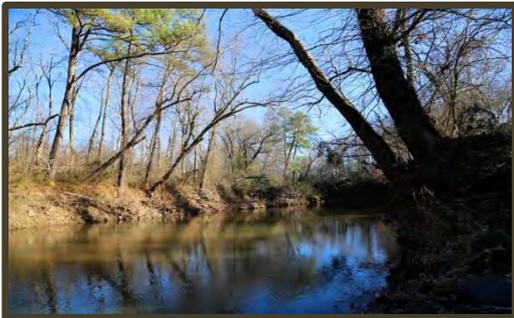




Hanover County Board of Supervisors

May 27, 2015

Hanover: People, Tradition & Spirit



C-2-98(c), Am. 1-15
Judith S. Cox Estate, et al.
Henry Magisterial District

Request	Amend approved proffers and conceptual plan
Location	North line of Rural Point Road, 1,200' west of its intersection with Georgetown Road
Zoning	AR-6(c), Agricultural Residential District with conditions
Acres	10.36
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	

C-2-98, Am. 1-15

Estate of Judith Ann Cox

conceptual plan amendment

Zoned AR-6

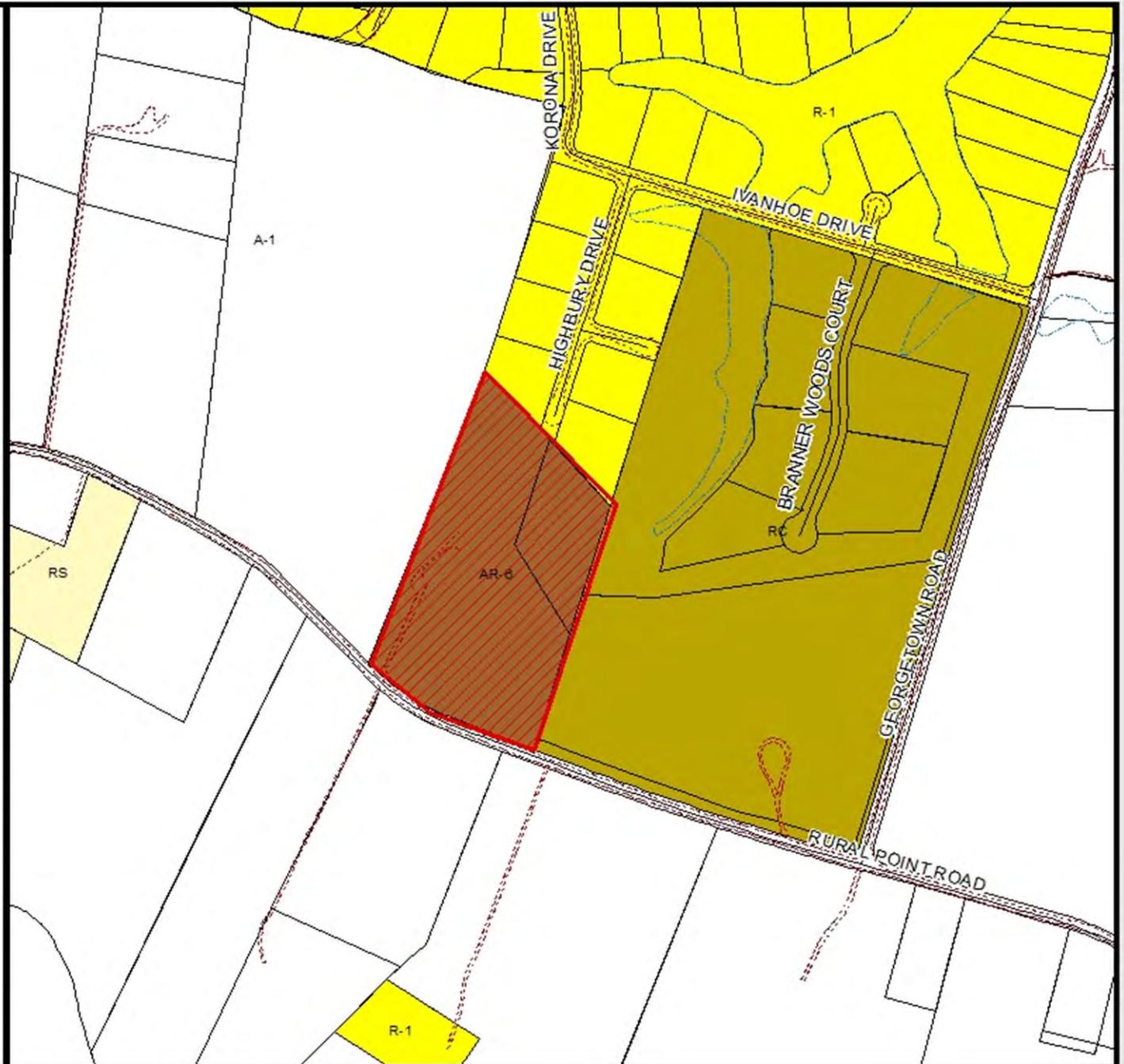
GPIN's: 8717-42-4438 & 8717-42-2334

Henry Magisterial District



1 inch = 400 feet

February 02, 2015



C-2-98(c), Am. 1-15
Judith S. Cox Estate, et al.
Henry Magisterial District

Planning Analysis:

- The applicant is proposing a boundary line adjustment between the 2 lots
 - Parcel 1 would have 4.0 acres
 - Parcel 2 would have 6.36 acres
- The existing structures meet setback requirements from the proposed lot line adjustment



