



X.

Agenda Item

County of Hanover

Board Meeting: June 24, 2015

Subject: Request for Authorization to Advertise Public Hearings on a Comprehensive Plan Amendment: CPA-2-15, Rogers-Chenault, Inc.
Magisterial District: Beaverdam

**Summary of
Agenda Item:**

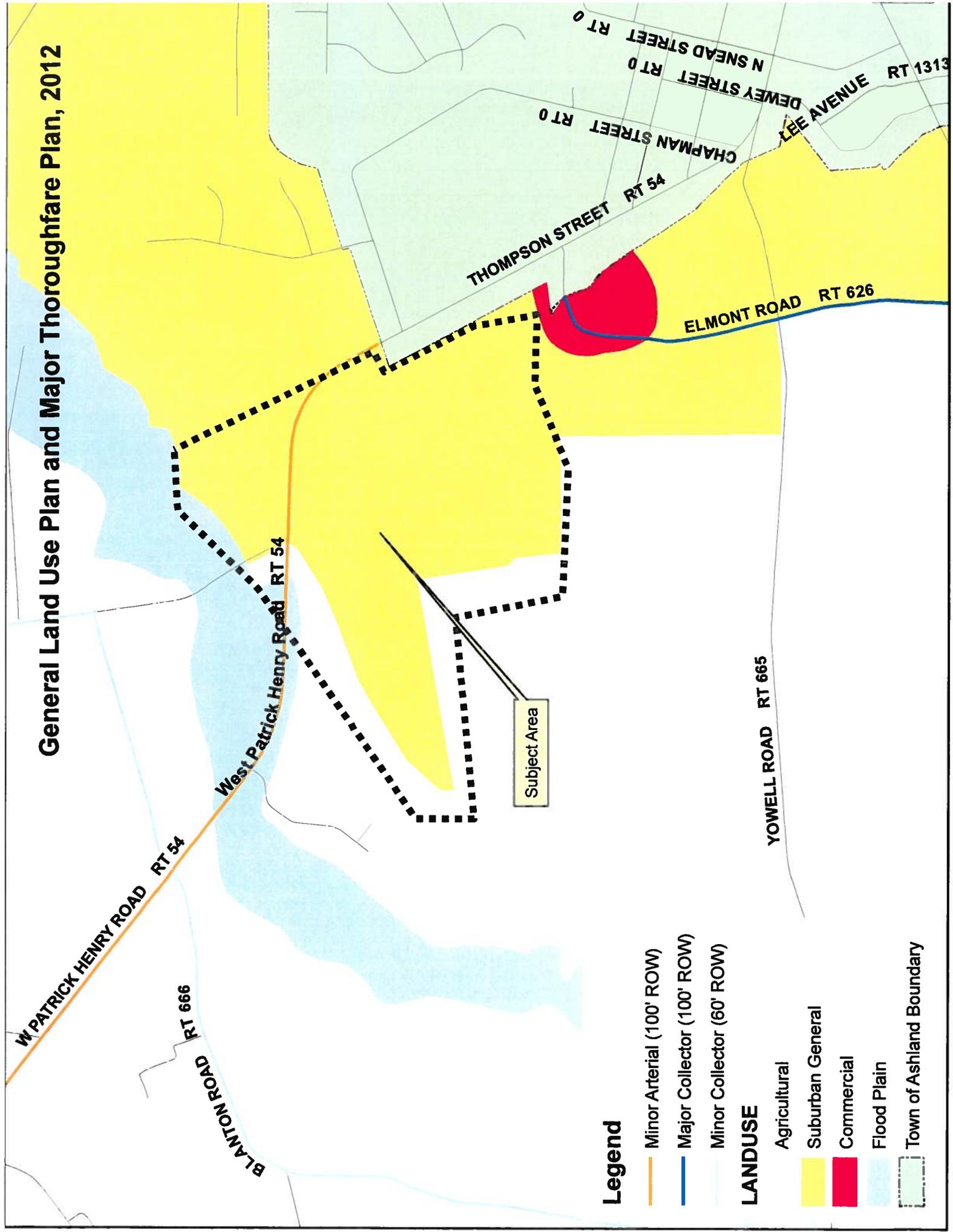
The County has received a request to consider a Comprehensive Plan Amendment to amend three of the Plan maps for an area located on both sides of West Patrick Henry Road (State Route 54), immediately west and adjoining the Town of Ashland, consisting of approximately 264 acres. The proposed changes include: (1) change the General Land Use Plan map designation from Suburban General (1-4 Dwelling Units per acre) to Agricultural; (2) remove the subject properties from the Suburban Service Area on the Growth Management Conservation and Suburban Development Plan map; and, (3) remove the subject properties from the Utility Service Area on the Public Utility Plan map. The proposed amendment is a companion to a rezoning application to rezone approximately 264 acres from A-1, Agricultural, to RC, Rural Conservation District, for developing a residential subdivision. There is no infrastructure for sewer service in the subject watershed area. Without an amendment to the Comprehensive Plan as proposed, both public water and sewer service would be required for a rezoning to develop the property at a density greater than the by-right (1) dwelling unit per 10 acres.

