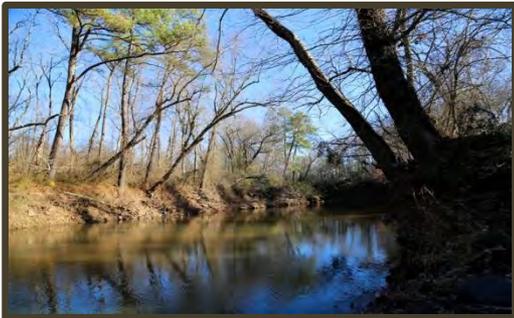




Hanover County Board of Supervisors

February 25, 2015

Hanover: People, Tradition & Spirit



CUP-9-89, Am. 1-14
Fairmount Christian Church
Cold Harbor Magisterial District

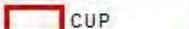
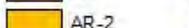
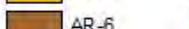
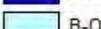
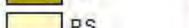
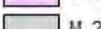
Request	Amend the approved sketch plan to show a modified expansion of the church
Location	East line of Creighton Road, 500' north of I-295
Zoning	A-1, Agricultural District, and M-1, Limited Industrial District
Acres	19.67
Land Use	Multi-Use



Hanover County, Virginia

Zoning Map

Legend

— Roads		R-4
- - - - Water		R-5
- - - - Private Road		R-6
▭ Parcels		RM
		MX
▭ A-1		B-1
		B-2
		B-3
		O-S
		B-0
		M-1
		M-2
		M-3
		

