

Authorization for Ordinance Amendment Pertaining to Microbreweries

- The comprehensive update to the County's business zoning district regulation included provisions to permit microbrewers:
 - With restaurants as a permitted use in the B-1, B-2, and B-3 districts
 - While also permitting stand-alone microbreweries that produce no more than 10,000 barrels per year as a conditional use in the B-3 district
- Staff has become aware that there has been tremendous growth in the popularity of microbreweries within the past several years



Authorization for Ordinance Amendment Pertaining to Microbreweries

- It has become apparent through research that the ordinances as currently structured do not sufficiently address the operational and locational trends of the microbrew industry
- To ensure that Hanover County remains a competitive location for the siting of microbreweries, staff is requesting that the Board of Supervisors authorize an ordinance amendment to further refine the County's microbrewery land use regulations



Authorization for Ordinance Amendment Pertaining to Microbreweries

- Staff is proposing to amend the Zoning Ordinance to permit:
 - Stand-alone microbreweries that produce no more than 10,000 barrels per year as a permitted use in the B-1 and B-2 districts
 - Microbreweries that produce more than 10,000 barrels be permitted as a use by right in the B-3 district
 - That all breweries, micro or otherwise, be permitted as a use by right in the M-2 district



Authorization for Ordinance Amendment Pertaining to Microbreweries

- Currently breweries are permitted by right in the M-3 district
- The production limits recommended are a reflection of current ABC licensing standards



HANOVER: PEOPLE, TRADITION & SPIRIT!

Authorization for Ordinance Amendment Pertaining to Microbreweries

Recommendation:

- Authorize staff to prepare a zoning ordinance amendment to modify the zoning regulations pertaining to microbreweries and breweries





Hanover County Board of Supervisors

September 24, 2014

Hanover: People, Tradition & Spirit



C-12-13(c)
Alva Stuckey, Jr.
South Anna Magisterial District

Request	Rezone A-1 to AR-6(c)
Location	North line of Winding Cedar Lane, 400' east of the intersection of South Anna Lane and Scotchtown Road
Zoning	A-1, Agricultural District
Acres	22.7
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-12-13

Alva Stuckey, Jr.

rezone A-1 to AR-6

Zoned A-1

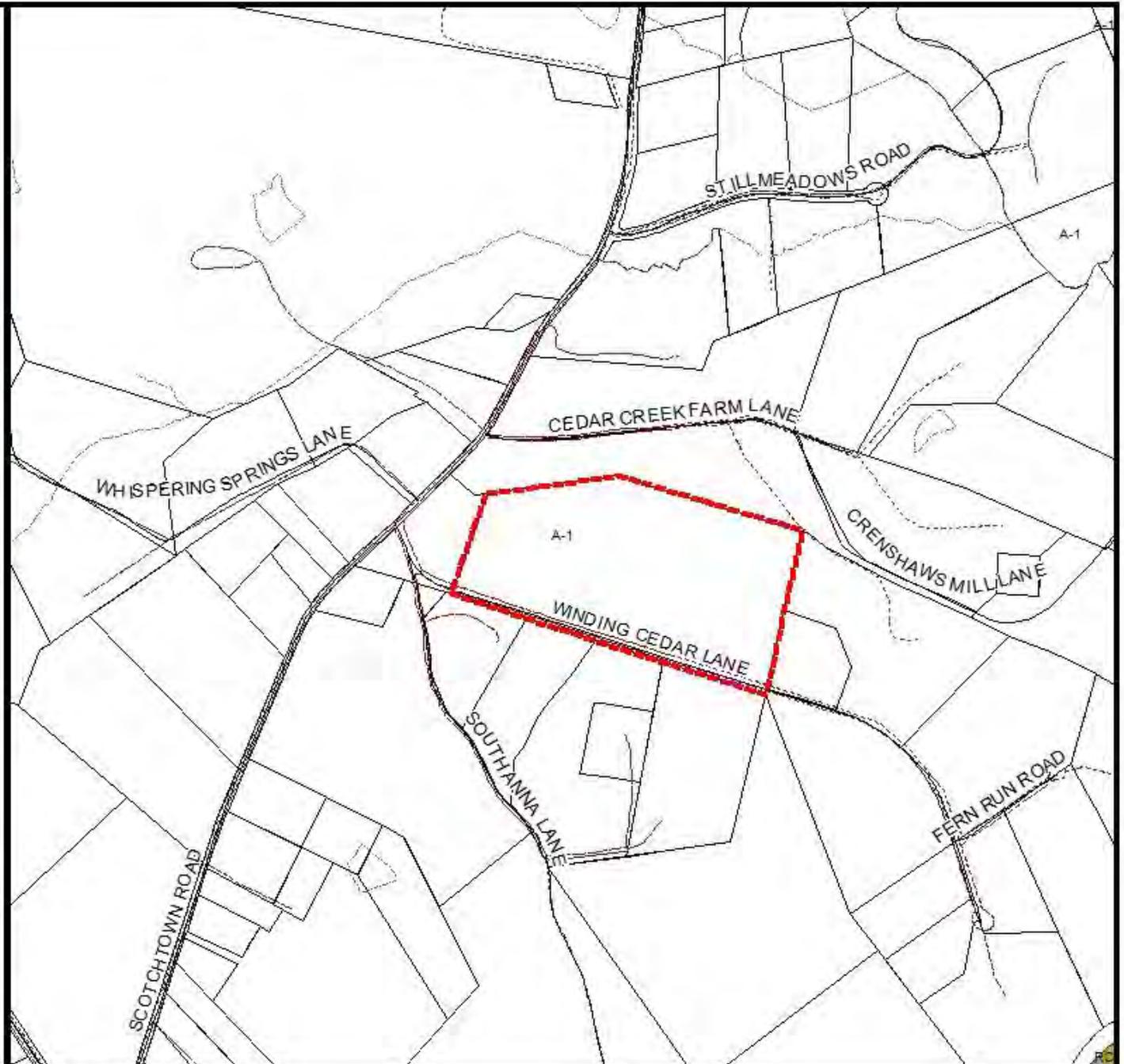
GPIN: 7830-96-0348

South Anna Magisterial District



1 inch = 600 feet

October 02, 2013



C-12-13(c)
Alva Stuckey, Jr.
South Anna Magisterial District

Planning Analysis:

- Rezone to create 3 subdivision lots, 3.4, 9.4, and 10 acres in size
- Access to the property is provided by existing private roads



C-12-13(c)
Alva Stuckey, Jr.
South Anna Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Contribution for Road Improvements
- Contribution to Private Road Maintenance



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-12-13(c)
Alva Stuckey, Jr.
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-9-14(c)
Kelley and James West
Beaverdam Magisterial District

Request	Rezone from A-1 to AR-6(c)
Location	West line of Woodson Mill Road, north of its intersection with Belsches Road
Zoning	A-1, Agricultural District
Acres	14.9
Land Use	Agricultural and 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-9-14

Kelley and James West

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

Zoned A-1

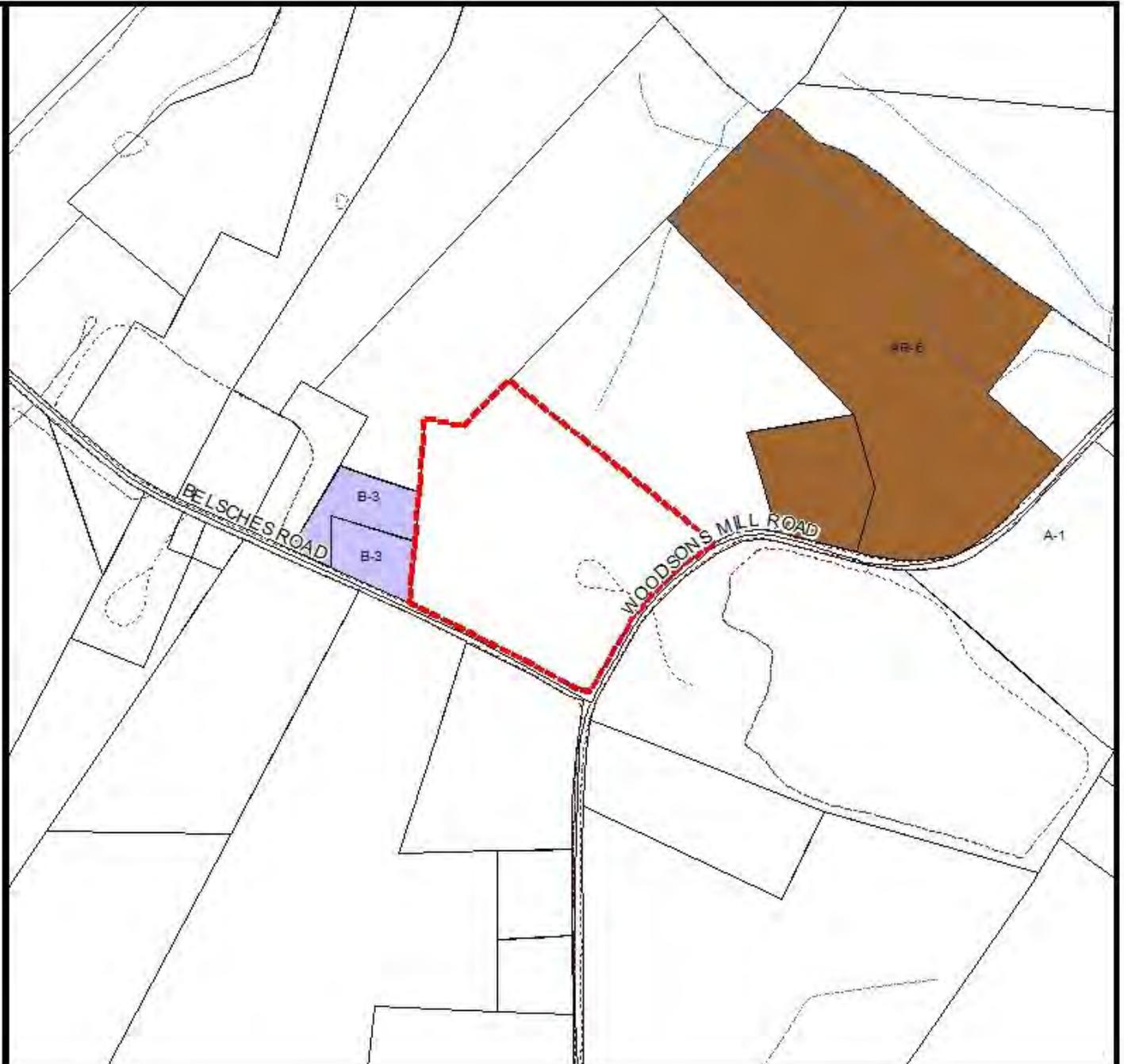
GPIN: 7816-40-0580

Beaverdam Magisterial District



1 inch = 400 feet

May 19, 2014



C-9-14(c)
Kelley and James West
Beaverdam Magisterial District

Planning Analysis:

- The applicant is proposing to rezone to AR-6(c) to permit the creation of 2 lots:
 - 4.0 acre lot with the existing house
 - 10.5 acre lot
- The current driveway will serve the existing house
- Access to the new lot will be on Belsches Road



