

# 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

### CUP-16-91, Am. 1-15

HCBS (Public Works)

amend CUP area

Industrial Land Use

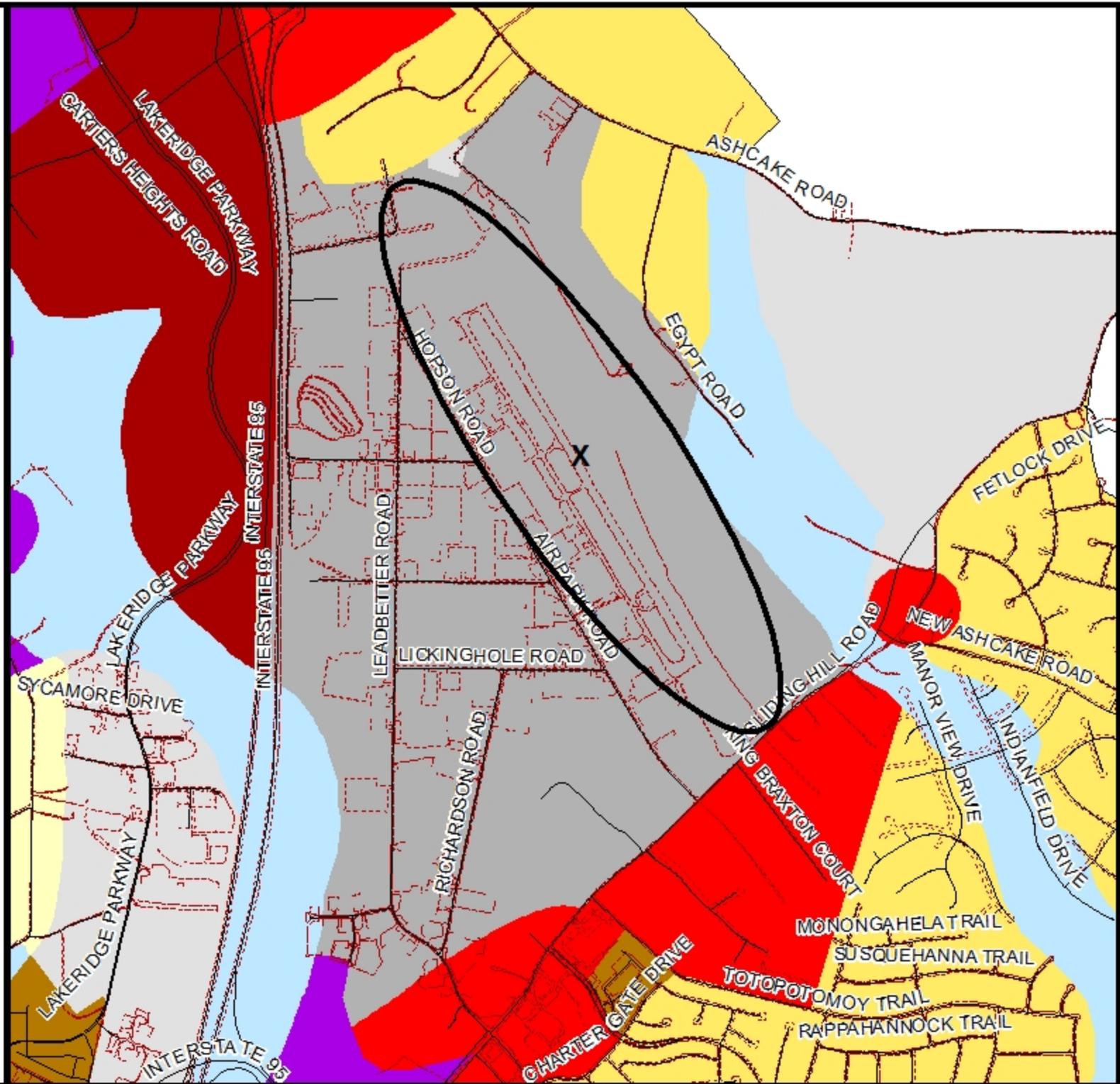
OPIN's: 7798-12-9494; et al

Ashland Magisterial District



1 inch = 1,500 feet

April 01, 2015



Hanover County,  
Virginia

General Parcel Map

Legend

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

CUP-16-91, Am. 1-15

HCBS (Public Works)

