



Hanover County Board of Supervisors

June 25, 2014

Hanover: People, Tradition & Spirit



CUP-2-02, Am. 1-14
Beaverdam Baptist Church
Beaverdam Magisterial District

Request	Expansion of church activities to include a private church school
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 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-2-02, Am. 1-14

Beaverdam Baptist Church

private school

Zoned A-1

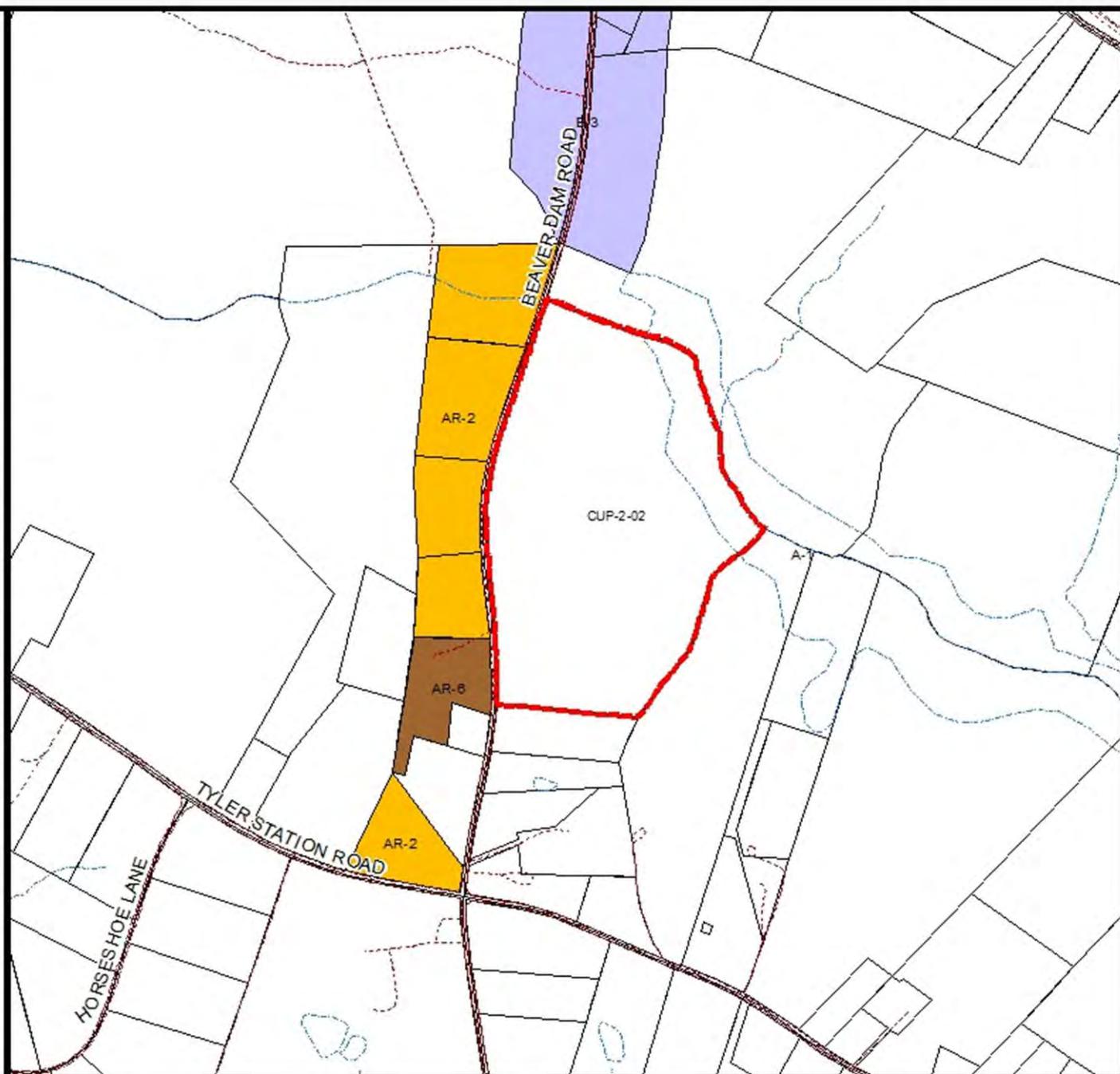
OPIN: 7826-62-2888

Beaverdam Magisterial District



1 inch = 700 feet

April 07, 2014

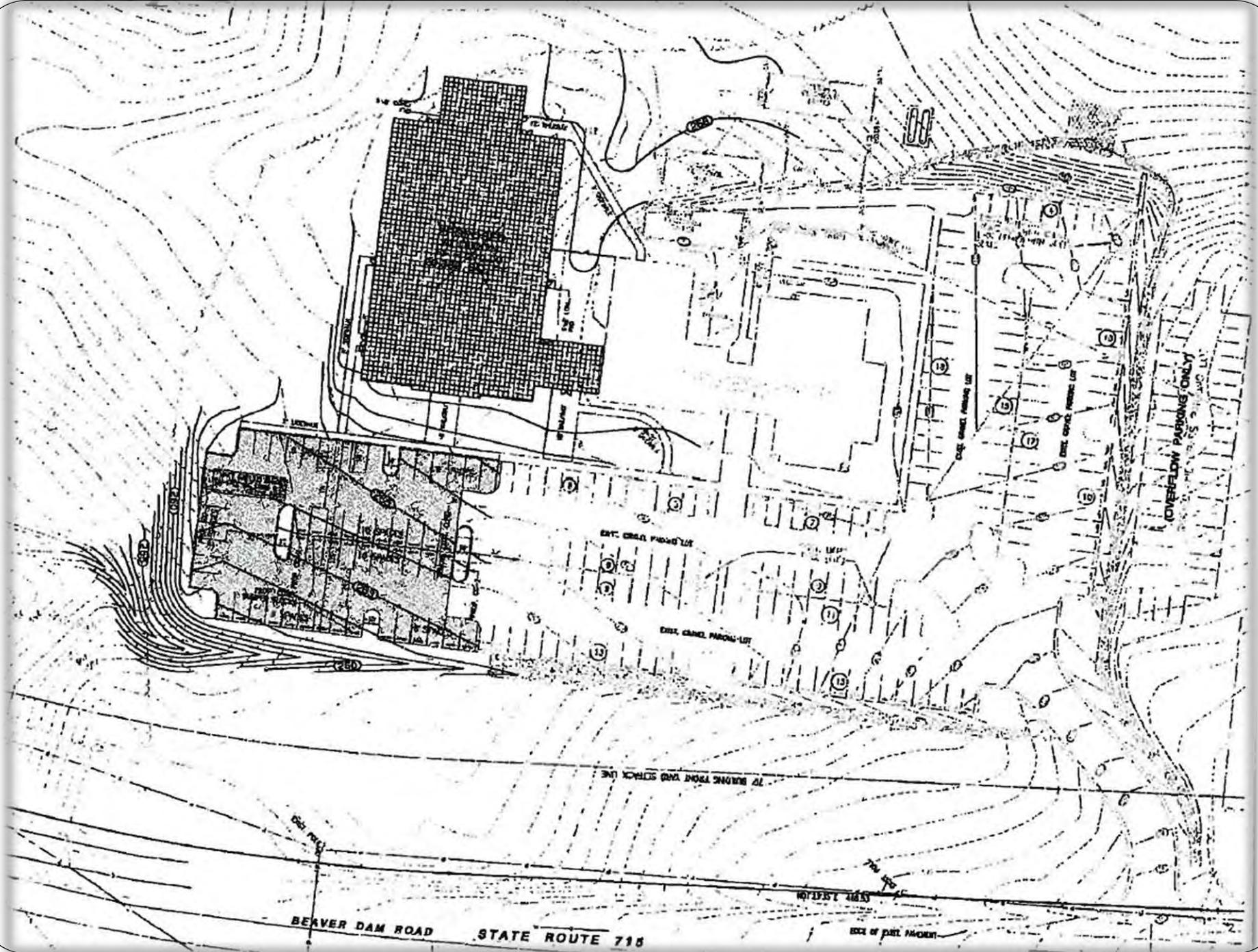


CUP-2-02, Am. 1-14
Beaverdam Baptist Church
Beaverdam Magisterial District

Planning Analysis:

- This request is to amend the approved CUP for the church to allow the operation of a private school
 - Approx. 15 to 20 students for the 1st school year and eventually grow to approx. 120 students
- The church facilities can accommodate the school without additional improvements





CUP-2-02, Am. 1-14
Beaverdam Baptist Church
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-38-98(c), Am. 1-14
Amar and Harvinder Singh, et al.
South Anna Magisterial District

Request	Amend the cash proffer for 1 lot in the Walton Tavern Estates subdivision
Location	East Line of Sir Walker Drive, 500' north of its intersection with Mountain 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-38-98, Am. 1-14

Amar and Harvinder Singh
cash proffer amendment

Zoned AR-6

OPIN: 7831-02-6166

South Anna Magisterial District



1 inch = 500 feet

January 06, 2014



C-38-98(c), Am. 1-14
Amar and Harvinder Singh, et al.
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$5,185.00 (capital & road improvements) to \$1,259.00 (road improvements)



C-38-98(c), Am. 1-14
Amar and Harvinder Singh, et al.
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-15-00(c), Am. 1-13
Ann Brooke W. & James S. Davis, Jr., et al.
Cold Harbor Magisterial District

Request Amend the cash proffer for 2 lots in the Baylor Springs subdivision

Location East line of Flannigan Mill Road at its intersection with Babbling Brooke Lane

Zoning RC(c), Rural Conservation 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-15-00(c), Am. 1-13

Ann B. and James S. Davis, Jr., et al.