C-9-14(c)
Kelley and James West
Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Tree Preservation
- Contribution for Road Improvements
- Dedication of Right-of-Way
- New lot access provided by Belsches Road only



CURRENTLY ZONED A-1

RECEIVED
JUN 25 2014
HARVARD COUNTY
PLANNING OFFICE

GPIN 7816-41-1408
VALERIE T. WERTZ
SUSAN T. LEWIS
DB 2890-1476
PB 38-166
ZONED A-1

GPIN 7816-41-5004
SHIRLEY WEST MOSS
DB 1729-711
PP 714
ZONED A-1

MERIDIAN PER
PB 15-145

GPIN 7816-30-5595
GPIN 7816-30-5658
PLC REAL ESTATE LLC
DB 2975-3224
Plat: DB 2486-289
ZONED B-3

GPIN 7815-39-4515
JAMES M. ASKEW JR
ZONED A-1

GPIN 7816-50-0121
JOHN M. & JANE C.
WILLIAMS
ZONED A-1

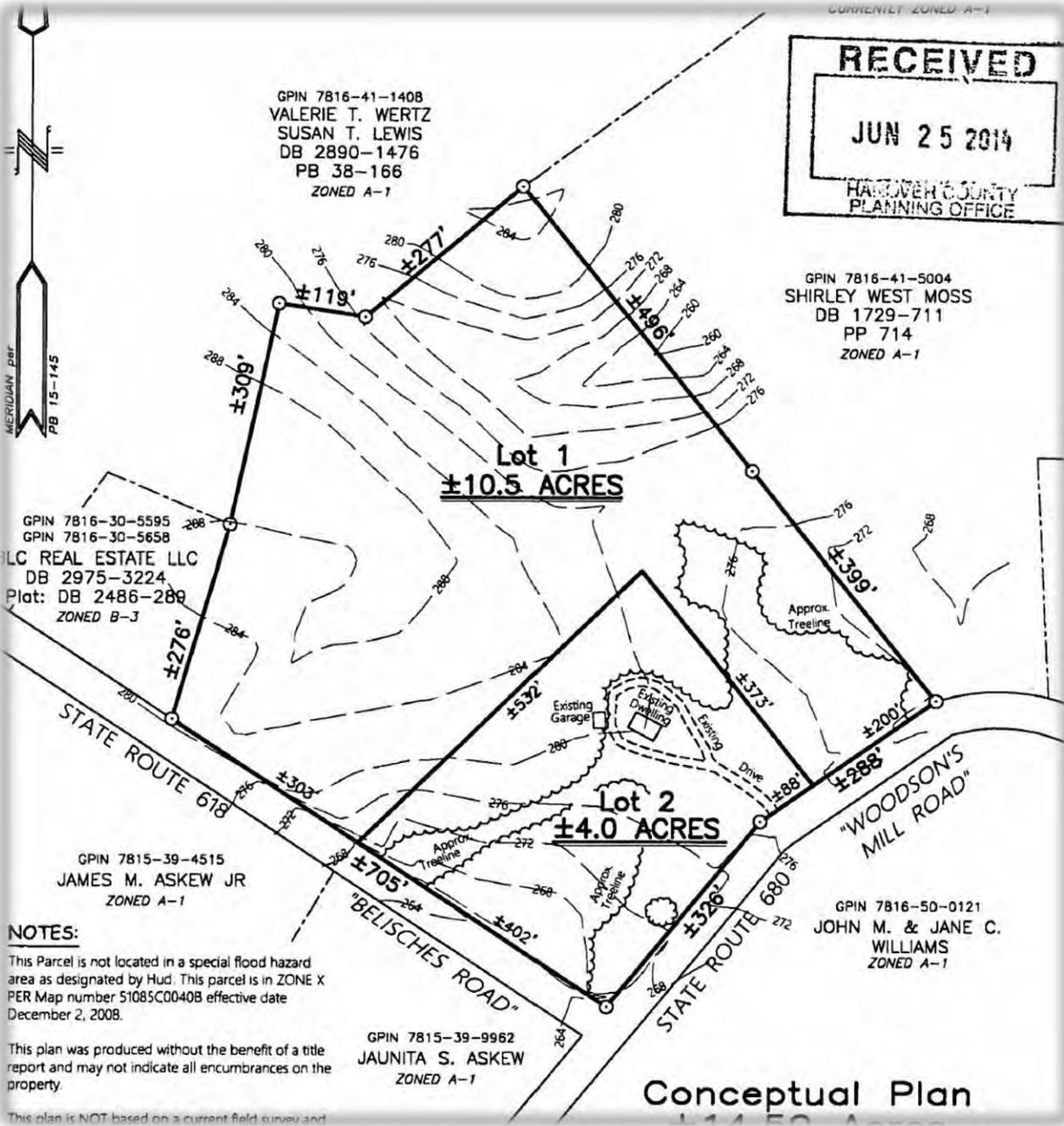
GPIN 7815-39-9962
JAUNITA S. ASKEW
ZONED A-1

NOTES:

This Parcel is not located in a special flood hazard area as designated by Hud. This parcel is in ZONE X PER Map number S1085C0040B effective date December 2, 2008.

This plan was produced without the benefit of a title report and may not indicate all encumbrances on the property.

