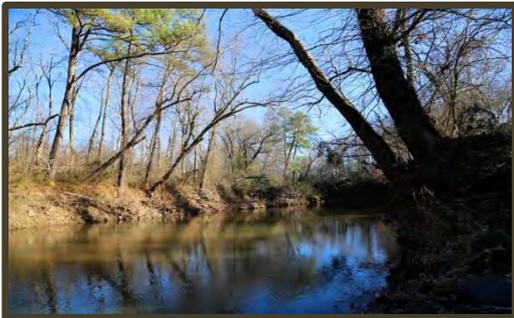




Hanover County Board of Supervisors

April 22, 2015

Hanover: People, Tradition & Spirit



C-5-06(c), Am. 1-15
Maria L. and John P. Hudnall, Jr.
Cold Harbor Magisterial District

- Request Amend the cash proffer for 1 lot in the Mason Estates Subdivision
- Location At the terminus of Hendree Lane, 1,300' west of its intersection with McCellan Road
- Zoning AR-6(c), Agricultural Residential District with conditions



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-5-06, Am. 1-15

Maria and John P. Hudnall Jr.

cash proffer amendment

Zoned AR-6

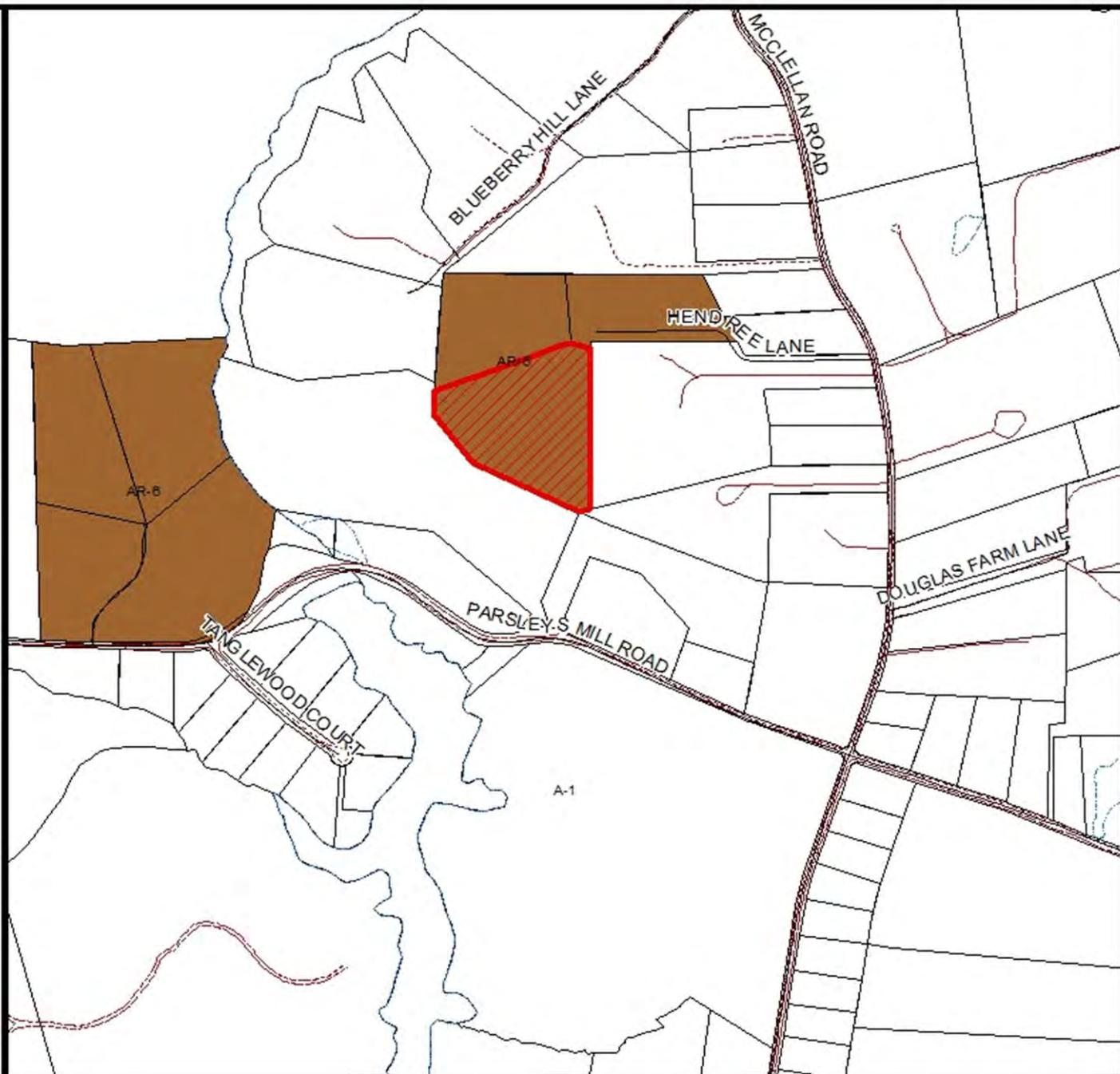
G PIN: 8754-28-7625

Cold Harbor Magisterial District



1 inch = 600 feet

January 05, 2015



C-5-06(c), Am. 1-15
Maria L. and John P. Hudnall, Jr.
Cold Harbor Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 2 from \$11,246.00 (capital & road improvements) to \$2,306.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



C-5-06(c), Am. 1-15
Maria L. and John P. Hudnall, Jr.
Cold Harbor Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-1-15(c)
Calvin L. Stanley
Beaverdam Magisterial District

Request	Rezone from B-3 to AR-6(c)
Location	East line of Beaver Dam Road, 325' south of its intersection with Union Church Road
Zoning	B-3, General Business District
Acres	4.07
Land Use	Rural Village and 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	

