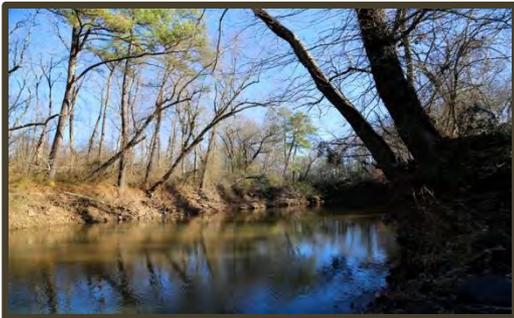




Hanover County Board of Supervisors

June 24, 2015

Hanover: People, Tradition & Spirit



C-18-00(c), Am. 1-15
Blue Ridge Custom Homes, L.L.C.
(Winding Creek Estates)
South Anna Magisterial District

Request Amend the cash proffer for 1 lot in the Winding
Creek Estates Subdivision

Location Southwest quadrant of Taylors Overlook Court
and Wedged Stone Drive

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-O
		RS M-1
		R-1 M-2
		R-2 M-3
		R-3

C-18-00, Am. 1-15

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned RC

GPIN: 7811-60-3537

South Anna Magisterial District



1 inch = 600 feet

February 24, 2015



C-18-00(c), Am. 1-15
Blue Ridge Custom Homes, L.L.C.
(Winding Creek Estates)
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 1 from \$6,319.00 (capital & road improvements) to \$2,171.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



C-18-00(c), Am. 1-15
Blue Ridge Custom Homes, L.L.C.
(Winding Creek Estates)
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-5-15(c)

Suzanne L. and Cameron L. Wood

Henry Magisterial District

Request	Rezone to AR-6(c), Agricultural Residential to allow 1 lot for family
Location	North line of Studley Road, 475' west of its intersection with Mechanicsville Turnpike
Zoning	A-1, Agricultural
Acres	13.32
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-5-15

Suzanne L. and Cameron L. Wood

Rezone A-1 to AR-6
(family)