amend CUP area

Zoned M-3, M-2 & A-1

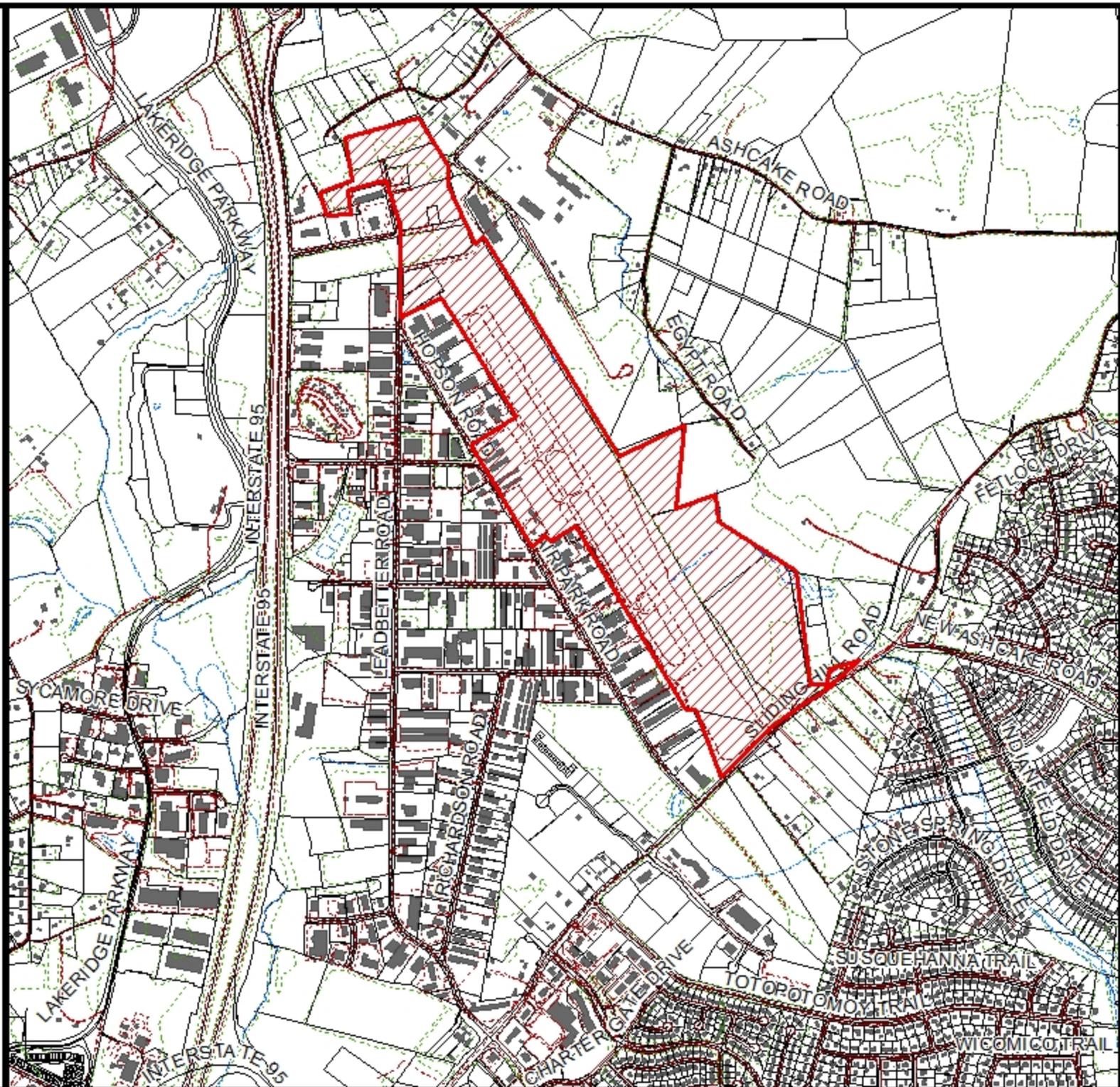
GPIN's: 7798-12-9494; et al

Ashland Magisterial District



1 inch = 1,500 feet

April 01, 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	

### CUP-16-91, Am. 1-15

HCBS (Public Works)