C-1-15

Calvin Stanley

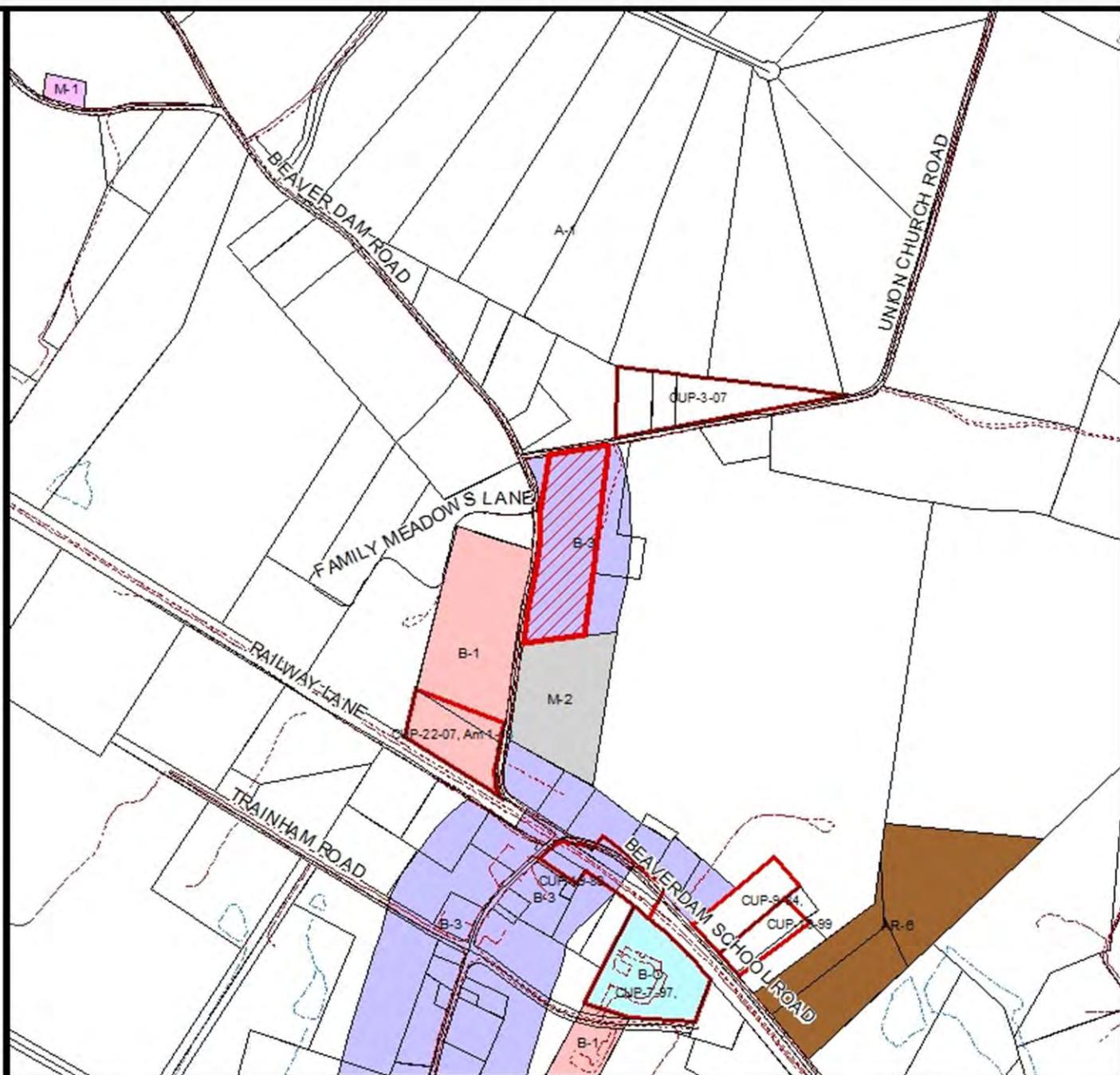
Rezone B-3 to AR-6

GPIN: 7826-68-8756
Beaverdam Magisterial District



1 inch = 600 feet

January 05, 2015



C-1-15(c)
Calvin L. Stanley
Beaverdam Magisterial District

Planning Analysis:

- The applicant proposes dividing the 4.07 acre parcel into 2 lots:
 - 2.06 acres
 - 2.01 acres
- Each lot meets road frontage requirements for individual driveways



C-1-15(c)
Calvin L. Stanley
Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Contribution for Road Improvements
- Reservation of Right-of-Way



HANOVER: PEOPLE, TRADITION & SPIRIT!

"UNION CHURCH ROAD"

50' RIGHT OF WAY
D. B. 583 PG. 94

GPIN 7826-78-5220 (PART)
N/F
MARY J. FRANCISCO,
TRUSTEE
D. B. 2650 PG. 197
ZONED: M-2
(0.423 AC.)

ONLY 1
Entrances
to Lot 2

STATE ROUTE 715
"BEAVERDAM ROAD"
30' PRESCRIPTIVE EASEMENT

4.069
ACRES

GPIN 7826-68-8756
ZONED: B-3

Lot
1

OVERHEAD
UTILITY LINE
(TYP)

2.061 ACRES

PROPOSED
DIVISION
LINE

DRAINFIELD
& RESERVE

DRAINFIELD
& RESERVE

EXISTING
GRAVEL DRIVE

POWER POLE
(TYP)

WELL

Lot
2

2.008 ACRES

FENCE
8.1'

926.57'
122.02'
DELTA=07°32'42"
H=121.93'
B=N14°33'42"E

R=5740.44'
L=289.05'
DELTA=02°53'05"
CH=289.02'
CB=N16°53'30"E

EXIST.
ASPHALT
PAVEMENT

ROD TO
BE SET
ON LINE
218.62' ROD TO ROD
233.83' ← N84°06'00"W
ROD FOUND

ROD TO
BE SET

L1

C1

L2

FENCE
ON LINE

BEN
FOUN
EX
10

MARKED
24" WHITE
OAK
FOUND O/L

GPIN: 78
GERALD W
GERALDINE
D. B. 53
ZONE

C/L OF
CREEK

837.80'

S14°07'20"W
848.16' ROD TO ROD

COMMONWEALTH
SCOTT
Lic.
LAND

PLAT SHOWING A
DIVISION OF A PAR
CONTAINING 4.069
REZONING, LOCAL
EAST SIDE OF STA
NO. 715 AND THE
OF STATE ROUT
BEAVERDAM D
HANOVER COUNT

GPIN: 7826-78-5220 (PART)

C-1-15(c)
Calvin L. Stanley
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-1-10, Am. 1-15
Bethlehem Presbyterian Church, Inc.
Henry Magisterial District

Request	Amendment to the approved sketch plan and conditions to allow a second entrance
Location	North line of Old Church Road at its intersection with Ironwood Lane
Zoning	A-1, Agricultural District
Acres	8.37
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	

CUP-1-10, Am. 1-15

Bethlehem Presbyterian Church, Inc.

amend CUP sketch plan

Zoned A-1

OPIN'S: 8765-28-6454; 8765-28-3157
& 8765-28-2202

Henry Magisterial District



1 inch = 600 feet

December 30, 2014



CUP-1-10, Am. 1-15
Bethlehem Presbyterian Church, Inc.
Henry Magisterial District

Planning Analysis:

- In 2010 a Conditional Use Permit (CUP) was approved for an expansion
 - VDOT required the western entrance to be closed due to spacing requirements from the eastern entrance at that time
- In 2011, the Church amended the CUP to allow limited use of the western entrance for funerals
- VDOT has since indicated it will now approve the reopening of the western entrance





CUP-1-10, Am. 1-15
Bethlehem Presbyterian Church, Inc.
Henry Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-15(c)
Wayne T. Hazzard, et al.
South Anna Magisterial District

Request	Rezone from M-1 to M-2(c)
Location	Northwest quadrant of the intersection of Washington Highway and Lewistown Road
Zoning	M-1, Limited Industrial District
Acres	10.85
Land Use	Business-Industrial