After completion of a Comprehensive Plan Update (last adopted 2013), the Board's policy has been to consider individual requests for changes in the Plan on a case by case basis, and to authorize an amendment prior to advertising a Planning Commission public hearing. If authorized, staff would undertake additional assessment of potential development in the subject area.

**County
Administrator's
Recommended
Board Motion:**

Authorize the Planning Commission to hold public hearings on proposed amendment CPA-2-15

General Land Use Plan and Major Thoroughfare Plan, 2012



Subject Area

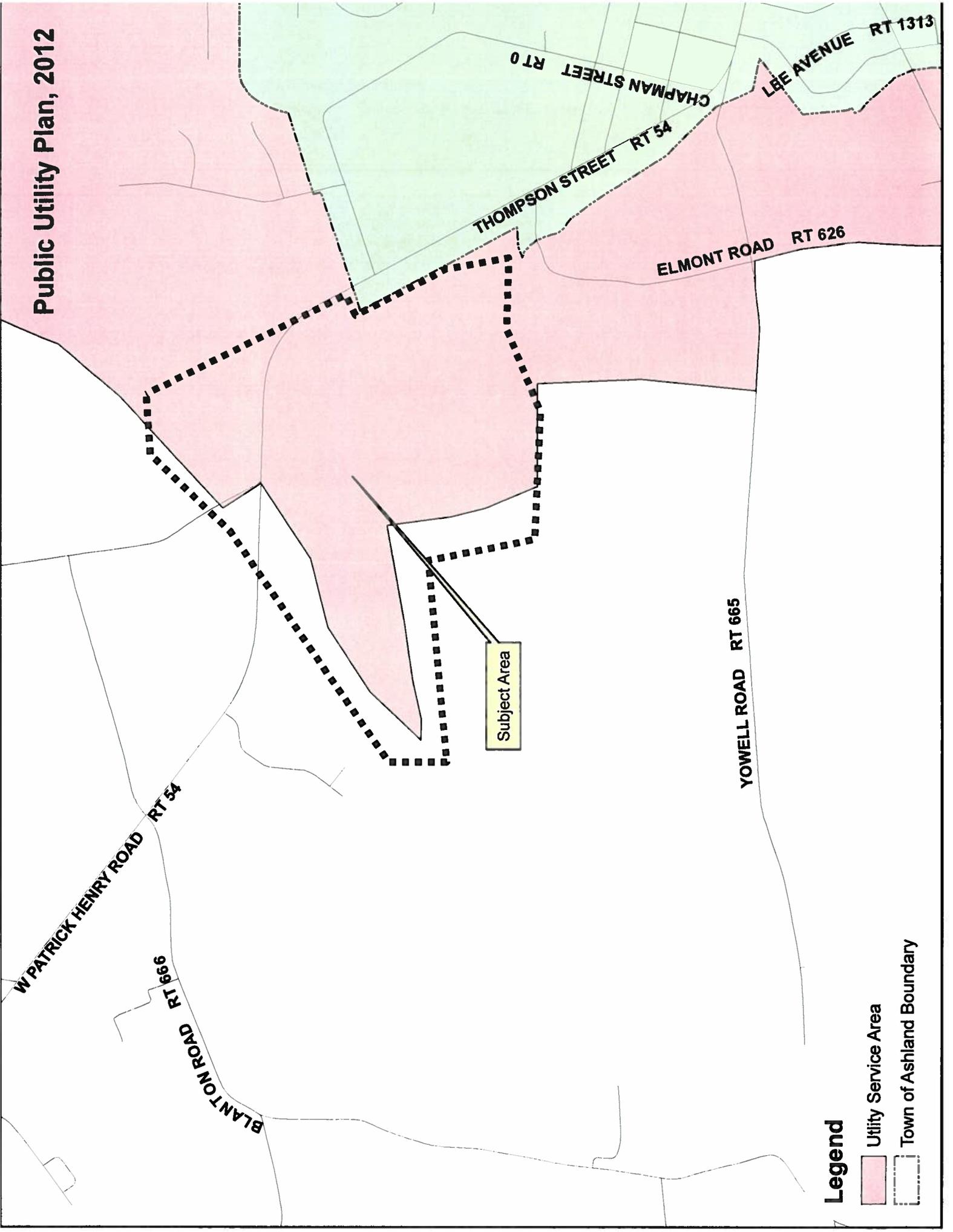
Legend

- Minor Arterial (100' ROW)
- Major Collector (100' ROW)
- Minor Collector (60' ROW)