CUP-9-89, Am. 1-14

Fairmount Christian Church
amend the sketch plan

Zoned A-1

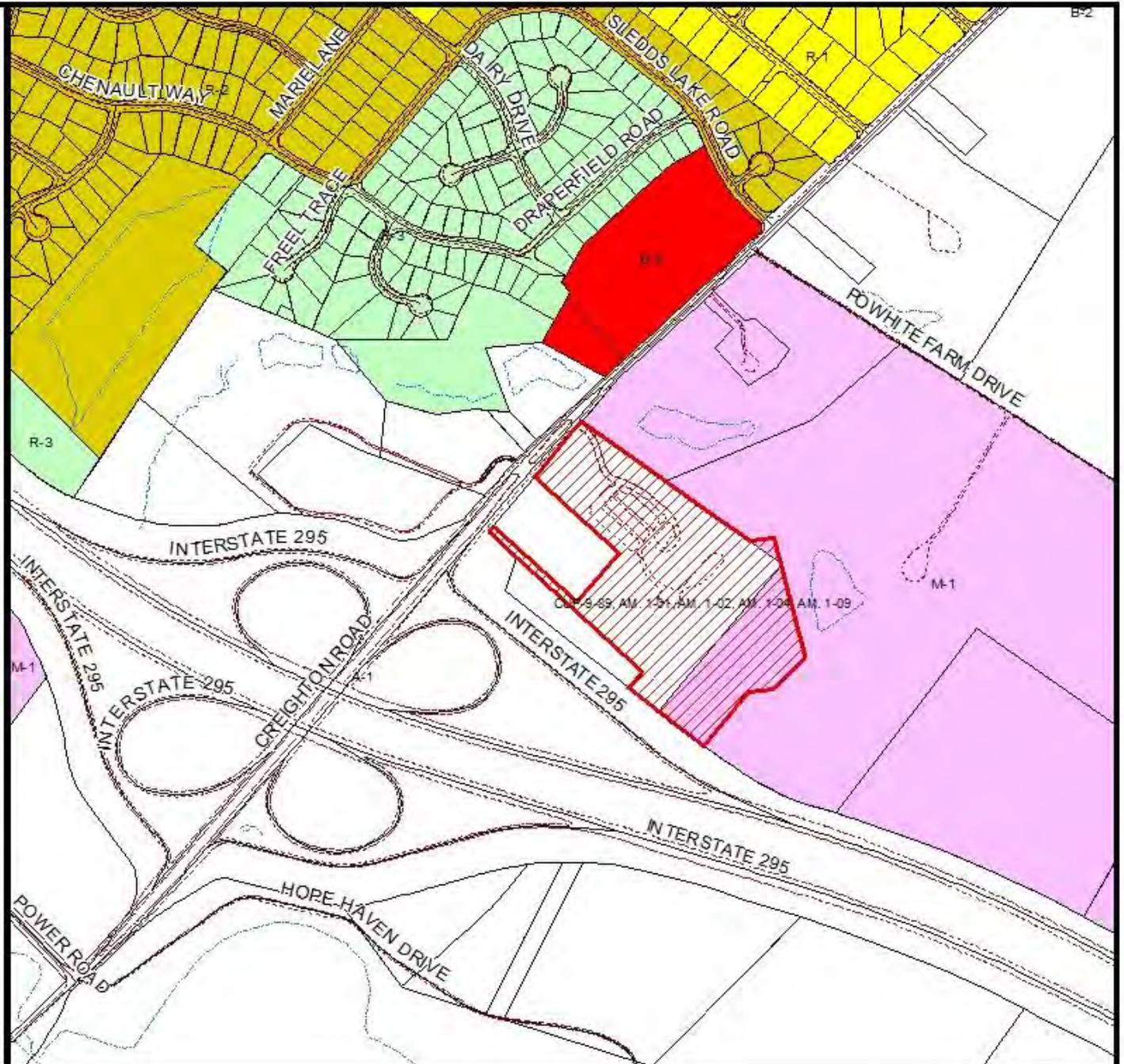
OPIN: 8723-37-7812

Cold Harbor Magisterial District



1 inch = 600 feet

November 04, 2014



CUP-9-89, Am. 1-14
Fairmount Christian Church
Cold Harbor Magisterial District

Planning Analysis:

- The revised sketch plan shows that the footprint and square footage of the new structures have been reduced:

Approved

84,162 sq ft

Proposed

70,200 sq ft

- The parking lot design has been redesigned to accommodate the proposed building modification



