

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

SE-20-03, A m. 1-15

Jamestown Light, L.L.C.

daycare expansion

Commercial Land Use

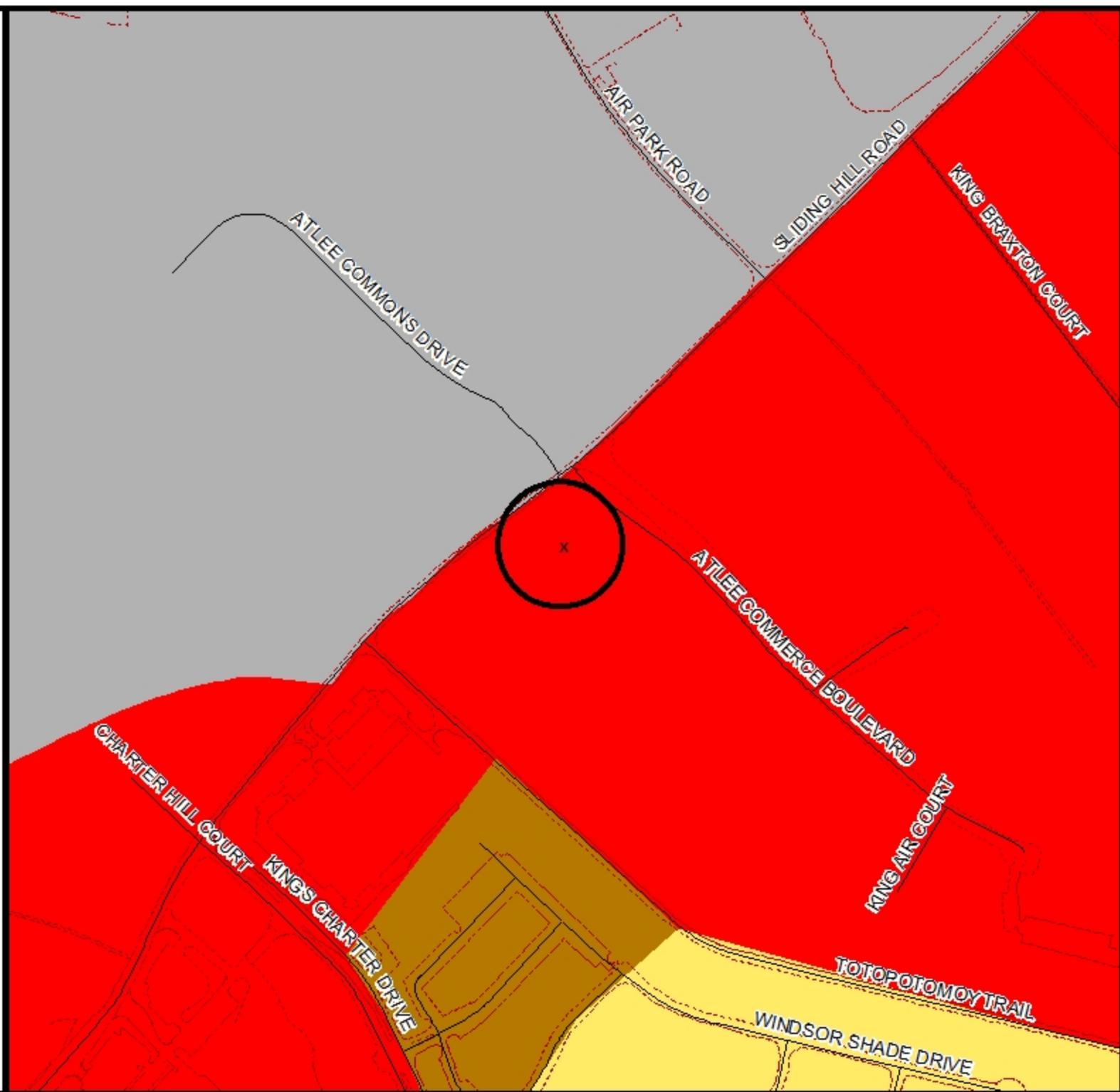
GPIN: 7797-18-3876

Ashland Magisterial District



1 inch = 400 feet

February 02, 2015



Hanover County,
Virginia

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

SE-20-03, A m. 1-15

Jamestown Light, L.L.C.

