



# Hanover County Board of Supervisors

January 28, 2015

*Hanover: People, Tradition & Spirit*



CUP-2-02, Am. 2-14  
Beaverdam Baptist Church  
**Beaverdam Magisterial District**

Request	Amend the approved sketch plan to add an accessory structure and associated parking
Location	East side of Beaver Dam Road, 1,025' north of Tyler Station Road
Zoning	A-1, Agricultural District
Acres	55
Land Use	Agricultural



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

**Hanover County,  
Virginia**

**Zoning Map**

**Legend**

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

**CUP-2-02, Am. 2-14**

Beaverdam Baptist Church

amend sketch plan

Zoned A-1

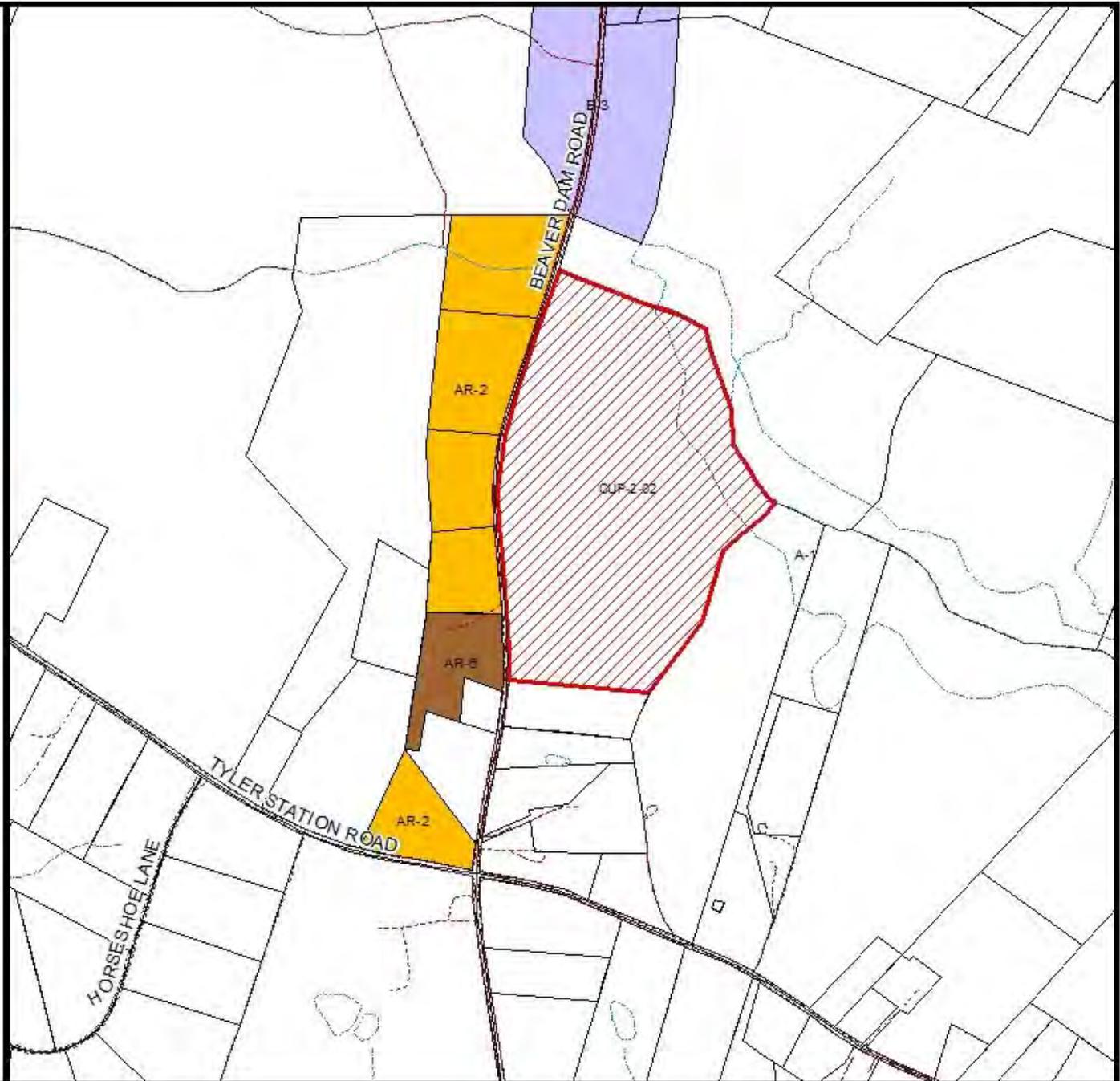
OPIN: 7829-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

