

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-5-15

HCBS (General Services)

sign larger than permitted

Rural Village Land Use

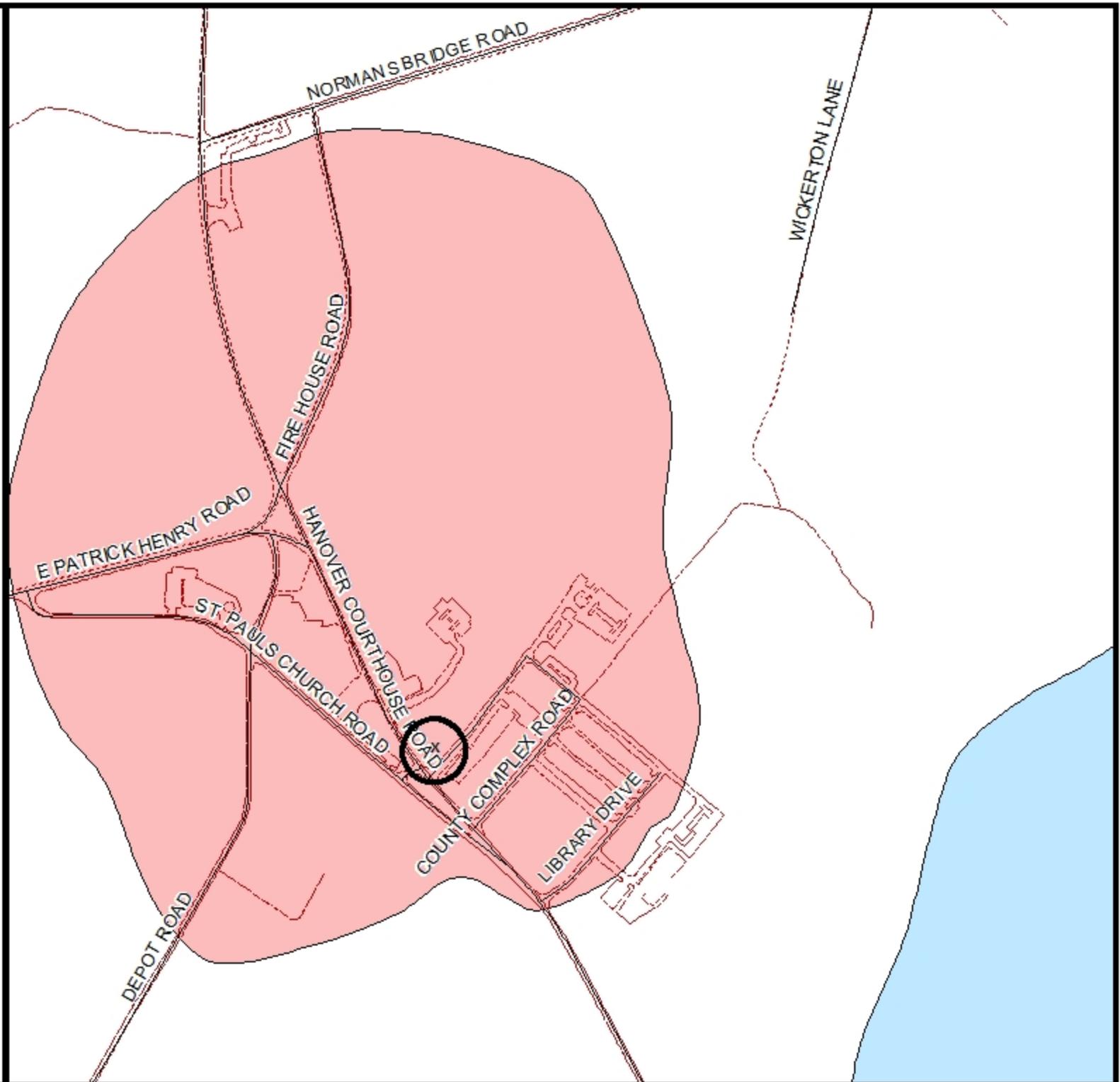
GPIN: 0010-04-4663

Beaverdam Magisterial District



1 inch = 500 feet

February 24, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-5-15

HCBS (General Services)

