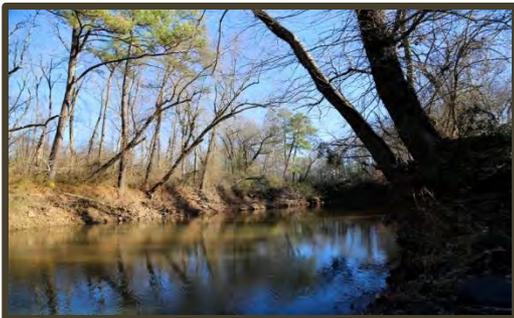




Hanover County Board of Supervisors

March 11, 2015

Hanover: People, Tradition & Spirit



SE-20-03(c), Am. 1-15
Jamestown Light, L.L.C.
Ashland Magisterial District

Request	Amend the sketch plan and conditions of approval to allow for an expansion of the daycare center and additional parking
Location	Southwest quadrant of Sliding Hill Road and Atlee Commerce Center Boulevard
Zoning	OS(c), Office-Service District with conditions
Acres	1.8
Land Use	Commercial



SE-20-03(c), Am. 1-15
 Jamestown Light, L.L.C.
Ashland Magisterial District

Planning Analysis:

- The proposed addition to the daycare center will include the following:

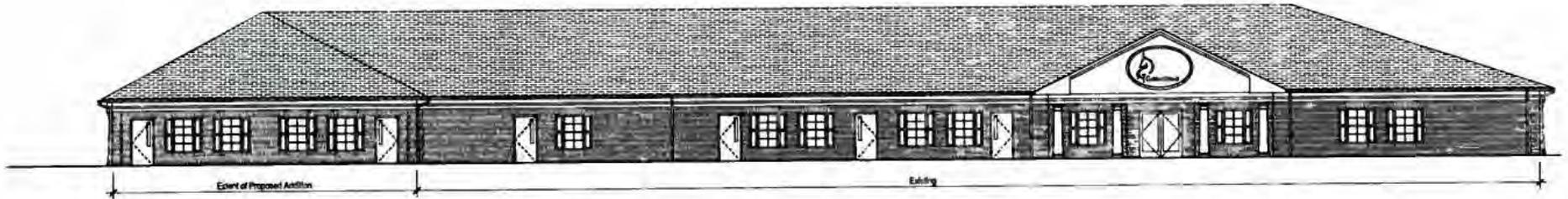
2 Classrooms
 Restrooms

Multi-Purpose Room
 Staff Area

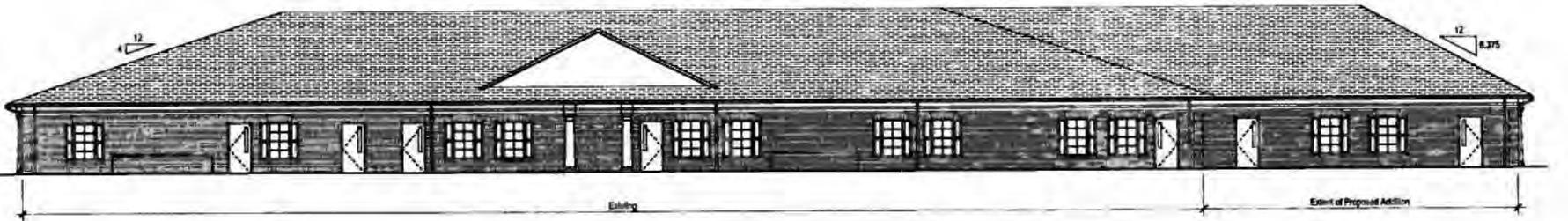
	<u>Existing</u>	<u>Expansion</u>	<u>Total</u>
Square Feet	10,114	3,209	13,323
Parking Spaces	19	12	31



Proposed



11 Elevation - Proposed
1/4" = 1'-0"



SE-20-03(c), Am. 1-15
Jamestown Light, L.L.C.
Ashland Magisterial District

Staff Recommendation:

- **APPROVAL** subject to the conditions outlined in the staff report



SE-1-15

Mallory M. & Ryan M. Hudson

Mechanicsville Magisterial District

Request	Permit an accessory family housing unit
Location	At the terminus of Tavenor Court, 450' west of its intersection with Timberlake Green Drive
Zoning	R-1, Single-Family Residential District
Acres	4.1
Land Use	Suburban General (1-4 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	