daycare expansion

Zoned OS

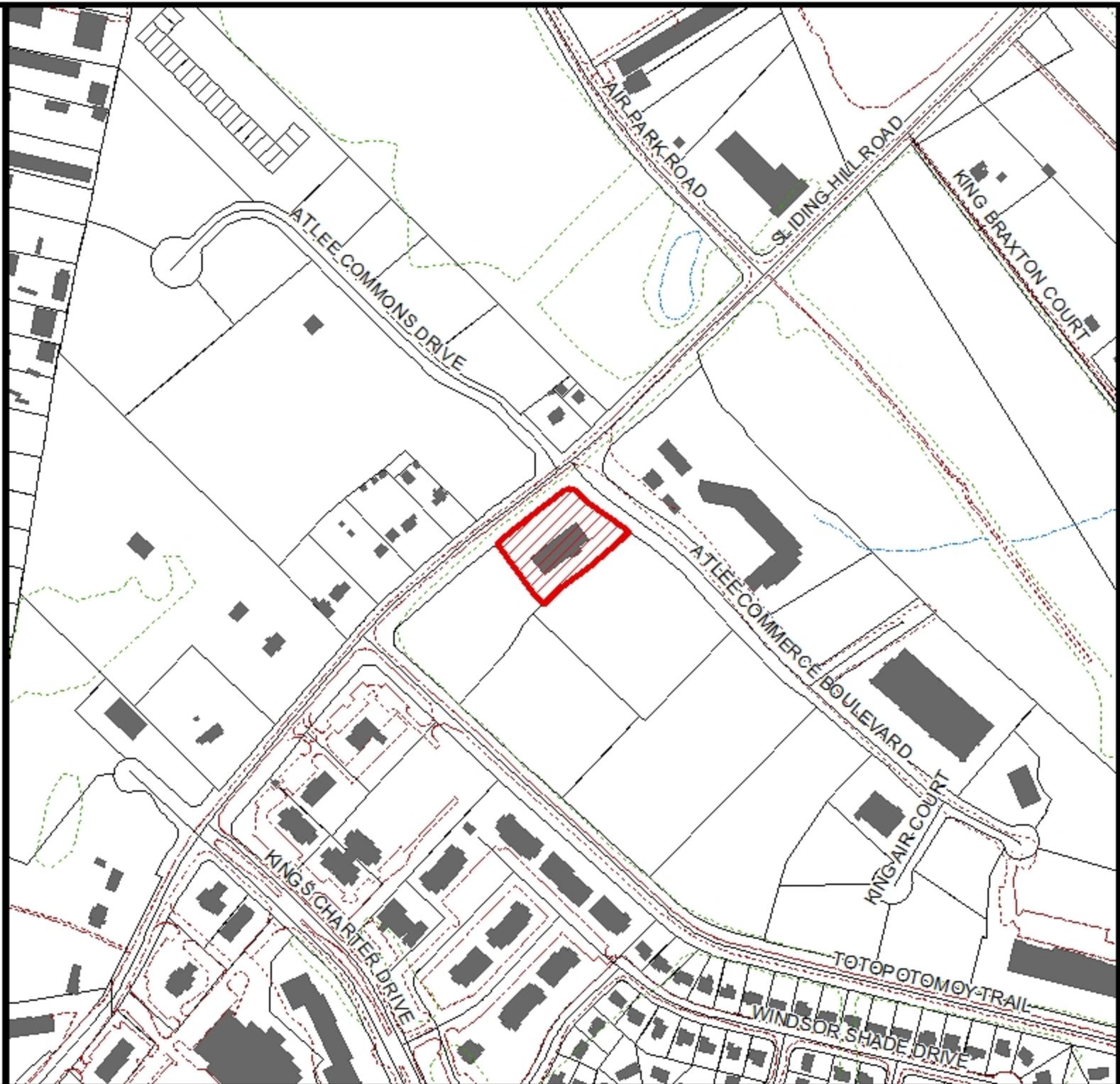
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Ashland Magisterial District