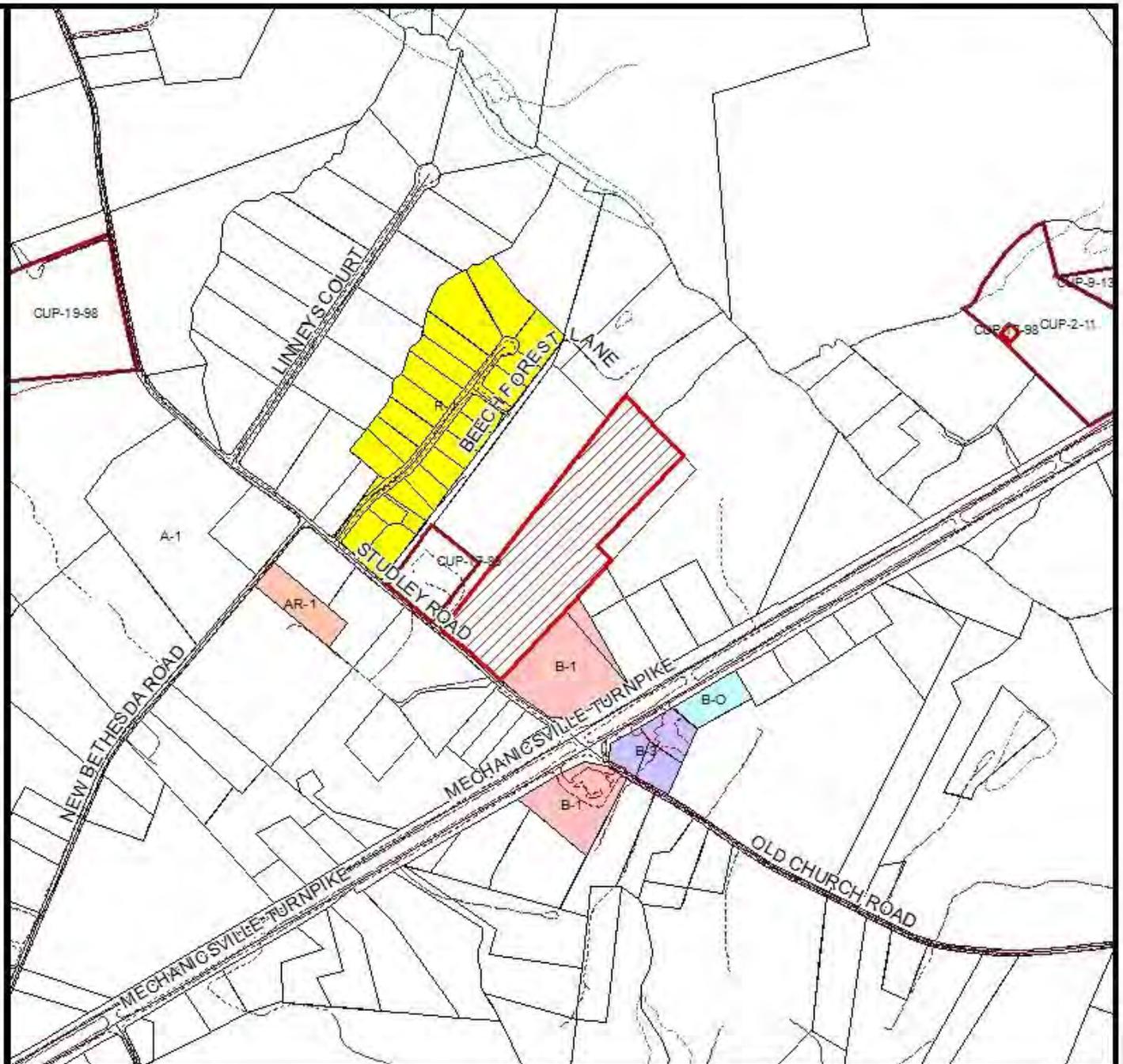
OPIN: 3746-S2-0452

Henry Magisterial District



1 inch = 700 feet

March 03, 2015



C-5-15(c)
Suzanne L. and Cameron L. Wood
Henry Magisterial District

Planning Analysis:

- Rezone 13.32 acres to create two 6.6 acre lots for a family division
- 20' access easement for ingress and egress



C-5-15(c)
Suzanne L. and Cameron L. Wood
Henry Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Wetlands Certification
- Perenniality Study
- Family Division – minimum 3-year residency
- Reservation of Right-of-Way



C-5-15(c)
Suzanne L. and Cameron L. Wood
Henry Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-4-15
Randall Everett
Beaverdam Magisterial District

Request	Permit a motocross race track
Location	East line of Washington Highway, 1,000' north of its intersection with Verdon Road
Zoning	A-1, Agricultural District
Acres	43.6
Land Use	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	