LANDUSE

- Agricultural
- Suburban General
- Commercial
- Flood Plain
- Town of Ashland Boundary

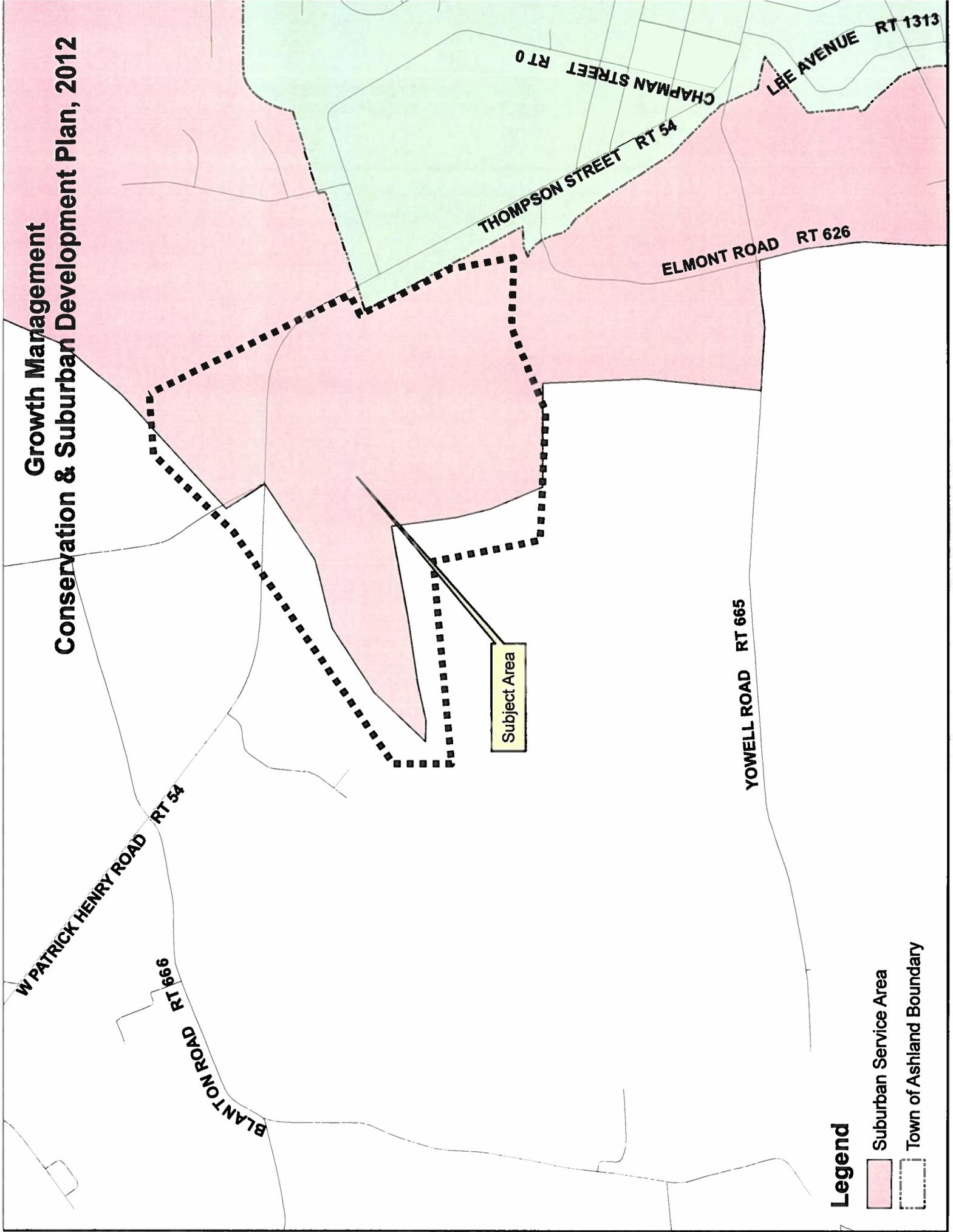
Public Utility Plan, 2012



Legend

- Utility Service Area
- Town of Ashland Boundary

Growth Management Conservation & Suburban Development Plan, 2012



Legend

-  Suburban Service Area
-  Town of Ashland Boundary

Hanover County Planning Department Application

Request for COMPREHENSIVE PLAN AMENDMENT

Case #: CPA-2-15

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Rogers-Chenault Inc.</u>	Telephone No. <u>804-569-1534</u>
Contact Name: <u>Todd D. Rogers</u>	Fax No. <u>1-866-405-21634</u>
Address: <u>9245 Shady Grove Road, Suite 200</u> <u>Mechanicsville, VA 23116</u>	Email Address <u>ToddR@HTRSI.com</u>