This plan is NOT based on a current field survey and



Conceptual Plan

C-9-14(c)
Kelley and James West
Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-13-14(c)
Stacy Riedt

Beaverdam Magisterial District

Request	Rezone from A-1 to B-1(c), to convert a residential structure to a medical office building
Location	North line of Mountain Road, east of its intersection with Brown Pleasants Road
Zoning	A-1, Agricultural District
Acres	1.04
Land Use	Rural Village



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-13-14

Stacy Riedt

Rezone A-1 to B-1

Zoned A-1

GPIN: 7822-31-1414

Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014



C-13-14(c)
Stacy Riedt

Beaverdam Magisterial District

Planning Analysis:

- The existing residential structure will be converted for office use
 - A certificate of occupancy will not be issued until the structure has been inspected and approved by the Building Inspector's office for the proposed use
- Residential appearance of the proposed office is compatible with the character of the area
- Access to the site will be from Brown Pleasants Road



MERIDIAN
PLAT BOOK 23, PAGE 49

C/PN 7822-21-5622
GAILLY, PAUL JAMES
ZON-D: A

C/I ENTRANCE TO PROPERTY CORNER

EXIST. ENTRANCE
(ENTER ONLY)

C/PN 7822-21-0478
O'NEAMAN, JEFFREY S.
1' GAYLE
ZONED B-1

PROPERTY CORNER TO C/I ENTRANCE

PROVIDE R1-1 STOP SIGN
AND STOP BAR AT EXIT.

VARIABLE WIDTH RIGHT-OF-WAY
SPEED LIMIT 25 MPH

BROWN PLEASANTS ROAD (ROUTE 791)

BM=TOP OF ROD
ELEV.=329.10

APPROX. 20' RAFFA IN WOOD
1-1/2" CIRCUIT COORRATIVE
EASTMENT '98 11/25, '95 BOB

G/PN 7822-31-5693
LAWNS, BENJAMIN MURRELL &
APRIL
ZONED: AR-6

FUTURE R/W LINE
SEE PROFFER #4

POWER & TEL.
POLES TO BE
RELOCATED

S70°24'00"E 178.00'

SEE SHEETS SW SHEETS
FOR BASIN DETAILS

25' REAR YARD
BUILDING SETBACK

C/PN 7677-31-3450
ROWE, JAMES S &
DAN W.
ZONED: A 1

ASPHALT
PAVEMENT

10' 3 1/4" (MAX)
BUILDING SETBACK

MOUNTAIN ROAD (ROUTE 33)
VARIABLE WIDTH RIGHT-OF-WAY
SPEED LIMIT 45 MPH

C/PN 7822-21-5250
SNEAD, ROBERT K.
ZON-D: A-1

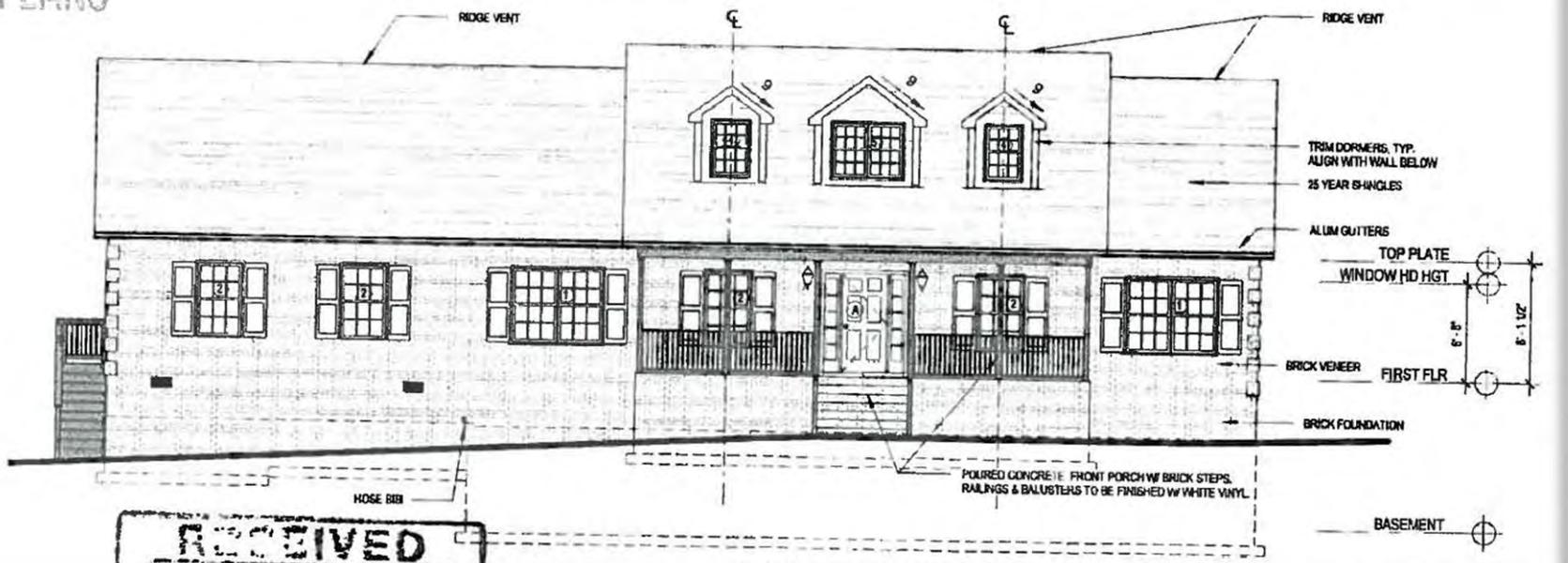




② REAR ELEVATION
1/8" = 1'-0"

FINAL PLANS

FINAL PLANS



FRONT ELEVATION

RECEIVED

C-13-14(c)
Stacy Riedt

Beaverdam Magisterial District

Proffers:

- Conceptual Plan
- Elevations
- Signage - limited to monument signs
- Dedication of Right-of-Way
- Use limited to office use
- HVAC - screening
- Lighting – height limitation



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-13-14(c)
Stacy Riedt

Beaverdam Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicsville Magisterial District