November 03, 2014



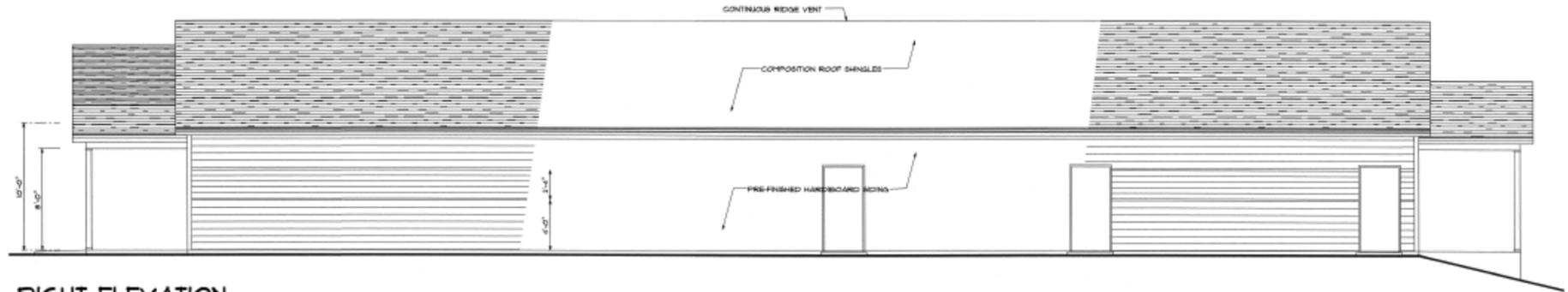
CUP-2-02, Am. 2-14  
Beaverdam Baptist Church  
**Beaverdam Magisterial District**

Planning Analysis:

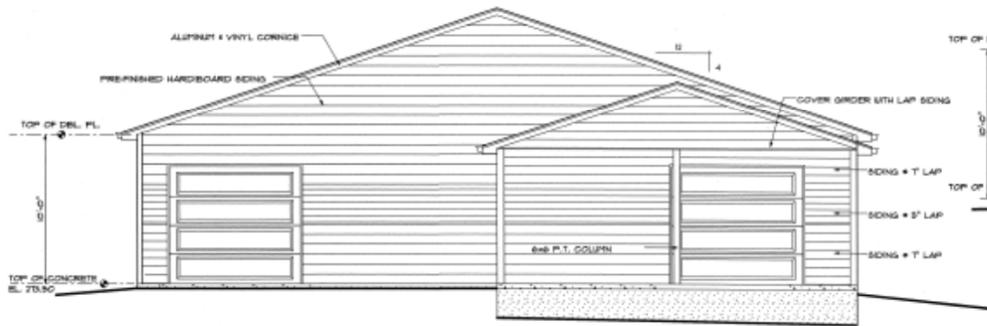
- The proposed 4,600 sq. ft. structure will be used to house a mission and outreach program (clothes closet) to serve the surrounding community
  - Architecture and materials will be consistent with the existing church structures
- The clothes closet will operate outside the regular church activities and should have minimal impact to the area