SE-1-15

Mallory M. and Ryan M. Hudson
accessory family housing

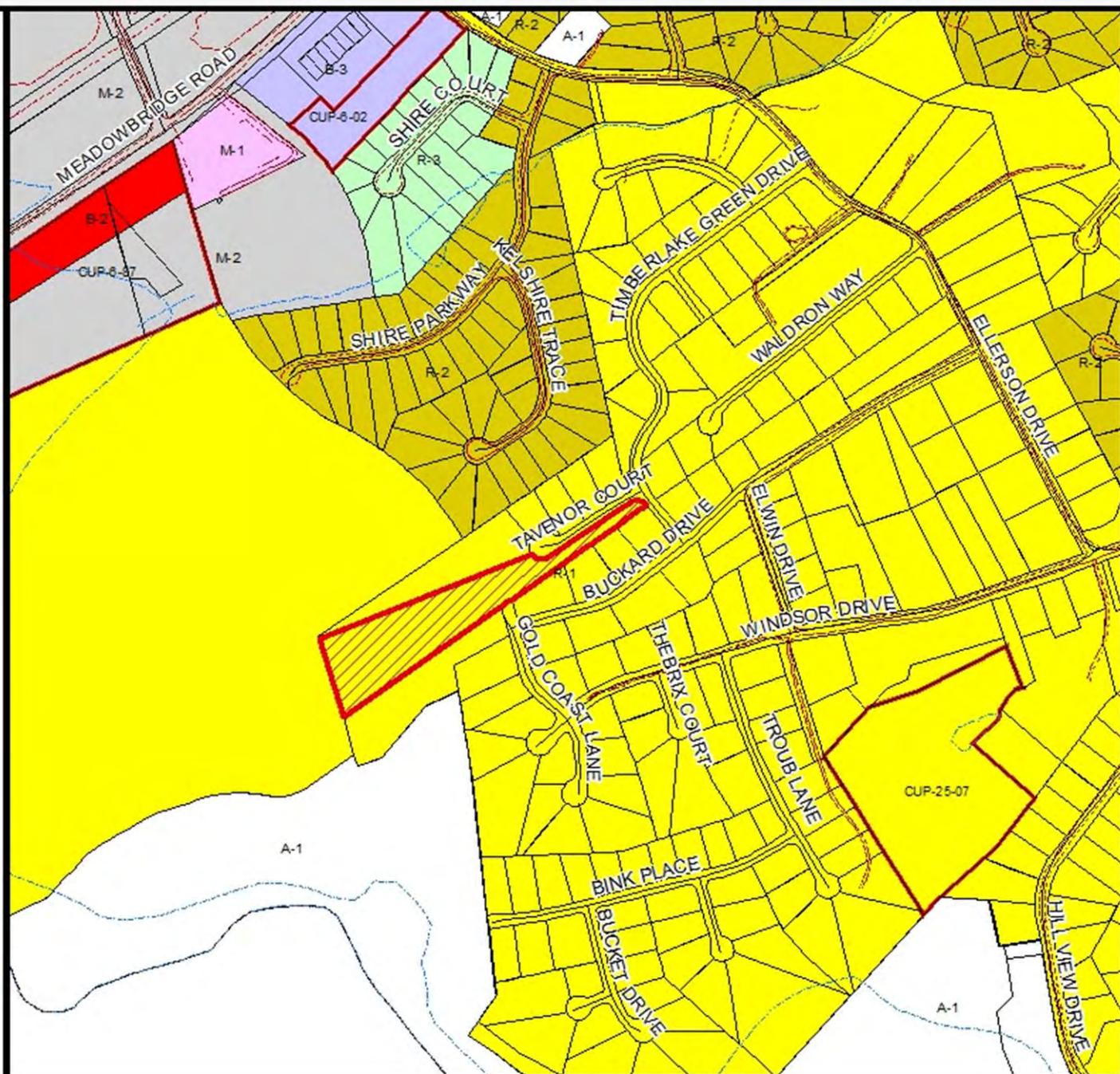
Zoned R-1

GPIN: 8704-27-1236
Mechanicville Magisterial District



1 inch = 500 feet

January 26, 2015



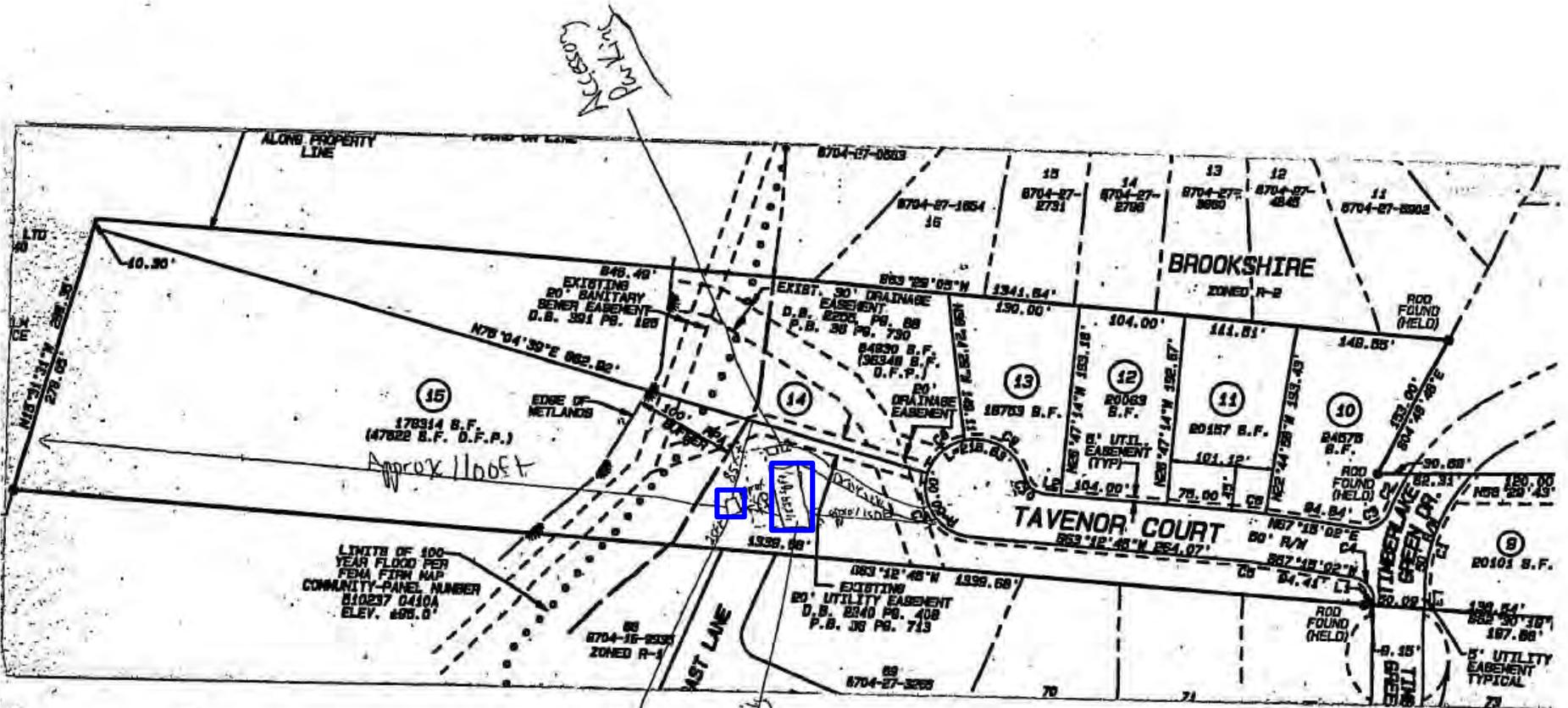
SE-1-15
Mallory M. & Ryan M. Hudson
Mechanicsville Magisterial District

Planning Analysis:

- The accessory family unit will be on the 2nd floor of a garage in rear yard of primary residence
 - Approx. 576 sq. ft. (13% of area of primary residence), including 1 bedroom
 - 2 Additional Parking Spaces Provided
 - Access from Interior Stairs



Proposed



Sketch plan of Garage/Apt
(Hudson)

Prepared by:



Approved 2/24/24
Garage/Apt
Existing single family
residence.

SE-1-15

Mallory M. & Ryan M. Hudson
Mechanicsville Magisterial District

Staff Recommendation:

- **APPROVAL** subject to the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-4-15
James Burton & Ruth Gullette
Henry Magisterial District

Request	Permit an accessory family housing unit
Location	South line of Shannondale Road, 1,150' east of its intersection with Georgetown Road
Zoning	A-1, Agricultural District
Acres	3.0
Land Use	Agricultural