cash proffer amendment

Zoned RC

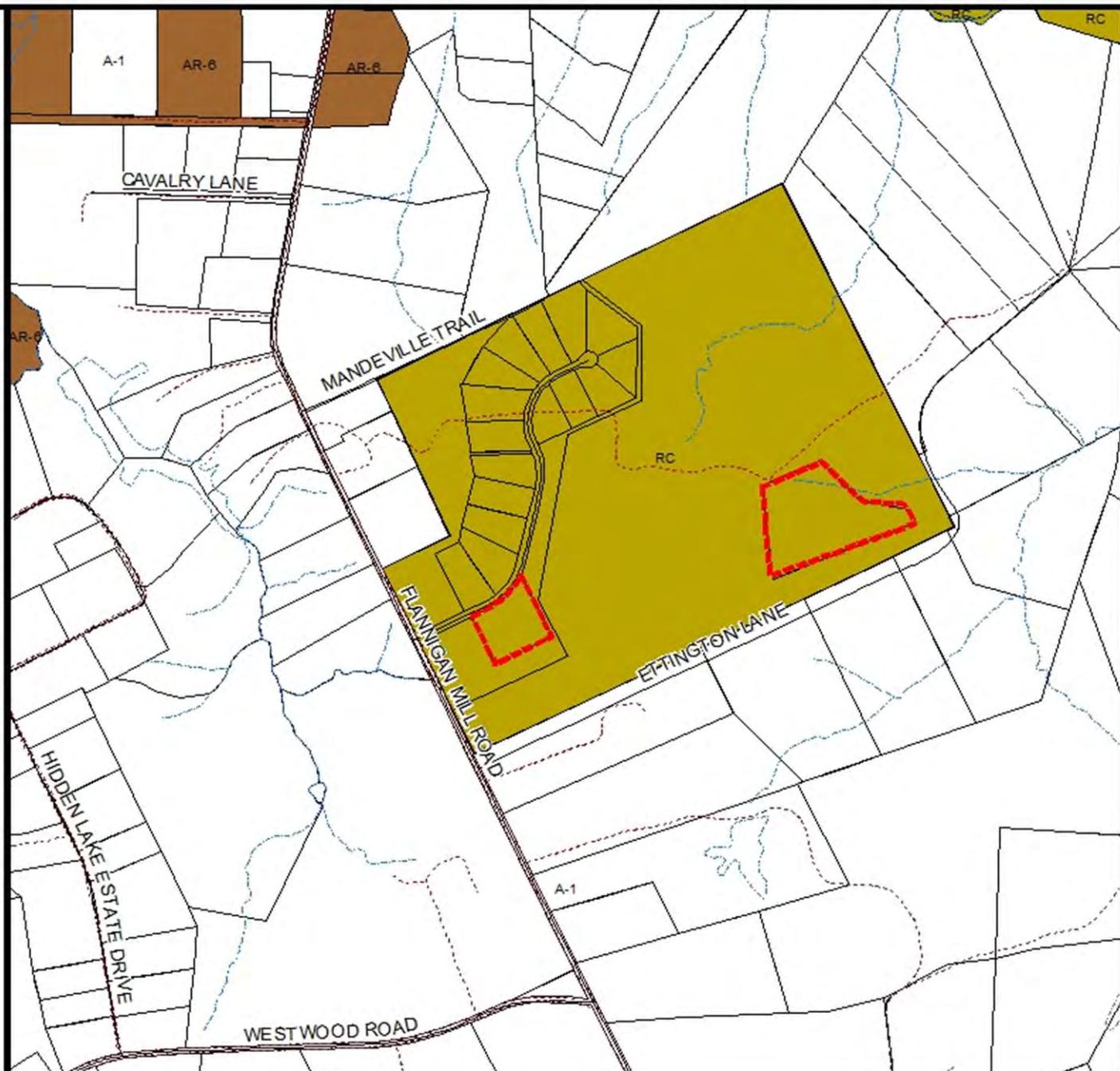
GPIN: 8764-57-5208

Cold Harbor Magisterial District



1 inch = 700 feet

December 02, 2013



C-15-00(c), Am. 1-13
Ann Brooke W. & James S. Davis, Jr., et al.
Cold Harbor Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$6,310.00 (capital & road improvements) to \$2,126.00 (road improvements)



C-15-00(c), Am. 1-13
Ann Brooke W. & James S. Davis, Jr., et al.
Cold Harbor Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-2-14(c)

Joyce Y. Morris

South Anna Magisterial District

Request	Rezone from A-1 to AR-6(c) to create 1 additional building lot for a family member
Location	At the terminus of Bradley's Country Lane, 950' southeast of its intersection with W. Patrick Henry Road
Zoning	A-1, Agricultural District
Acres	6.18
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-2-14