CUP-4-15

Randall Everett

motorcross track and school

Zoned A-1

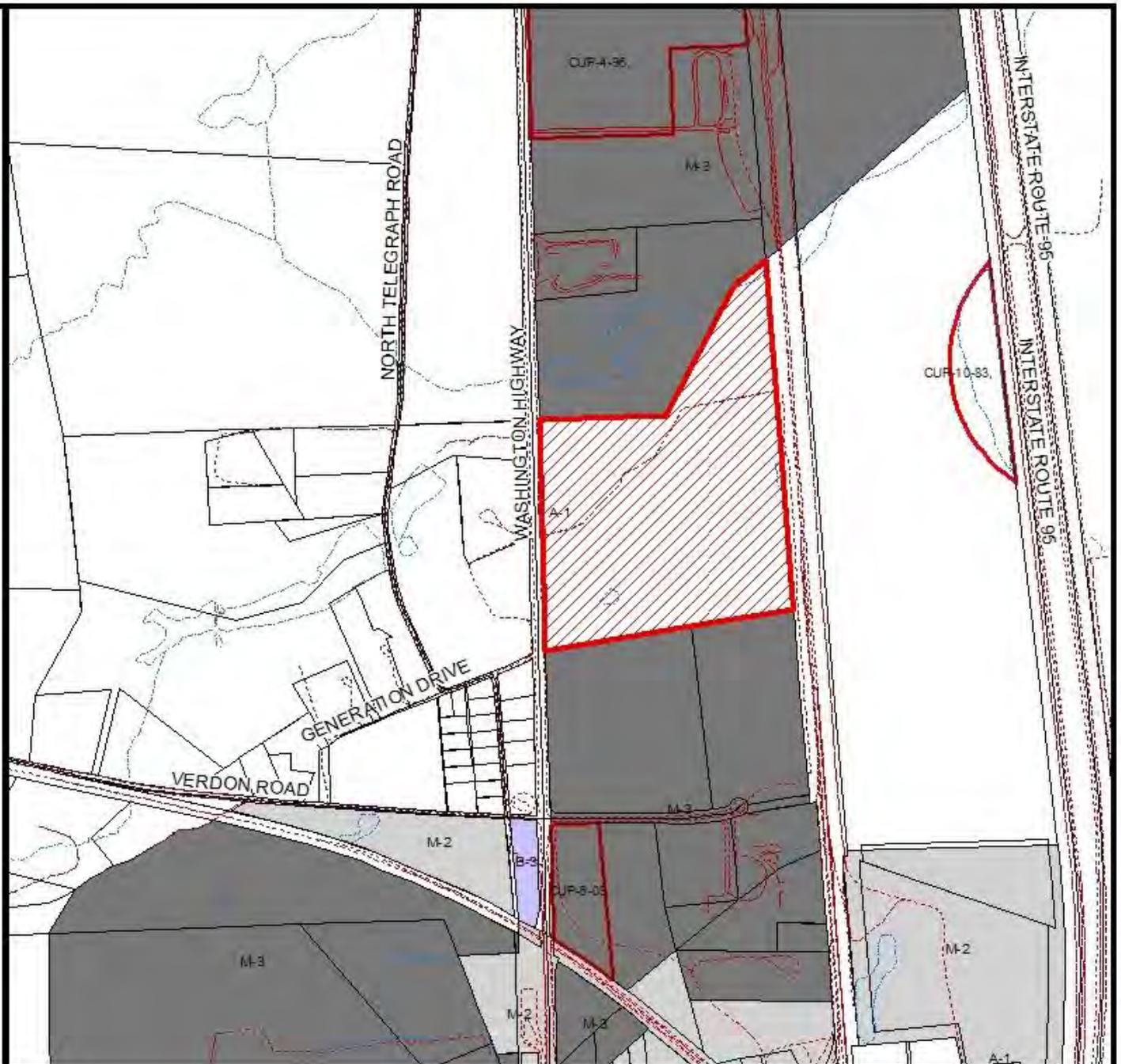
OPIN: 7884-22-8294

Beaverdam Magisterial District



1 inch = 800 feet

February 02, 2015



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis:

- This request is for a motocross race track to include:
 - Accessory camping
 - 3 race events per year
 - Weekend “open track” practice days
 - Individualized weekday instruction
- Hours of operation
 - Monday-Saturday 10 am to 6 pm
 - Sunday 11 am to 6 pm



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis, cont.:

- The facility includes the following:
- Dirt track
 - Bleachers with seating of 60
 - Restrooms
 - Staging area
 - Parking area
 - 30 overnight camping spaces for participants



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis, cont.:

- The surrounding area is zoned M-3, Heavy Industrial and A-1, Agricultural
- The property is characterized as open field and dense woodland to the north and south
- The property bounded to the east by the railroad



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis, cont.:

