



IX.

Agenda Item

**County of Hanover**

**Board Meeting: June 24, 2015**

**Subject:** Request for Authorization to Advertise Public Hearings on a Comprehensive Plan Amendment: CPA-1-15, Jeff Wade  
**Magisterial District: Cold Harbor**

**Summary of Agenda Item:** The County has received a request to consider a Comprehensive Plan Amendment to change the General Land Use designation from Commercial to Business-Industrial along Cold Harbor Road (State Route 156), from the Henrico County line to its intersection with Market Road (State Route 630). The proposed amendment is a companion to a rezoning application to rezone approximately 92 acres on the south line of Cold Harbor Road, from A-1, Agricultural, to M-2, Light Industrial District, for developing a Business / Industrial Park. The proposed industrial zoning uses are not consistent with the current Commercial designation. Existing uses in the subject area include agriculture, a few single family dwellings, a landscape business, and a convenience store/fuel station. The subject area is less than (1) mile to the I-295 / Route 156 interchange.

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-1-15

RANGE ROAD RT 81

BARKERS MILL ROAD RT 630

MARKET ROAD

Subject Area

COUNTRY O JAY LANE RT 0

GOLD HARBOR ROAD RT 158

Henrico County

BLDER RIDGE LANE RT 0

TURKEY HOLLOW PLACE RT 0

ADAMS LANE RT 0

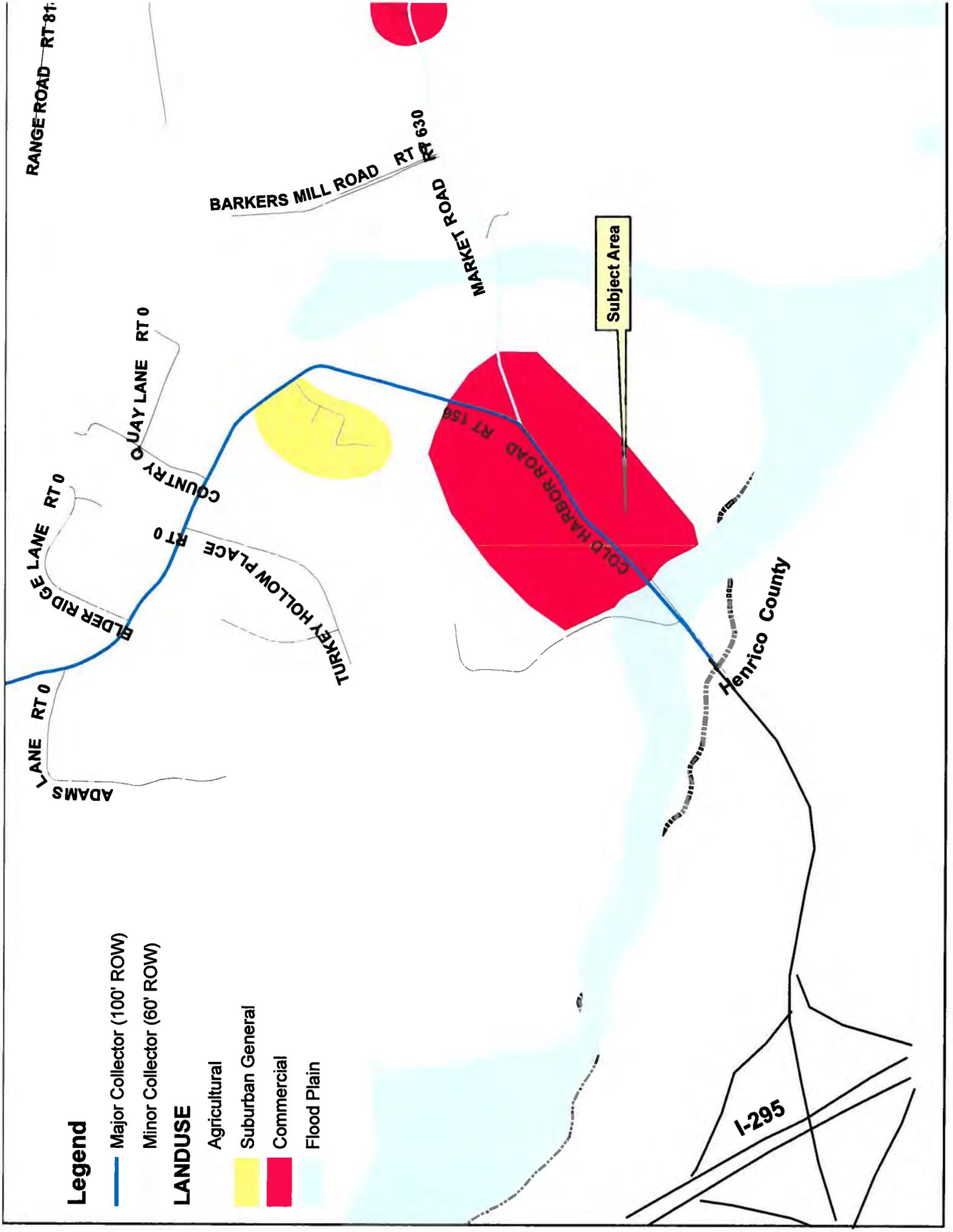
I-295

**Legend**

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

**LANDUSE**

- Agricultural
- Suburban General
- Commercial
- Flood Plain



**Hanover County Planning Department Application**

**Request for COMPREHENSIVE PLAN AMENDMENT**

Case #: CPA-1-15

Please type or print in black ink.