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		

SE-4-15

James Burton

accessory family unit

Zoned A-1

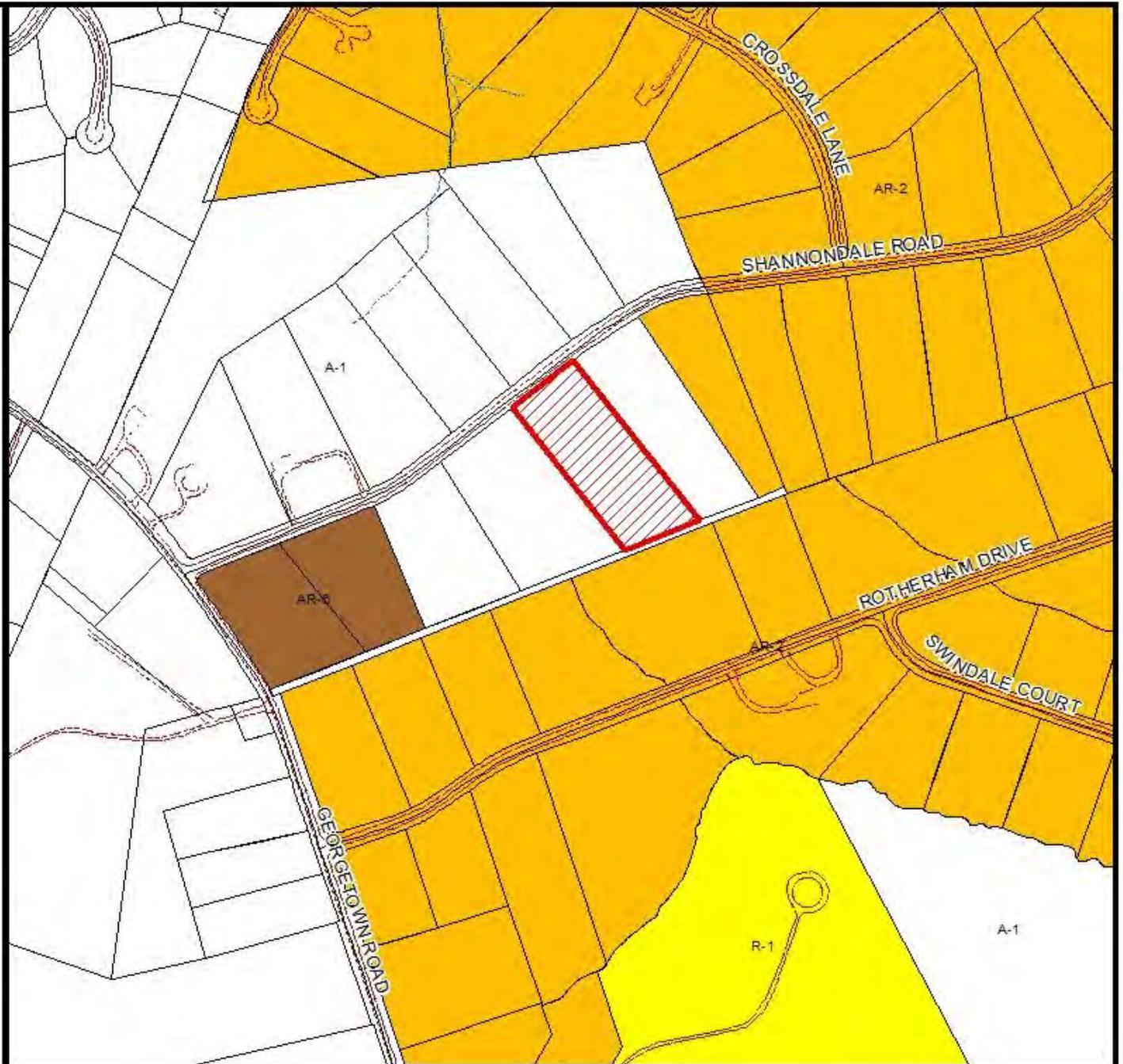
OPIN: 3717-69-1283

Henry Magisterial District



1 inch = 400 feet

February 02, 2015



SE-4-15
James Burton & Ruth Gullette
Henry Magisterial District

Planning Analysis:

- The accessory family unit will be in a garage in rear yard of primary residence and has the appearance of a small single-family home
 - Approx. 873 sq. ft. (24.8% of the primary residence), including 2 bedrooms
 - 2 Additional Parking Spaces Provided
 - Access from Rear Yard