Request	Rezone from R-1 to B-1(c) and Special Exception to permit an assisted living facility
Location	South line of Meadowbridge Road, 1,300' east of its intersection with Atlee Road
Zoning	R-1, Single-Family Residential District
Acres	4.14
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-11-14

Robert J. Evans and Ruby G. Evans

Rezone R-1 to B-1

Zoned R-1

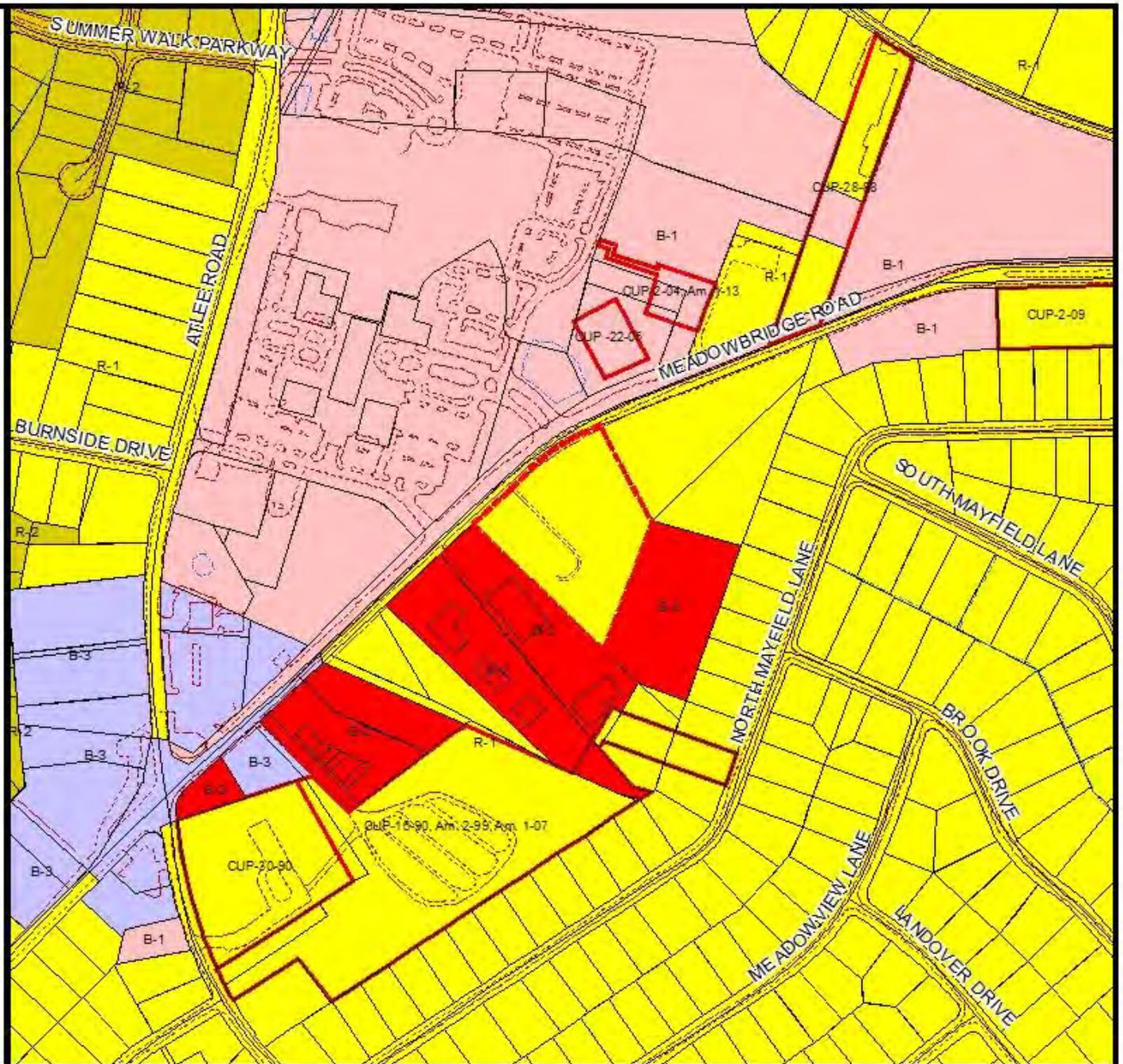
OPIN: 8709-53-0457

Mechanicville Magisterial District



1 inch = 400 feet

June 02, 2014



C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicsville Magisterial District

Planning Analysis:

- The applicant is proposing to rezone to B-1 to allow for offices and an assisted living facility
 - The applicant has submitted a companion request for a Special Exception to permit a 106-room assisted living facility



C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicsville Magisterial District

Planning Analysis, cont.:

- The applicant is proposing to develop an 89,500 sq ft, 3-story assisted living facility to include:
 - 75 assisted living units
 - 31 memory care units, consisting of 38 beds
 - Should the assisted living facility not be developed, the use would be limited to office use



C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicville Magisterial District

Transportation:

- The applicant prepared a traffic impact analysis that was reviewed by the County and VDOT and included the following findings and recommendations:
 - Right-turn lane into the site was not warranted
 - The applicant will restripe the bi-directional left turn lane on Meadowbridge Road to make it an exclusive left turn lane into the property
 - The applicant will need to coordinate with MRMC to restripe the middle lane on the southbound MRMC driveway as a shared through-left turn lane



C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicville Magisterial District

Transportation, cont.:

- The recommended improvements are reflected on the proffered conceptual plan
- In addition, the traffic signal must be modified to accommodate new turn lanes and striping
- A proffer was accepted by the Board of Supervisors for the property to the west that requires the provision of a cross access easement should the subject property be rezoned to commercial
 - The applicant has agreed to provide this connection for emergency use only



C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicsville Magisterial District

Proffers:

- Conceptual Plan
- Transportation Improvements in accordance with the traffic analysis, VDOT, and staff recommendations
- Dedication of Right-of-Way
- Elevations
- Limitations on the hours for refuse pick-up
- HVAC - screening
- Monument Signs
- Uses





MEADOWBRIDGE ROAD
 VARIABLE WIDTH RIGHT-OF-WAY

BE STRIPPED TO PROVIDE LEFT TURN LANE
 APPROX LOCATION OF REQUIRED TRAFFIC SIGNAL EDGE
 NEW TRAFFIC SIGNAL REQUIRED FOR CLUTCHING TRAFFIC
 SIGNAL IMPROVEMENT PLAN FOR THIS INTERSECTION TO BE SUBMITTED WITH SITE PLANS

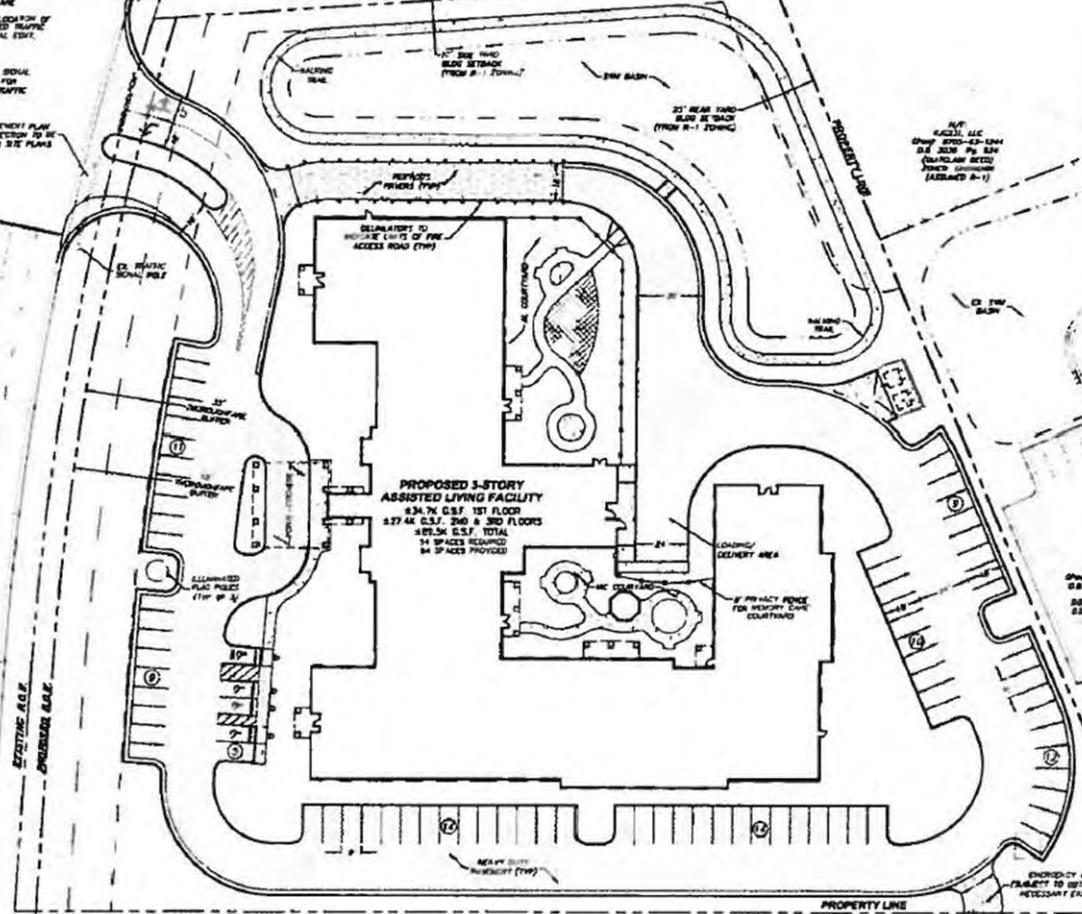
A/P
 LANCELA F. CAMPBELL, JR.
 GROUP #708-63-2718
 S.E. 277 Pk. 204
 ROAD 2-1

A/P
 JOSEPH S. &
 MARION L. JOSEPH
 GROUP #708-63-2813
 S.E. 202 Pk. 182
 ROAD 2-1

A/P
 KACZAL, LLC
 GROUP #708-63-1241
 S.E. 202 Pk. 224
 (COURT-USE SITE)
 (TRUCK DELIVERY AREA)
 (ABLATED 2-1)

A/P
 KACZAL, LLC
 GROUP #708-63-1241
 S.E. 202 Pk. 180
 S.E. 202 Pk. 224
 S.E. 202 Pk. 180
 ROAD 2-2

PROPOSED 3-STORY ASSISTED LIVING FACILITY
 824.76 G.S.F. 1ST FLOOR
 827.44 G.S.F. 2ND & 3RD FLOORS
 1652.20 G.S.F. TOTAL
 54 SPACES REQUIRED
 84 SPACES PROVIDED



A/P
 SHAK ENTERPRISES, LLC
 GROUP #708-63-2718
 S.E. 202 Pk. 202
 ROAD 2-2

NON-EMERGENCY VEHICLES SHALL BE RESTRICTED FROM DRIVE AND PARK IN DRIVEWAYS ACCEPTABLE BY THE MEMPHIS FIRE DEPT.