amend CUP area

Zoned M-3, M-2 & A-1

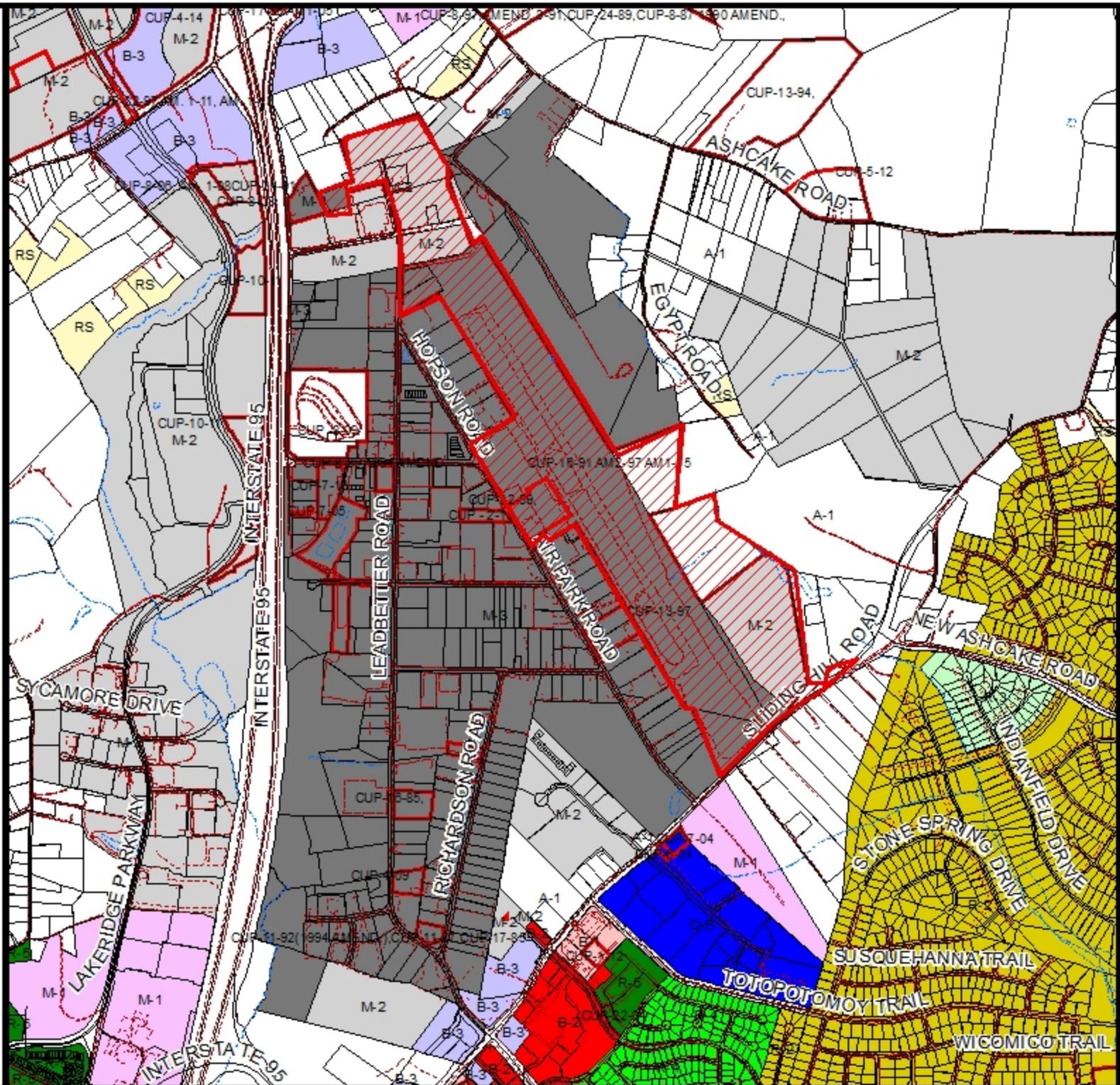
GPIN's: 7798-12-9494; et al

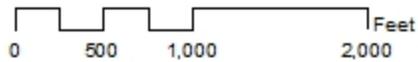
Ashland Magisterial District



1 inch = 1,500 feet

April 01, 2015





# CUP-16-91, AM.1-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)



Conditional Use Permit Amendment Report  
Ashland Magisterial District  
Board Meeting Date: August 26, 2015