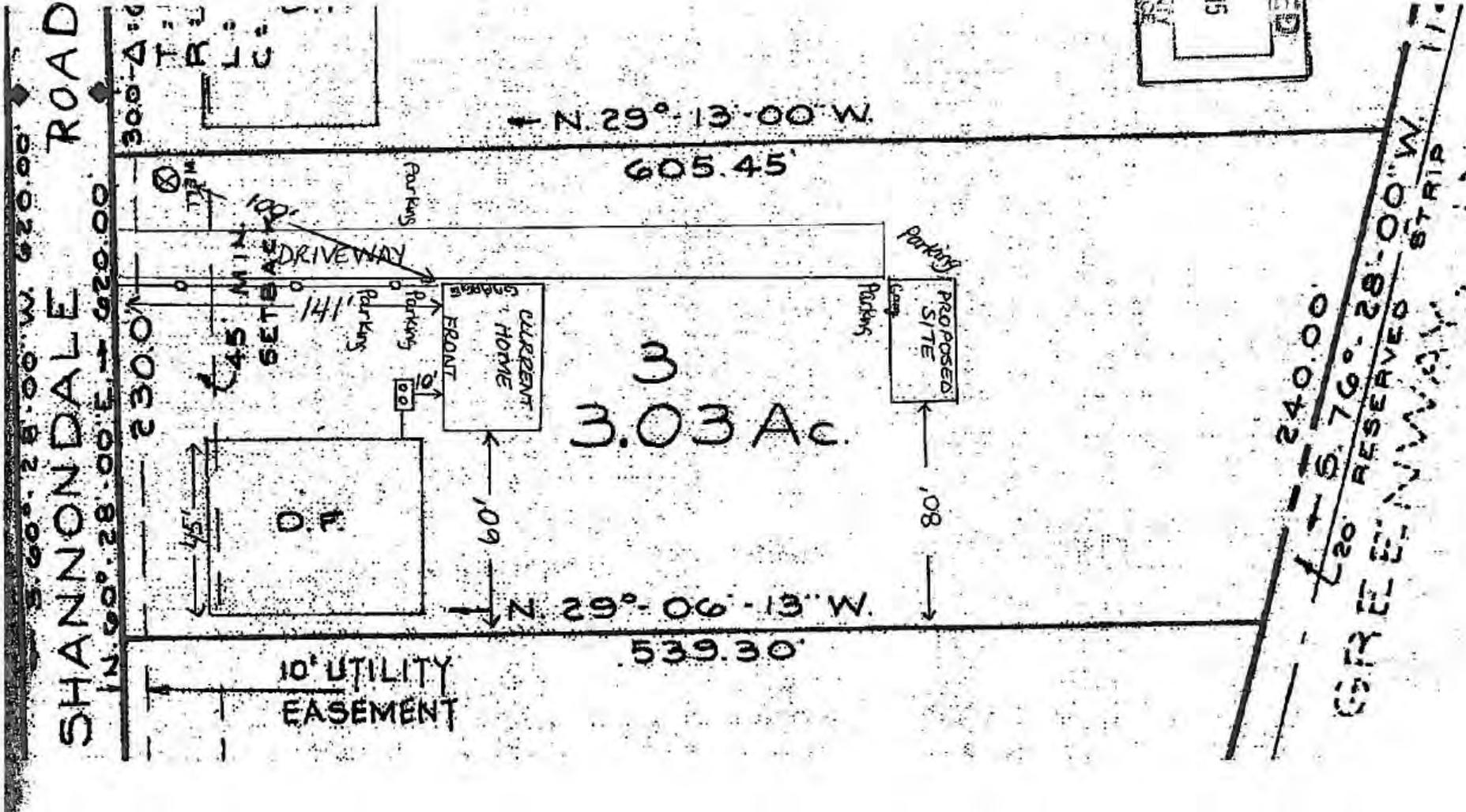
SE-4-15
James Burton & Ruth Gullette
Henry Magisterial District

Planning Analysis, cont.:

- Proposed conditions require modifications to the kitchen so that it would not be considered a dwelling unit should it cease to qualify as an accessory family housing unit



Proposed



RECEIVED
7 2015

240.00
5.76°-28'-00" W.
RESERVED STRIP
20' WIDE

SHANNONDALE ROAD

3.03 Ac.

N 29°-13'-00" W.
605.45'

N 29°-06'-13" W.
539.30'

10' UTILITY EASEMENT

PROPOSED SITE

CURRENT HOME

D.P.

TR L.C.