PARCEL INFORMATION	For multiple parcels, please complete Page 4 <input checked="" type="checkbox"/>
GPIN(s) (Tax ID #s) (if applicable) <u>7870-18-5092</u> <u>7870-07-5779 & 7860-86-9561</u>	Area (acres/square feet) <u>274.47 ac 264,381 Ac</u>
Magisterial District <u>Beaverdam</u>	Location Description (Street Address, if applicable) <u>11422 W. Patrick Henry Road</u> <u>Ashland, VA 23005</u>

SIGNATURE OF OWNER [] APPLICANT <input checked="" type="checkbox"/>	
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 <u>5/29/15</u>
Print Name <u>Todd D. Rogers</u>	Date _____
Signature _____	Date _____
Print Name _____	Date _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING*:	
Name <u>Rogers-Chenault Inc.</u>	Telephone No. <u>804-569-1534</u>
Address: <u>9245 Shady Grove Ave. Suite 200</u> <u>Mechanicville, VA 23116</u>	Fax No. <u>1-866-405-1634</u>
	Email Address <u>ToddR@HTRSI.com</u>
*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:	
<input checked="" type="checkbox"/>	a. Acknowledgement of Application Fee Payment Procedure (Page 4)
<input checked="" type="checkbox"/>	b. A map of the subject area, folded no larger than 9" x 12" (if necessary);
<input checked="" type="checkbox"/>	c. One (1) copy of written justification addressing in detail the questions on Page 5.
<input checked="" type="checkbox"/>	d. Completed form on Page 6 - Compliance with Traffic Impact Analysis Requirements
<input type="checkbox"/>	e. Supplemental information to support this request

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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) 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 June 9, 2015. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent

Todd D. Rogers

Date 5/29/15

Print Name Todd D. Rogers

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email ToddR@HTRS1.com , TerryC@HTRS1.com Fax _____

FEEES

Make checks payable to Treasurer, Hanover County:

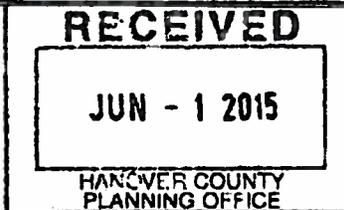
Text Only - \$500.00 Map - \$500.00 + \$15.00 Per Acre**

*Fractions of acreage are rounded up to the nearest whole number

FOR STAFF USE ONLY:

Fees:	Base Fee	\$ 500
	Acreage Fee	\$ 15 x 265 = \$ 3,975
	TOTAL	\$ 4,475

Accepted by: [Signature]
 HTE #: _____



COMPREHENSIVE PLAN AMENDMENT REQUEST
- REQUIRED INFORMATION -

A proposed amendment should describe a perceived problem or inadequacy in the currently adopted *Comprehensive Plan*, which cannot await the next regularly scheduled County-wide Comprehensive Plan Update.

The applicant should address the following general questions which will assist the Hanover County Board of Supervisors in determining whether proposed changes merit further study. *(Please note the Board of Supervisors need not direct study of all proposals received; therefore, some proposals may not be approved for public hearing.)*

PLEASE RESPOND IN DETAIL FOR ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS
(Attach additional sheets, as necessary):

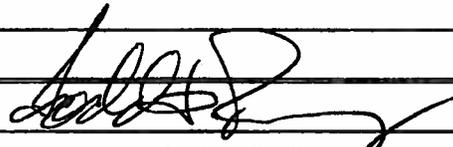
1. Which provision(s) of the Comprehensive Plan should be changed? Please refer to specific map and/or text sections, and attach copies.

Comprehensive plan amendment will encompass three (3) map changes. These changes are the following:
1. General Land Use plan and major thoroughfare plan change from suburban General to Agricultural.
2. Growth Management Conservation & Suburban Development Plan changes to remove area from suburban service area.
3. Public Utility Plan change to remove area from utility service area.

2. What is the justification for the requested change(s)? Please attach supplemental sheet if necessary.

Eliminates extending sewer services to the upper reaches of an area with limited development potential. There has not been any infrastructure expenditures to serve this sewer shed at present. Change will improve the transition from the Town of Ashland to the agricultural areas to the west of the town.

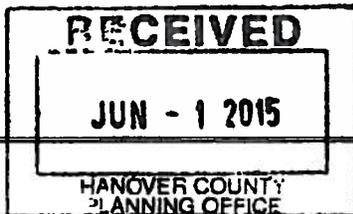
3. What specific policies should be adopted to address the concerns described above? (if necessary) Please attach supplemental sheet if necessary.



Applicant's Signature

5/29/15

Date of Signature



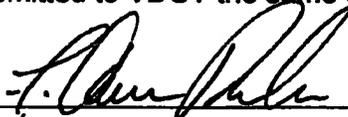
COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 392 vehicles per day and a site peak hour trip generation of 42 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 7 edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 and Page Number 213).