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February 02, 2015



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-20-03, A.m. 1-15

Jamestown Light, L.L.C.

daycare expansion

Zoned OS

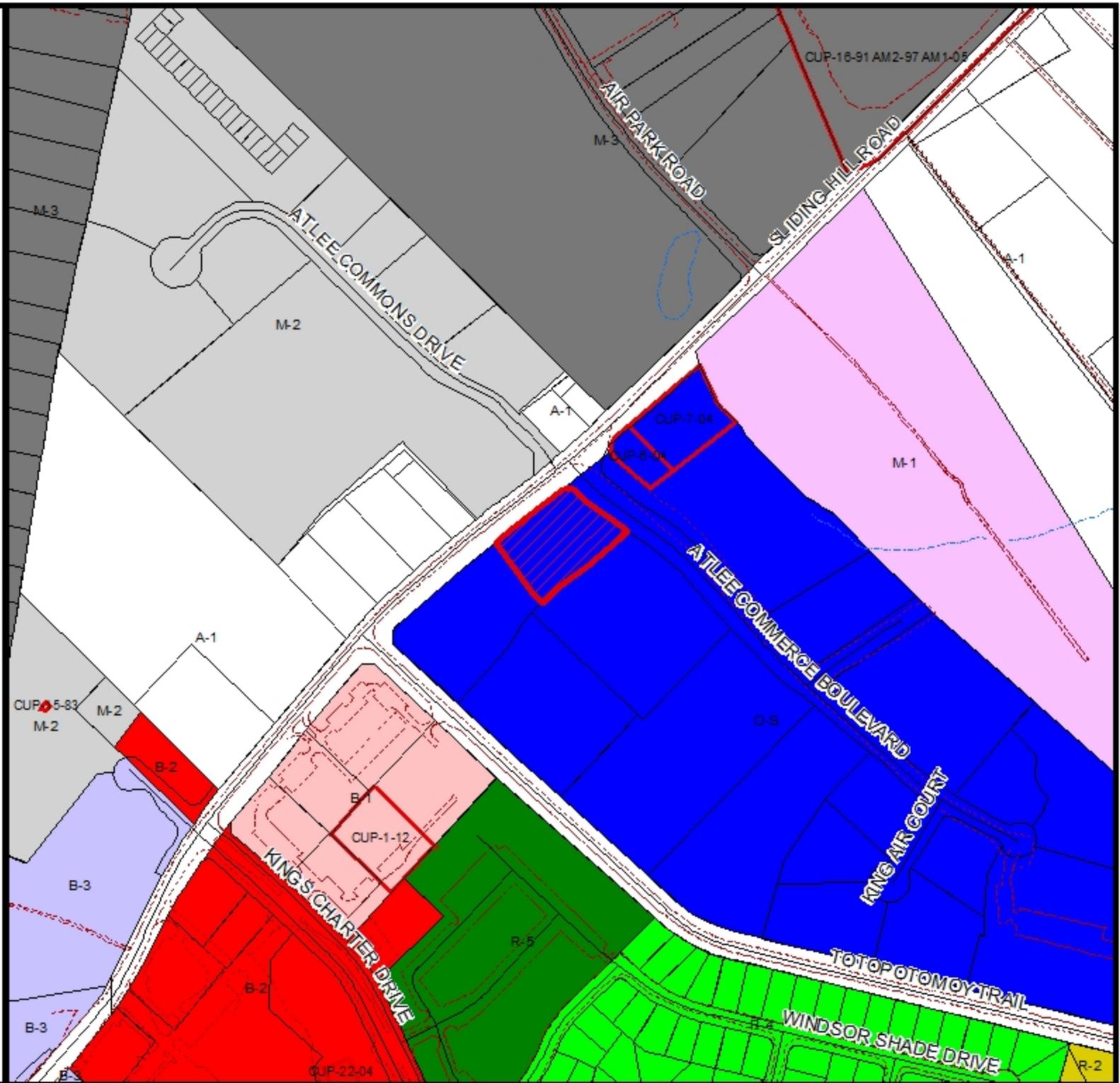
GPIN: 7797-18-3876

Ashland Magisterial District



1 inch = 400 feet

February 02, 2015





0 25 50 100 Feet

SE-20-03, AM.1-15, JAMESTOWN LIGHT, L.L.C.