C-2-98(c), Am. 1-15
Judith S. Cox Estate, et al.
Henry Magisterial District

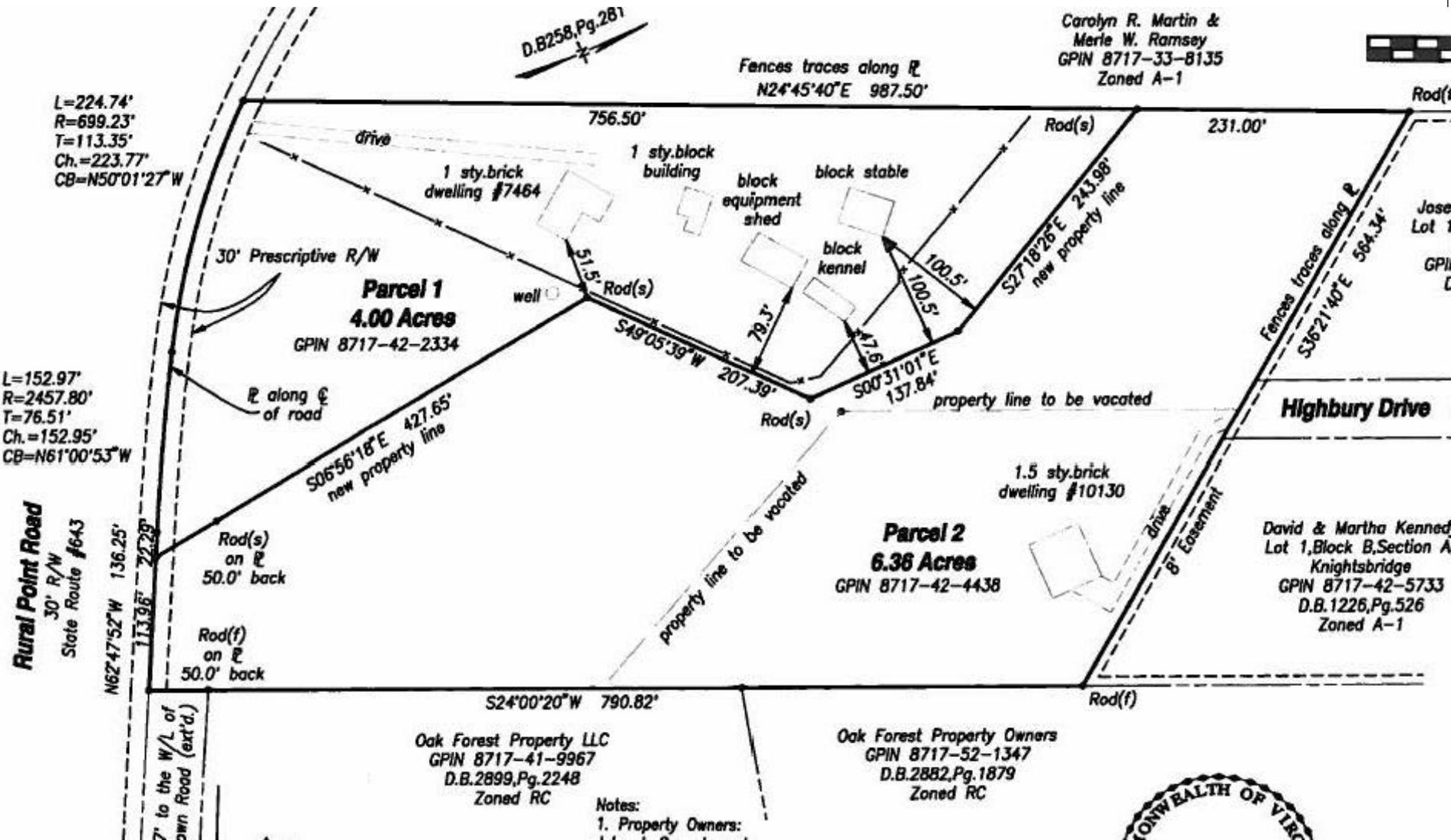
Proffers:

- Conceptual Plan
- Boundary Line Adjustment
- Reservation of Right-of-Way



HANOVER: PEOPLE, TRADITION & SPIRIT!

Conceptual Plan



C-2-98(c), Am. 1-15
Judith S. Cox Estate, et al.
Henry Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-18-14(c)
Dana A. and Thomas E. Preble
Beaverdam Magisterial District

Request	Rezone to AR-6(c)
Location	West line of Rocketts Mill Road, 425' north of its intersection with Little Bridge Drive
Zoning	A-1, Agricultural District
Acres	8.9
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	

C-18-14

Dana A. and Thomas E. Preble

Rezone A-1 to AR-6
(family lot)

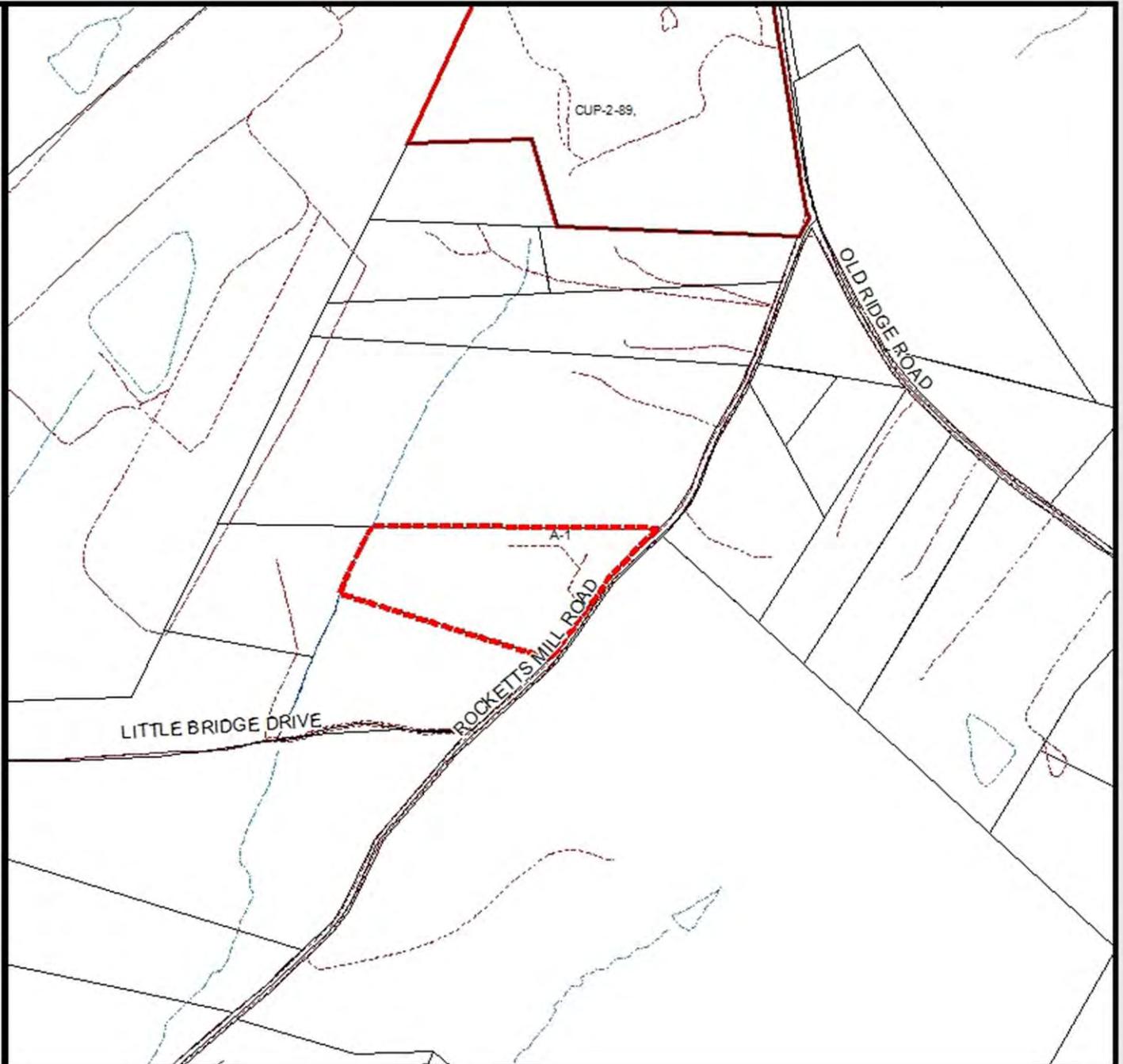
GPIN: 7863-14-3339

Beaverdam Magisterial District



1 inch = 500 feet

September 29, 2014



C-18-14(c)
Dana A. and Thomas E. Preble
Beaverdam Magisterial District

Planning Analysis:

- The subject property is currently in violation of the Zoning Ordinance for having 2 dwellings on 1 lot
- Approval of this rezoning application would bring the property into compliance



C-18-14(c)
Dana A. and Thomas E. Preble
Beaverdam Magisterial District

Planning Analysis, cont.:

- The applicant proposes dividing the 8.9 acre parcel into 2 lots:
 - 6.8 acres
 - 2.1 acres
- Each lot meets road frontage requirements for an individual driveway
 - Currently, both houses share a driveway



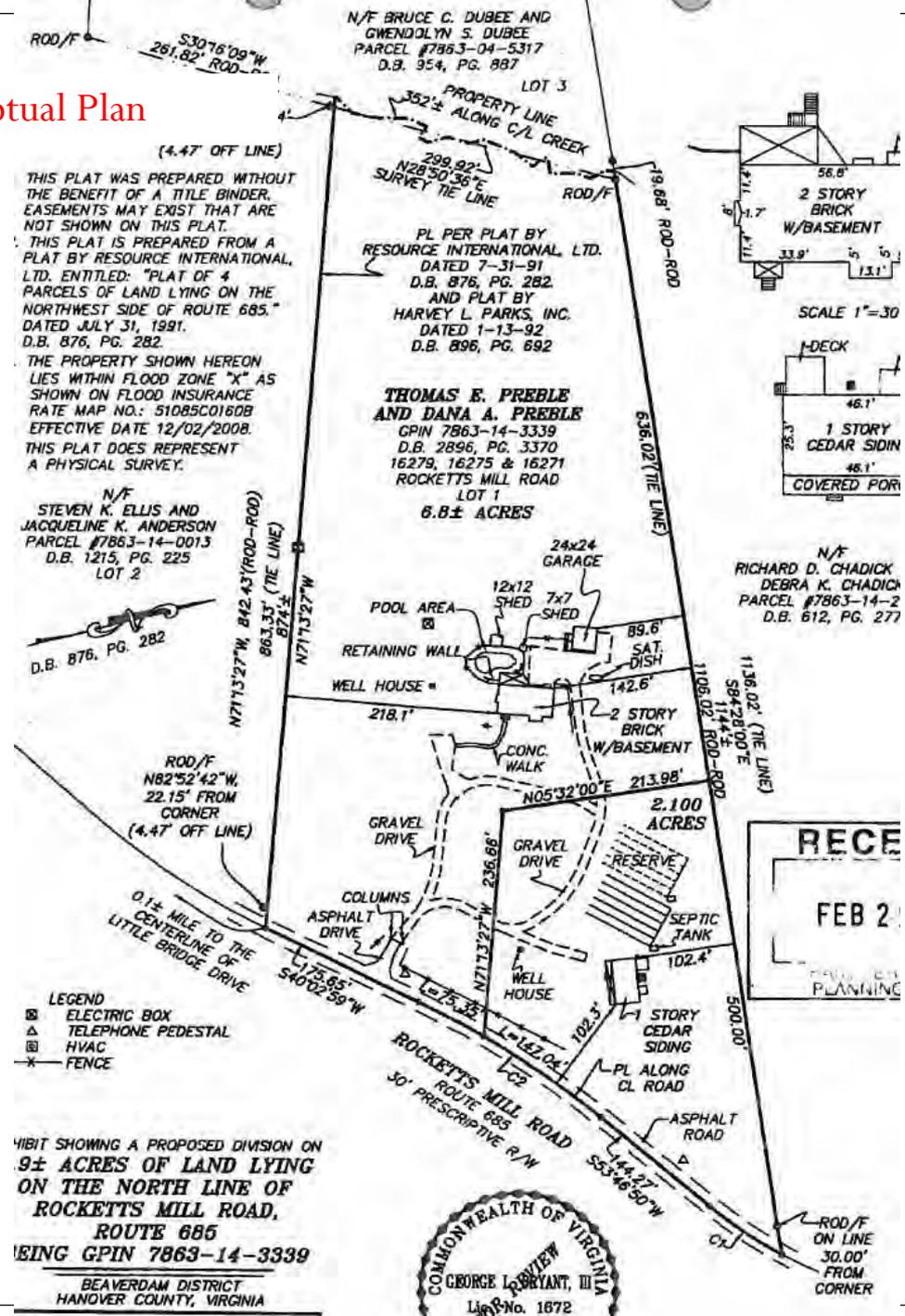
C-18-14(c)
Dana A. and Thomas E. Preble
Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Family Division
- Submittal and Approval of Family Division Application
- Obtaining a Certificate of Occupancy
- Reservation of Right-of-Way
- Contribution for Road Improvements



Conceptual Plan



THIS PLAT SHOWING A PROPOSED DIVISION ON 9± ACRES OF LAND LYING ON THE NORTH LINE OF ROCKETTS MILL ROAD, ROUTE 685 BEING GPIN 7863-14-3339 BEAVERDAM DISTRICT HANOVER COUNTY, VIRGINIA

C-18-14(c)

Dana A. and Thomas E. Preble
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-7-91, Am. 1-15(PUD)
Fundamental Golf Properties, Inc.
South Anna Magisterial District

Request	Amendment to the Planned Unit Development (PUD) agreement and master plan for The Hollows subdivision and golf course
Location	Southeast quadrant of the intersection of Greenwood Road and Cherry Hill Road
Zoning	A-1(PUD), Agricultural District Planned Unit Development
Acres	102.51
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	