## Overview

Request	To add GPINs 7798-12-9494 and 7798-30-1875 to the area of the Hanover County Airport CUP
Zoning	A-1, Agricultural District, M-2(c), Light Industrial District with conditions, and M-3(c), Heavy Industrial District with conditions
Acreage	242.07
CUP Acreage	242.07
Location	On the east line of Air Park Road (State Route 813) approximately 4,000 feet north of Sliding Hill Road (State Route 656)
GPINs	7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363, 7798-13-4239
General Land Use Plan	Industrial
Major Thoroughfare Plan	The Airport is access from Air Park Road, a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

The Hanover County Airport first began in 1971. The Board of Supervisors approved a Conditional Use Permit (CUP-16-91) on July 24, 1991, to operate the airport and widen the runway. Subsequent amendments to the CUP have been approved to add areas for expansion of the airport.

The County has acquired property in the vicinity of the Airport as it has become available to provide clear airspace for incoming and outgoing air traffic and for the area needed to provide additional facilities in accordance with its adopted Master Plan. The applicant proposes to amend its current Conditional Use Permit (CUP-16-91, Am. 1-05) to add the additional parcels to the boundary area of the CUP for airport uses. There is a concurrent rezoning request to rezone the additional area to M-2, Light Industrial, so that they are consistent with other airport parcels. Inclusion of the subject parcels in the boundary of the CUP will allow for development of the east side of Runway 34 consistent with the Master Plan.

## Recommendations

### *Staff*

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

### *Planning Commission*

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

## **Planning Analysis**

### *Comprehensive Plan & Compatibility with Surrounding Area*

The subject parcels are shown for Industrial use and are located immediately adjacent to a runway at the existing Hanover County Airport. The addition of these parcels to the area of the Airport CUP will allow the airport to expand in accordance with the Master Plan. The additional parcels will be used for additional Airport facilities such as tie-down areas, storage hangars, automobile parking and terminal buildings for office space and maintenance.

The Airport Master Plan was adopted in 2002, and incorporated in the 2012 Comprehensive Plan. Future capital improvements of the Airport are based on the adopted plan.

### *Sketch Plan*

The sketch plan is consistent with the adopted Airport Master Plan for the Hanover County Airport. The Plan shows Phases 1, 2 and 3 for development in the area incorporated by this amendment to the CUP. The larger parcel is in the area designated for airport development, and the smaller parcel adjacent to Sliding Hill Road will add to the area that provide protected airspace.

The parcels being added to the CUP will provide the area for the Airport to develop additional ramp apron space, the east side taxiway, hangars, fuel and terminal facilities. The Airport's existing facilities are being leased at 100% occupancy, and there is great demand for improvements to the runway and additional storage facilities. The FAA has issued a finding of no significant impact for the Environmental Assessment for the proposed Airport Master Plan improvements. Details of those improvements are provided on page 10 of the application. Initial access to the east side of the runway will initially be from Sliding Hill Road, but that will be converted to emergency access once New Ashcake Road is extended beyond Sliding Hill Road and the planned access from New Ashcake Road is constructed.

## **Agency Analysis**

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

**In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Master Plan Update, Airport Layout Plan (revised)," received on May 28, 2015 with the application materials, and prepared by Campbell & Parris Engineers, and County staff.**

**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

## **Planning Commission Recommendation**

At their meeting of July 16, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the amendment to the existing Conditional Use Permit to add GPINs 7798-12-9494 and 7798-30-1875 to the area of the Hanover County Airport, which includes GPINs 7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363 and 7798-13-4239, consisting of approximately 242.07 acres,

subject to staff's recommended conditions and the italicized changes made by the Planning Commission at the meeting.

**Staff's Recommended Conditions**

The staff recommends that the Planning Commission make a finding under the Code of Virginia, Section 15.2-2232, that this project is consistent with the County's adopted Community Facilities Plan. Staff recommends the following conditions, which incorporate all of the applicable conditions from previous amendments.