Joyce Y. Morris

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

Zoned A-1

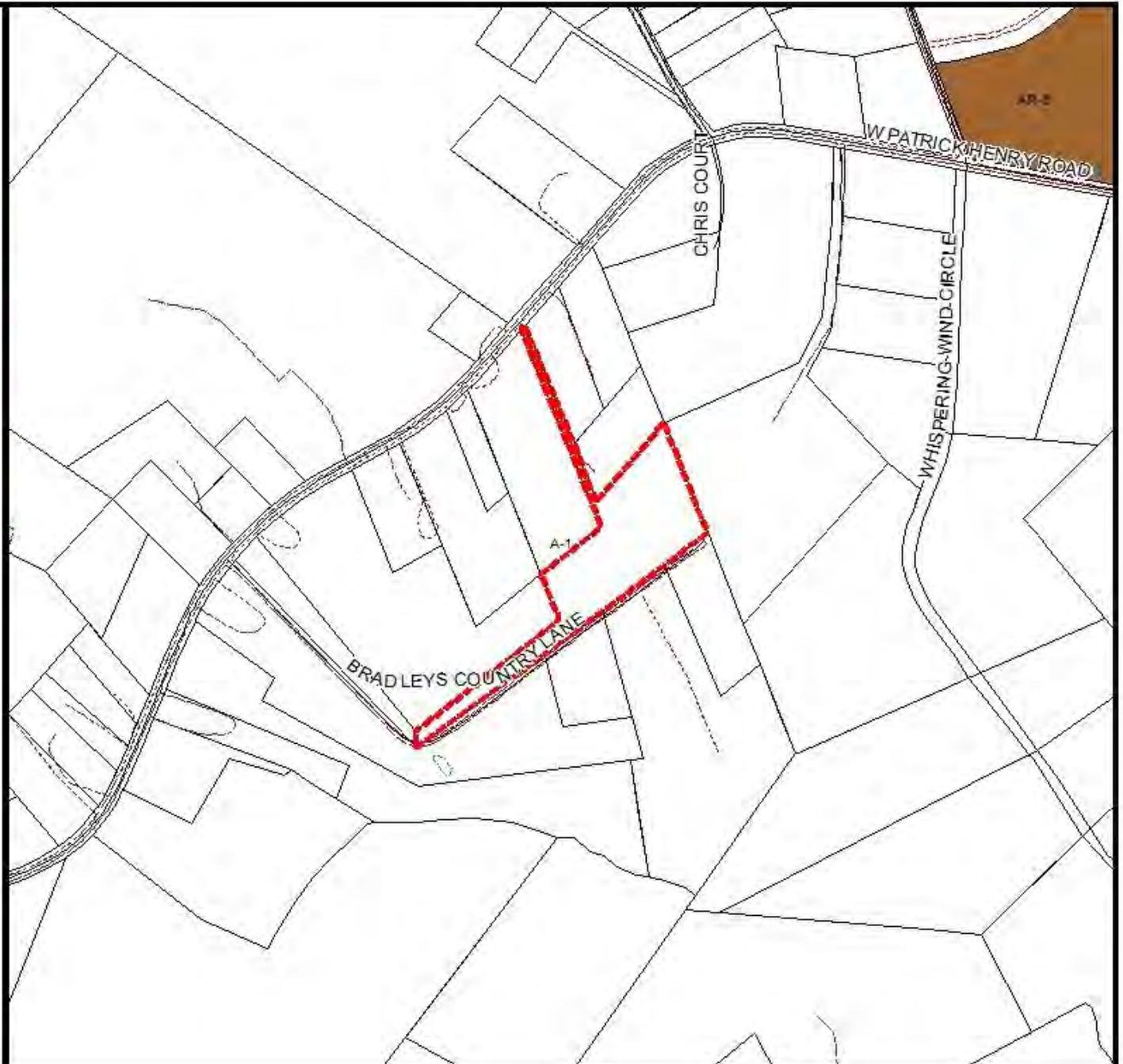
GPIN: 7822-63-8301

South Anna Magisterial District



1 inch = 500 feet

February 27, 2014



C-2-14(c)
Joyce Y. Morris
South Anna Magisterial District

Planning Analysis:

- The conceptual plan shows the 6.1 acre parcel divided into a 2.1 acre lot and 4.0 acre lot
 - The proposed lots have an irregular configuration but both comply with the AR-6 provisions



W. Patrick Henry Road
(Rt. 54)



N/F
April R. Henry
Parcel ID: 7822-84-0751
D.B. 1044, Pg. 28

N/F
IMIA Holding, LLC
Parcel ID: 7822-83-0105
D.B. 1046, Pg. 18

N/F
Michael Anthony Wozny
Parcel ID: 7822-83-5037
D.B. 1070, Pg. 30

N/F
Patty W. Nicholas, et al.
Parcel ID: 7822-83-7402
D.B. 1059, Pg. 7

N/F
James D. Giles &
Berthina Giles
Parcel ID: 7822-83-7032
D.B. 1049, Pg. 143

N/F
James D. Giles &
Berthina Giles
Parcel ID: 7822-83-0138
D.B. 107, Pg. 48

Joyce E. Young
Parcel ID: 7822-83-8301
D.B. 746, Pg. 911

Total
6.0956 Acres
±16042

Lot 2
4.0000 Acres

Bradley's Country Lane
Easement of Ingress/Egress
D.B. 714, Pg. 170

N/F
Walter H. Johnson
Parcel ID: 7822-83-1656
D.B. 1024, Pg. 299

Lot 1
0.5866 Acres

Proposed Lot Line

N/F
Dennis W. Dinamore &
Emma B. Dinamore
Parcel ID: 7822-83-7544
D.B. 1050, Pg. 104