- A ridgeline generally bisects the property north and south
- The race track and the majority of the facility will be located east of the ridgeline
- Applicant proposes to construct a berm with a fence located at the top of the berm along the ridgeline further shielding the improvements and noise emanating from the property



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis, cont.:

- The proposal is not forecast to generate enough traffic to warrant roadway improvements to Route 1
- VDOT will require a commercial entrance
- The staff report states that the applicant had requested to make changes to the conceptual plan subsequent to the Planning Commission meeting
 - The applicant has withdrawn that request and proposes the plan that was considered by the Commission



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Community Meeting held on March 23, 2015:

- Concerns raised at the meeting:
 - Noise
 - Controlling alcohol and drug use
- Several citizens spoke in support, indicating it was a family event and a needed use in the community
- The proposed improvements including the berm and fence as well as the recommended conditions are intended to address community concerns



CUP-4-15
Randall Everett
Beaverdam Magisterial District

Planning Analysis, cont.:

- The Board of Supervisors recently adopted the Economic Development 2015-2020 Strategic Plan
 - This request supports objectives of that Plan related to promotion of tourism venues and promote the development of additional tourism assets



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-4-15
Randall Everett
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

CPA-1-15
Jeff Wade

Cold Harbor Magisterial District

Request Authorization to Advertise Public Hearings on a Comprehensive Plan Amendment:

- Change the General Land Use Plan map designation from Commercial to Business-Industrial

Location Generally along Cold Harbor Road (State Route 156), from the Henrico County line to its intersection with Market Road (State Route 630)



CPA-1-15
Jeff Wade

Cold Harbor Magisterial District

- The proposed amendment is a companion to a rezoning application to rezone approximately 92 acres on the south line of Cold Harbor Road, from A-1, Agricultural, to M-2, Light Industrial, for developing a Business/Industrial Park
- The proposed industrial zoning uses are not consistent with the current Commercial designation