# Proposed Elevations



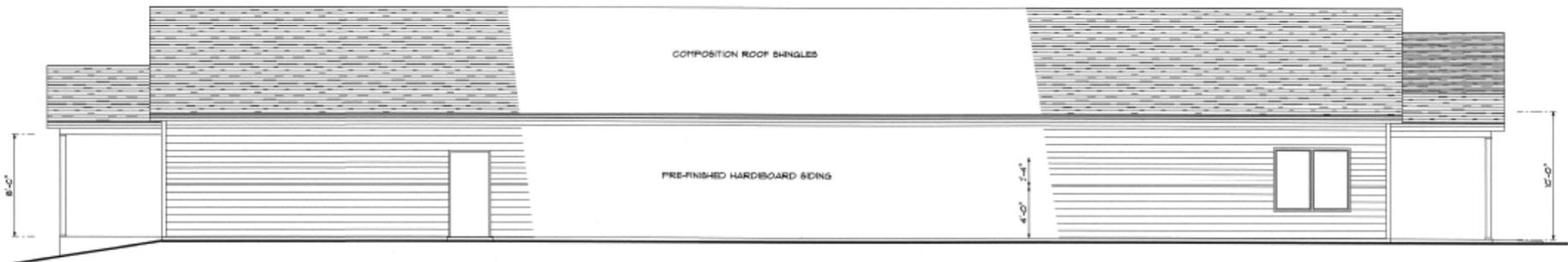
**RIGHT ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



**LEFT ELEVATION**  
1/4" = 1'-0"



CUP-2-02, Am. 2-14  
Beaverdam Baptist Church  
**Beaverdam Magisterial District**

*Recommendations:*

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



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-10-07(c), Am. 1-14  
Giles Farm, L.L.C., et al.

## Chickahominy Magisterial District

Request	Amend the cash proffer for the proposed Giles Farm Subdivision
Location	Southwest quadrant of the intersection of Atlee Station Road and Staples Lane
Zoning	RS(c), Single-Family Residential District with conditions



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**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-10-07, Am. 1-14**

Giles Farms, L.L.C., et al.  
cash proffer amendment

Zoned RS

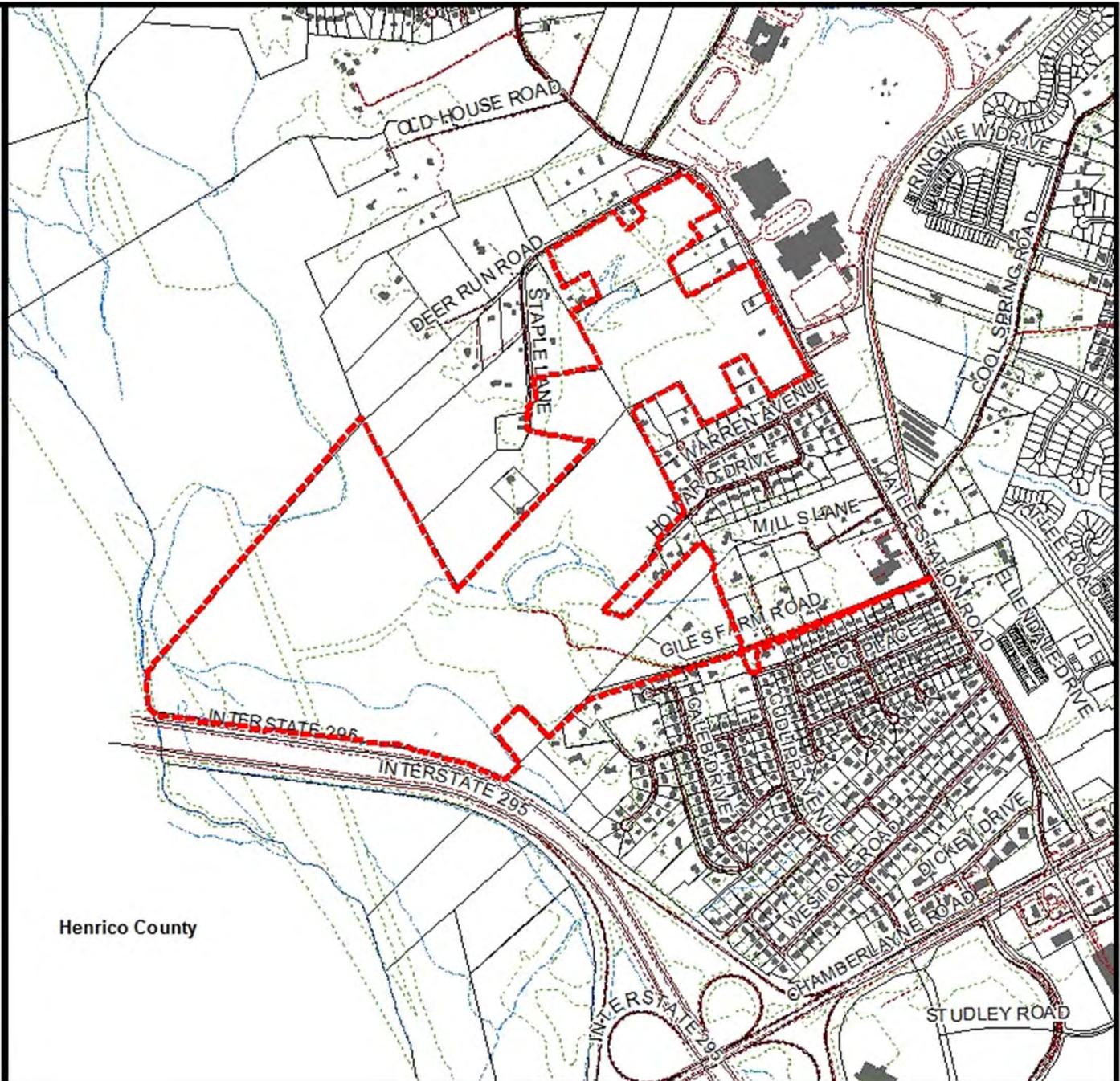
GPIN: 7799-73-3791, et al.