Special Exception Amendment Report
Ashland Magisterial District
Board Meeting Date: March 11, 2015



Overview

Request	Amendment to Special Exception to allow an expansion of a child daycare center
Zoning	OS(c), Office/Service District with conditions
Acreage	1.8 acres
Location	In the southwest quadrant of Sliding Hill Road (State Route 656) and Atlee Commerce Center Boulevard (State Route 1383)
GPINs	7797-18-3876, 7797-28-1100(part)
General Land Use Plan	Commercial
Major Thoroughfare Plan	Sliding Hill Road – Minor Arterial (100' right-of-way) Atlee Commerce Boulevard – not a major thoroughfare
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

The Goddard School of Ashland is proposing to expand their existing building to allow them to accommodate additional daycare and after-school students. The approved conditions of SE-20-03 require an SE amendment for any expansion of the building square footage for daycare use and for changes to the conceptual plan.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The applicant is proposing to expand the 10,114 square foot child daycare center by 3,209 square feet. The expansion will be located on the southwest end of the existing building. The architectural elevations show the building addition matching the materials and style of the existing building. The addition will include two classrooms, a multi-purpose room, bathrooms, and staff areas. This expansion will allow the daycare to serve an additional nine full-time students.

The sketch plan shows twelve of the additional parking spaces required for this daycare expansion on the adjacent parcel to the south. During the site plan amendment process, the applicant must submit a request to allow parking located on a separate zoning lot. The Director of Planning will consider approval of the request in accordance with the criteria set forth in Section 26-255 of the Zoning Ordinance.

This small building addition and parking expansion is consistent and compatible with existing development and should have a negligible impact on the surrounding business community.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Goddard School Building Expansion," dated February 27, 2015, and prepared by Townes Site Engineering.

Staff's Recommended Conditions

Staff recommends the following conditions, which incorporate all of the applicable conditions from previous amendments:

1. The number of children shall be limited to the capacity established by the Virginia State Department of Social Services for the existing structure on site. A copy of the correspondence from the Department of Social Services specifying the limit shall be provided to the County Planning Office and shall contain the method of calculation used to determine the limit.
2. All necessary State permits shall be obtained, and copies shall be provided to the Planning Office.
3. Daycare activities shall be limited to the hours of 7:00 a.m. to 6:30 p.m. with the exception of special events, which may operate after 6:30 p.m. or on weekends. These special events shall be limited to no more than twelve (12) per calendar year.
4. The applicant shall maintain a six (6) foot high fence around the required play area.
5. Any expansion of the square footage of the building for daycare use will require an amendment to this Special Exception Permit.

6. All development and use of the Property shall comply with all federal, State, and local statutes, ordinances and regulations

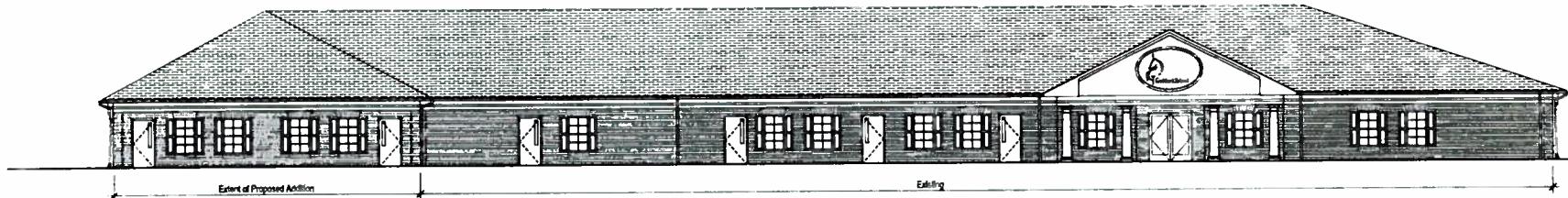
GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approved Elevations/Sketch Plan
- Application Materials
- Citizen Correspondence
- Proposed Elevations/Sketch Plan