N/F
Elizabeth F. L. Meredith
Parcel ID: 7822-83-1612
D.B. 915, Pg. 166

N/F
Marvin E. Malloy &
Gloria A. Malloy
Parcel ID: 7822-83-2015
D.B. 714, Pg. 167

N/F
Yvonne D. Burd
Parcel ID: 7822-83-5519
D.B. 1340, Pg. 158

611.60 to Pt. 51
1.81
1.12

3.514420° E
197.00

3.011819 W
138.56

N 47° 44' 00" E
279.00

S 51° 44' 00" W
156.74

N 17° 42' 00" W
12.70

S 12° 00' 00" E
1.81

N 47° 44' 00" E
279.00

1.320700 W
42.76
N 15° 00' 00" W
7.36

N 47° 44' 00" E
40.00

S 47° 44' 00" W
36.74

C-2-14(c)
Joyce Y. Morris
South Anna Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Wetlands Certification
- Perenniality Study
- Family Division



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C-2-14(c)
Joyce Y. Morris
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-9-13(c)

Hanover Land Investors, L.L.C.

Mechanicsville Magisterial District

Request	Rezone from A-1 to RM(c) and B-1(c)
Location	Southeast quadrant of the intersection of Pole Green Road and Bell Creek Road
Zoning	A-1, Agricultural District
Acres	25.45
Land Use	Commercial and Suburban High



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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-9-13

Hanover Land Investors, L.L.C.

Rezone A-1 to B-1 & RM

Zoned A-1

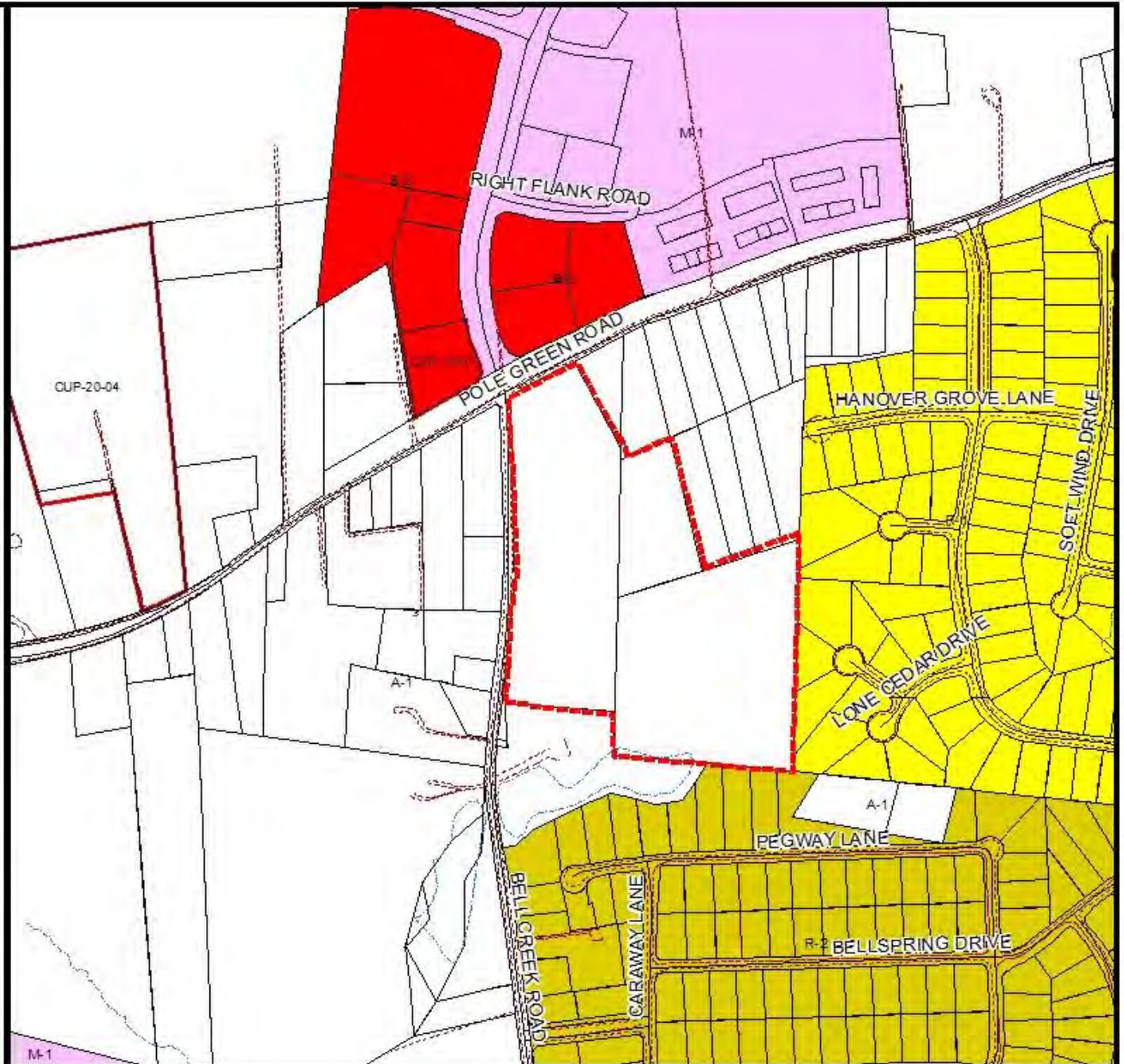
OPIN's: 8715-45-2559; 8715-45-5685;
8715-45-4972 & 8715-45-8101