Chickahominy Magisterial District



1 inch = 1,200 feet

October 03, 2014



C-10-07(c), Am. 1-14  
Giles Farm, L.L.C., et al.  
**Chickahominy Magisterial District**

Planning Analysis:

- The request is to amend the following:
  - Amend Proffer No. 1 from \$19,503.00 (capital & road improvements) to:
    - \$6,671.00 per single-family detached unit
    - \$4,073.00 per attached unit
  - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



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C-10-07(c), Am. 1-14  
Giles Farm, L.L.C., et al.  
**Chickahominy Magisterial District**

*Recommendations:*

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



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-20-14(c)

Brenda A. and Ronald N. May  
**Beaverdam Magisterial District**

Request	Rezone from A-1 to AR-6(c) to create 1 additional lot for family
Location	West line of Cady's Mill Road at its intersection with Cady's Woods Drive
Zoning	A-1, Agricultural District
Acres	4.0
Land Use	Agricultural



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

Hanover County,  
Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- · - · Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-20-14

Brenda A. and Ronald N. May

Rezone A-1 to AR-6  
(family)

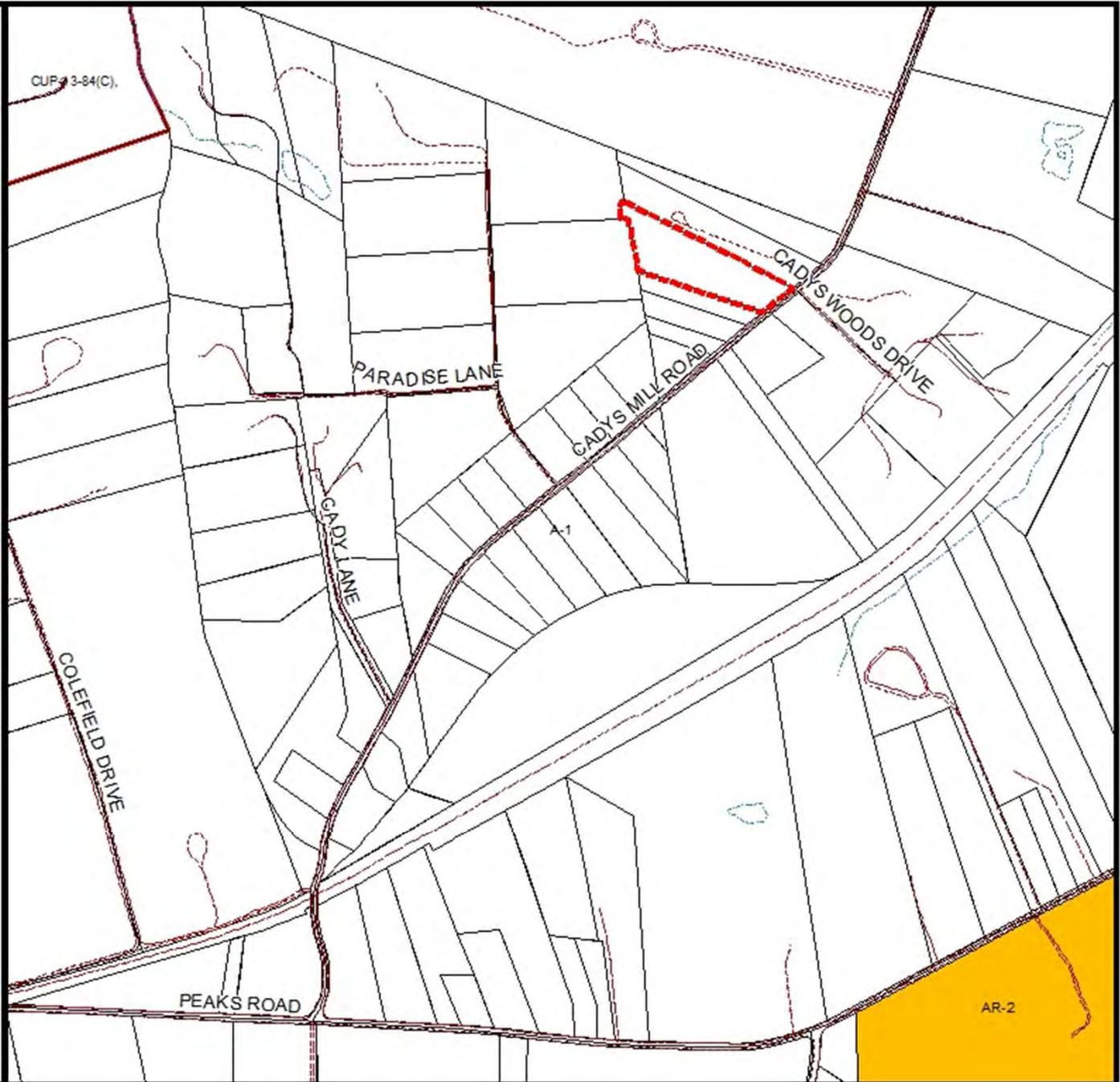
GPIN: 8709-71-6978

Beaverdam Magisterial District



1 inch = 600 feet

October 01, 2014



C-20-14(c)  
Brenda A. and Ronald N. May  
**Beaverdam Magisterial District**

Planning Analysis:

- This is a request to divide a 4 acre parcel into two 2 acre parcels