1. There shall be no other concurrent use of the site. Any use other than the airport shall require an amendment to this conditional use permit in accordance with the procedures set out in the Zoning Ordinance.
2. A lighting plan shall be submitted in accordance with Chapter 26, Article 5, Division 6, of the Hanover County Zoning Ordinance.
3. There shall be no ground access to the Airport through the portion of the airport property, which is subject of this amendment, except for *Airport business*, maintenance, construction, or emergency access.
4. [NEW] When New Ashcake Road Extended is constructed and completed for use, *relocation of the primary access to New Ashcake Road, and converting the Sliding Hill Road access to provide emergency access only, shall be evaluated.*
5. The existing private sewer line located in the project area must be shown on the site plan, and the proposed location.
6. Applicant shall submit an amended site plan for the Airport property in compliance with Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance.
7. Copies of all applicable Federal and State permits for the construction and operation of the Airport shall be provided to the Planning Office for the permit file.
8. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/HTE

**Attachments**

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

**Available Upon Request**

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

RECEIVED

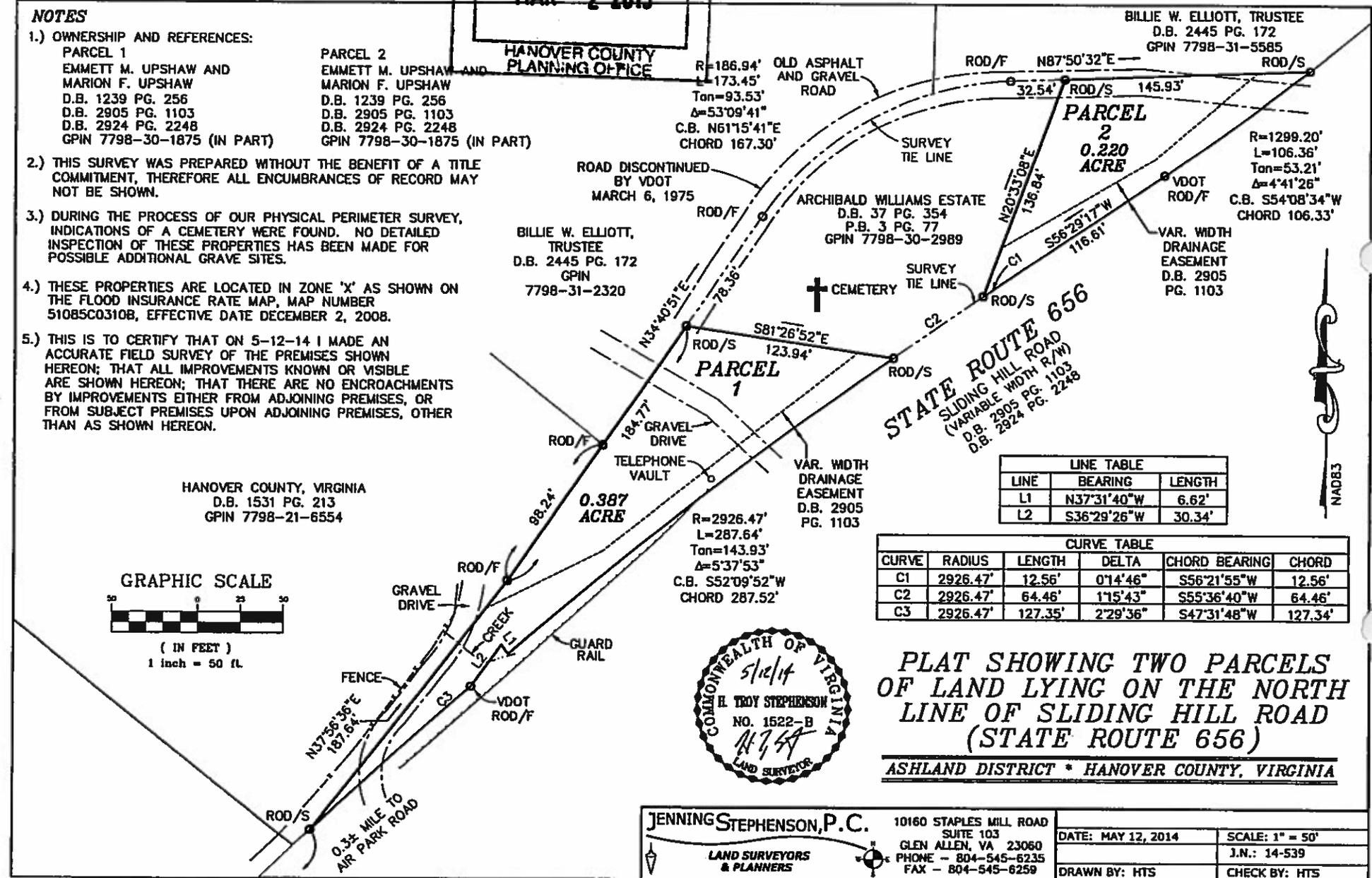
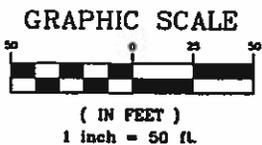
MAR - 2 2015