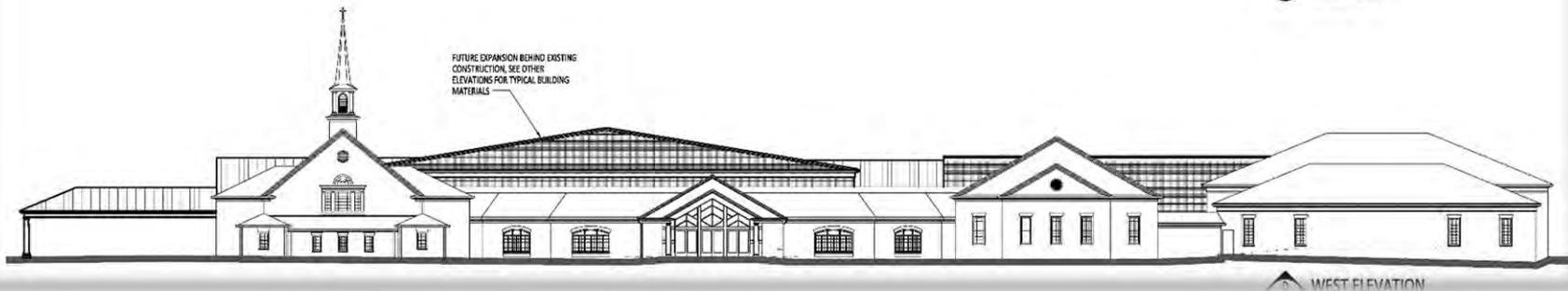
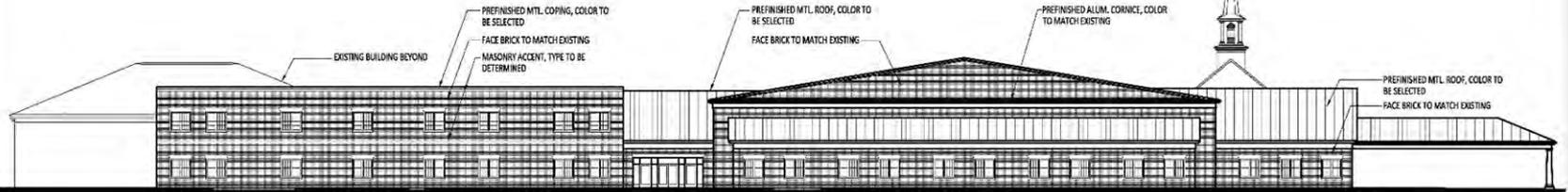
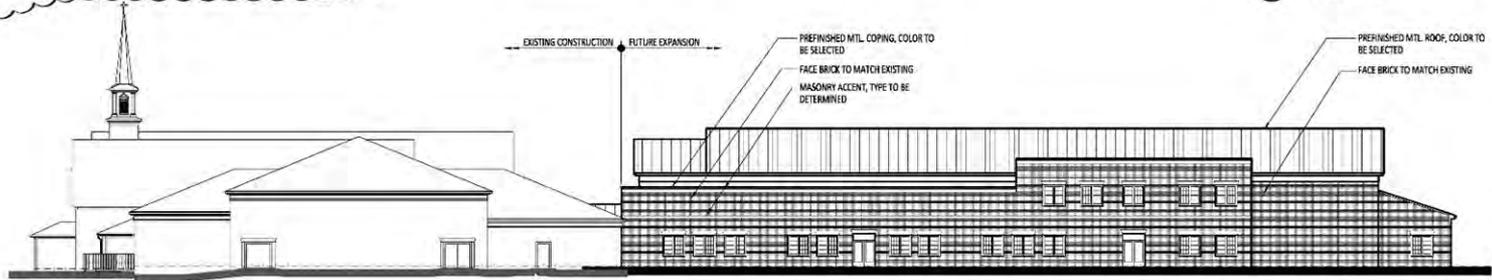
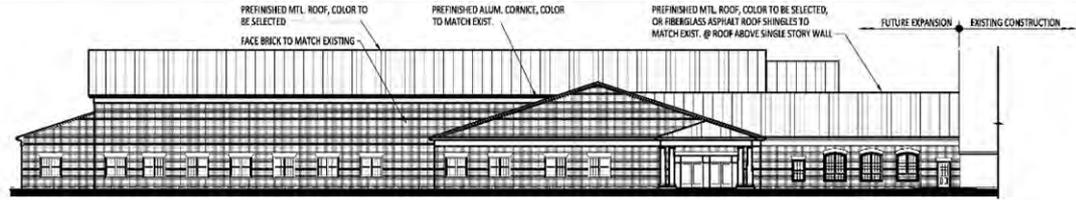
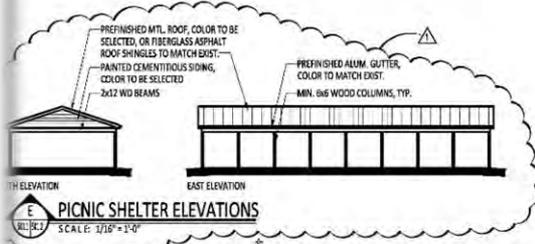
CUP-9-89, Am. 1-14
Fairmount Christian Church
Cold Harbor Magisterial District

Planning Analysis, Cont.:

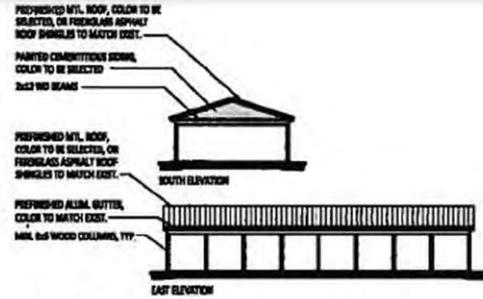
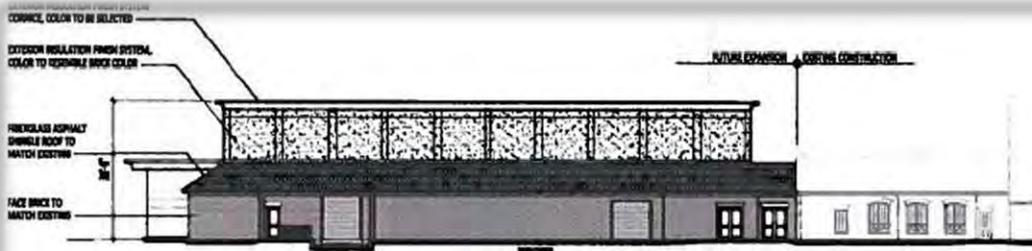
- Elevations have been submitted for the new worship center that will accommodate stadium seating on the interior
 - Materials will match or blend with the existing church
- The elevations for the revised building are a supplement to the elevations approved in 2009
- There is a companion Special Exception (SE) request to allow the building to exceed the permitted height by 1.5 feet