230.00

300.00

45.00

5.00

1.00

100.00

45.00

10.00

1.00

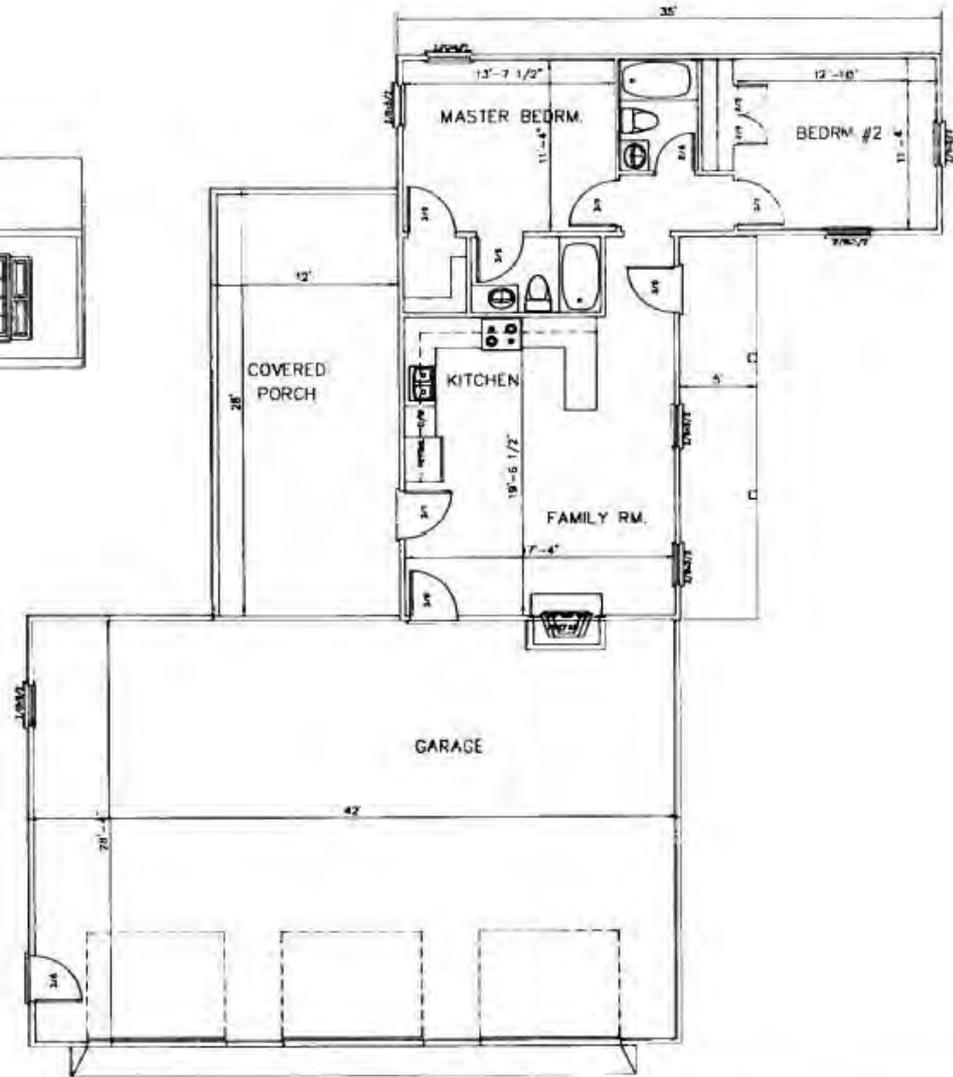
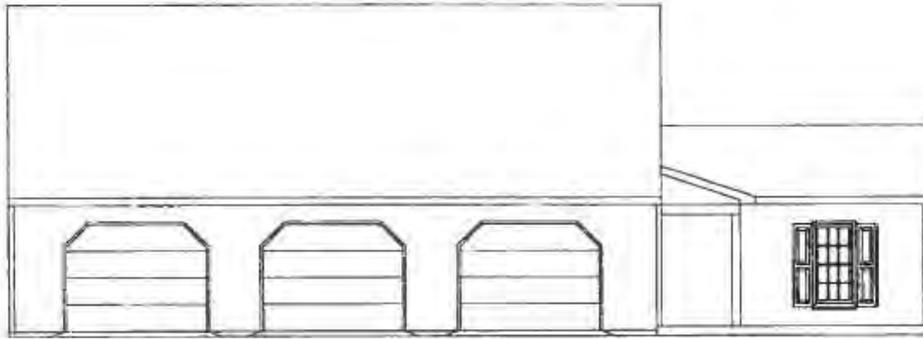
100.00

45.00

10.00

1.00

Proposed



AREA:

RECEIVED
04 2015
PLANNING & ZONING DEPARTMENT

SE-4-15
James Burton & Ruth Gullette
Henry Magisterial District

Staff Recommendation:

- Should the Board of Supervisors determine the proposed accessory unit is appropriate, staff recommends **APPROVAL** subject to the conditions outlined in the staff report



Ordinance of Vacation
Drinkard Subdivision (Charles E. Drinkard)
Cold Harbor Magisterial District

Request	Vacate the common property line between Lot 1 and Lot 2 to create one 20.02 acre lot
Location	South line of Old Church Road at its intersection with Oak Hill Camp Road
Zoning	A-1, Agricultural District
Land Use	Agricultural