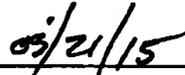
Choose one of the two options below:

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)

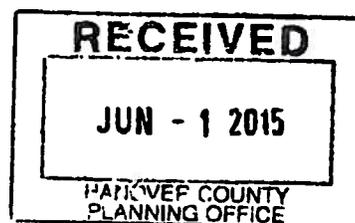


(Date)

F. CAMERON PALMORE

(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/>



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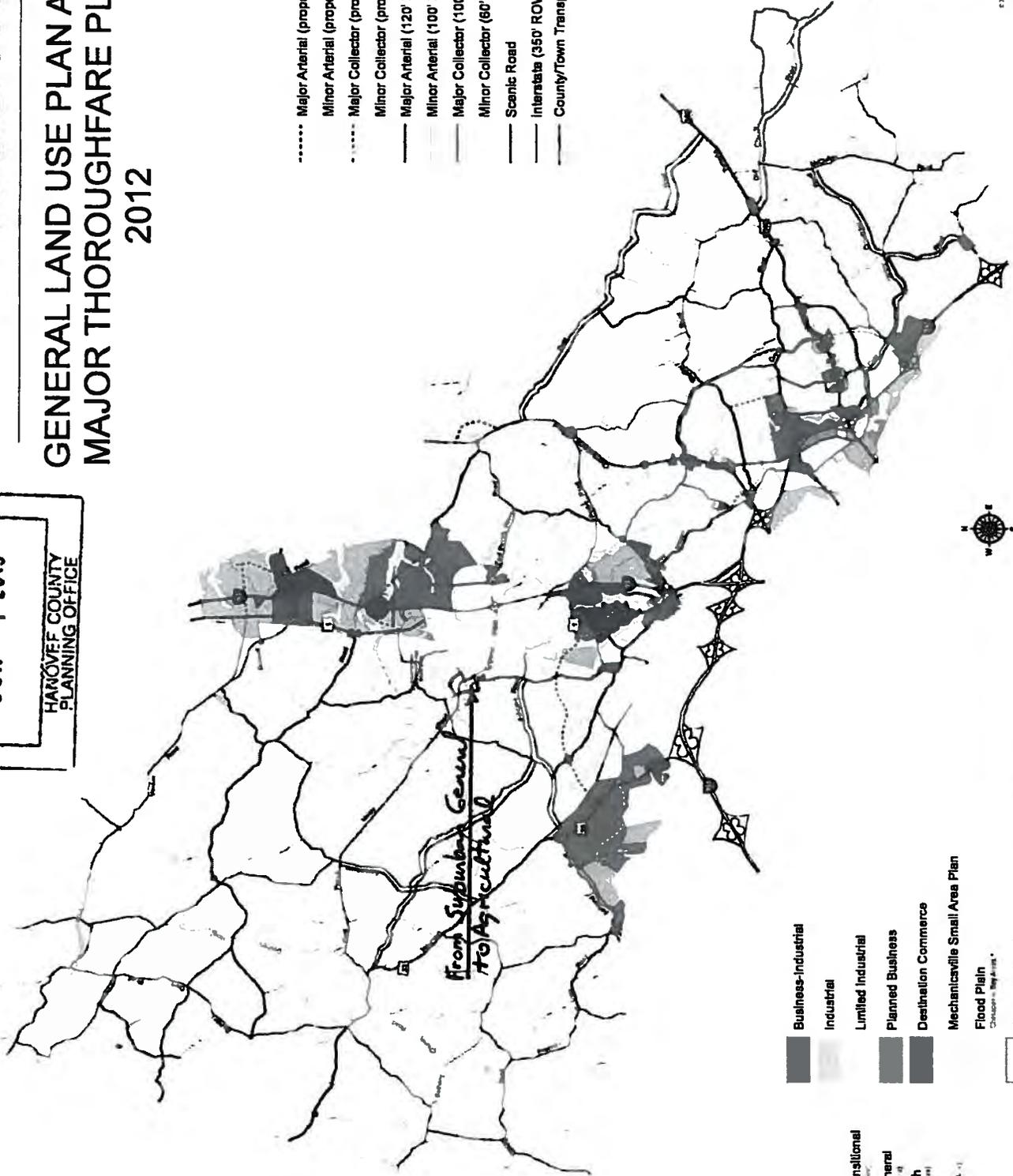
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PLANNING OFFICE

HANOVER COUNTY

GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN

2012



- Major Arterial (proposed road)
- Minor Arterial (proposed road)
- Major Collector (proposed road)
- Minor Collector (proposed road)
- Major Arterial (120' ROW)
- Minor Arterial (100' ROW)
- Major Collector (80' ROW)
- Scenic Road
- Interstate (350' ROW)
- County/Town Transportation Study Area