Approved Elevations

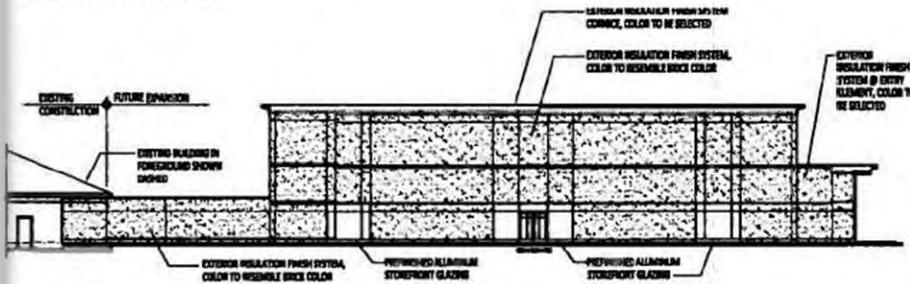


Proposed Elevations

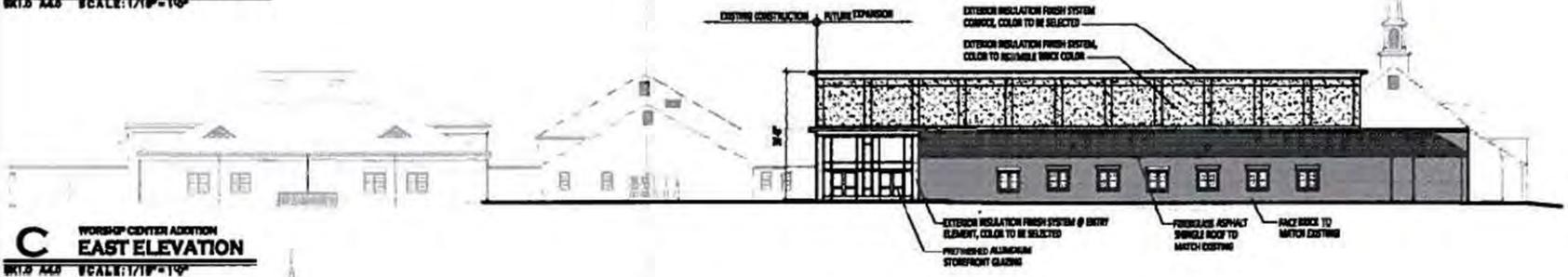


A WORSHIP CENTER ADDITION
NORTH ELEVATION
SHEET 2443 SCALE: 1/16" = 1'-0"

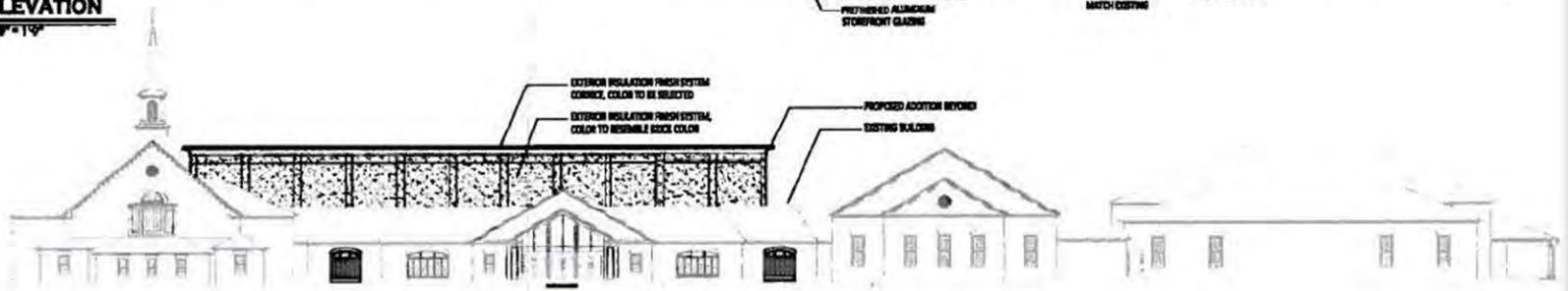
E FUTURE PICNIC SHELTER
SHEET 2443 SCALE: 1/16" = 1'-0"