sign larger than permitted

Zoned B-3

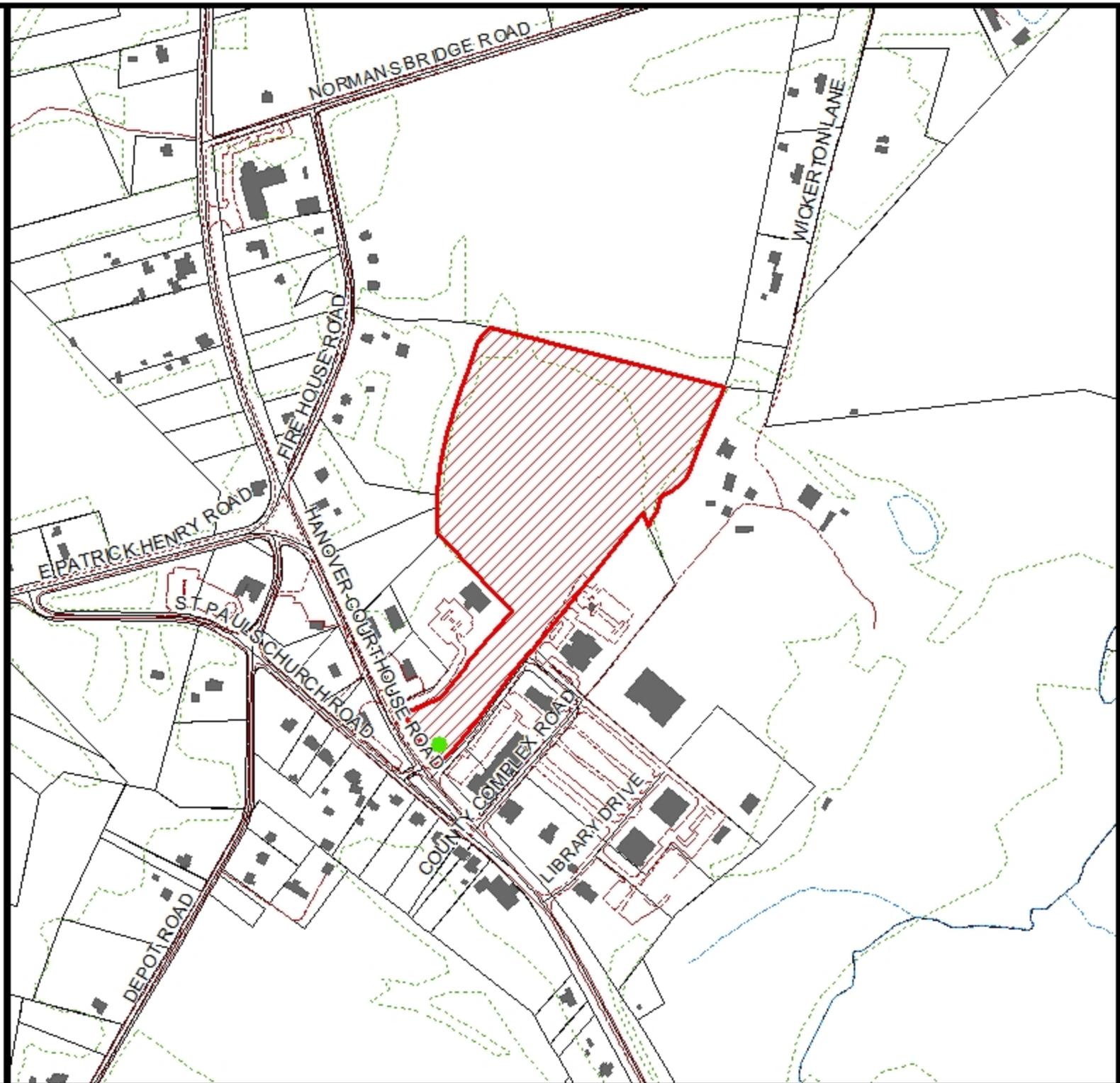
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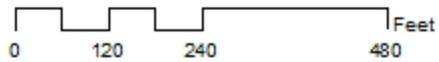
Beaverdam Magisterial District