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicville Small Area Plan
- Flood Plain
- Town of Ashland



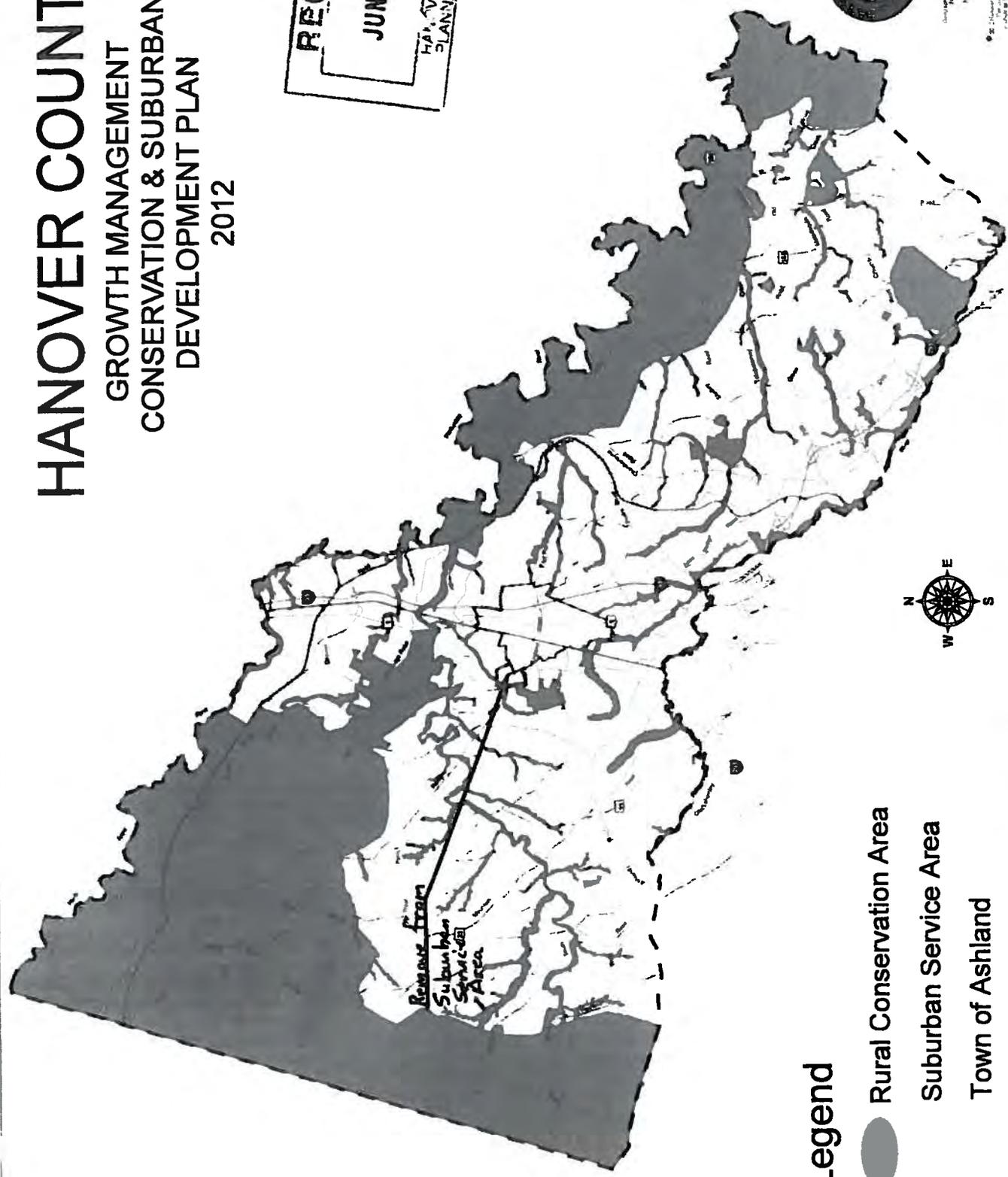
Hanover County, Virginia
 Planning Office
 100 South Main Street
 Hanover, VA 23060
 Phone: (804) 761-1111
 Fax: (804) 761-1112
 Email: info@hanovercountyva.gov
 Website: www.hanovercountyva.gov

0 10,000 20,000 30,000 40,000 80,000 Feet

HANOVER COUNTY

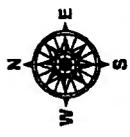
GROWTH MANAGEMENT CONSERVATION & SUBURBAN DEVELOPMENT PLAN 2012

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Legend

-  Rural Conservation Area
-  Suburban Service Area
-  Town of Ashland



HANOVER COUNTY PLANNING OFFICE
1000 W. MARKET STREET, SUITE 200
HANOVER, VA 23060
PHONE: (804) 753-3311
FAX: (804) 753-3312
WWW.HANOVERCOUNTYVA.GOV