  - The front lot contains the existing house, accessory buildings, and driveway
  - The proposed rear lot shall have access via a 20' easement for ingress and egress



C-20-14(c)  
Brenda A. and Ronald N. May  
**Beaverdam Magisterial District**

Planning Analysis, cont.:

- In close proximity to the subject property, existing lots vary in size, both larger and smaller
  - Lots adjoining the property range in size from 1 acre to 5.3 acres
  - The proposed 2 acre lots are consistent with the other lots in the immediate vicinity



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-20-14(c)  
Brenda A. and Ronald N. May  
**Beaverdam Magisterial District**

Proffers:

- Conceptual Plan
- Tree Preservation
- Wetlands Certification
- Perenniality Study
- Family Division
- Reservation of Right-of-Way



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C-20-14(c)

Brenda A. and Ronald N. May  
**Beaverdam Magisterial District**

*Recommendations:*

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



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)

Carolyn L. King

(Rogers-Chenault, Inc.)

## Mechanicsville Magisterial District

Request	Rezone from A-1 to RS(c)
Location	West line of Bell Creek Road at its intersection with Lorelea Drive
Zoning	A-1, Agricultural District
Acres	39.6
Land Use	Suburban High (4-8 dwelling units per acre)



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

# Hanover County, Virginia

## Zoning Map

### Legend

— Roads	■ R-4
- - - Water	■ R-5
⋯ Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