**APPLICANT INFORMATION**

Owner/Applicant: Jeff Wade  
 Contact Name: Josh Wade  
 Address: 5176 Cold Harbor Rd, Mechanicsville, VA 23111

Telephone No. 804.779.4862  
 Fax No. 804.779.7343  
 Email Address josh.wade@jwadeconstruction.net

**PARCEL INFORMATION**

For multiple parcels, please complete Page 4

GPIN(s) (Tax ID #'s) (if applicable) 8742-17-2159; 8742-17-1757  
 Magisterial District Cold Harbor

Area (acres/square feet) 90.52 acres  
 Location Description (Street Address, if applicable) 5172 Cold Harbor Rd  
 Mechanicsville, VA 23111

**SIGNATURE OF OWNER  APPLICANT**

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 [Signature]  
 Print Name Jeff Wade  
 Signature \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date 12-2-14  
 Date \_\_\_\_\_

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

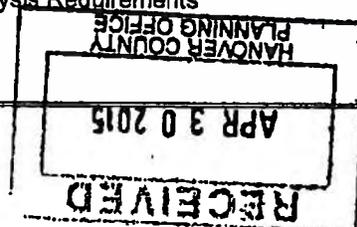
Name Jeff Wade  
 Address: 5176 Cold Harbor Rd  
 Mechanicsville, VA 23111

Telephone No. 804.779.4862  
 Fax No. 804.779.7343  
 Email Address josh.wade@jwadeconstruction.net

\*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 4)
- b. A map of the subject area, folded no larger than 9" x 12" (if necessary);
- c. One (1) copy of written justification addressing in detail the questions on Page 5.
- d. Completed form on Page 6 - Compliance with Traffic Impact Analysis Requirements
- e. Supplemental information to support this request



**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 5/12/15. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent [Signature] Date 12-2-14  
 Print Name Jeff Wade

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
5176 Cold Harbor Rd  
Mechanicsville, VA 23111

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:  
 Email josh.wade@ejwadeconstruction.net  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	<u>\$500</u>	Accepted by:	<u>[Signature]</u>
	Acreage Fee	<u>\$1365</u>	HTE #:	<u>15-55000001</u>
	TOTAL	<u>\$1865</u>		

**RECEIVED**

**APR 30 2015**

HANOVER COUNTY  
PLANNING OFFICE

**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):**

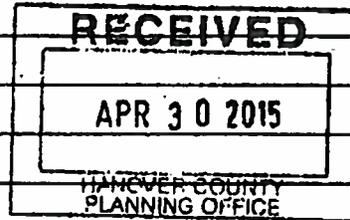
1. Which provision(s) of the Comprehensive Plan should be changed? Please refer to specific map and/or text sections, and attach copies.

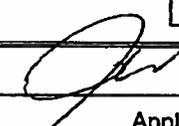
We would like to change the zoning classification of this property from agricultural to business industrial.

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

We are planning to develop this property into an industrial business park. The property is bordered by limited residential properties and is in close proximity to major highways.

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



  
Applicant's Signature  
  
12-2-14  
Date of Signature

## COMPLIANCE WITH VDOT TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 3424 vehicles per day and a site peak hour trip generation of 762 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9 edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 130 and Page Number \_\_\_\_\_).

Choose one of the two options below:

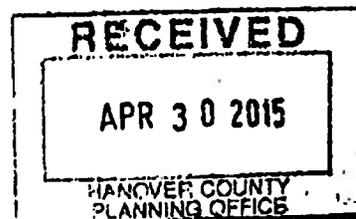
I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

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)  
Jeff Wade  
\_\_\_\_\_  
(Applicant/Applicant's Representative - Print Name)

4-15-15  
\_\_\_\_\_  
(Date)

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](mailto:robert.butler@vdot.virginia.gov)  
<http://www.virginiadot.org/projects/chapter527/>



# E.J. WADE

## CONSTRUCTION

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PO Box 638 / Mechanicsville, VA 23111 / P: 804.779.4882 / F: 804.779.7343 / mail@ejwadeconstruction.net

### NOTIFICATION OF ZONING APPLICATION SUBMITTAL

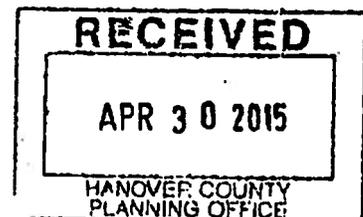
To: Adjacent Property Owner  
From: EJ Wade Construction  
Date: 4/28/15