1 inch = 500 feet

February 24, 2015





**SE-5-15, COUNTY OF HANOVER
(DEPARTMENT OF GENERAL SERVICES)**

Special Exception Report
 Beaverdam Magisterial District
 Board Meeting Date: April 22, 2015



Overview

Request	Permit a sign larger than permitted
Zoning	B-3, General Business District
Acreage	18.88
Location	Intersection of County Complex Road (State Route 1005) and Hanover Courthouse Road (U.S. Route 301)
GPINs	8810-04-4663
General Land Use Plan	Rural Village
Major Thoroughfare Plan	Hanover Courthouse Road (U.S. Route 301) / 60-ft ROW
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

A new monument sign for the Hanover County Government Center is proposed at the U.S. Route 301 entrance (County Complex Road) to the new courts building. The proposed sign is 4.22 sq. ft. larger than permitted by the Sign Ordinance. Approval of a Special Exception is necessary to permit the proposed monument sign.

	Permitted (max)	Proposed	Difference
Sign Area	30 sq. ft.	34.22 sq. ft.	4.22 sq. ft.
Sign Height	6'	6'	-

Staff Recommendation

Should the Board consider the request appropriate based on the findings specified in Section 26-273.11 of the Zoning Ordinance, staff recommends **APPROVAL** subject to the conditions as outlined in the staff report.

Planning Analysis

The proposed sign coincides with the new courts building that will be located at the end of County Complex Road. The sign placement will be perpendicular to U.S. Route 301 and will be constructed of brick, slate background and raised metal lettering. The overall dimensions of the sign are 6-ft height and 13-ft wide. The sign face area is 3'9" x 9'4", which is 4.22 sq. ft. larger than the sign ordinance allows for a monument sign on a two lane roadway.

The Sign Ordinance was created with specific requirements for height and area to establish standards that assure signage is adequate to meet essential communication needs without compromising economic well-being or community aesthetics. However, Section 26-273.11 of the Zoning Ordinance states that an exception in the permitted size of a sign may be granted if the Board of Supervisors makes the following findings:

- a. *That an exception would not unreasonably affect nor inhibit the movement of traffic on surrounding roads;*

Staff comment: The sign should not impact traffic on Hanover Courthouse Road.

- b. *That the proposed design and location of the signs(s) are compatible with existing signs and sign locations on surrounding properties;*

Staff comment: The proposed sign location and design is consistent with other signs in county complex and the Courthouse area.

- c. *That the granting of the exception will not adversely affect the use of adjacent and neighboring property;*

Staff comment: Use of neighboring properties should not be adversely affected.

- d. *That the granting of the exception will neither reduce, nor affect the placement of, required landscaping on site and will not result in unsafe traffic patterns on site; and*

Staff comment: Landscaping will not be affected by this request.

- e. *That the granting of the exception will not endanger the public safety, nor in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the county.*

Staff comment: It is the applicant's intent to improve traffic safety and circulation on the site with the larger sign; it should not endanger the public safety, or impair the health, safety, comfort, and welfare of the inhabitants of the county.

Agency Analysis

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

Staff's Recommended Conditions

Should the Board consider the request appropriate based on the findings specified in Section 26-273.11 of the Zoning Ordinance (above), staff recommends **APPROVAL** of SE-5-15, in accordance with the following provisions:

Article 6, Division 4, Section 26-333, provides the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Hanover Courts Entry Sign Layout," prepared by Timmons Group, and the elevations titled, "Hanover County Government Center", received February 18, 2015, and prepared by Mosely Architects.