### C-8-14

Carolyn L. King

Rezone A-1 to RS

Zoned A-1

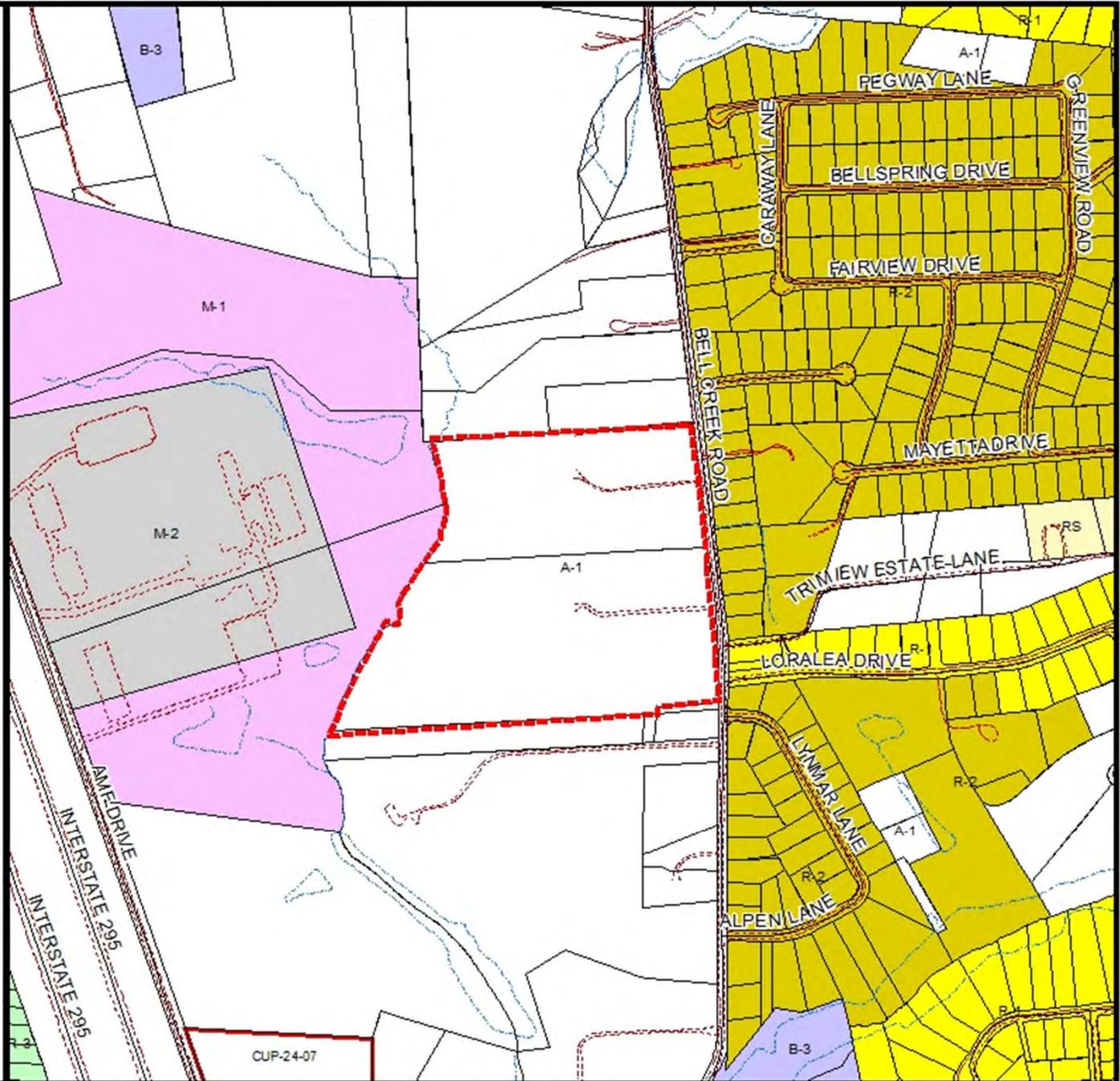
OPIN'S: 8715-31-5910 & 8715-32-8833

Mechanicsville Magisterial District



1 inch = 600 feet

May 06, 2014



C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

*Planning Analysis:*

- The proposed development has a gross density of 3.3 units per acre and consists of 130 age-restricted townhouses
- The conceptual plan and elevations submitted meet the RS District and subdivision preliminary plat requirements
- The plan shows 1 full-movement entrance and 1 right-in/right-out entrance to Bell Creek Road
- Subsequent to the Planning Commission meeting the applicant renamed the development “Cherry Grove” after the historic home



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C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

Planning Analysis, cont.:

- A traffic impact analysis was prepared for the project:
  - At the time of project build-out the Bell Creek and Pole Green Road intersection would operate at LOS D
  - Turn lanes were not warranted at either of the project entrances at Bell Creek Road



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

*Planning Analysis, cont.:*

- Recreational amenities shown on the conceptual plan include:
  - Club House
  - Pickleball Court
  - Putting Green
  - Event Lawn
  - Community Garden
  - Sidewalks on both sides of each street



**HANOVER: PEOPLE, TRADITION & SPIRIT!**



CECIL D & DARLENE E R/S  
 USE: RESIDENTIAL  
 ZONING: A-1

USE: RESIDENTIAL  
 ZONING: A-1

GPIN 0715-12-9655  
 N/F  
 QUBICA AMF WORLDWIDE, LLC  
 USE: COMMERCIAL  
 ZONING: M-2

GPIN 0715-21-1071  
 N/F  
 ATLANTIC LEASING ASSOCIATES, LLC  
 USE: RESIDENTIAL  
 ZONING: VACANT

LOT 16  
 LOT 17  
 LOT 18  
 LOT 19  
 LOT 20  
 BELL CREEK NO  
 SECTION 2  
 LOT 21  
 LOT 22  
 LOT 23  
 LOT 24  
 LOT 25  
 LOT 26

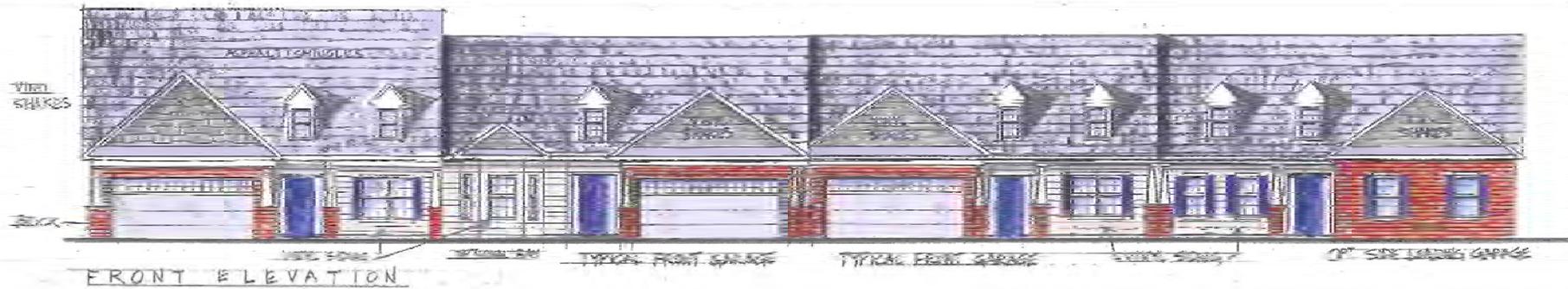
TRIMIEW E  
 GPIN 0715-  
 N/F  
 CLARENCE R & MA  
 USE: RES  
 ZONING  
 GPIN 0715-  
 N/F  
 THOMAS H JR & JEN  
 USE: RESID  
 ZONING

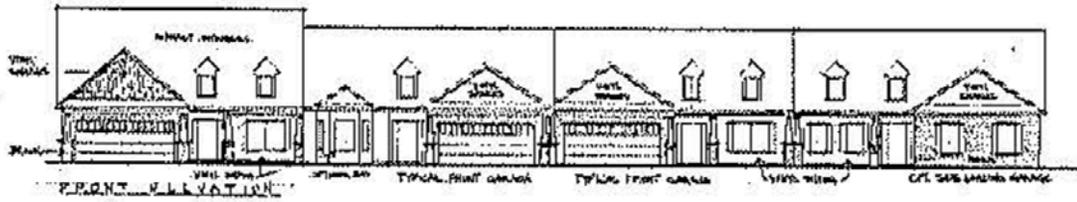
GPIN 0715-31-2556  
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 R WAYNE & SANDRA W MCDUGGLE R/S  
 USE: RESIDENTIAL  
 ZONING: A-1