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

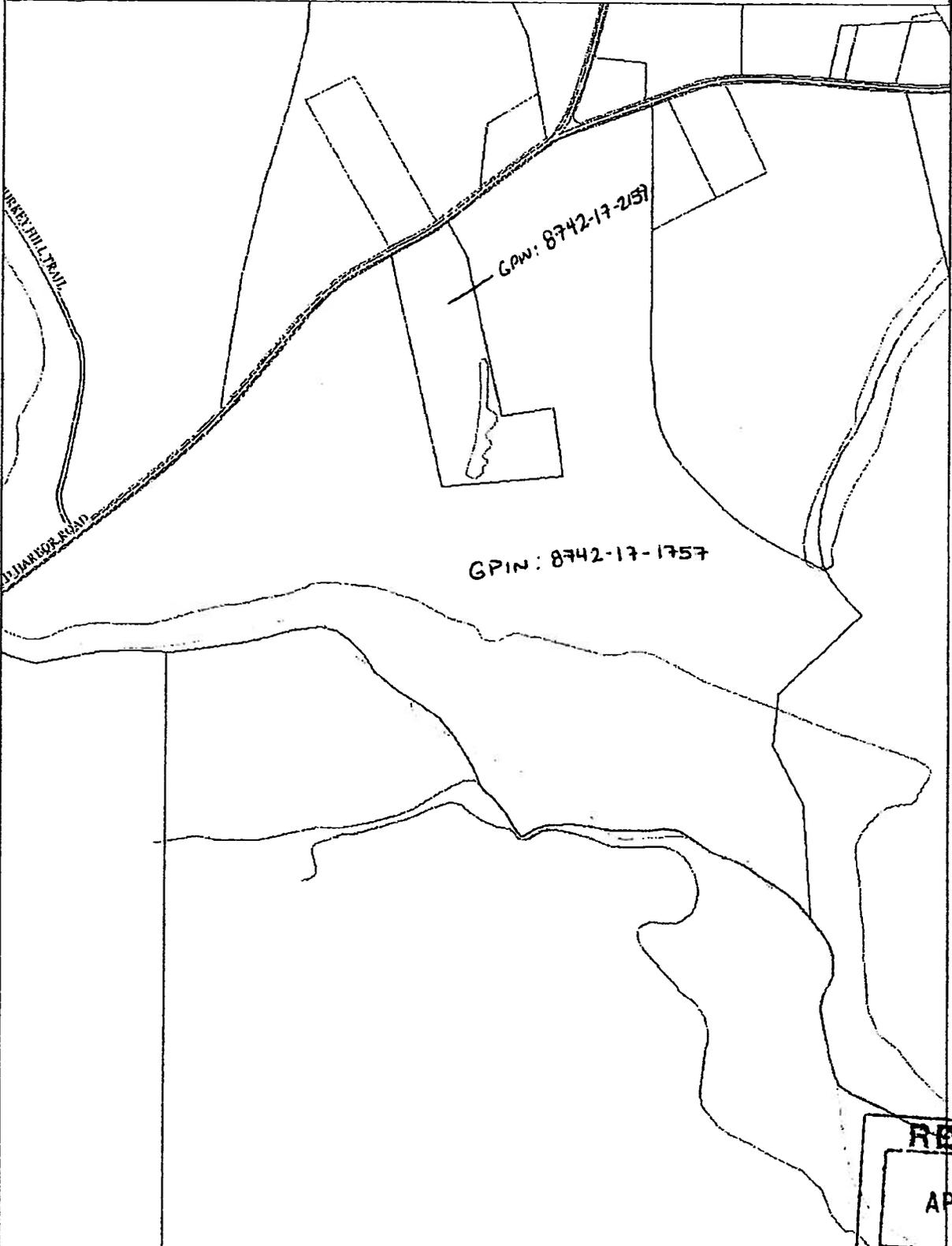
Rezoning  
 Conditional Use Permit  
 Special Exception

Applicant: EJ Wade Construction, Jeff Wade  
Property Location: 5172 Cold Harbor Road Mechanicsville, VA 23111  
GPIN(s): 8742-17-2159 and 8742-17-1757  
Requested Zoning District: Cold Harbor District  
Requested Use/Exception: The owner of the property is requesting an M-2 zoning. This zoning will be utilized to develop a light commercial/business industrial park on the property.

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, date, 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.



<Title>



**RECEIVED**  
**APR 30 2015**  
 HANOVER COUNTY  
 PLANNING OFFICE



-  Street Labels
-  Topography
-  CUP Lines
-  Conditional Use Permits
-  Urban Service Areas
-  Tax Parcels
-  Shrink Swell Soils
-  Moderate
-  Severe
-  Slight
-  Building Addresses



04/29/2015  
 Scale 1:4000