C-7-91, Am. 1-15

Fundamental Golf Properties

amend the PUD

Zoned A-1

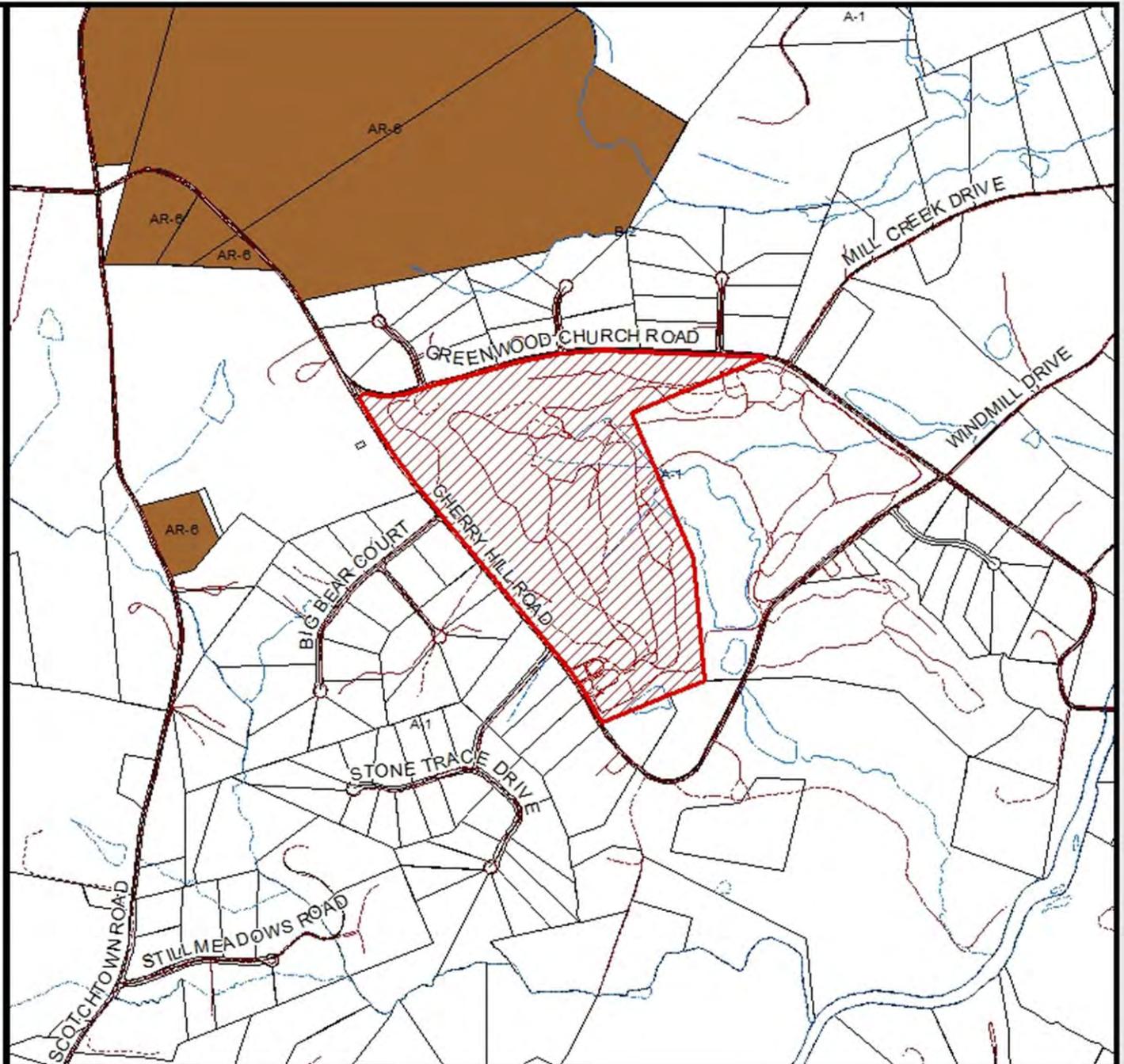
GPIN: 7841-32-2116

South Anna Magisterial District



1 inch = 1,050 feet

December 30, 2014



C-7-91, Am. 1-15(PUD)
Fundamental Golf Properties, Inc.
South Anna Magisterial District

Planning Analysis:

- The original PUD Agreement for The Hollows stated that no residential parcels may be located within the area of the golf course
- The applicant is requesting an amendment to allow a residential lot within the golf course property
 - The existing clubhouse on the proposed lot will either be renovated to use as a dwelling or removed to allow a new dwelling to be constructed



C-7-91, Am. 1-15(PUD)
Fundamental Golf Properties, Inc.
South Anna Magisterial District

Planning Analysis, cont.:

- A maximum of 86 lots is permitted under the PUD Agreement
 - Only 84 lots have been recorded
- The proposed 2.2 acre lot meets the 2 acre minimum lot size
- All the existing structures meet setback requirements from the proposed lot lines



C-7-91, Am. 1-15(PUD)
Fundamental Golf Properties, Inc.
South Anna Magisterial District

Proffers:

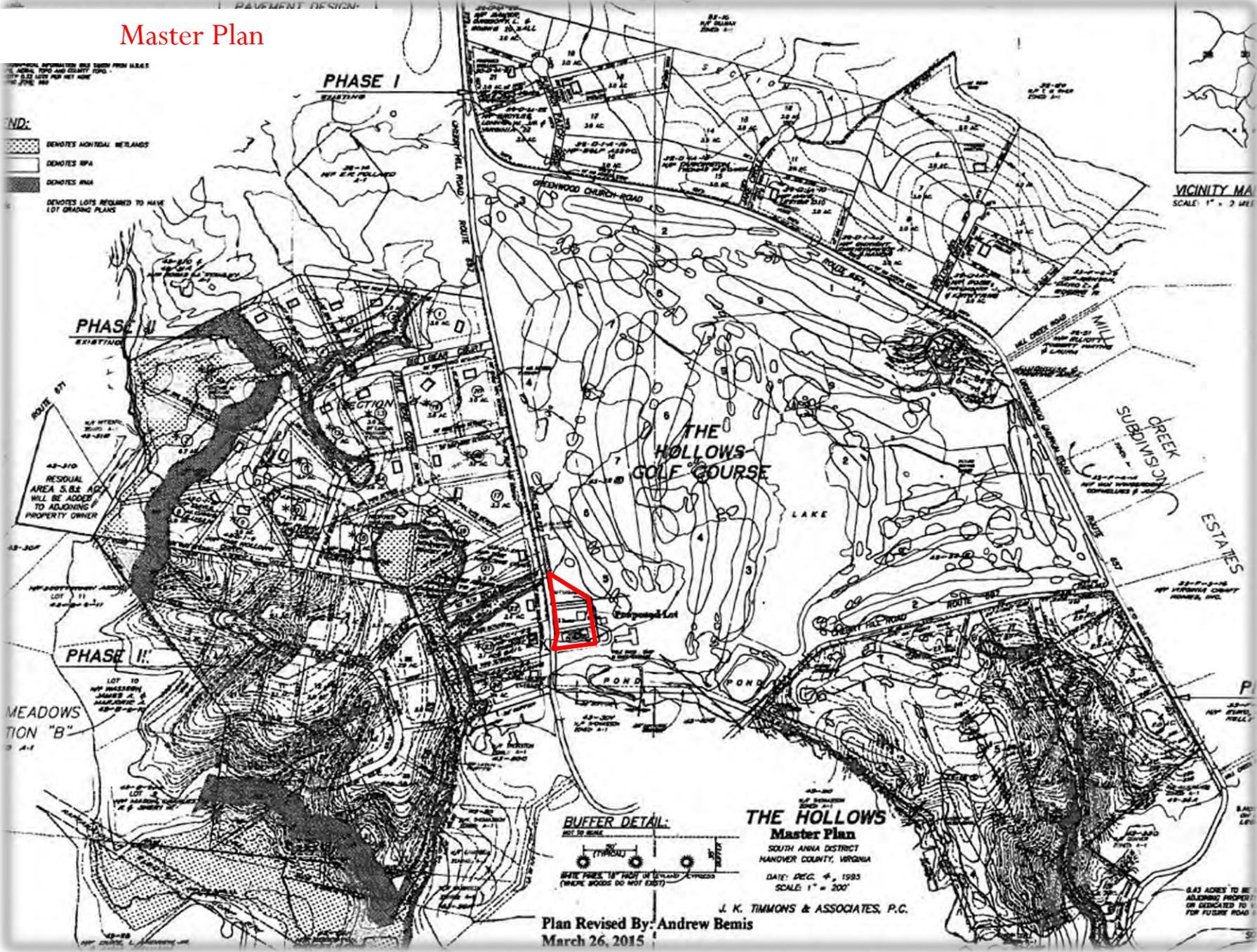
- In lieu of proffers, the PUD ordinance (repealed in 2006) requires that a PUD Agreement between the county and The Hollows Corporation be executed
- The agreement details the specific requirements for the development
- The proposed amendment to the agreement revises the language to allow the requested residential lot on the golf course property