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-3-15

Wayne Hazzard and James A. Hill

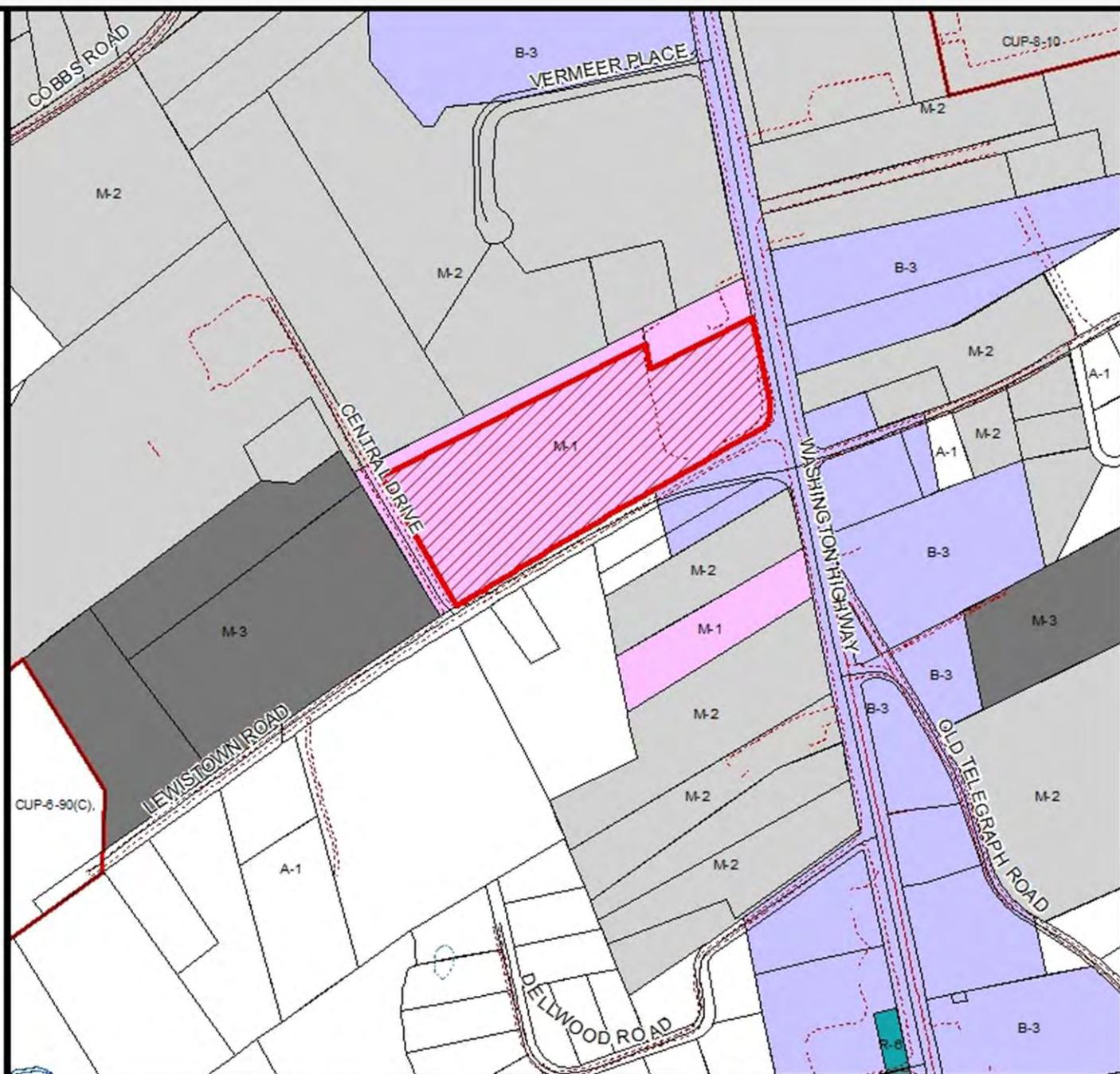
Rezone M-1 to M-2

OPIN: 7780-05-8451
South Anna Magisterial District



1 inch = 400 feet

February 02, 2015



C-3-15(c)
Wayne T. Hazzard, et al.
South Anna Magisterial District

Planning Analysis:

- The applicant is seeking to rezone to accommodate an industrial user
- A portion of the property is currently used for production of outbuildings
- The proposed M-2 is consistent with surrounding uses
- Future improvements must comply with the zoning ordinance development standards prior to site plan approval



C-3-15(c)
Wayne T. Hazzard, et al.
South Anna Magisterial District

Proffers:

- Use Restrictions
- Dedication of Right-of-Way on both road frontages
- Monument Signs



N/F LOYAL ORDER OF MOOSE, INC.
D.B. 158 P. 448 TM 59-267D

N/F LOYAL ORDER OF MOOSE, INC.
D.B. 403 P. 463
TM 59-267A

10.849 ACRES

D.B. 751 P. 434
TM 59-267

GRAVEL

MASONRY & METAL BLDG.

CONC.

METAL BLDG.

CONC.

WELL CONC.