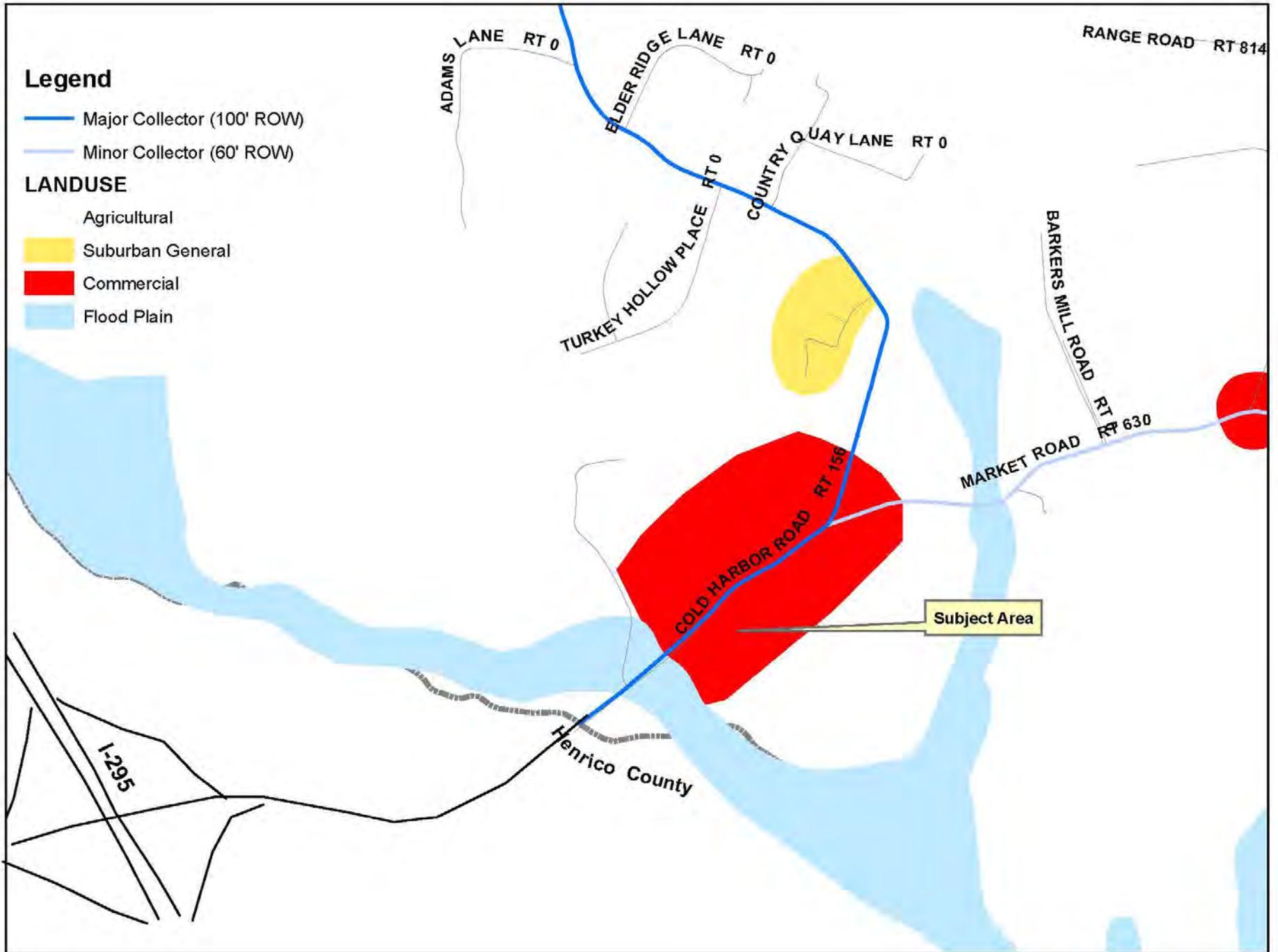


Legend

- Major Collector (100' ROW)
- Minor Collector (60' ROW)

LANDUSE

- Agricultural
- Suburban General
- Commercial
- Flood Plain



CPA-1-15

Jeff Wade

Cold Harbor Magisterial District

Recommendation:

Authorize the Planning Commission to hold public hearings on proposed amendment CPA-1-15



HANOVER: PEOPLE, TRADITION & SPIRIT!

CPA-2-15
Rogers-Chenault, Inc.
Beaverdam Magisterial District

Request Authorization to Advertise Public Hearings on a Comprehensive Plan Amendment:

- (1) Change the General Land Use Plan map designation from Suburban General (1 -4 Dwelling Units per acre) to Agricultural
- (2) Remove the subject area from the Suburban Service Area on the Growth Management Conservation and Suburban Development Plan map
- (3) Remove the subject area from the Utility Service Area on the Public Utility Plan map