Master Plan

ADDITIONAL INFORMATION HAS BEEN TAKEN FROM PLATS OF RECORD, RECORD MAPS AND COUNTY RECORDS. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

- Legend:**
-  DENOTES AGRICULTURAL WETLANDS
 -  DENOTES SPA
 -  DENOTES SWA
 -  DENOTES LOTS REQUIRED TO HAVE LOT GRADING PLANS



VICINITY MAP
SCALE: 1" = 2 MILES



THE HOLLOWES
Master Plan
SOUTH ANNA DISTRICT
HANOVER COUNTY, VIRGINIA
DATE: DEC. 4, 1993
SCALE: 1" = 200'

J. K. TIMMONS & ASSOCIATES, P.C.

Plan Revised By: Andrew Bemis
March 26, 2015

0.43 ACRES TO BE ADJACENT PROPERTY OR DEDICATED TO FUTURE ROAD

C-7-91, Am. 1-15(PUD)
Fundamental Golf Properties, Inc.
South Anna Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the amended PUD Agreement and master plan



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-7-08, Am. 1-15
Hanover Habitat for Humanity, Inc.
Chickahominy Magisterial District

Request	Rescind the approved Conditional Use Permit (CUP)
Location	Southwest quadrant of the intersection of Chamberlayne Road and Atlee Road
Zoning	B-2, Community Business District
Area	8,450 s.f.
Land Use	Commercial



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-7-08, Am. 1-15

Hanover Habitat for Humanity, Inc.

rescind CUP

Zoned B-2

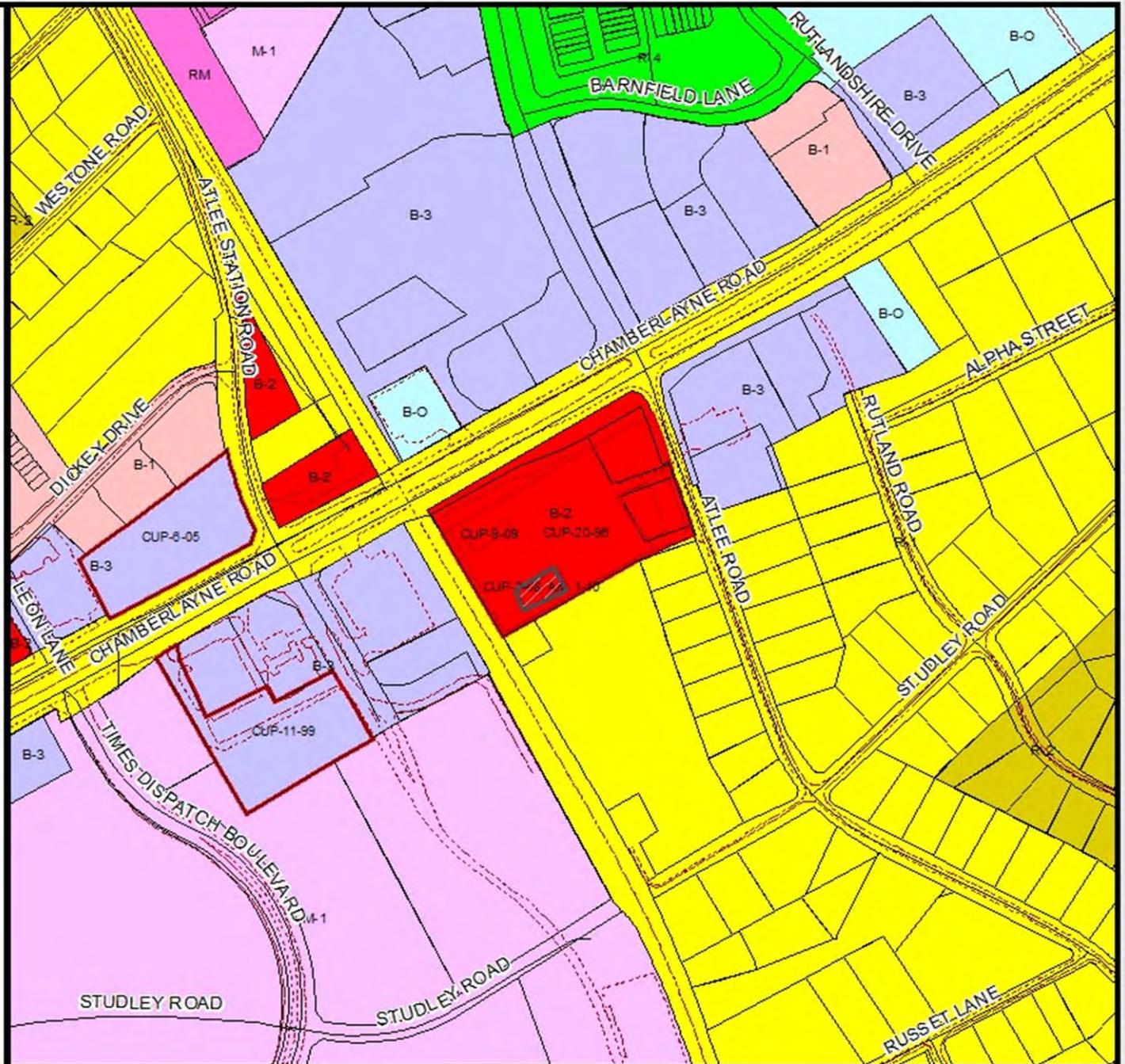
GPIN: 8706-12-2068 (per)

Chickahominy Magisterial District



1 inch = 400 feet

February 02, 2015



CUP-7-08, Am. 1-15
Hanover Habitat for Humanity, Inc.
Chickahominy Magisterial District

Planning Analysis:

- The previous tenant had an approved CUP (CUP-7-08, Am. 1-10, Diana Oakley) for a recreational and day care use
 - Those uses have ceased and the property vacated, but the CUP has not lapsed
- The applicant is requesting CUP-7-08 be rescinded so that it can use the subject space for its retail site



CUP-7-08, Am. 1-15
Hanover Habitat for Humanity, Inc.
Chickahominy Magisterial District

Recommendations:

The Planning Commission and staff recommend **RESCINDING** CUP-7-08, Am. 1-10, Diane Oakley as requested by the applicant



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-24-14(c)
Edna M. Mitchell
(Sheehy Auto Stores, Inc.)
Henry Magisterial District

Request	Rezone to B-3(c)
Location	The terminus of Sujen Court, 650' north of its intersection with Mechanicsville Turnpike
Zoning	A-1, Agricultural District
Acres	2.62
Land Use	Commercial



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-24-14

Sheehy Auto Stores, Inc.