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	

Ord. of Vacation

Drinkard Subdivision

vacate lot line

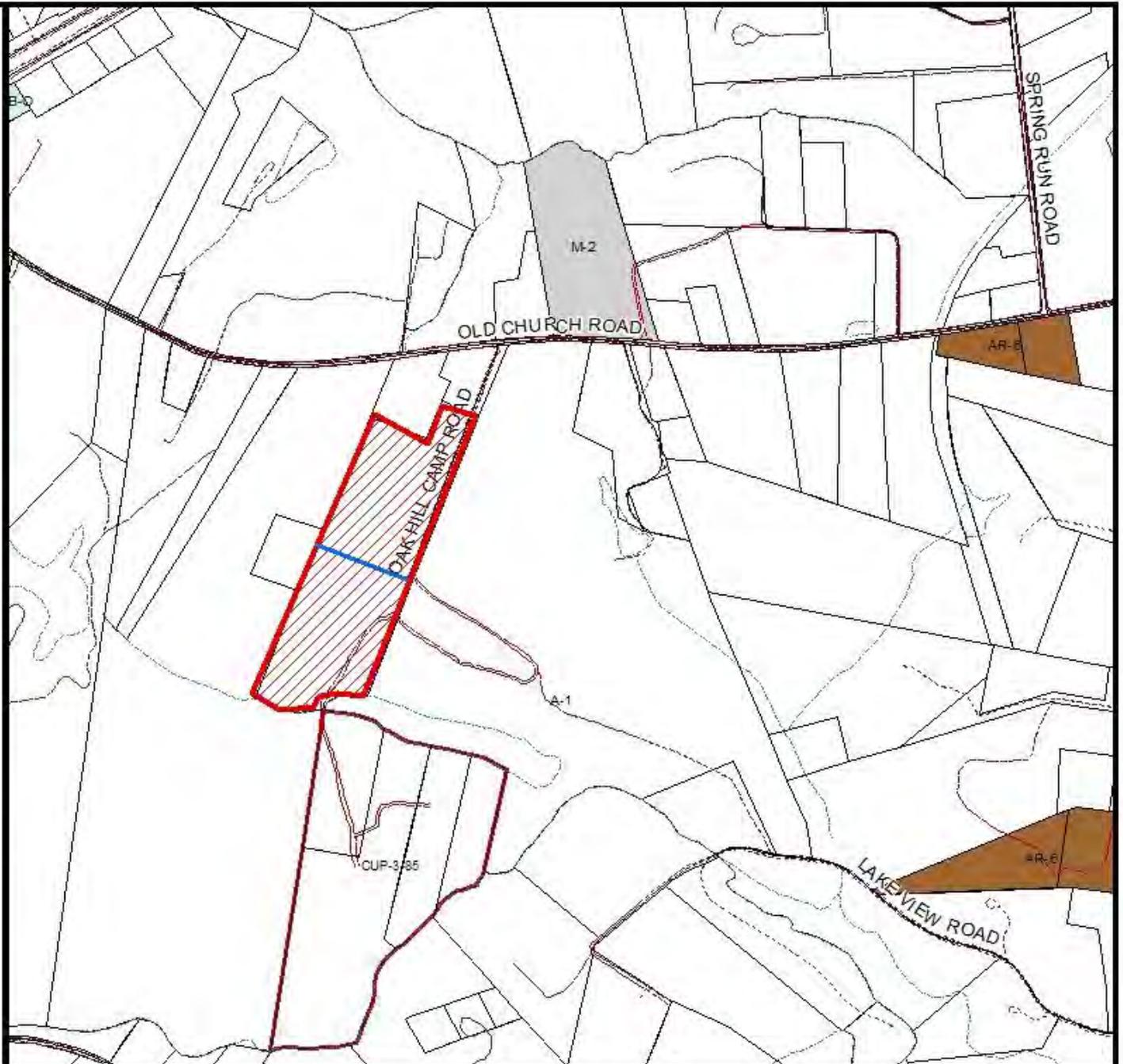
GPIN's: 3745-09-7644 & 3745-00-4900

Cold Harbor Magisterial District



1 inch = 700 feet

January 30, 2015



Ordinance of Vacation
Drinkard Subdivision (Charles E. Drinkard)
Cold Harbor Magisterial District

Background:

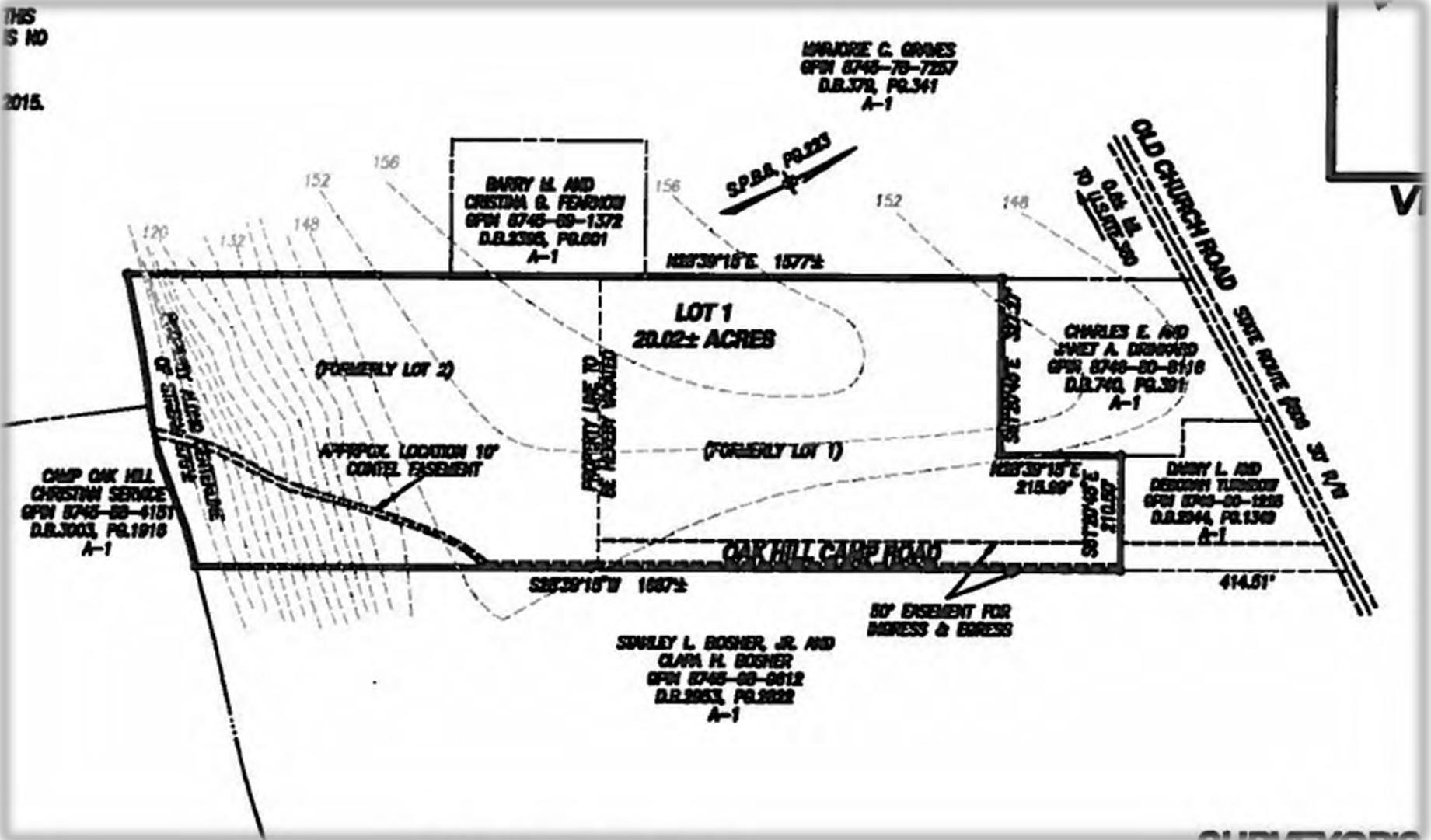
- The purpose of this vacation is to create a lot which will allow for a family division
 - The 2 existing lots are both 10 acres and cannot be further divided
- The applicant indicates that a maximum of 3 total family divisions would be created, with the existing home and outbuilding remaining on a 10 acre parcel



Proposed

THIS
IS NO

2015.



CUSTOMER'S

Ordinance of Vacation
Drinkard Subdivision (Charles E. Drinkard)
Cold Harbor Magisterial District

Staff Recommendation:

- **ADOPTION** of Drinkard Subdivision (Charles E. Drinkard) Ordinance of Vacation to remove the common property line between Lot 1 and Lot 2, as shown on the plat, titled “Drinkard Subdivision”, dated October 11, 1988, and recorded February 13, 1989, subject to future divisions being only to “immediate family members.”



Ordinance 14-09

Preliminary Subdivision Plats

- During the 2014 Session, the General Assembly passed House Bill 209 which provides that localities can continue to require preliminary subdivision plats for subdivisions with 50 or fewer lots only if the Subdivision Ordinance contains a provision for the submittal of such a plat at the landowner's option
 - Ordinance 14-09 is intended to comply with the provisions of HB 209



Ordinance 14-09

Preliminary Subdivision Plats

- Proposed Ordinance 14-09 would amend Section 25-23 of the Hanover County Subdivision Ordinance to:
 1. Require the submission of preliminary subdivision plats for subdivisions containing more than 50 lots
 2. Allow property owners the option of submitting a preliminary subdivision plat when the subdivision contains 50 or fewer lots

- The ordinance amendment would also amend Section 25-28 of the Subdivision Ordinance, which provides for the submission of final subdivision plats, so that section is consistent with the changes to the preliminary plat requirements



Ordinance 14-09

Preliminary Subdivision Plats

Recommendations:

- The Planning Commission and staff recommend **APPROVAL** of the draft Ordinance Amendment 14-09, Preliminary Subdivision Plats



Ordinance 15-01

M-1, Limited Industrial District Setback Requirements

- An Ordinance to modify the setback requirements and buffer requirements in the M-1, Limited Industrial District so that the all industrial setback and buffer requirements are uniform



Ordinance 15-01

M-1, Limited Industrial District Setback Requirements

- The Community Development Committee recommended that the process to review the setback provisions of the Zoning Ordinance be conducted in two phases
 - Phase I includes revisions to the M-1 setback requirements (Ordinance 15-01)
 - Phase II will involve the residential provisions



Ordinance 15-01

M-1, Limited Industrial District Setback Requirements

- Staff will continue to develop revisions to the residential setback definitions and requirements
 - Those recommendations will be reviewed by the Community Development Committee prior to seeking authorization to advertise



Ordinance 15-01

M-1, Limited Industrial District Setback Requirements

Recommendations:

- The Planning Commission and staff recommend **APPROVAL** of the draft Ordinance Amendment 15-01, M-1, Limited Industrial District Setback Requirements