HANOVER COUNTY PLANNING OFFICE

NOTES

- 1.) OWNERSHIP AND REFERENCES:
- |  |  |
|--|--|
| PARCEL 1<br>EMMETT M. UPSHAW AND<br>MARION F. UPSHAW<br>D.B. 1239 PG. 256<br>D.B. 2905 PG. 1103<br>D.B. 2924 PG. 2248<br>GPIN 7798-30-1875 (IN PART) | PARCEL 2<br>EMMETT M. UPSHAW AND<br>MARION F. UPSHAW<br>D.B. 1239 PG. 256<br>D.B. 2905 PG. 1103<br>D.B. 2924 PG. 2248<br>GPIN 7798-30-1875 (IN PART) |
|--|--|
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.
- 3.) DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY, INDICATIONS OF A CEMETERY WERE FOUND. NO DETAILED INSPECTION OF THESE PROPERTIES HAS BEEN MADE FOR POSSIBLE ADDITIONAL GRAVE SITES.
- 4.) THESE PROPERTIES ARE LOCATED IN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 510B5C0310B, EFFECTIVE DATE DECEMBER 2, 2008.
- 5.) THIS IS TO CERTIFY THAT ON 5-12-14 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

HANOVER COUNTY, VIRGINIA  
D.B. 1531 PG. 213  
GPIN 7798-21-6554



BILLIE W. ELLIOTT, TRUSTEE  
D.B. 2445 PG. 172  
GPIN 7798-31-5585

BILLIE W. ELLIOTT, TRUSTEE  
D.B. 2445 PG. 172  
GPIN 7798-31-2320

ARCHIBALD WILLIAMS ESTATE  
D.B. 37 PG. 354  
P.B. 3 PG. 77  
GPIN 7798-30-2989

STATE ROUTE 656  
SLIDING HILL ROAD  
(VARIABLE WIDTH R/W)  
D.B. 2905 PG. 1103  
D.B. 2924 PG. 2248

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°31'40"W	6.62'
L2	S36°29'26"W	30.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2926.47'	12.56'	0°14'46"	S56°21'55"W	12.56'
C2	2926.47'	64.46'	1°15'43"	S55°36'40"W	64.46'
C3	2926.47'	127.35'	2°29'36"	S47°31'48"W	127.34'



PLAT SHOWING TWO PARCELS  
OF LAND LYING ON THE NORTH  
LINE OF SLIDING HILL ROAD  
(STATE ROUTE 656)