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THEY ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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Public Utility Plan 2012

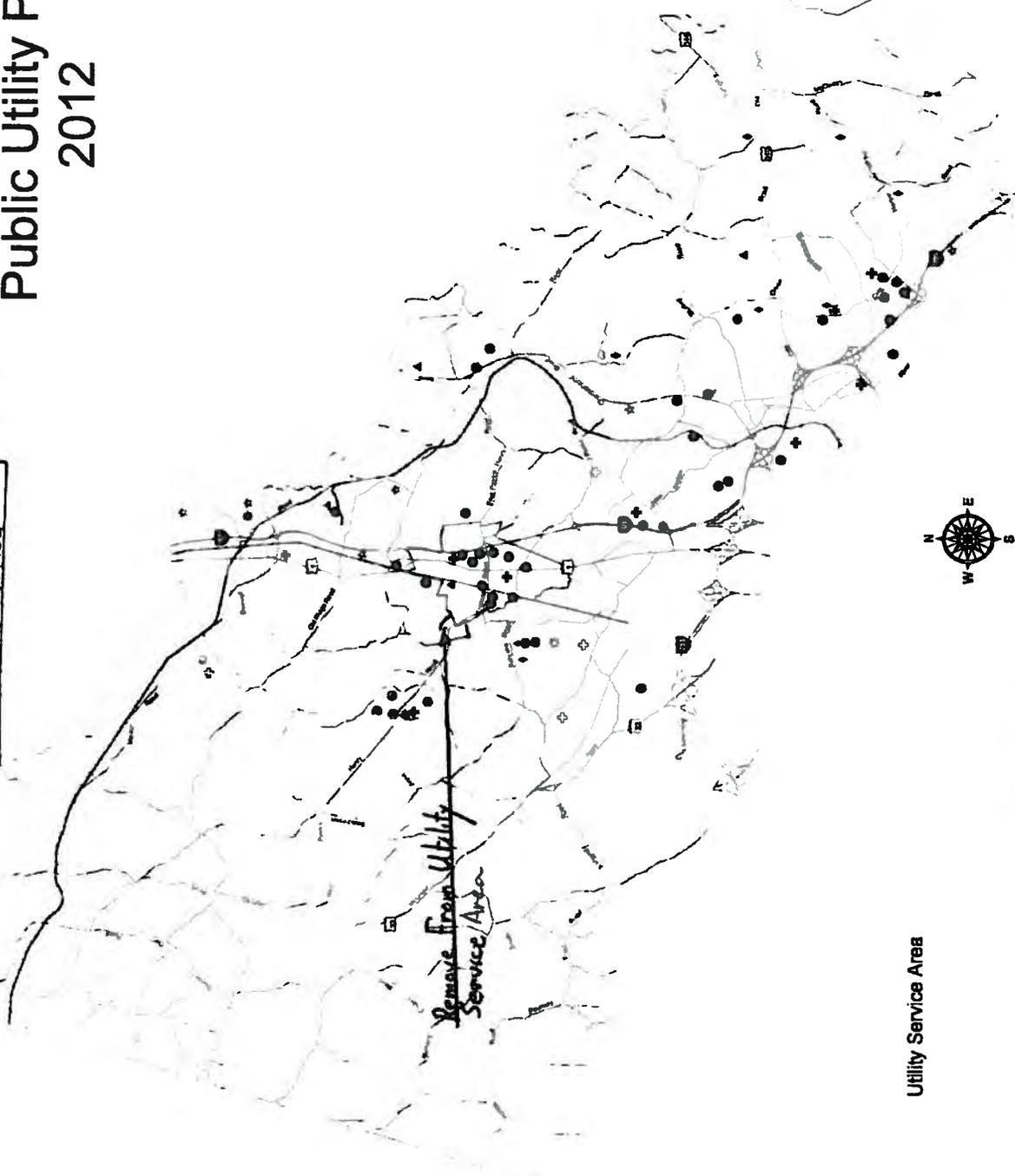
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Public Utility Facilities

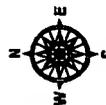
- Existing Wastewater Pump Station
- ▲ Existing Wastewater Treatment Plant
- ☆ Proposed Wastewater Pump Station
- Proposed Wastewater Treatment Plant

Public Utility Facilities

- ◆ Existing Conduit or Manhole
- ⊕ Existing Storage Tank Pump Station
- ⊖ Proposed Water Storage Tank Pump Station
- ⊙ Existing Water Treatment Facility
- ⊚ Proposed Water Treatment Facility



Utility Service Area



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 This map is a public utility plan and is not intended to be used for any other purpose.
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 HANOVER COUNTY, VIRGINIA
 PLANNING OFFICE
 20110617