Rezone A-1 to B-3

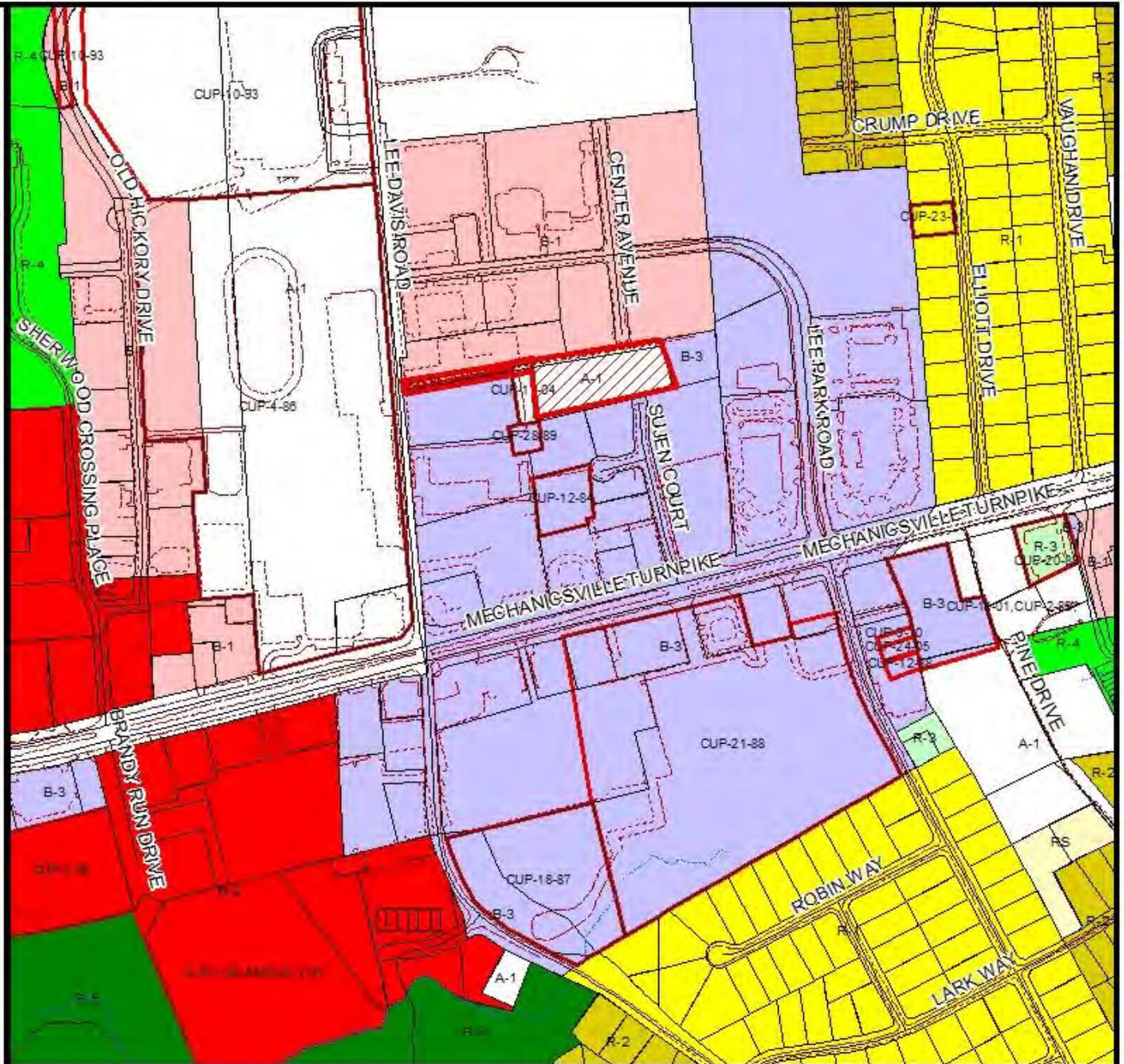
GPIN's: 8714-99-7488 & 8714-99-5533

Henry Magisterial District



1 inch = 500 feet

December 01, 2014



C-24-14(c)
Edna M. Mitchell
(Sheehy Auto Stores, Inc.)
Henry Magisterial District

Planning Analysis:

- This rezoning request will allow the site to be used for accessory vehicle storage for the adjacent automobile sales business
- The conceptual plan shows the lot screened with a 6' board-on-board fence
- Permanent hammerhead cul-de-sacs will be constructed at the terminus of both Center Avenue and Sujen Court
- Vehicles will be unloaded onsite at the Center Avenue entrance



C-24-14(c)
Edna M. Mitchell
(Sheehy Auto Stores, Inc.)
Henry Magisterial District

Proffers:

- Conceptual Plan
- Use Restrictions
- Right-of-Way Dedication
- Consolidation of the Parcels or Zoning Lot Letter



HANOVER: PEOPLE, TRADITION & SPIRIT!

Conceptual Plan

NOTE:
LANDSCAPE SHOWN FOR
CONCEPTUAL PURPOSES ONLY.
SNM AND SWG TO BE
ADDRESSED AT TIME OF
CONSTRUCTION DOCUMENTATION
3. LIGHTING PLAN TO BE
PROVIDED WITH SITE PLAN.

PAGE HANOVER PARTNERSHIP
8724-080739
D.B. 717, PG. 806
ZONED B-1
(VACANT)

APPROXIMATE LOCATION
OF 20' PERMANENT
UTILITY EASEMENT
(D.B. 495, PG. 235
(TO REMAIN))

APPROXIMATE LOCATION
OF 20' TEMPORARY
CONSTRUCTION EASEMENT
(D.B. 495, PG. 235
(TO BE VACATED))