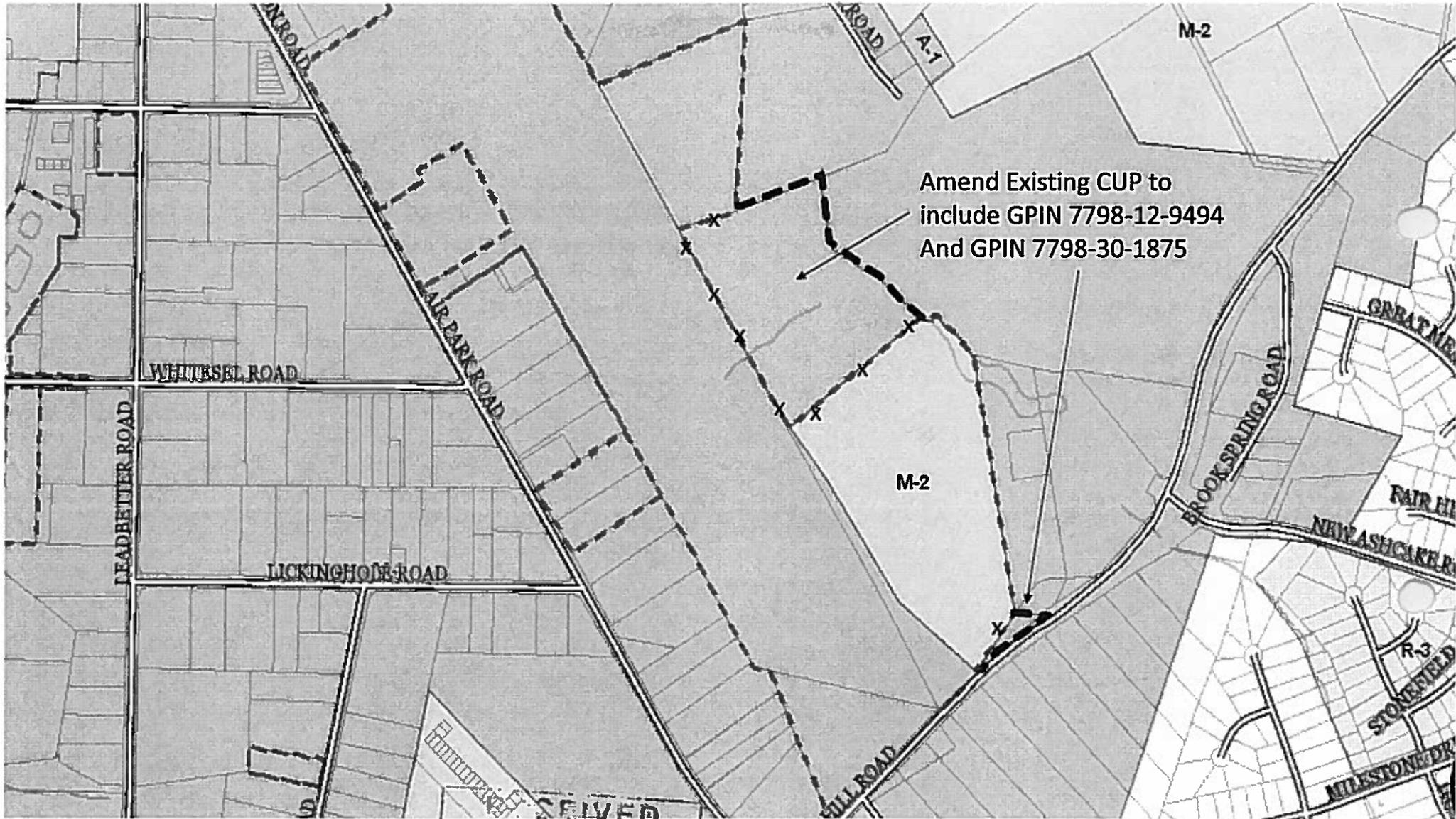
ASHLAND DISTRICT \* HANOVER COUNTY, VIRGINIA

JENNING STEPHENSON, P.C. 10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259