LUCK FARM BOUNDARY DESCRIPTION

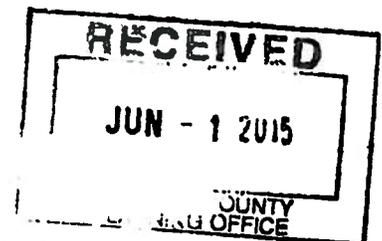
Y:\15\50\54150014.00 LUCK FARM\SURVEY\DOCUMENTS\LUCK FARM BOUNDARY DESCRIPTION 06-01-2015

PORTION NORTH OF STATE ROUTE 54

BEGINNING at the intersection of the North line of West Patrick Henry Road – State Route 54 and the East line of Independence Road – Route 669; thence continuing along the East line of Route 669, N31°52'48"W 495.30 feet to a point; thence along a curve to the left having a radius of 2000.00 feet, an arc length of 119.57 feet and a chord of N33°35'34"W 119.55 feet to a point; thence departing the East line of Route 669, N13°56'09"W 66.89 feet to a point; thence N16°34'55"E 143.75 feet to a point; thence N59°55'04"E 302.03 feet to a point; thence N48°03'32"E 112.68 feet to a point; thence N43°37'35"E 205.60 feet to a point; thence N55°34'07"E 53.30 feet to a point; thence S83°00'59"E 306.20 feet to a point; thence N76°14'29"E 53.30 feet to a point; thence S77°22'05"E 55.00 feet to a point; thence N84°37'35"E 60.05 feet to a point; thence N69°31'01"E 42.22 feet to a point; thence N81°57'04"E 170.31 feet to a point; thence N83°01'10"E 129.50 feet to a point; thence N33°32'52"E 439.05 feet to a point; thence S83°29'02"E 670.66 feet to a point; thence S10°10'26"E 794.69 feet to a point; thence S79°48'08"W 257.45 feet to a point; thence S12°47'53"E 182.63 feet to a point; thence S26°41'53"E 178.67 feet to a point; thence S09°27'07"E 547.49 feet to a point; thence S17°26'07"W 262.58 feet to on the North line of State Route 54; thence continuing along the North line of State Route 54 along a curve to the left having a radius of 1171.27 feet, an arc length of 1197.84 feet and a chord of N62°10'47"E 1146.32 feet to a point; thence S88°31'20"W 974.40 feet to a point, said point being the POINT OF BEGINNING and containing 2,841,220 square feet and/or 65.225 acres of land, more or less.

PORTION SOUTH OF STATE ROUTE 54-NOT WITHIN TOWN OF ASHLAND

COMMENCING at the intersection of the North line of West Patrick Henry Road – State Route 54 and the East line of Independence Road – Route 669; thence continuing along the North line of State Route 54, N88°31'20"E 974.40 feet to a point; thence departing the North line of State Route 54, S01°28'39"E 50.00 feet to a point along the South line of State Route 54, said point being the POINT OF BEGINNING; thence continuing along the South line of State Route 54 along a curve to the right having a radius of 1121.27 feet, an arc length of 1171.26 feet and a chord of S61°33'09"E 1118.73 feet to a point; thence S31°37'40"E 450.58 feet to a point; thence departing the South line of State Route 54, S68°21'52"W 228.47 feet to a point; thence S31°37'40"E 1169.92 feet to a point; thence S64°16'20"W 132.91 feet to a point; thence S31°42'38"E 681.45 feet to a point; thence S849°18"W 97.33 feet to a point; thence S55°59'41"W 126.67 feet to a point; thence S74°23'54"E 112.15 feet to a point; thence S53°04'08"E 210.71 feet to a point along the centerline of Elmont Road; thence continuing along the centerline of Elmont Road along a curve to the left having a radius of 309.00 feet, an arc length of 27.70 feet and a chord of S78°43'56"W 27.69 feet to a point; thence departing the centerline of Elmont Road,



N08°14'57"W 273.62 feet to a point; thence N69°04'14"W 145.35 feet to a point; thence N77°05'43"W 351.39 feet to a point; thence S89°33'59"W 309.50 feet to a point; thence S70°29'27"W 603.72 feet to a point; thence S84°05'58"W 1291.42 feet to a point; thence N05°50'59"W 506.07 feet to a point; thence N57°57'31"W 161.08 feet to a point; thence N11°56'32"W 988.40 feet to a point; thence S75°22'03"W 685.46 feet to a point; thence N12°00'33"W 1469.67 feet to a point; thence N49°59'45"E 128.66 feet to a point; thence N02°20'45"E 75.14 feet to a point along the South line of State Route 54; thence continuing along the South line of State Route 54, N88°31'21"E 2264.96 feet to a point, said point being the POINT OF BEGINNING and containing 8,675,251 square feet and/or 199.156 acres of land, more or less.