POWER, TEL. & C. TV

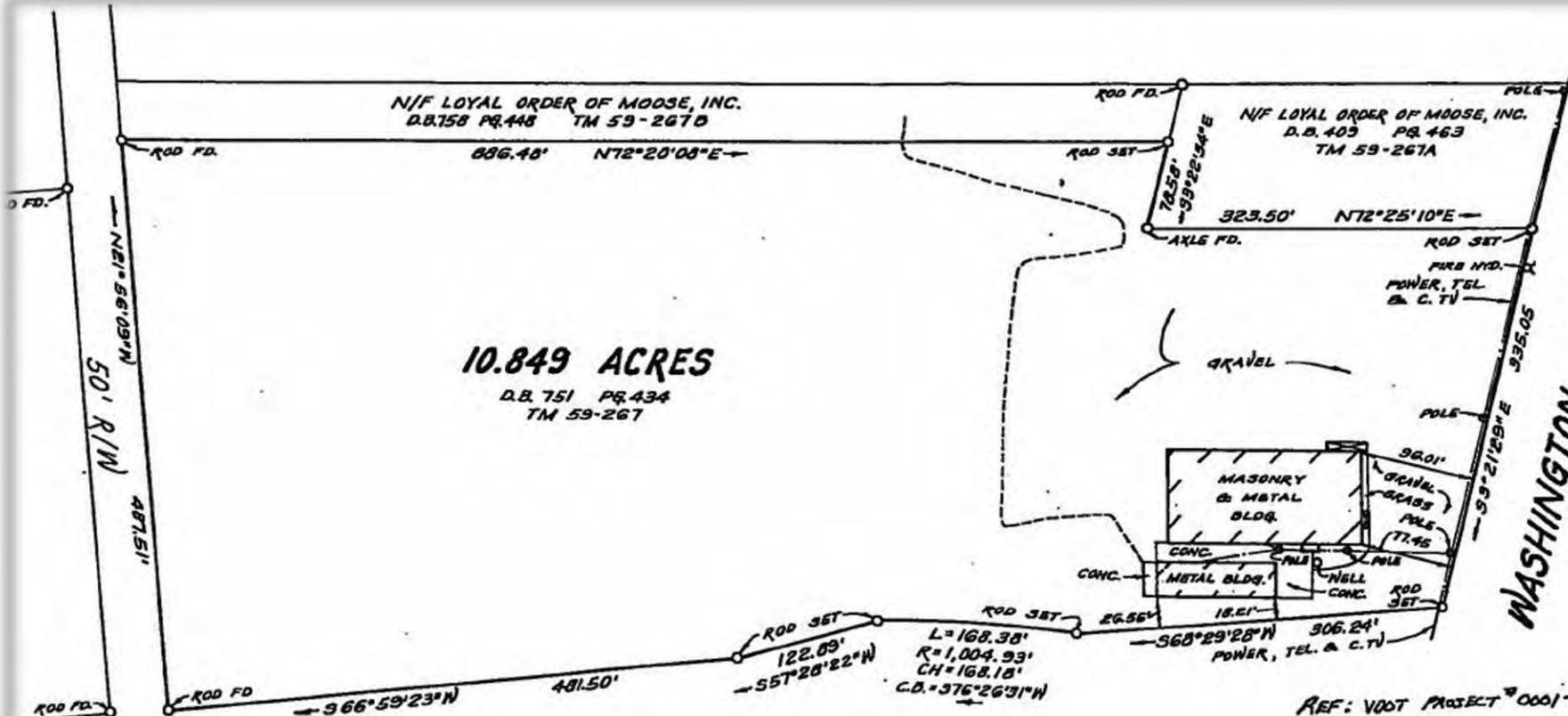
LEWISTOWN ROAD
(ROUTE 783)

WASHINGTON HIGHWAY
(U.S. ROUTE 1)

REF: VDOT PROJECT 0001-012-VIC

This is to certify that on 1-22-97
I made an accurate survey of the
premises shown hereon and that there
are no easements or encroachments

The Survey is subject to
assessment of record
pertinent facts which
search might disclose



C-3-15(c)
Wayne T. Hazzard, et al.
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Request	Rezone from A-1 to M-2(c)
Location	South line of Ashcake Road, at its intersection with Long Road
Zoning	A-1, Agricultural District
Acres	95.93
Land Use	Limited Industrial & Destination Commerce



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-2-15

Baldwin Family Limited
Partnership, et al.

Rezone A-1 to M-2

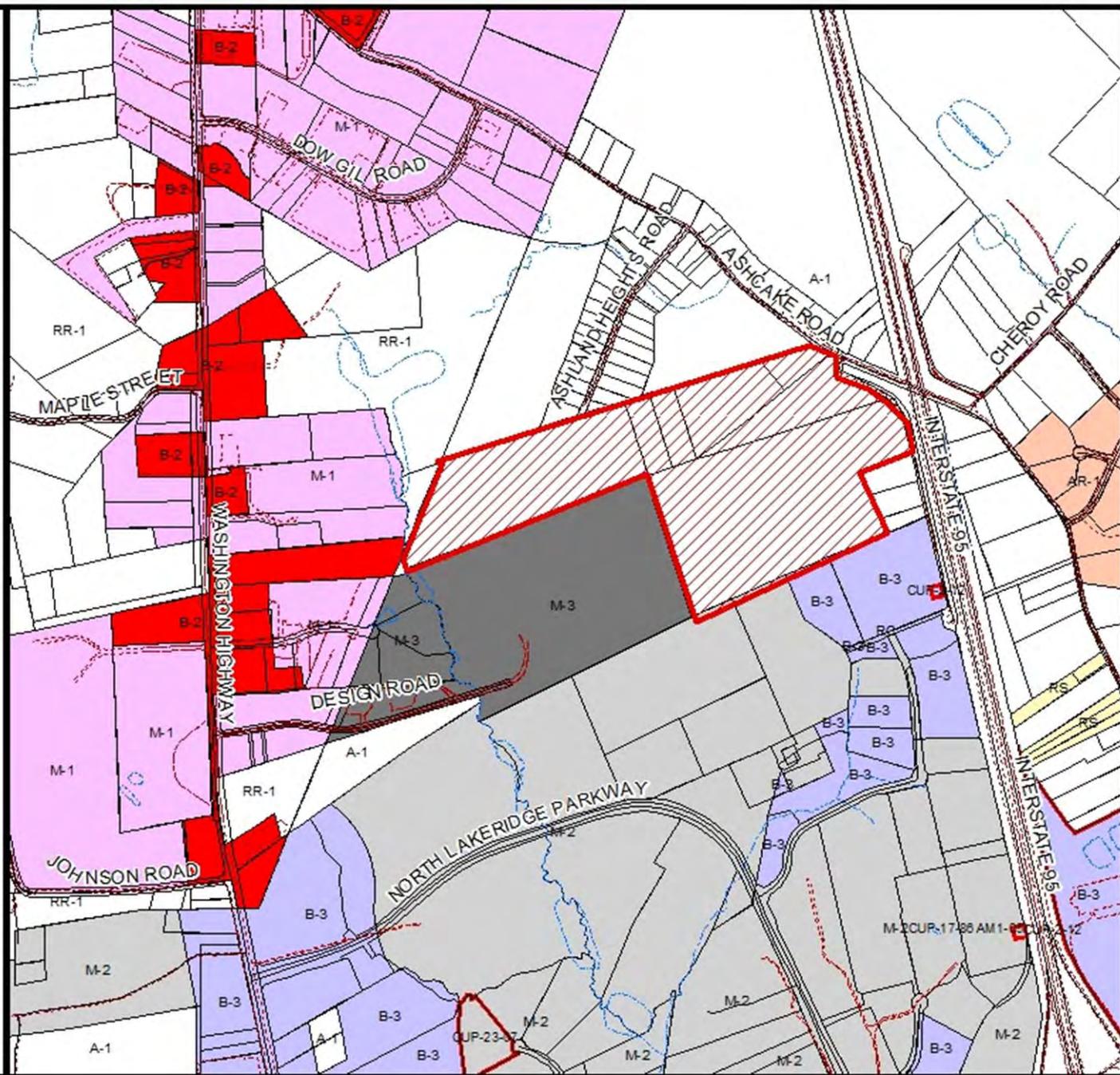
GPIN's: 7789-42-6349; 7789-22-7554 et al.