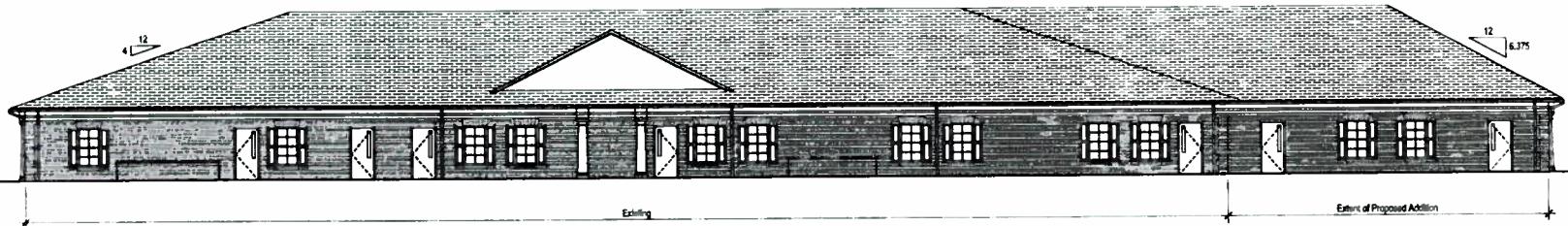
Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



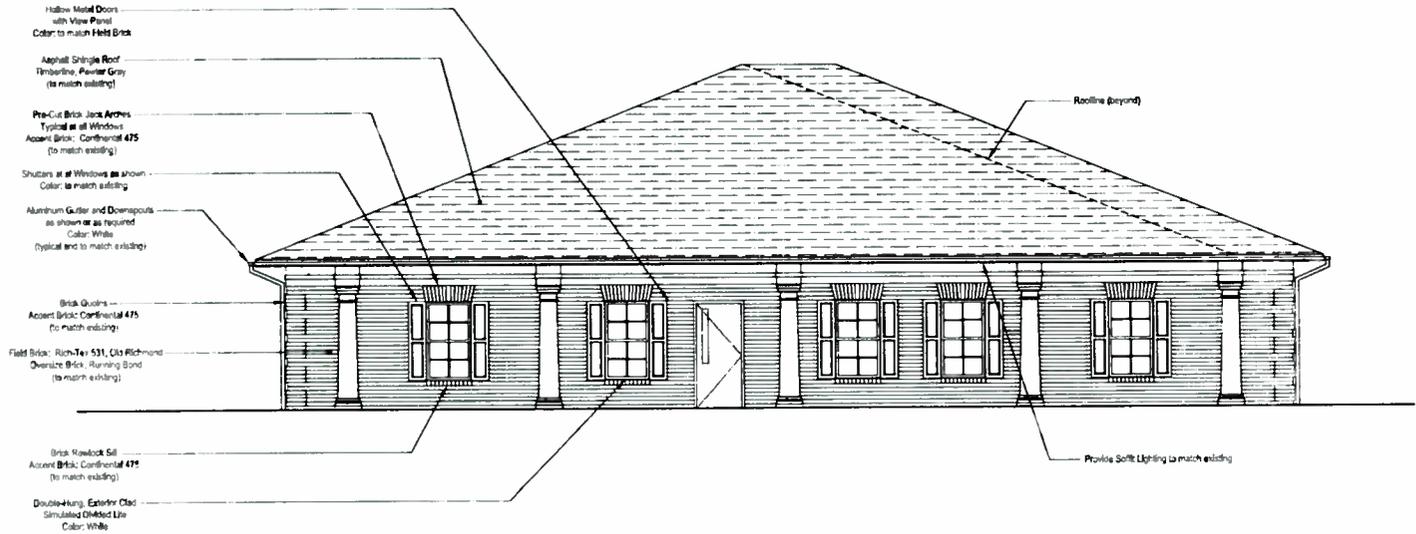
1

Front Elevation - Proposed
Scale: 1/8" = 1'-0"