Mechanicsville Magisterial District



1 inch = 500 feet

September 04, 2013



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Planning Analysis:

- The applicant requests to rezone:
 - 22.11 acres to RM(c), Multi-Family Residential District with conditions
 - 121 dwelling units for a density of 5.52 units per acre
 - 48 Single-family units
 - 73 Townhouse units
 - 3.33 acres to B-1(c), Neighborhood Business District with conditions
 - B-1 site is speculative



C-9-13(c)

Hanover Land Investors, L.L.C.

Mechanicsville Magisterial District

Planning Analysis, cont.:

- The conceptual plan and elevations meet RM District and subdivision preliminary plat requirements:

	<u>Required</u>	<u>Proposed</u>
Open Space	4.38 acres	8.11 acres
Active Recreation	1.10 acres	1.20 acres

Recreation areas include:

Playground

Multi-use fields

Walking trails

Exercise stations



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Planning Analysis, cont.:

- Sidewalks align both sides of the internal roads, which connect to walking trails in the common areas
- Tree plantings are shown along all streets and grouped in common areas
- A 50' landscaped thoroughfare buffer and entrance lighting are provided along Bell Creek Road



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Transportation:

- There are 2 entrances proposed on Bell Creek Road:
 - Northernmost entrance being right-in/right-out only
 - Southernmost entrance providing full movement
- The Pole Green Road entrance shall be right-in/right-out only



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C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Transportation, cont.:

- The applicant has proffered to limit the use of the B-1 property to those uses generating no more than:
 - 1,881 daily vehicle trips
 - 185 PM peak hour trips
 - These traffic generation volumes equate to the following uses:
 - 15,000 sq ft pharmacy with drive-through
 - 10,000 sq ft retail shopping center



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Transportation, cont.:

- The County's traffic consultant prepared an analysis of the development's impact on Bell Creek Road and Pole Green Road intersection and project entrances



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C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