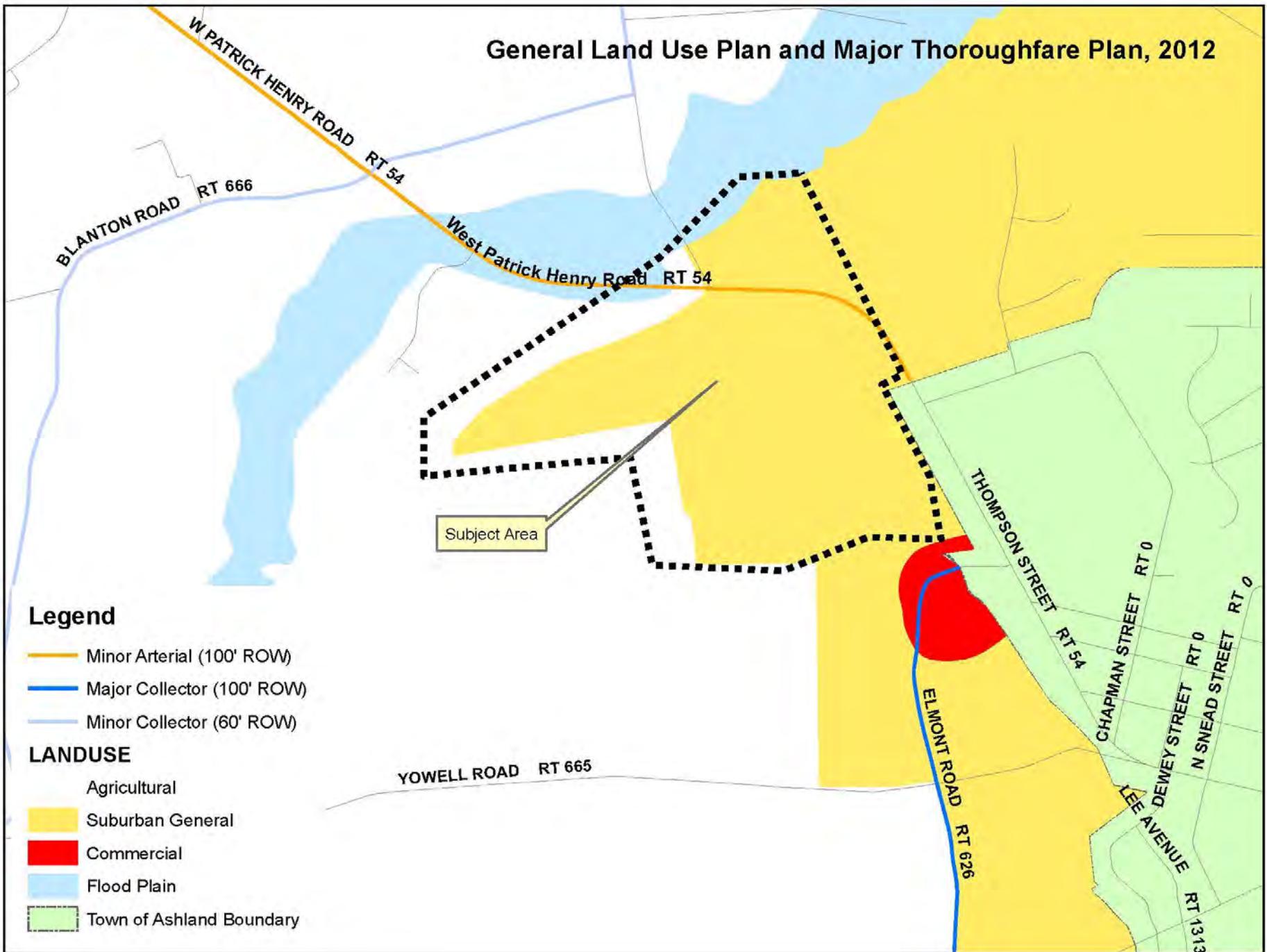
CPA-2-15
Rogers-Chenault, Inc.
Beaverdam Magisterial District

Location Generally on both sides of West Patrick Henry Road (State Route 54), immediately west and adjoining the Town of Ashland