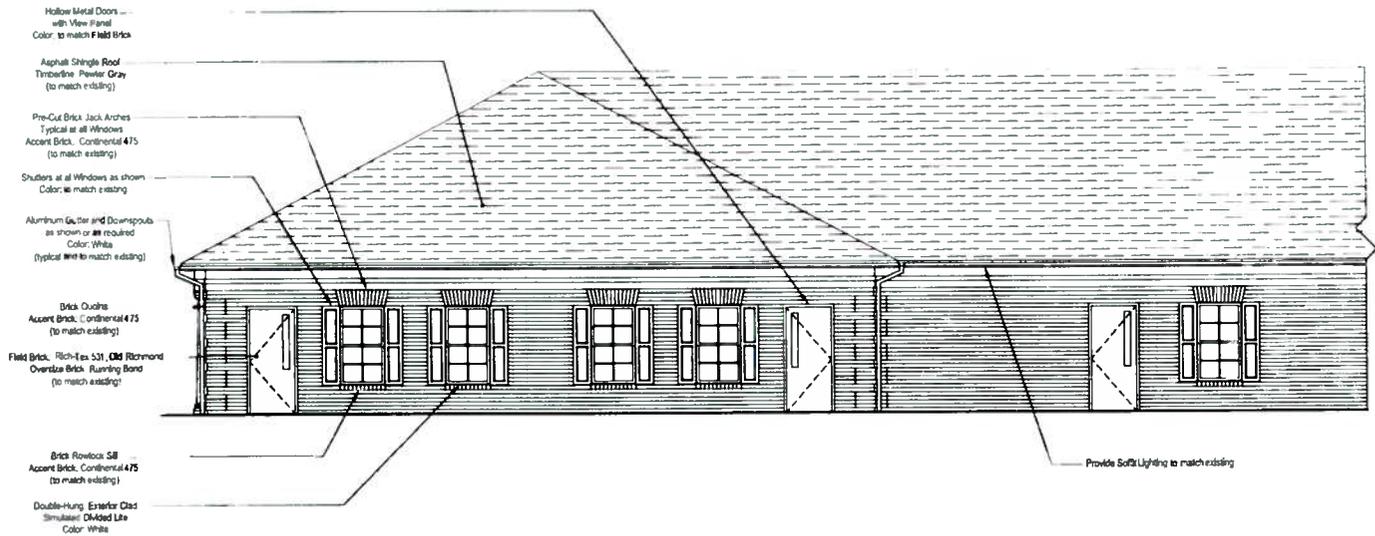


2

Rear Elevation - Proposed
Scale: 1/8" = 1'-0"