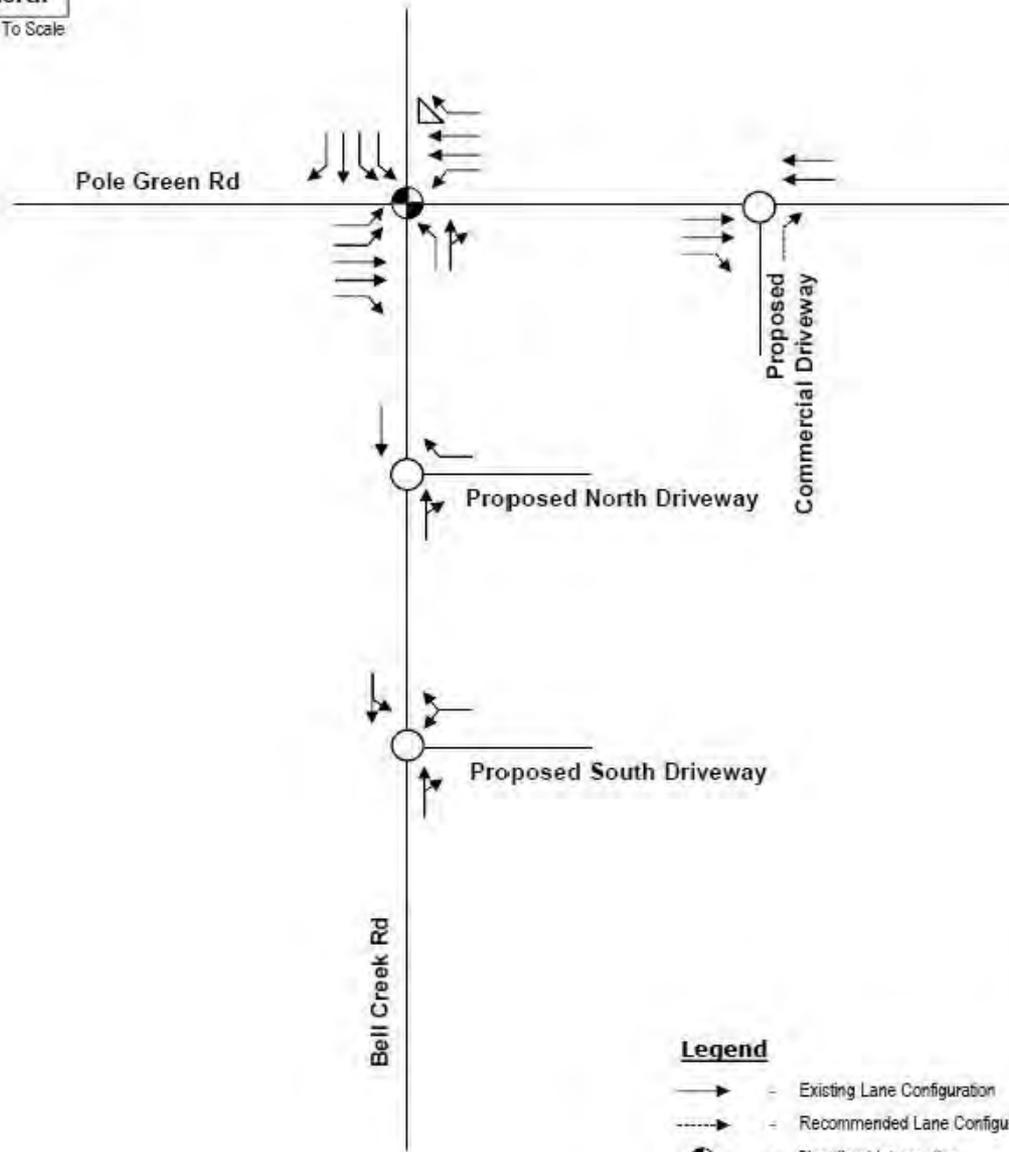
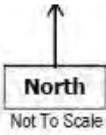
- Traffic improvements recommended by the analysis and VDOT include:
- Northbound Bell Creek Road - Restriping the approach to consist of:
 - 1 exclusive left-turn lane and 1 shared through/right-turn lane
 - Replacing traffic signal heads to align with the restriped Bell Creek Road/Pole Green Road intersection



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

- Optimizing traffic signal timings at the intersection
 - Construct a southbound left-turn lane at the full-movement entrance on Bell Creek Road
 - Construct 1 exclusive right-turn lane at the Pole Green Road entrance
- Construction of these improvements should restore traffic movements at the Pole Green Road and Bell Creek Road intersection to a Level of Service (LOS) D or better





Legend

- - Existing Lane Configuration
- - - - -> - Recommended Lane Configuration
- - Signalized Intersection
- - Unsignalized Intersection

C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Public Participation:

- Comments received during community meetings held on January 27, 2014 and February 27, 2014 as well as additional citizen input included the following issues:
 - Increased traffic and safety at proposed entrances on both Pole Green and Bell Creek Roads
 - The applicant has proffered to construct all road improvements recommended by the traffic impact analysis and VDOT
 - Sight distance easements are being obtained to ensure the safety of proposed entrances



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Public Participation, cont.:

- Density and compatibility with the surrounding community
 - The Comprehensive Plan designates the residential portion of the property for Suburban High, 4-8 units per acre
 - This project density is 5.5 units/acre, the applicant has chosen not to maximize density in this development



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Public Participation, cont.:

- The single-family detached lots are shown closest to the neighboring subdivisions while the townhouse units and commercial areas transition towards Pole Green and Bell Creek Roads
- Common areas will preserve existing trees that adjoin most of the adjacent properties to the east and south



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Public Participation, cont.:

- Environmental impacts on the surrounding community, particularly concerning stormwater runoff to downstream waterways
 - The applicant has minimized wetland impacts, which is subject to approval from the US Army Corps of Engineers
 - Tree preservation areas and a landscaped berm are shown adjacent to the pond



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Public Participation, cont.:

- The conceptual plan includes the installation of Low Impact Development (LID) stormwater management features
- Walking trails shall be constructed with porous pavement to help reduce stormwater runoff
- Staff has verified that the property does not contain any habitats for rare, threatened, or endangered species



C-9-13(c)

Hanover Land Investors, L.L.C.