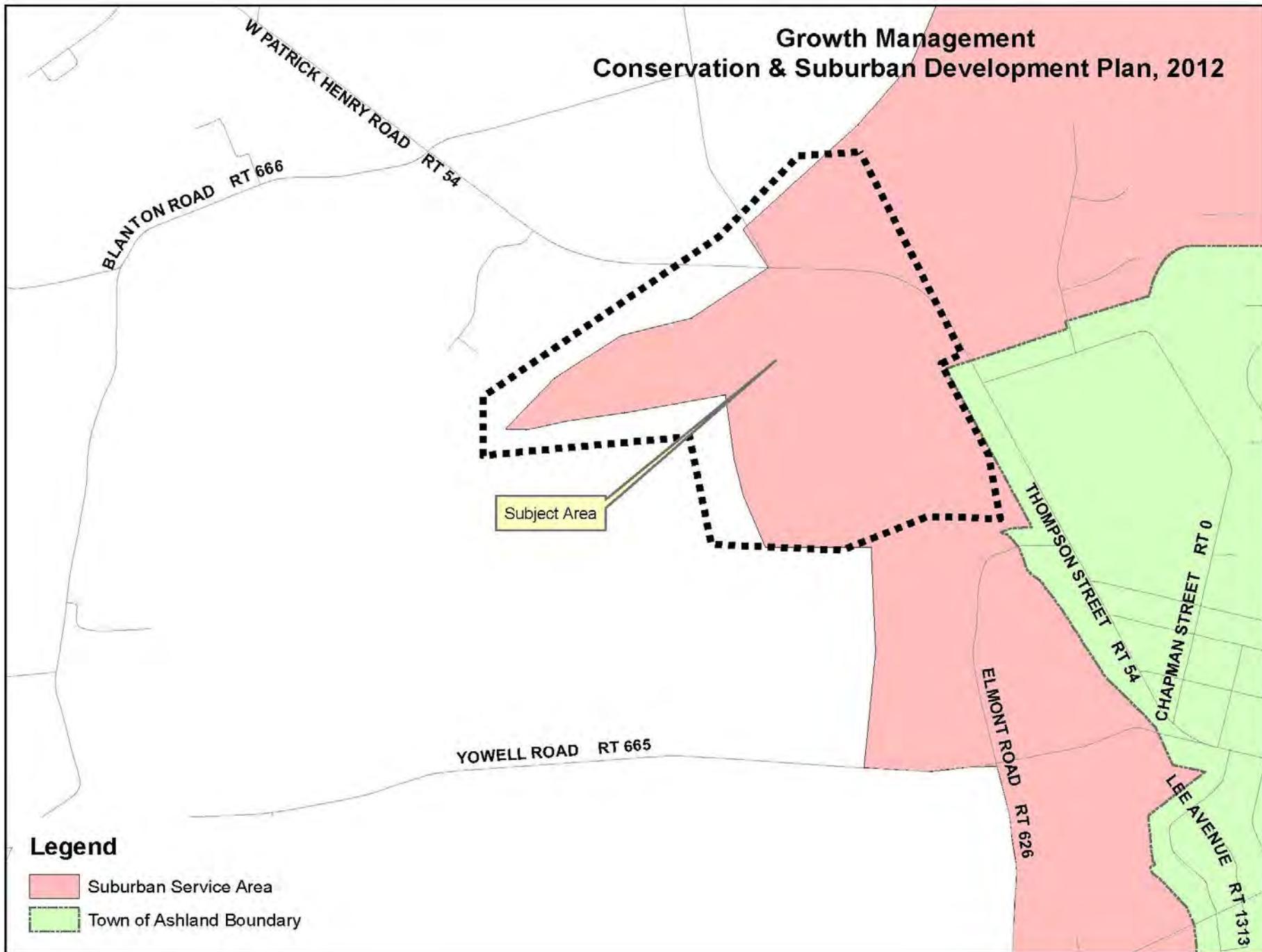
- The proposed amendment is a companion to a rezoning application to rezone approximately 264 acres from A-1, Agricultural, to RC, Rural Conservation
- There is no infrastructure for sewer service in the subject watershed area
 - Public water and sewer would be required to develop the property without the requested amendment