B WORSHIP CENTER ADDITION
SOUTH ELEVATION
SHEET 2443 SCALE: 1/16" = 1'-0"



C WORSHIP CENTER ADDITION
EAST ELEVATION
SHEET 2443 SCALE: 1/16" = 1'-0"



D WORSHIP CENTER ADDITION
WEST ELEVATION

CUP-9-89, Am. 1-14
Fairmount Christian Church
Cold Harbor Magisterial District

Recommendation:

The Planning Commission and staff recommend **APPROVAL** subject to the revised sketch plan, elevations and conditions



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-21-14

Fairmount Christian Church

Cold Harbor Magisterial District

Planning Analysis:

- This is a companion request to CUP-9-89, Am. 1-14, Fairmount Christian Church, to permit a structure taller than permitted
- The proposed worship center would be 36.5' in height
 - 35' is the maximum height permitted in the A-1 district
- The Special Exception (SE) would allow the building to exceed the permitted height by 1.5'



SE-21-14
Fairmount Christian Church
Cold Harbor Magisterial District

Recommendation:

Staff recommends **APPROVAL** subject to the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

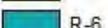
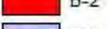
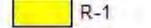
Request	Rezone from A-1 & R-2 to RS(c) to create 1 additional lot
Location	Southeast quadrant of Chotank Trail and Kiptopeake Way
Zoning	A-1, Agricultural District and R-2, Single-Family District
Acres	0.8
Land Use	Suburban General (1-4 dwelling units per acre)