PROPOSED
ACCESS GATE

CONVERT EXISTING
TEMPORARY CUL-DE-SAC

WSM ASSOCIATES, LLC
7009 LEE PARK RD
8714-99-7734
D.B. 2236, PG. 45
ZONED B-1

W. EUGENE MITCHELL
8714-99-5533
D.B. 457, PG. 338
ZONED A-1

MIKE & ELLEN'S ITALIAN KITCHEN, LLC
7022 LEE DAVIS RD
8714-99-3538
D.B. 1289, PG. 247
ZONED B-1

EDNA M. MITCHELL
8714-99-5402
D.B. 399, PG. 884
ZONED A-1

EDNA M. MITCHELL
7016 LEE DAVIS RD
8714-99-7488
D.B. 542, PG. 495
94,419 SQ. FT.
2.167 ACRES
ZONED B-3

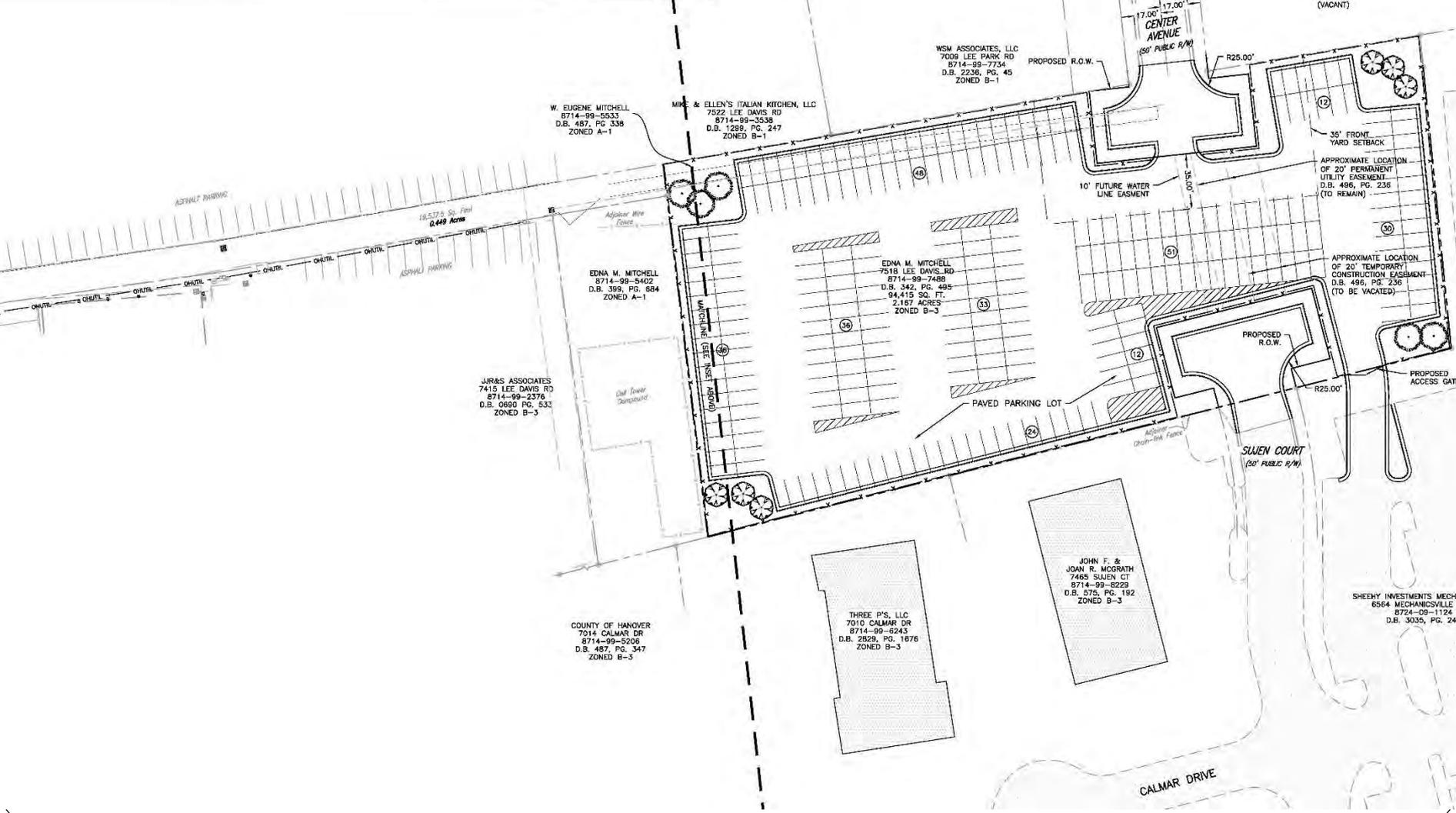
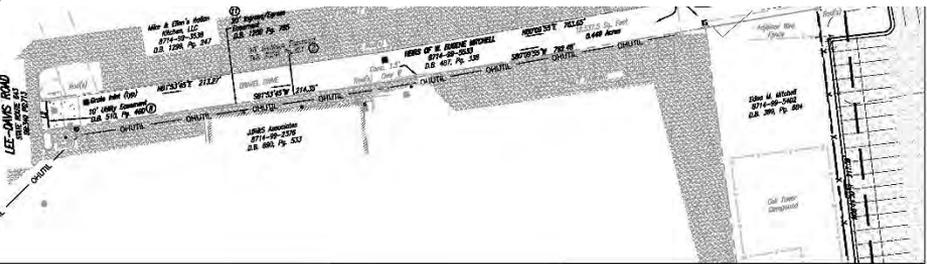
JIRRES ASSOCIATES
7416 LEE DAVIS RD
8714-99-2376
D.B. 0660 PG. 533
ZONED B-3

COUNTY OF HANOVER
7014 CALMAR DR
8714-99-5206
D.B. 487, PG. 347
ZONED B-3

THREE P'S, LLC
7010 CALMAR DR
8714-99-6243
D.B. 2828, PG. 1676
ZONED B-3

JOHN F. &
JOAN R. MCGRATH
7485 SUJEN CT
8714-99-8229
D.B. 575, PG. 192
ZONED B-3

SHEEHY INVESTMENTS MECHA
6564 MECHANICSVILLE
8724-03-1124
D.B. 3035, PG. 245



C-24-14(c)
Edna M. Mitchell
(Sheehy Auto Stores, Inc.)
Henry Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-2-15
Sheehy Auto Stores, Inc.
Henry Magisterial District

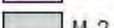
Request	Permit a fence taller than permitted in the front yard
Location	At the terminus of Sujen Court, 650' north of its intersection with Mechanicsville Turnpike
Zoning	A-1, Agricultural District (B-3(c), General Business District with conditions, rezoning pending)
Acres	2.62
Land Use	Commercial



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-2-15

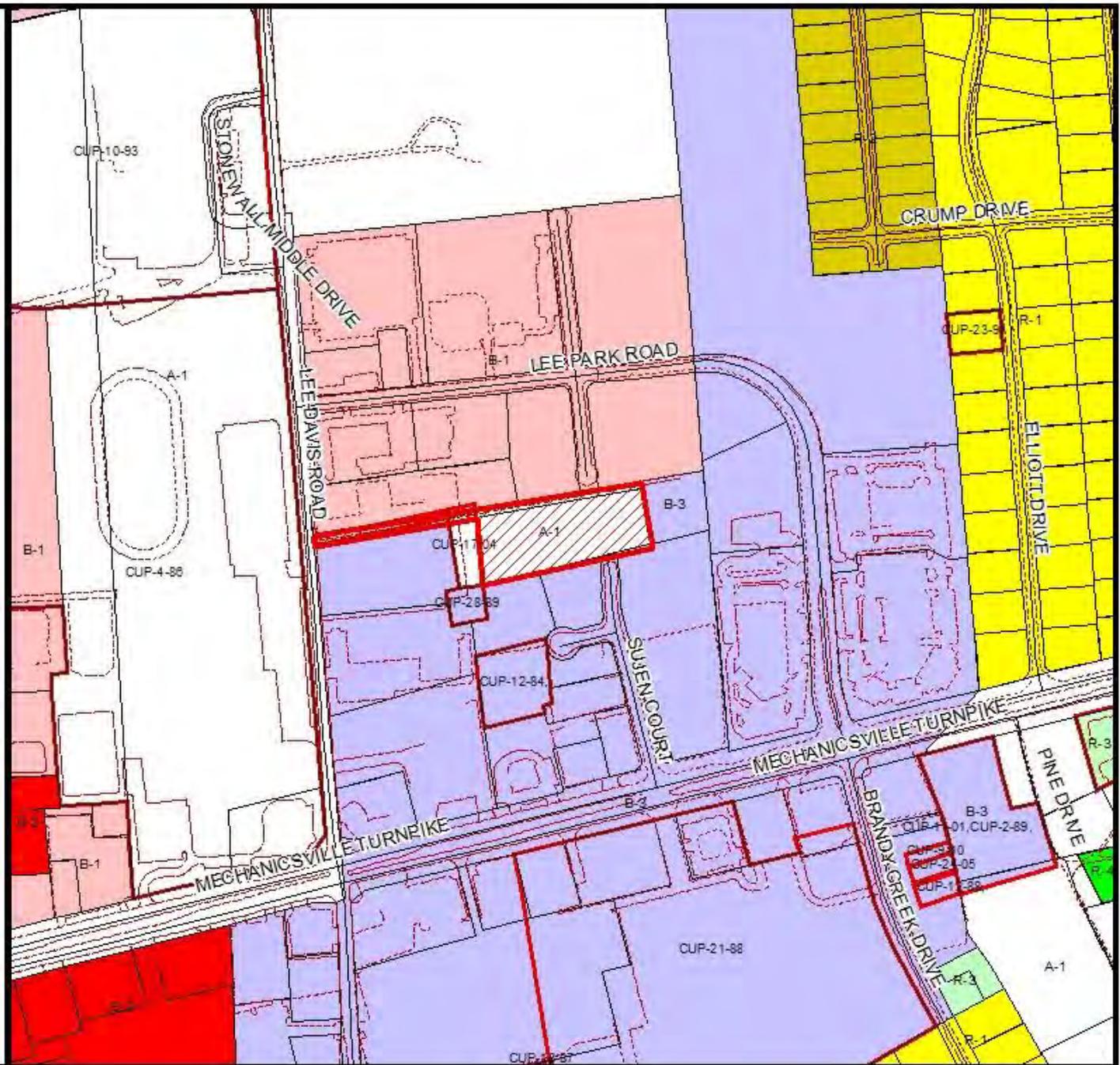
Sheehy Auto Stores, Inc.
 fence taller than permitted
 Zoned A-1 (pending B-3)