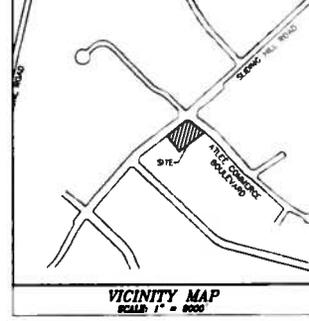
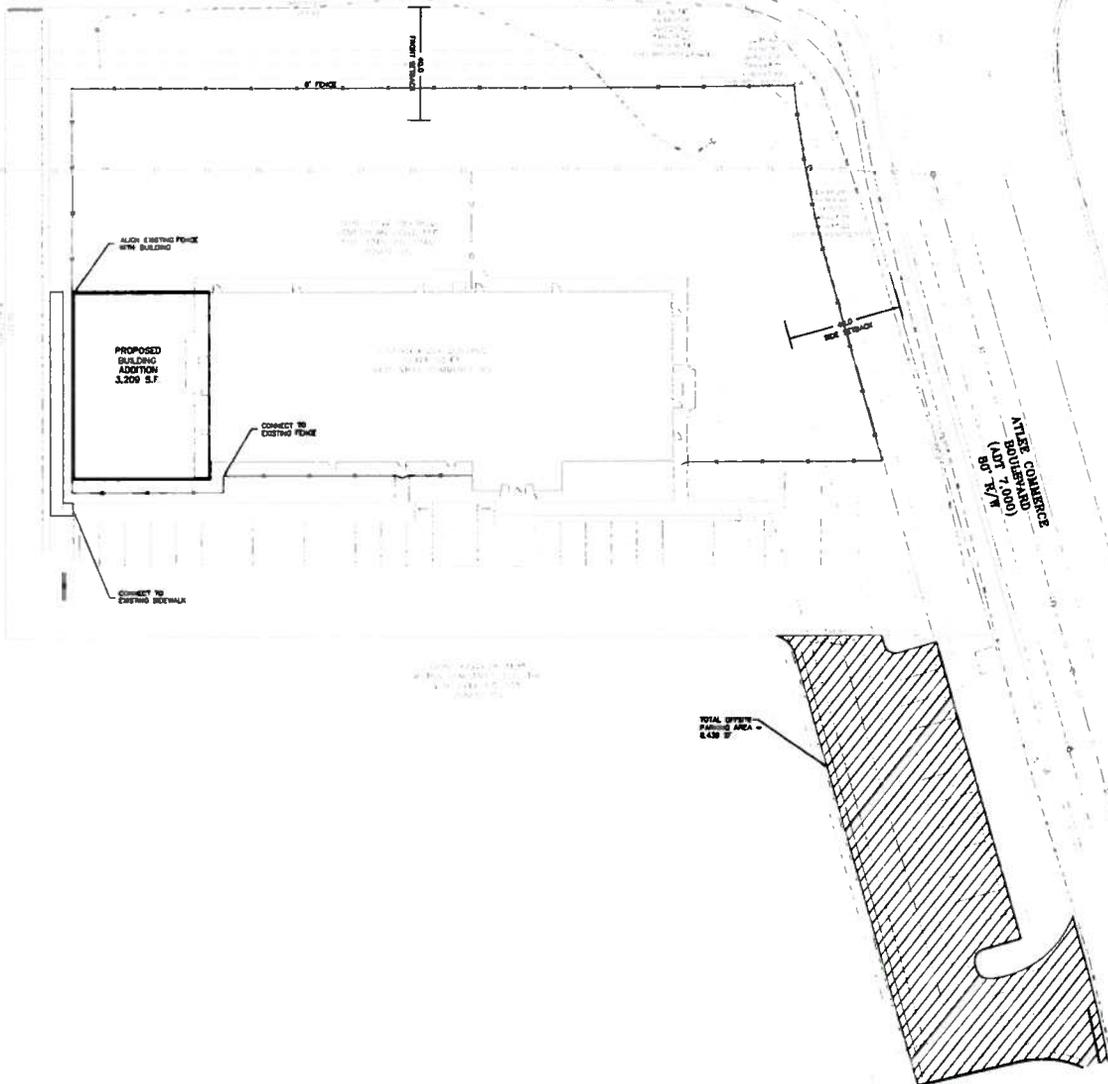
1 Side Elevation - Proposed
Scale: 1/4" = 1'-0"



2 Partial Front Elevation - Proposed
Scale: 1/4" = 1'-0"

SLIDING HILL ROAD
STATE ROUTE 658
90' R/W(ULTIMATE)

PLANNING OFFICE



- SITE SUMMARY & NOTES:**
1. USE: DAY CARE
 2. ZONING: O-5
 3. GPM: 7707-18-3878
 4. WATER: PUBLIC
 5. SEWER: PUBLIC
 6. PARKING REQUIRED PER HANOVER COUNTY: 2 SPACES PER 350 SF = 13,333 SF/350=38 SPACES
 7. PARKING SPACES PROVIDED: REGULAR: 37 SPACES, HANDICAP: 2 SPACES, TOTAL PARKING SPACES PROVIDED = 39 SPACES
 8. PARKING SPACES SHALL BE DELINEATED BY 4" WIDE WHITE PAINTED STRIPES UNLESS OTHERWISE NOTED
 9. LANDSCAPING REQUIREMENT PER HANOVER COUNTY: PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 28-192

N. STATE ROUTE 658
SOUTHWARD
(LOT 7, 000)
80' R/W