GPIN 0715-31-9680  
 N/F  
 R WAYNE & SANDRA W MCDUGGLE R/S  
 USE: RESIDENTIAL  
 ZONING: A-1

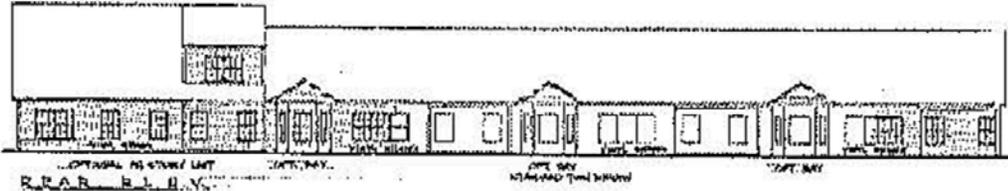
GPIN 0715-41-1651  
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 ALLEN L MILLS  
 USE: RESIDENTIAL  
 ZONING: A-1

GPIN 0715-41-1659  
 N/F  
 ALLEN L MILLS  
 USE: RESIDENTIAL  
 ZONING: A-1

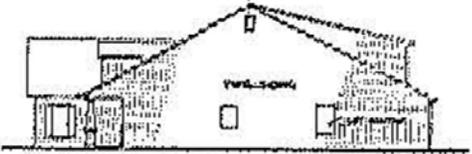




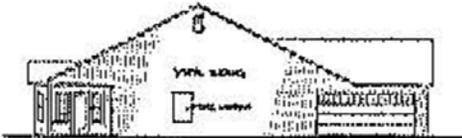
FRONT ELEVATION



REAR ELEVATION



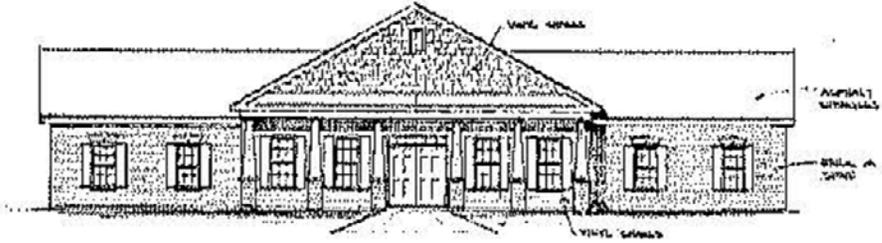
SIDE ELEV. W/ FRONT ENTRY GARAGE



SIDE ELEV. W/ SIDE LOADING GARAGE

RIVER BIRCH ACTIVE ADULT TOWNHOUSES

DATE: 2-14-14  
 2 - 1 - 2014  
 7 - 2 - 2014



FRONT ELEVATION 40'-0"

RIVER BIRCH COMMUNITY BUILDING

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

Community Meeting Held October 29, 2014:

- Issues raised at the meeting:
  - Residents expressed concerns that no turn lanes were proposed
    - The traffic study determined that turn lanes were not warranted
    - Nonetheless, to address community concerns, the applicant has proffered and shown on the conceptual plan a left and right turn lane into the main entrance



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

Community Meeting Held October 29, 2014, cont.:

- It was suggested that a buffer was needed between the nursery (Sandy's Plants) and the development
  - The applicant proffered and has shown on the conceptual plan a buffer along the southern property line, which includes:
    - 3' Berm
    - 7' Fence
    - Evergreen Plantings



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

Community Meeting Held October 29, 2014, cont.:

- Citizens requested that the historic house be preserved on the property
  - The applicant has indicated that both historic homes will be removed but has proffered to allow the structures to be moved or salvaged and properly documented by the County prior to demolition



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

Proffers:

- Road Improvements Contribution - \$2,306.00 per unit
- Foundations - Brick or stone
- Age Restricted - Resident to 55 years and older
- Recreational Amenities - Bonded with the 1<sup>st</sup> section
- Bell Creek Road Improvements - Left and right turn lanes to be bonded with the 1<sup>st</sup> section



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

*Proffers, cont.:*

- Historic Resources - Houses offered for removal, salvage, and documentation
- Right-of-Way Dedication
- Buffer - Along the southern property line



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

C-8-14(c)  
Carolyn L. King  
(Rogers-Chenault, Inc.)  
**Mechanicsville Magisterial District**

*Recommendations:*

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



**HANOVER: PEOPLE, TRADITION & SPIRIT!**