1. The applicant shall obtain all necessary permits, including both a sign permit and a building permit, prior to construction of the sign. Location of the sign shall be outside the sight distance triangle and the area of any public utility easement.
2. The Hanover County Government sign located at the intersection of U.S. Route 301 and County Complex Road shall be removed within 30 days of the installation of the sign which is the subject of this Special Exception Permit.
3. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

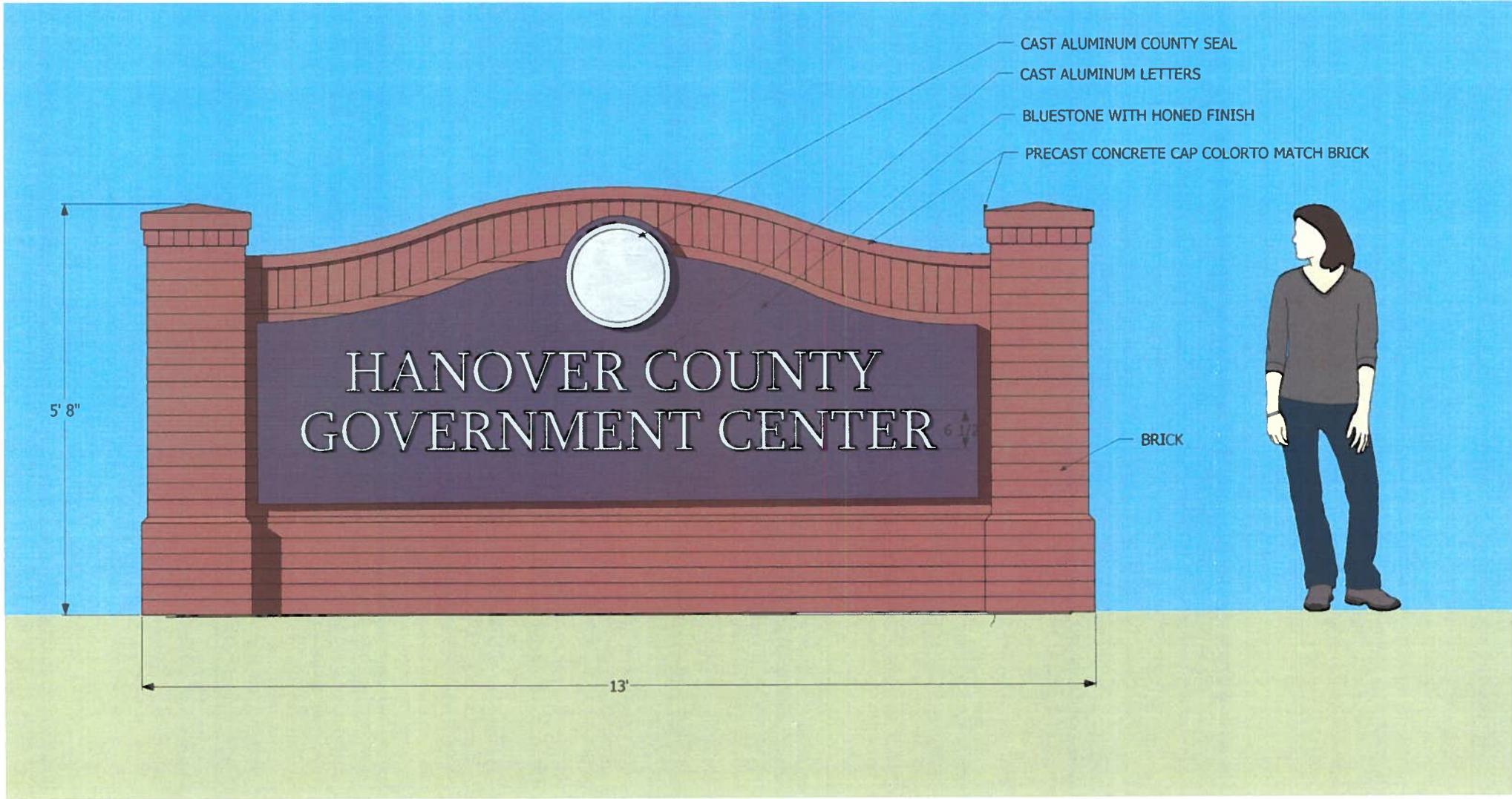
GWB/HTE

Attachments

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

Available Upon Request

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



CAST ALUMINUM COUNTY SEAL

CAST ALUMINUM LETTERS

BLUESTONE WITH HONED FINISH

PRECAST CONCRETE CAP COLORTO MATCH BRICK

5' 8"

HANOVER COUNTY
GOVERNMENT CENTER

BRICK

13'