General Land Use Plan and Major Thoroughfare Plan, 2012



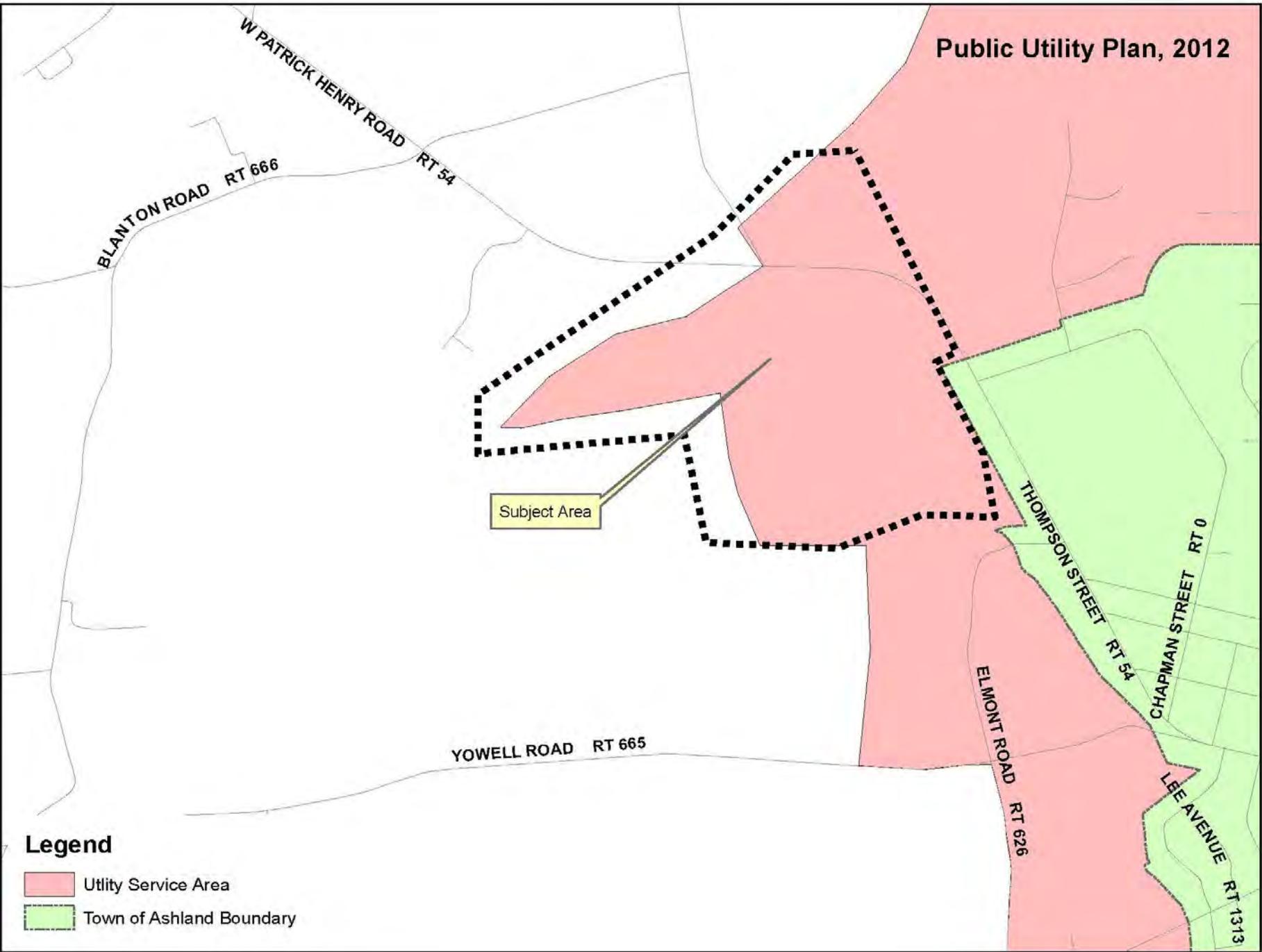
Growth Management Conservation & Suburban Development Plan, 2012



Legend

- Suburban Service Area
- Town of Ashland Boundary

Public Utility Plan, 2012



Subject Area

Legend

- Utility Service Area
- Town of Ashland Boundary

CPA-2-15
Rogers-Chenault, Inc.
Beaverdam Magisterial District

Recommendation:

Authorize the Planning Commission to hold public hearings on proposed amendment CPA-2-15



HANOVER: PEOPLE, TRADITION & SPIRIT!