Ashland Magisterial District



1 inch = 1,000 feet

January 06, 2015



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Planning Analysis:

- The applicants are seeking M-2 zoning to better market the property and to keep it in the County's land use taxation program until it is developed
- In accordance with the land use taxation program, uses would be limited to:

Manufacturing

Transportation and Warehousing

Professional

Scientific and Technical Services

Hotels and Motels

Professional Offices



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Planning Analysis, cont.:

- The conceptual plan shows possible points of access and a 40' buffer next to the Ashland Heights subdivision
- When the property is developed, the site plan(s) will have to address all County, State and federal requirements
- No elevations have been provided
 - Proffers have been submitted that provide for quality building materials and for architectural standards compatible with the Northlake development



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Community Meeting on February 23, 2015:

- Issues raised at the meeting included the following:
 - Not using Ashland Heights Road for access to the site
 - An increased buffer adjacent to Ashland Heights that would include vegetation that discourages trespassing
 - Traffic congestion and safety on Ashcake Road



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Proffer and Master Plan Considerations:

- To address the staff's concerns and the concerns raised at the community meeting, the applicants have proffered the following transportation improvements:
 - To conduct a traffic impact analysis (TIA) study prior to the first site plan approval
 - Traffic improvements recommended in the TIA shall be installed



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Proffer and Conceptual Plan Considerations cont.:

- A master plan will be provided to show access and internal circulation
- A phasing plan will be provided for the installation of transportation improvements
- There will be no access to Ashland Heights Road
 - A “No Thru-Traffic” sign to be requested at that road’s access to Ashcake Road



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Proffers:

- Public Utilities shall be provided
- Overhead utility lines shall be placed underground
- Uses – Those allowed per Section 22-17.1(a) :
Manufacturing; Transportation and Warehousing;
Professional, Scientific and Technical Services; Hotel and
Motels; Professional Offices
- Architectural Treatment
- Transportation - Includes TIA and proffered road
improvements



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Proffers, cont.:

- 40' Buffer - Enhanced as proffered
- Historic resource will be advertised for relocation, salvaging materials and documentation prior to demolition
- Access points to be in substantial conformity with the conceptual plan



C-2-15(c)
Baldwin Family Partnership, et al.
Ashland Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-17-14(c)

Chamberlayne Road Associates, L.L.C.

Chickahominy Magisterial District

Request	Rezone from A-1 & R-1 to RS(c) & B-2(c)
Location	East line of Chamberlayne Road, 250' north of its intersection with McKenzie Drive
Zoning	A-1, Agricultural District and R-1, Single-Family Residential District
Acres	11.7
Land Use	Commercial and 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-17-14

Chamberlayne Road Associates, L.L.C.

Rezone R-1 and A-1 to RS and B-2

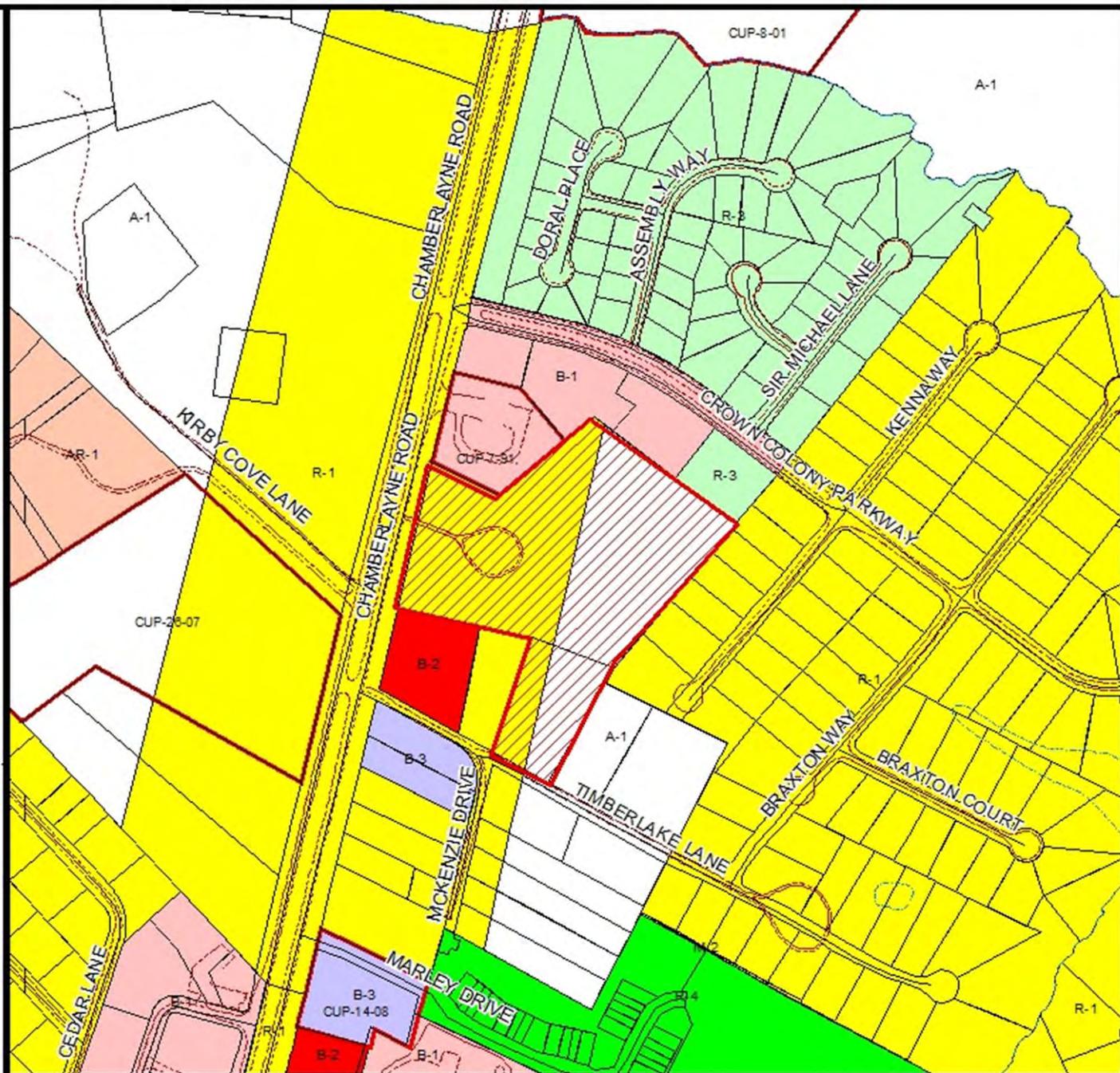
GPIN's: 8706-67-5588 & 8706-67-5140

Chickahominy Magisterial District



1 inch = 400 feet

September 03, 2014



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

Planning Analysis:

- The conceptual plan of the 11.7 acre site shows:
 - 1.55 acres to be rezoned to B-2(c)
 - Use is speculative; plan shows the site to accommodate 24,700 sq. ft. office/retail building with required parking
 - 10.08 acres to be rezoned to RS(c)
 - 40 single-family detached lots
 - 3.97 units per acre



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

Planning Analysis, cont.:

- The conceptual plan features:
- 2.67 acres open space to remain in their natural state, except for necessary utility and drainage improvements
 - 4' concrete sidewalks and pedestrian connection to the adjacent commercial property
 - Street trees
 - Single load streets comprising 40% of internal street length
 - A right-turn lane on U.S. Route 301 into the development



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

Community Meeting Held on January 6, 2015.:

- Issues raised at the meeting:
 - Clearing of heavily wooded areas near existing subdivision lots
 - Intensity of uses permitted in B-2 district and would prefer B-1
 - No access to McKenzie Drive, southbound traffic will need to make u-turns at Crown Colony Parkway
 - Maintenance of the BMP
 - Interest in size and pricing of houses



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

B-2 Proffers:

- Conceptual Plan
- Architectural Materials
- HVAC - Unit screening
- Lighting - Not to exceed 25-ft in height
- Monument Signs
- Dumpster Screening
- Use Restrictions



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

RS Proffers:

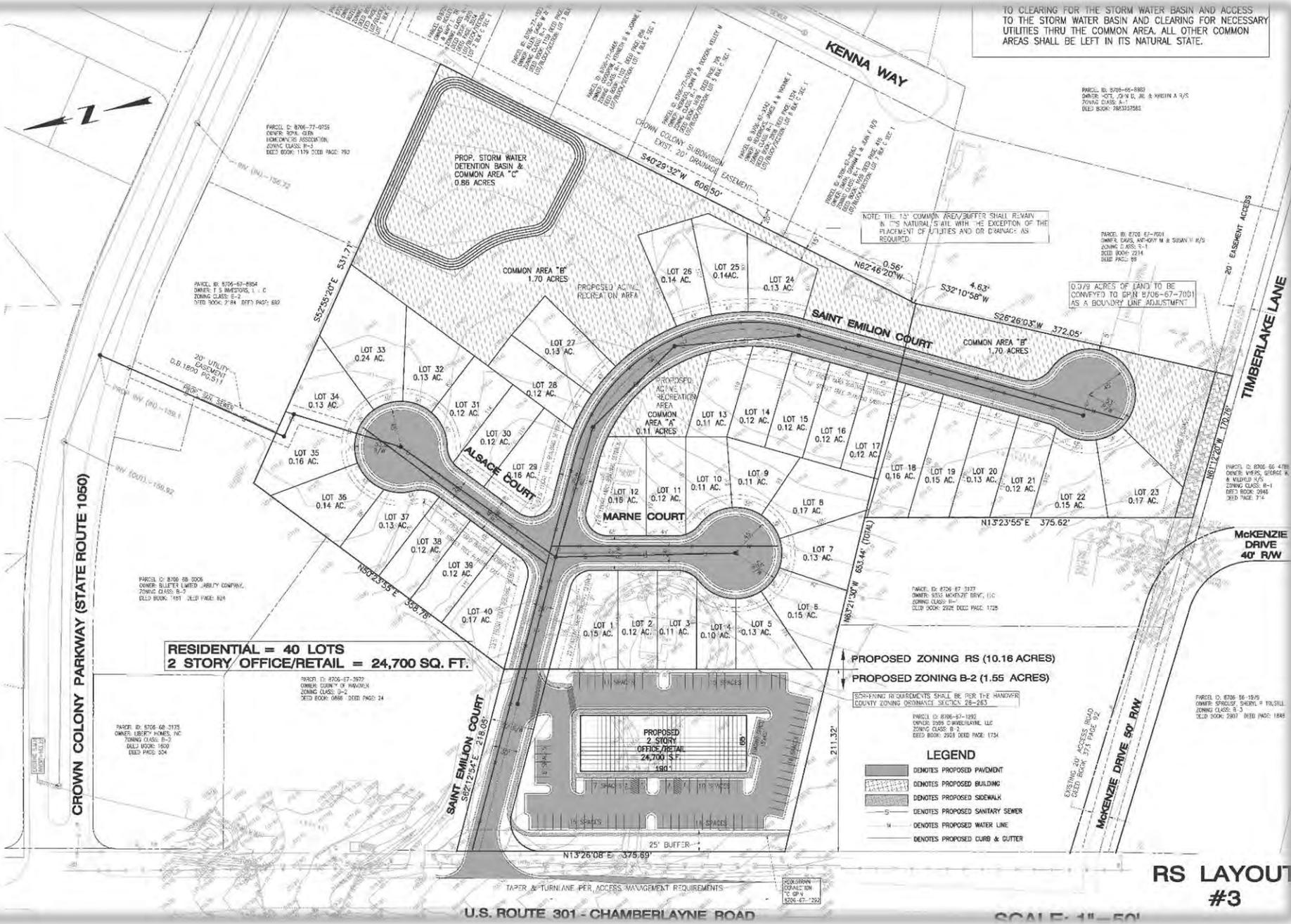
- Transportation Improvement Contribution
- Architectural Materials and Style
- Minimum House Size

B-2 & RS Proffers:

- Transportation Improvements
- Historic resource will be advertised for relocation, salvaging materials and documentation prior to demolition



TO CLEARING FOR THE STORM WATER BASIN AND CLEARING FOR ACCESS TO THE STORM WATER BASIN AND CLEARING FOR NECESSARY UTILITIES THRU THE COMMON AREA, ALL OTHER COMMON AREAS SHALL BE LEFT IN ITS NATURAL STATE.



RESIDENTIAL = 40 LOTS
2 STORY/OFFICE/RETAIL = 24,700 SQ. FT.

PROPOSED ZONING RS (10.16 ACRES)
PROPOSED ZONING B-2 (1.55 ACRES)

REZONING REQUIREMENTS SHALL BE PER THE HANOVER COUNTY ZONING ORDINANCE SECTIONS 28-263

LEGEND

- DENOTES PROPOSED PAVEMENT
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED SANITARY SEWER
- DENOTES PROPOSED WATER LINE
- DENOTES PROPOSED CURB & GUTTER

RS LAYOUT #3

SCALE: 1" = 50'

U.S. ROUTE 301-CHAMBERLAYNE ROAD

CROWN COLONY PARKWAY (STATE ROUTE 1050)

TIMBERLAKE LANE

MCKENZIE DRIVE 40' R/W

SAINT EMILION COURT

ALSACE COURT

MARNE COURT

KENNA WAY

SAINT EMILION COURT

TAPER & TURN LINE PER ACCESS MANAGEMENT REQUIREMENTS

PLANNING DEPARTMENT
 1000 N. W. 10TH AVE.
 SUITE 400
 BOCA RATON, FL 33432

PARCEL ID: 8706-77-0756
 OWNER: SOKA, GUY
 HONOLULU HOMEOWNERS ASSOCIATION
 ZONING CLASS: B-1
 DEED BOOK: 1179 DEED PAGE: 793