EMERGENCY ACCESS SUBJECT TO OBTAINING ANY NECESSARY EASEMENTS

DOMINION WOMEN'S HEALTH MEDICAL BUILDING



FRONT ELEVATION



SOUTHWEST ELEVATION

C-11-14(c)/ SE-11-14
Ruby G. and Robert J. Evans, Jr.
(Hanover AL Investors, L.L.C.)
Mechanicsville Magisterial District

Recommendations:

C-11-14(c) - The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers, conceptual plan, and elevations

SE-11-14 - **APPROVAL** with the conditions outlined in the staff report



C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Request	Rezone from A-1 to RS(c)
Location	South line of Studley Road, 1,300' east of its intersection with Shady Grove Road
Zoning	A-1, Agricultural District
Acres	62.04
Land Use	Suburban General (1- 4 DU 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-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

Zoned A-1

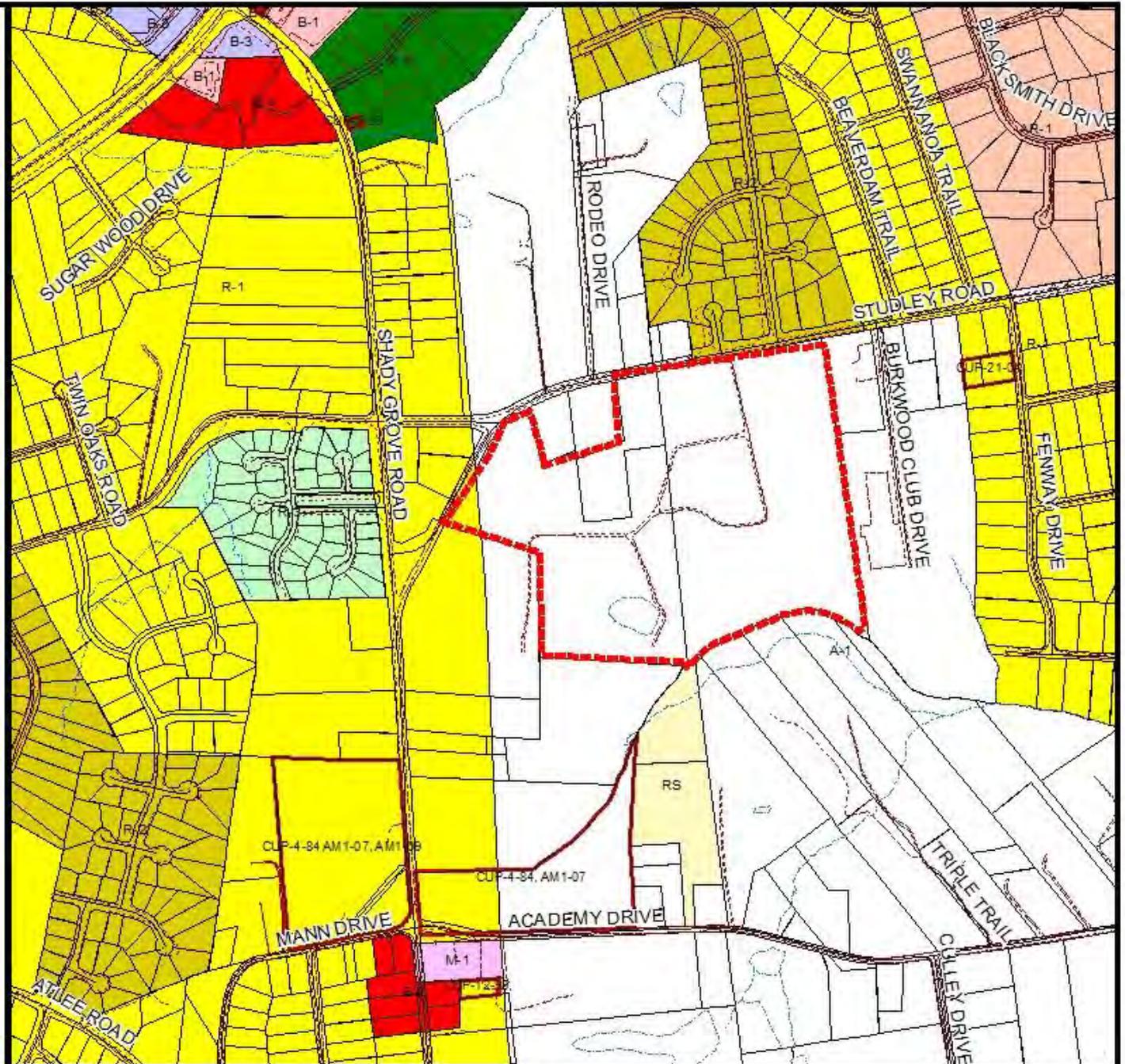
GPIN's: 8706-72-1236, 8706-82-0535
8706-72-4928

Chickahominy Magisterial District



1 inch = 700 feet

March 05, 2014



C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Planning Analysis:

- The RS District requirements have all been met for this project
- The proposed subdivision will include:
 - 142 residential lots
 - 17.5 acres of common open space
 - Only 12.41 acres is required



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Planning Analysis, cont.:

➤ Amenities will include:

- Multi-use playing field
- Tot lot playground
- Pavilion
- Pond
- Wooded common area
- Sidewalks
- Pedestrian trails



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Elevations:

- Elevations have been provided showing a variety of:
 - Housing styles
 - Materials
 - Stone, brick and siding
 - Most include porches
 - All include attached front or side loaded garages



C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Transportation:

- A traffic impact analysis (TIA) was prepared by the applicant's engineer, reviewed by VDOT and Planning
- Staff and VDOT included the following recommendations:
 - Dedication of right-of-way along Old Oaklawn Drive
 - Addition of a 100' right turn lane with a 100' taper at the project entrance on Studley Road
 - The turn lane sized in accordance with the right turn lane warrant analysis



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Proffers:

- Roadway Improvements Cash Proffer
- Foundations – brick or stone
- Off-Site Sanitary Sewer – language should be revised as recommended by staff
- Dedication of Right-of-Way
- Road Improvements - Entrances and the right turn lane from Studley Road
- Fencing





8106-64-1060
SHOCKLEY DOROTHY GARDEN
ZONING: A-1
DB 0000 PG 0

TEMPORARY
CUL-DE-SAC
8106-72-2904
JONES KEVIN H.
ZONING: A-1
DB 2970 PG 392

REMOVE EX. FENCE
8106-62-1804
BOWLES RUTH M.
ZONING: A-1
DB 0385 PG 56

6' HIGH SOLID FENCE
WILL BE LOCATED ON THE
COMMON BOUNDARY
LINE BETWEEN THE
COMMON OPEN SPACE
AND INDIVIDUAL
BUILDING LOTS.
EX LANDSCAPE
REMOVE EX. FENCE

8106-62-888
ADVENT CHRISTIAN CHURCH TRUSTEES
ZONING: A-1
DB 0000 PG 0

EXERCISE
EQUIPMENT
(TYP.)

8106-62-1852
BURKWOOD RECREATION ASSOCIATION
ZONING: A-1
DB 499 DEED PAGE: 478

8106-62-1882
LEPTON MARTHA LILLIA
ZONING: R-1
DB 6447 PG 7

8106-62-3646
SEAY LYNN T.
ZONING: R-1
DB 6447 PG 7

TEMPORARY
CUL-DE-SAC
8106-62-3646
SEAY LYNN T.
ZONING: R-1
DB 6447 PG 7

SEE NOTE 1
5' OPEN SPACE

6' HIGH SOLID FENCE
WILL BE LOCATED ON THE
COMMON BOUNDARY
LINE BETWEEN THE
COMMON OPEN SPACE
AND INDIVIDUAL
BUILDING LOTS.

8106-62-5060
PATRICK WILLIAM T. JR. PHYLLIS C. TR.
ZONING: A-1
DB 3066 PG 2356

HISTORIC SITE

5' OPEN SPACE

6' HIGH SOLID FENCE
WILL BE LOCATED ON
THE COMMON BOUNDARY

8106-71-065
BURKE ARTHUR PL. JR.
ZONING: A-1
DB 2489 PG 182

8106-70-0887
ANSSEL BOBBY R. & JOAN P. TR.
ZONING: A-1

8106-61-3650
BURKE ARTHUR PL. JR.
ZONING: R-1
DB 2419 PG 137

50' THOROUGHFARE BUFFER
25' RIGHT OF WAY DEDICATION

TUDLEY ROAD

MAY DEDICATION
STREET BUFFER

WALKING PATH

WALKING PATH

WALKING PATH
SEE DETAIL SHEET C-5

5' OPEN SPACE

5' OPEN SPACE

5' OPEN SPACE

5' OPEN SPACE

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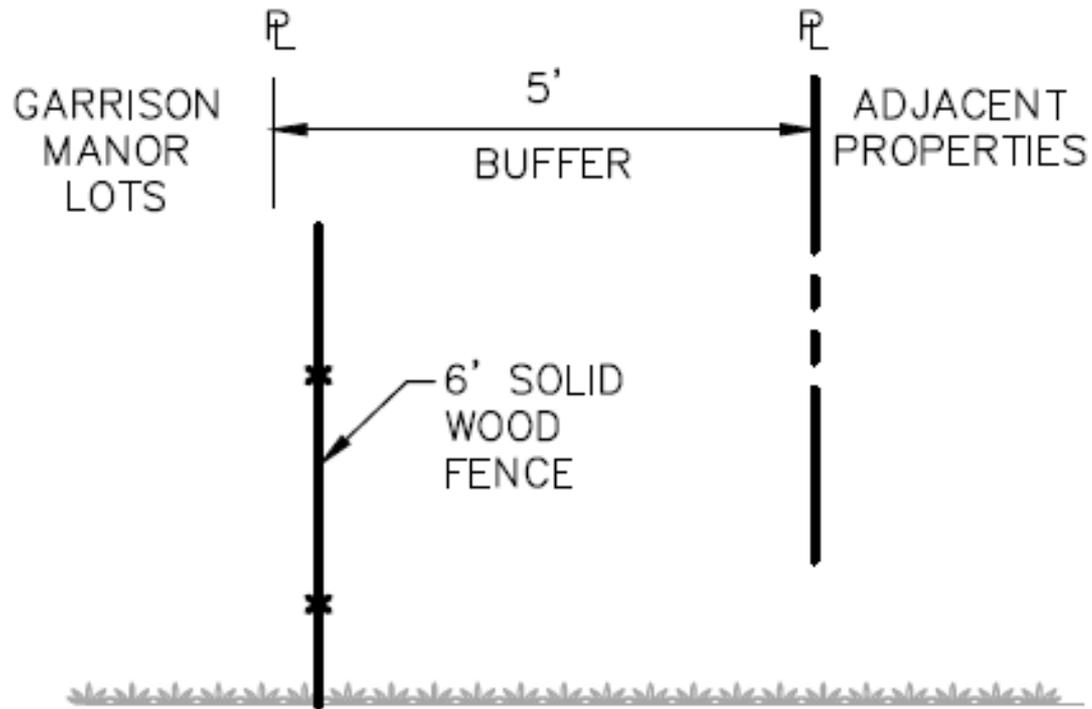
267

268

269

270

271



FENCE LOCATION IN BUFFER
NOT TO SCALE



POTENTIAL BUILDING ELEVATIONS

GARRISON MANOR
 MERIDIAN LAND COMPANY
 HANOVER COUNTY, VIRGINIA
 CHICKAHOMINY DISTRICT
 MARCH 3, 2014



C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!