GPIN'S: 8714-99-7488 & 8714-99-5533
 Henry Magisterial District



1 inch = 400 feet

January 26, 2015



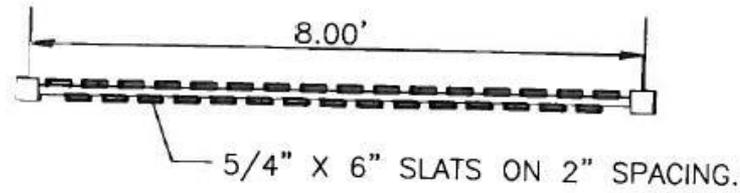
SE-2-15
Sheehy Auto Stores, Inc.
Henry Magisterial District

Planning Analysis:

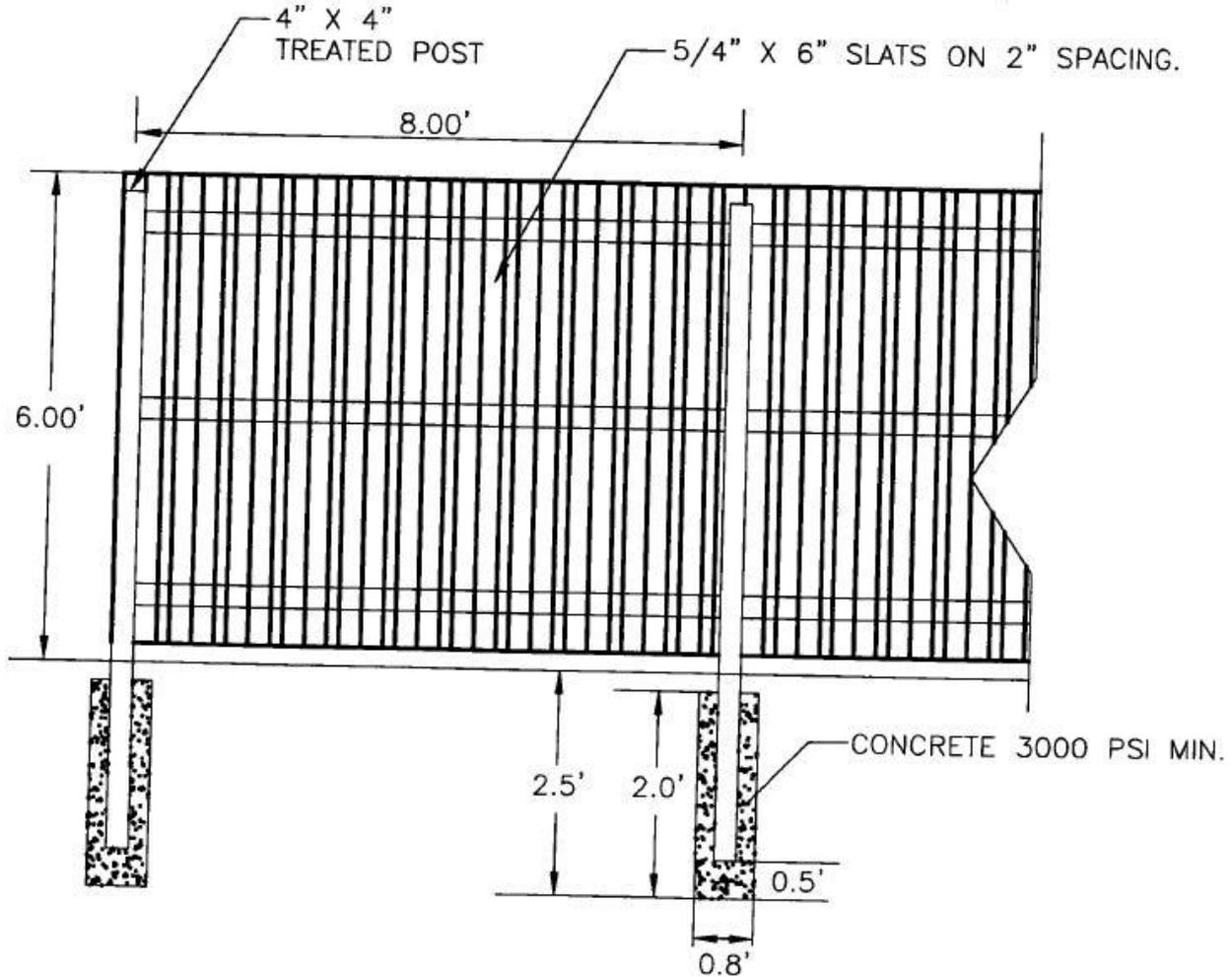
- A vehicle storage lot must be screened from adjacent properties
- A 6' board-on-board screening fence is proposed to run along the perimeter of the storage lot
- This request is to permit a 6' fence along the cul-de-sacs of Center Avenue and Sujen Court, which is taller than the 4' height required for the front yard



Fence Elevation



***ALL HARDWARE SHALL BE GALVANIZED
FENCE POSTS, RAILS AND SLATS SHALL BE PRESSURE TREATED WOOD**



SE-2-15
Sheehy Auto Stores, Inc.
Henry Magisterial District

Recommendations:

APPROVAL subject to the conditions as outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!