PARCEL ID: 8706-67-8864
 OWNER: T S INVESTORS, L C
 ZONING CLASS: B-2
 DEED BOOK: 784 DEED PAGE: 692

PARCEL ID: 8706-88-2006
 OWNER: SULETS LIMITED LIABILITY COMPANY
 ZONING CLASS: B-3
 DEED BOOK: 1491 DEED PAGE: 814

PARCEL ID: 8706-68-3175
 OWNER: LIBBY HOMES, INC
 ZONING CLASS: B-2
 DEED BOOK: 1658
 DEED PAGE: 324

PARCEL ID: 8706-67-3079
 OWNER: COUNTY OF HANOVER
 ZONING CLASS: B-2
 DEED BOOK: 0866 DEED PAGE: 24

PARCEL ID: 8706-67-3877
 OWNER: SCS MCKENZIE DRIVE, LLC
 ZONING CLASS: B-2
 DEED BOOK: 2926 DEED PAGE: 1726

PARCEL ID: 8706-67-1892
 OWNER: SCS CHAMBERLAYNE, LLC
 ZONING CLASS: B-2
 DEED BOOK: 2926 DEED PAGE: 1724

PARCEL ID: 8706-66-8882
 OWNER: SCS 22 1/2 W & WHELAN A P/S
 ZONING CLASS: A
 DEED BOOK: 7833 DEED PAGE: 7861

PARCEL ID: 8706-67-1001
 OWNER: SCS MCKENZIE W & SOKA P W/S
 ZONING CLASS: B-1
 DEED BOOK: 2214
 DEED PAGE: 95

0.079 ACRES OF LAND TO BE CONVEYED TO EPN 8706-67-7001 AS A BOUNDARY LINE ADJUSTMENT

PARCEL ID: 8706-66-4789
 OWNER: VIKERS, GEORGE A & MILDRED J/S
 ZONING CLASS: B-1
 DEED BOOK: 2948
 DEED PAGE: 7-4

PARCEL ID: 8706-66-1879
 OWNER: SPROUSE SHERYL R TOLSTILL
 ZONING CLASS: B-3
 DEED BOOK: 2807 DEED PAGE: 1848

Proposed Elevations



C-17-14(c)
Chamberlayne Road Associates, L.L.C.
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-5-15
HCBS (General Services)
Beaverdam Magisterial District

Request	Permit a sign larger than permitted
Location	Intersection of County Complex Road and Hanover Courthouse Road
Zoning	B-3, General Business District
Land Use	Rural Village



SE-5-15
HCBS (General Services)
Beaverdam Magisterial District

Planning Analysis:

- Proposed new monument sign is larger than permitted

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Sign Area	30 sq. ft.	34.22 sq. ft.	4.22 sq. ft.
Sign Height	6'	6'	-



SE-5-15
HCBS (General Services)
Beaverdam Magisterial District

Planning Analysis, cont.:

- The sign placement will be perpendicular to U.S. Route 301
- Sign materials consist of:
 - Brick
 - Raised Metal Lettering on Slate







Proposed Sign
Location



SE-5-15
HCBS (General Services)
Beaverdam Magisterial District

Staff Recommendation:

APPROVAL subject to the conditions as outlined in the staff report



SE-6-15

Northlake Property Owners Association Ashland Magisterial District

Request	Permit 4 off-site general advertising signs
Location	Northlake Industrial Park, generally along North Lakeridge Parkway
Zoning	B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions
Land Use	Business-Industrial & Destination Commerce



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-6-15

Northlake Property
Owner's Association

off site signs

Zoned M-2

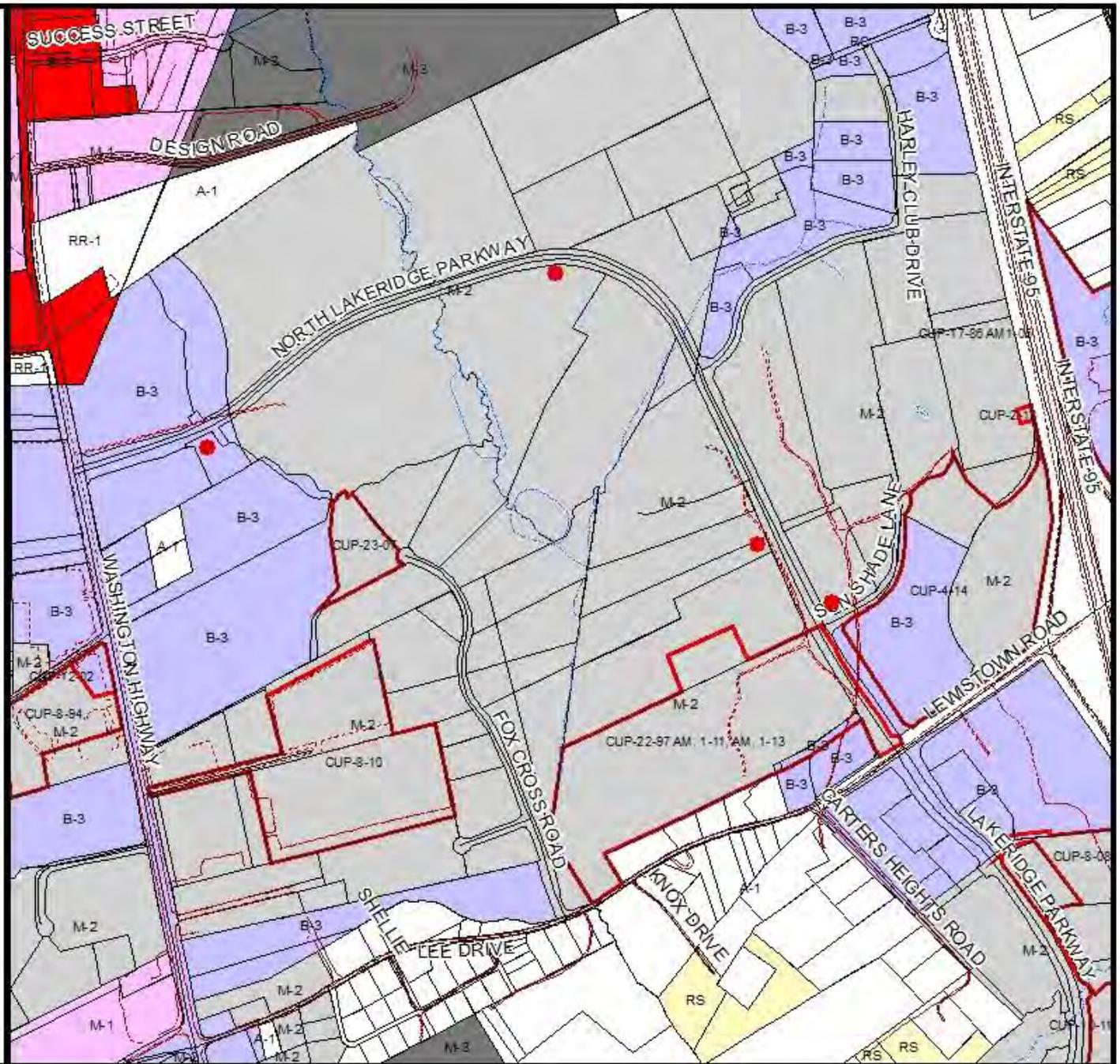
GPIN's: 7788-58-2266, et al

Ashland Magisterial District



1 inch = 800 feet

March 02, 2015



SE-6-15

Northlake Property Owners Association

Ashland Magisterial District

Planning Analysis:

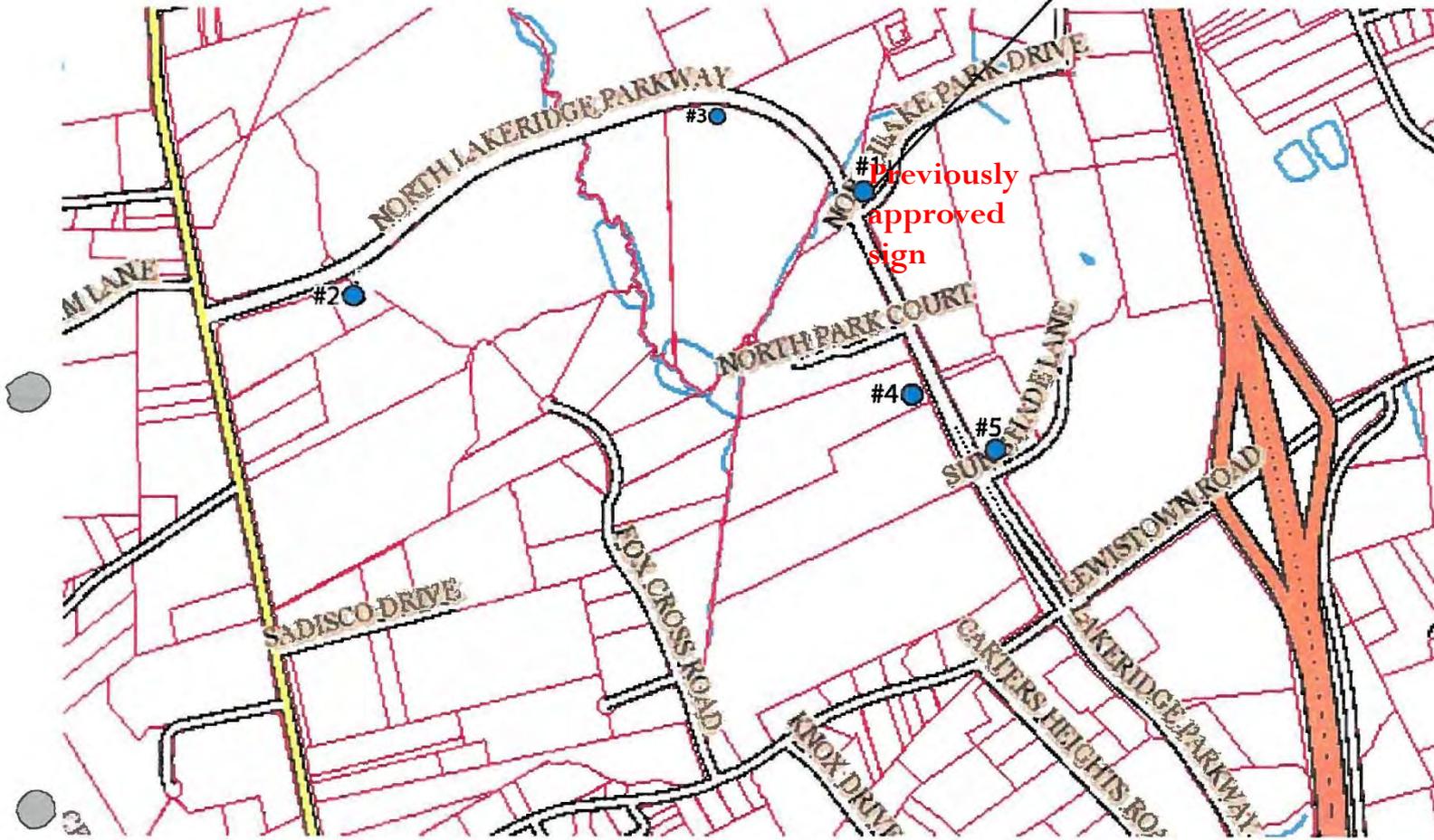
- An off-site general advertising sign (for directing business locations) was approved November 2014, at the intersection of North Lakeridge Parkway and Lake Park Drive
- This request is for 4 additional off-site general advertising signs to provide directions to businesses using the same design as the first approved sign

Dimensions: 9' 3" height x 3' 6" width

Sign Face: 22 sq. ft.



HANOVER: PEOPLE, TRADITION & SPIRIT!



Directional Signage for Northlake Subdivision

NORTHLAKE PROPERTY OWNERS ASSOCIATION
 1503 SANTA ROSA ROAD, SUITE 103
 RICHMOND, VIRGINIA 23229
 804 - 288 - 2238

RECEIVED
 FEB 27 2015
 HANOVER COUNTY
 PLANNING OFFICE

PROPOSED OFF SITE GENERAL ADVERTISING
 SIGN LOCATIONS 2 - 5 WITHIN THE NORTHLAKE SUBDIVISION
 (LOCATION 1 HAS ALREADY BEEN APPROVED)

SE-6-15

Northlake Property Owners Association
Ashland Magisterial District

Staff Recommendation:

APPROVAL subject to the conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

Ordinance 15-02

Bed and Breakfast Use as a Special Exception in the AR-1 and AR-2 Zoning District

- An Ordinance to modify the district regulations for the AR-1, Agricultural Residential District and the AR-2, Agricultural Residential District to permit the operation of a bed and breakfast in those districts with a special exception



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Bed and Breakfast Use as a Special Exception in the AR-1 and AR-2 Zoning District

- The South Anna District Supervisor was recently approached by an individual inquiring about the feasibility of using an existing AR-2 parcel for a bed and breakfast business
 - The AR-1 and AR-2 districts were replaced by the AR-6 in 1996 but both of the district regulations remain in effect for existing properties
 - The current AR-1 and AR-2 regulations do not permit bed and breakfast establishments



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Bed and Breakfast Use as a Special Exception in the AR-1 and AR-2 Zoning District

- Bed and Breakfast establishments are permitted with a Special Exception Permit (SE) in the A-1 and AR-6 districts, and are required to comply with additional regulations specified in the zoning ordinance
- The proposed Ordinance provides for Bed and Breakfast establishments in the AR-1 and AR-2 districts consistent with the provisions in the A-1 and AR-6 districts



Ordinance 15-02

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Recommendations:

- Planning Commission and staff recommend **APPROVAL** of the Ordinance Amendment 15-02, Bed and Breakfast use as a Special Exception in the AR-1 and AR-2 Zoning Districts