Mechanicsville Magisterial District

Public Participation, cont.:

- Capacity impacts to schools
 - School Board data shows there is capacity to serve the 65 children that are expected from this development

Schools Affected	Capacity	<u>School Enrollment Forecast</u>		
		2014 Attendance	2016	2017
Laurel Meadow Elementary	775	655 (83% capacity)	639	634
Stonewall Jackson Middle	1235	1133 (98% capacity)	1091	1062
Lee-Davis High	1650	1585 (96% capacity)	1552	1532



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

- Proffers Applicable to Entire Property :
 - Road Improvements
 - Right-of-Way Dedication
 - Stormwater Facilities Compliant with VSMP Regulations
7/1/14
- RM Proffers:
 - Traffic Impact Cash Contribution
 - House Size
 - Foundations
 - Landscaping and Guardrail on an adjacent parcel



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

➤ B-1 Proffers:

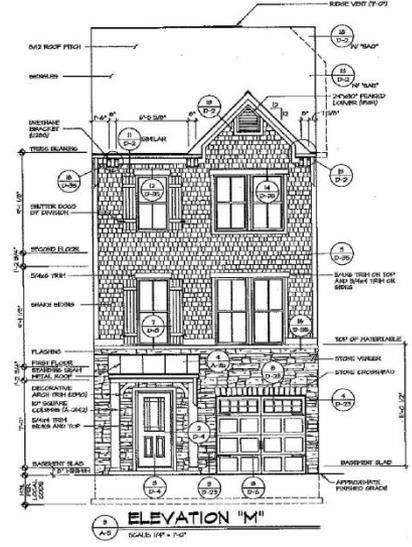
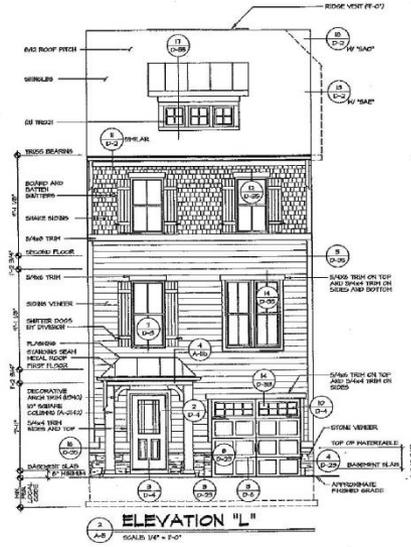
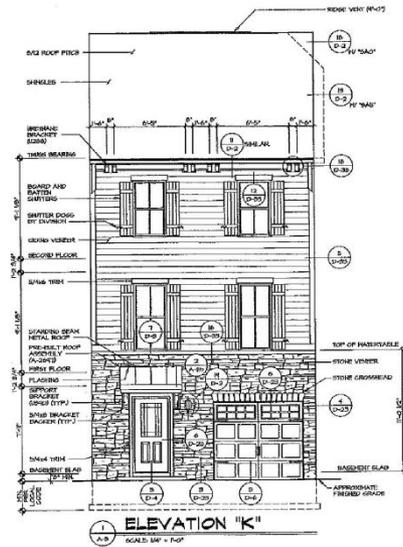
- Use Restrictions
- Conceptual Plan
- Architectural Treatment
- HVAC Unit Screening
- Monument Signs
- Dumpster Screening
- Limiting the Height of Parking Lot Lighting



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

- Revisions of the conceptual plan since the packet was distributed include:
- 10' of common open space added behind Lots 45-48
 - 10' landscape area added along the eastern property line in the common open space area
 - Plantings to be approved by Planning Director
 - 6' opaque fence added along the townhouse section in the northeastern portion of the property





2
A-3
6 - UNIT BUILDING
SCALE: 1/8" = 1'-0"



3
A-1
7 - UNIT BUILDING
SCALE: 1/8" = 1'-0"



1
A-2
5 - UNIT BUILDING
SCALE: 1/8" = 1'-0"

Elevations



Front Elevation - Craftsman



C-9-13(c)
Hanover Land Investors, L.L.C.
Mechanicsville Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

Setback and Yard Requirements within Residential and Industrial Districts

- Request to authorize staff to comprehensively review setback and yard requirements within A-1, AR-6, and Industrial Districts
- The recent update to the zoning ordinance added several definitions related to yards and property line
 - Some confusion remains regarding the methodology involved in calculating a yard measurement



Setback and Yard Requirements within Residential and Industrial Districts

- The M-1 district is a more restrictive district than M-2 and M-3 with regard to permitted uses
- There is a need to review existing yard and setback regulations within the industrial districts to ensure that the County's standards remain viable and responsive to promote current industrial land use practices while also maintaining adequate and appropriate protections for adjacent non-industrial properties



Setback and Yard Requirements within Residential and Industrial Districts

- Yard and setback requirements within the RS, Residential Suburban and RM, Residential Multi-family districts underwent extensive review at the time the district regulations were developed, and those districts provide greater flexibility than what is otherwise required in the A-1 and AR-6 districts
- Should the board authorize the staff begin a review process as requested, staff will bring a final recommendation to the Board's Community Development Committee for its review



Setback and Yard Requirements within Residential and Industrial Districts

Recommendation:

- Motion to authorize staff to undertake a review of yard and setback requirements within the A-1, Agricultural and AR-6, Agricultural Residential zoning districts, and review yard and setback requirements in the M-1, Industrial district