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-21-14

Brian W. Gibson

Rezoning R-2 & A-1 to RS

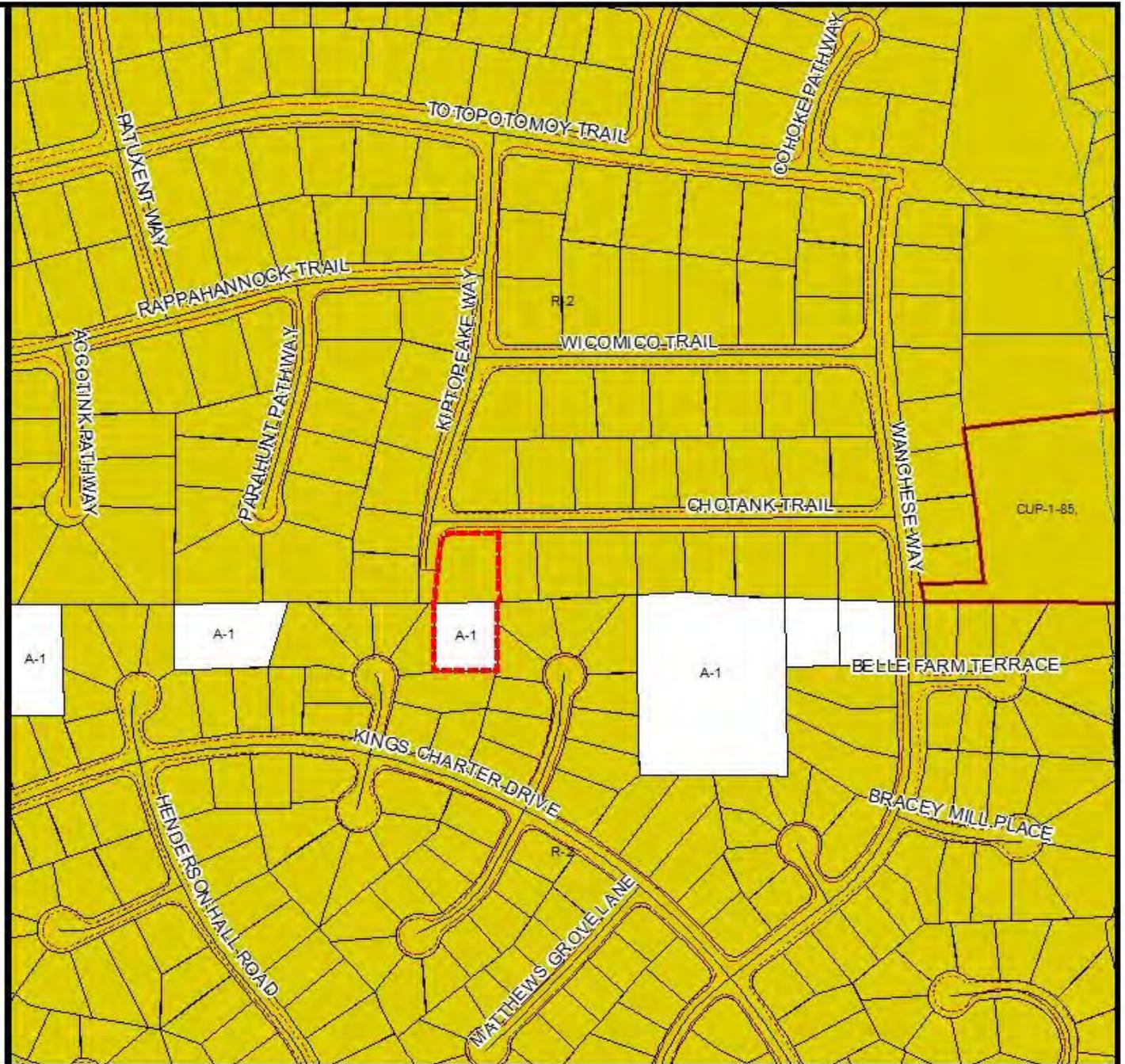
OPIN: 7797-56-1294

Ashland Magisterial District



1 inch = 300 feet

October 06, 2014



C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

Planning Analysis:

- The proposal is considered “infill” development with access through the Totopotomoy Subdivision
 - The front lot has an existing house and driveway
 - A new dwelling is proposed for the new lot



C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

Planning Analysis, cont.:

- RS requires public road frontage for all lots
 - The new lot will have a driveway on Kiptopeake Way
 - This road segment was improved but never accepted into the State Highway System
- A Roadway Use Permit and Agreement must be approved by the Board of Supervisors to permit access to this section of road



C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

Proffers, cont.:

- The applicant has proffered to divide the property in substantial conformity with the conceptual plan
- The draft proffer document considered by the Planning Commission also included a cash road proffer
 - This proffer was subsequently removed by the applicant based on the recommendation of the Planning Commission



C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

Proffers, cont.:

- Elimination of a cash road improvement proffer is unique to his case
 - Since the adoption of the current transportation impact proffer policy 4 single lot, non-family rezoning cases have been approved by the Board
 - All 4 cases included the \$2,306 road improvement proffer, in accordance with the adopted policy



DEC 11 2014

PLANNING OFFICE

CHOTANK TRAIL

Kip To Peaks Way

Zoned R-2

house

Lot # 1
approximately 0.4 acres

Proposed RS zoning

new house

Lot # 2
approximately 0.5 acres

ROFF COURT

COURT

C-21-14(c)
Brian W. Gibson
Ashland Magisterial District

Recommendations:

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

Staff recommends **DENIAL** as submitted but **APPROVAL** subject the inclusion of the standard road contribution proffer in accordance with the adopted transportation policy



C-16-03(c), Am. 1-14
Meridian Land Holdings, L.L.C.
Mechanicsville Magisterial District

Request	Amend the approved conceptual plan to remove a pedestrian trail that circles the pond
Location	North line of Saddle Crest Drive, within the Villas at Rose Hill Subdivision
Zoning	RS(c), Single-Family Residential District
Acres	22.08
Land Use	Suburban General (1-4 dwelling units per acre)



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-16-03, Am. 1-14

Meridian Land Holdings, L.L.C.

