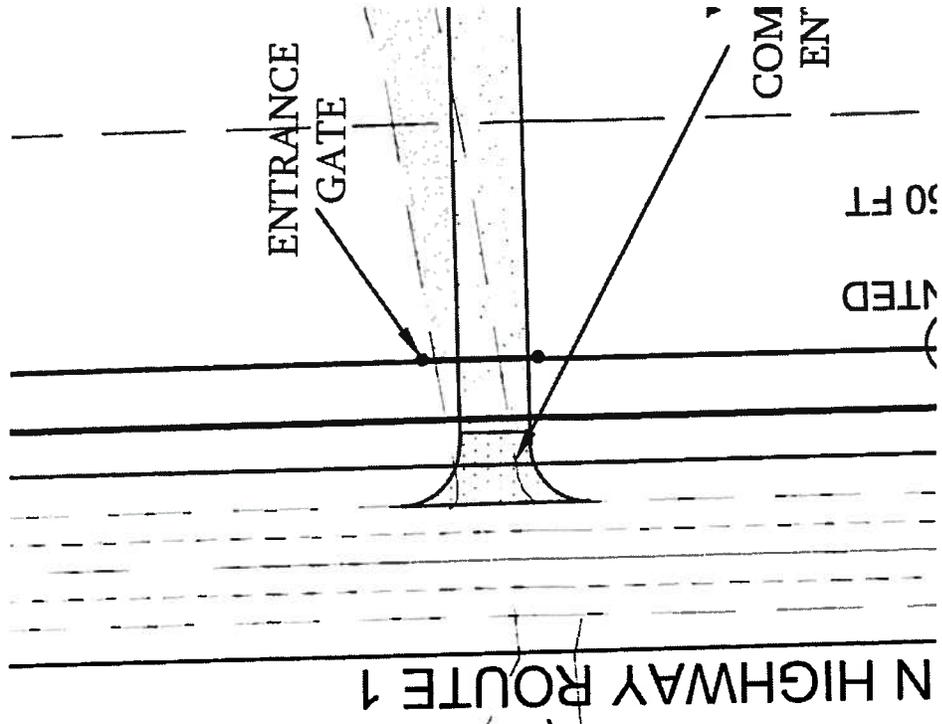
And now Southwest Georgia Tech is collaborating with Cairo High School to create a new program that teaches students more about the technology behind the bikes.

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N HIGHWAY ROUTE 1

Carter Property

HOUSE	<p>NOISE LEVELS:</p> <p>WITHOUT IMPROVEMENTS:</p> <p>39.5 DB (BIKES)</p> <p>22.9 DB (TRAIN)</p> <p>WITH IMPROVEMENTS:</p> <p>22.7 DB (BIKES)</p> <p>12.7 DB (TRAIN)</p> <p>REDUCTION AMOUNT:</p> <p>42% (BIKES)</p> <p>44% (TRAIN)</p>

HANDOVER MOTOR SPORTS NOISE ANALYSIS
(dB at PL of Mardin Mareitza)

Notes:

1. Use this spreadsheet only for omnidirectional point sources (i.e. they have spherical divergence)
2. This spreadsheet is only accurate for short distances where wind and temperature gradients are not a factor
3. Ground effects have been neglected. They can be significant at times.
4. Enter information only in the yellow cells.
5. This worksheet only works if the barrier breaks the line of sight between the listener and noise source. Verify that $H_{barrier}$ is greater than H_{LOS} .
6. The answer is the Delta A-wf at the bottom in the pink cell.

f(Hz)	L _w (dB re 1 pW)	Air Absorption (dB re 1µPa)	L _p at D _{receiver} w/o Barrier (dB re 1µPa)	Geometry in feet		Elevation of the source H _{source} = 146	Elevation of the receiver H _{receiver} = 143	Elevation of the top of the berm H _{barrier} = 151 (3 VF)	D _{receiver-source} = 272	D _{receiver-berm} = 0	g = 3.0	b = 77.1	c = 272.0	Fresnel Number, N	L _p at D _{receiver} Over Barrier (dB)	TL Barrier (dB)	L _p at D _{receiver} Thru Barrier (dB)	L _p at D _{receiver} Total (dB)
				Number, N	L _p at D _{receiver} (dB)													
63	99	0.03	48.6	0.4	9	40.2	10	39.6	42.9									
125	99	0.10	48.8	0.7	12	37.8	15	34.6	39.5									
250	99	0.31	49.5	1.4	14	34.9	20	29.5	36.0									
500	99	0.75	49.4	2.8	17	31.9	25	24.4	32.8									
1000	99	1.54	49.2	5.6	20	28.7	30	19.2	29.2									
2000	99	3.08	48.9	11.2	23	25.3	35	13.9	25.6									
4000	99	6.16	47.6	22.3	26	21.0	40	7.8	21.2									
8000	99	12.32	42.4	44.7	29	12.8	45	-2.6	12.9									
A-Wf	105.0	26.40	35.2			34.3		26.7	35.0									

* P = 1.00 atm
T = 59° F
h = 70 %

Trees will not provide any reduction in noise that is humanly audible (1.6 dB).
But provide great visual "perceived" mitigation!

Delta A-wf = 20.1

Noise Level at Mardin Mareitza PL 35 dBA w/ 3' Berm

DR Test	Start(dBA)	Finish(dBA)	rpm
Blites	65.6	61.76	4350
Gas Gas EC			
Gas Gas	84.04-46.3		4970
FRS-48			
Honda	86	86	3750
Kawasaki			
KLX400	88.5	46.2	
KTM 250	86	86.1	3750
EMC			
RYM 250	80	81.3	4625
EMC RFB			
ATM 300	84.9	86	3000
ATM 400			
EMC RFB	84	83.6	4625
Stromal DR	80	86	4000
Z400			
Yamaha	82	82.1	6250
WP250F			
Yamaha	84.5	83	4250

*Possible error on initial test; rpm right at power-valve opening, initial test slightly high and with valve open.
*VPS files with GTF-1 exhaust slip inserts.