amend conceptual plan

Zoned RS

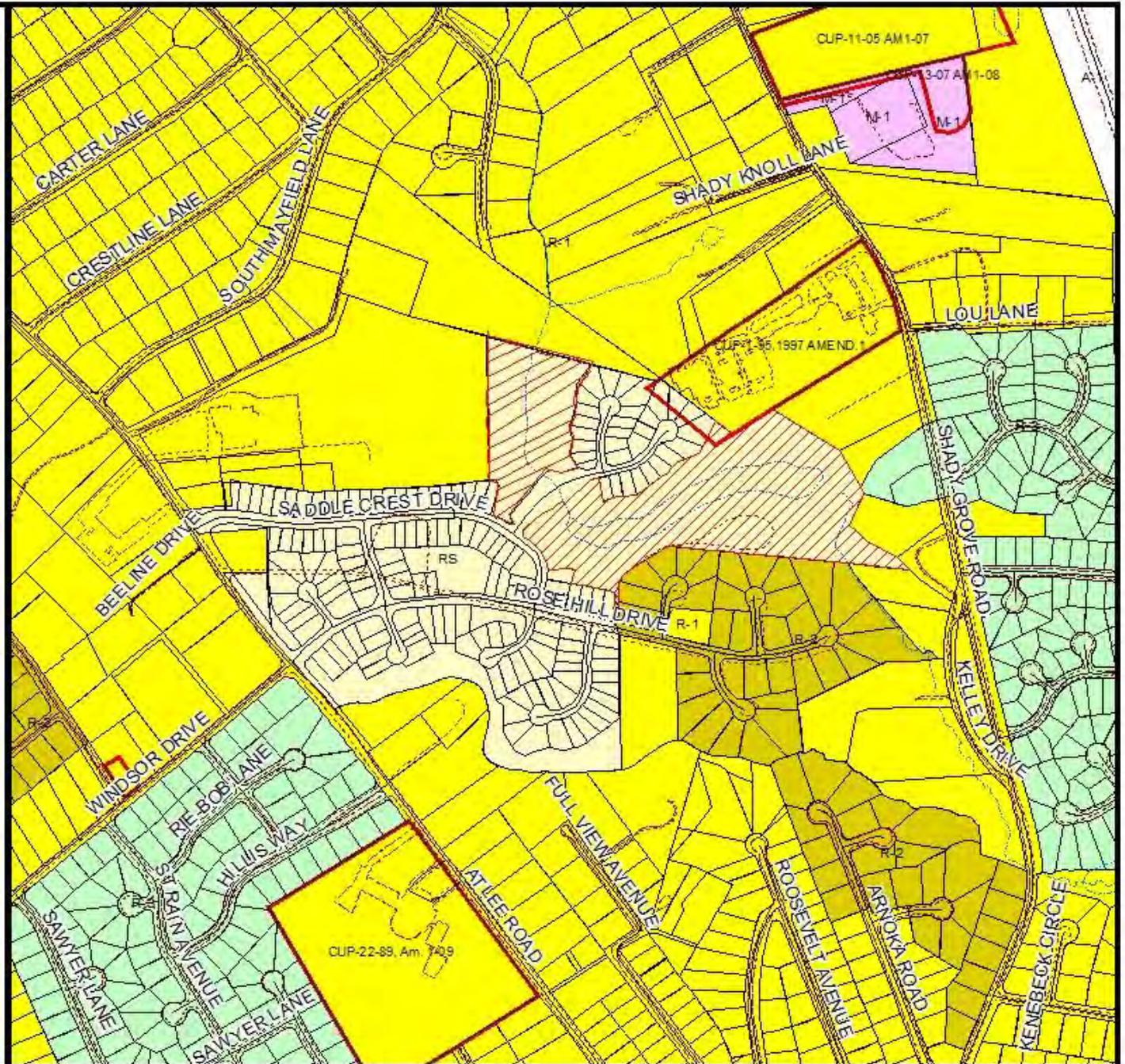
SPIN: 8704-99-1919 & 8705-80-3109

Mechanicsville Magisterial District



1 inch = 600 feet

November 03, 2014



C-16-03(c), Am. 1-14
Meridian Land Holdings, L.L.C.
Mechanicsville Magisterial District

Planning Analysis:

- The approved conceptual plan shows a pedestrian trail that may be constructed of either asphalt or gravel at the discretion of the developer
 - The trail which is the subject of the zoning amendment request is not a requirement of the RS District regulations
- The Homeowners Association's concerns about maintenance of the path is the primary reason stated for requesting that it be removed from the plan



C-16-03(c), Am. 1-14
Meridian Land Holdings, L.L.C.
Mechanicsville Magisterial District

Planning Analysis, cont.:

- The County has received correspondence both supporting and opposing this request
- The Planning Commission and staff recommended that the plan be amended to include the following note:
 - “The installation of the pedestrian trail shall be at the discretion of the Homeowners Association”



C-16-03(c), Am. 1-14
Meridian Land Holdings, L.L.C.
Mechanicsville Magisterial District

- The plan has been amended in accordance with the recommendations
 - Should the HOA choose to construct the trail in the future, it shall be constructed of asphalt or gravel as it was originally approved

Recommendations:

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