LAND SURVEYORS & PLANNERS

DATE: MAY 12, 2014	SCALE: 1" = 50'
	J.N.: 14-539
DRAWN BY: HTS	CHECK BY: HTS





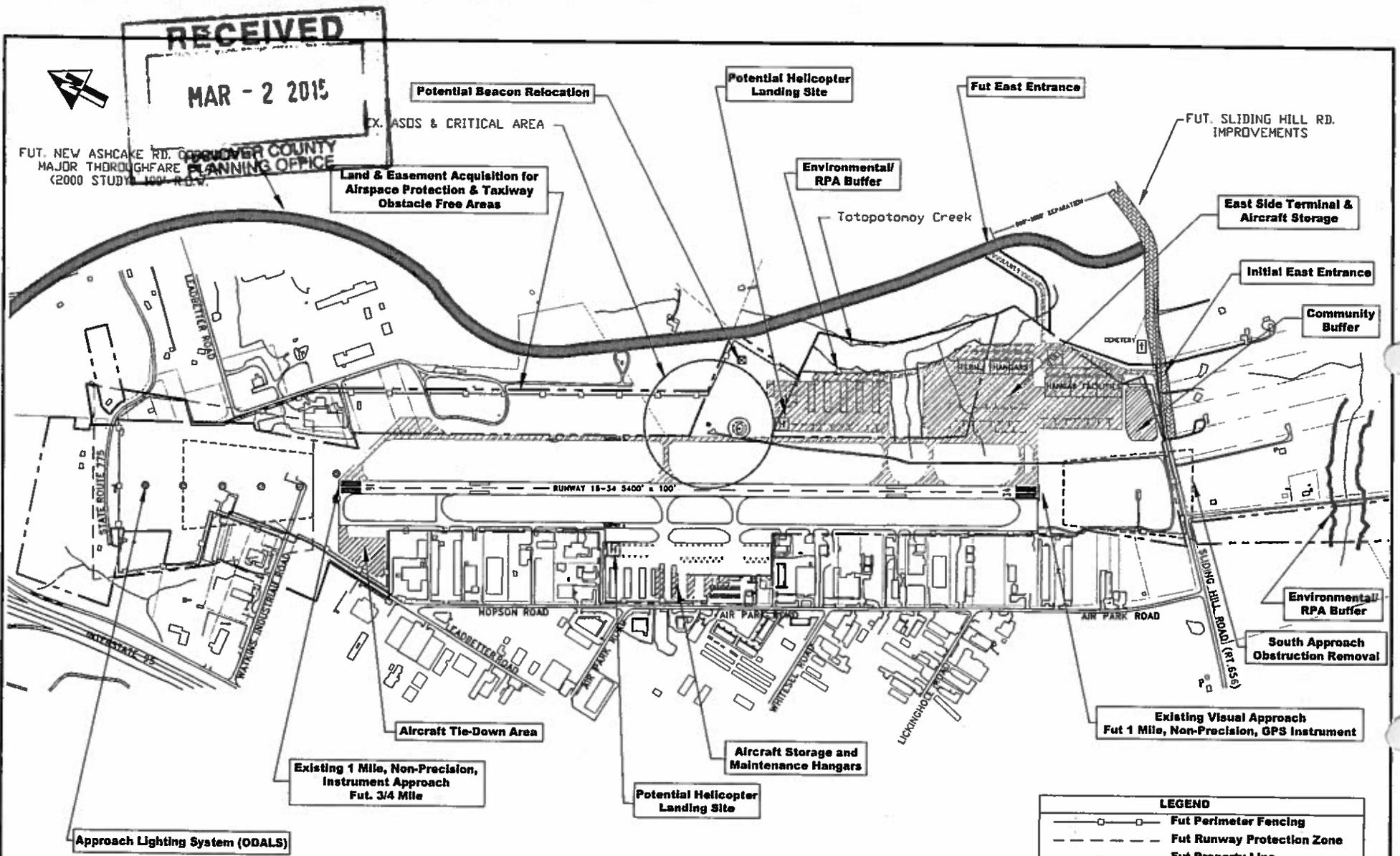
Amend Existing CUP to include GPIN 7798-12-9494  
And GPIN 7798-30-1875

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PLANNING OFFICE

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FUT. NEW ASHCAKE RD. CROSSOVER COUNTY MAJOR THOROUGHFARE PLANNING OFFICE (2000 STUDY) 100' R.O.V.



Land & Easement Acquisition for Airspace Protection & Taxiway Obstacle Free Areas

Potential Beacon Relocation

Potential Helicopter Landing Site

Fut East Entrance

FUT. SLIDING HILL RD. IMPROVEMENTS

Environmental/RPA Buffer

Totopotomoy Creek

East Side Terminal & Aircraft Storage

Initial East Entrance

Community Buffer

RUNWAY 18-34 5400' x 100'

HOPSON ROAD

AIR PARK ROAD

AIR PARK ROAD

SLIDING HILL ROAD (R1556)

Aircraft Tie-Down Area

Existing 1 Mile, Non-Precision, Instrument Approach Fut. 3/4 Mile

Aircraft Storage and Maintenance Hangars

Potential Helicopter Landing Site

Existing Visual Approach Fut 1 Mile, Non-Precision, GPS Instrument

Approach Lighting System (ODALS)

LEGEND	
	Fut Perimeter Fencing
	Fut Runway Protection Zone
	Fut Property Line
	Ex Runway Protection Zone
	Ex Property Line
	Planned Development
	Environmental/RPA Buffer
	Adjacent Property
	Ex. Stream/Water Feature

Plan derived from "Master Plan 2000" which was adopted by County in 2002 and the Airport Layout Plan conditionally approved by the Federal Aviation Administration and Virginia Dept. of Aviation in 2001 and, as revised in June 2005.

Approx. Scale: 1" = 1000'

**CAMPBELL & PARIS ENGINEERS**  
 Chantilly, Virginia  
 Phone: (703) 802-0093  
 www.campbell-paris.com

DATE: 11/4/05  
 Proj #: 0009-10  
 FILE: 2005CUP.dwg  
 By: KSC

**20 Year Development Plan**  
 (2005 Conditional Use Permit Application)

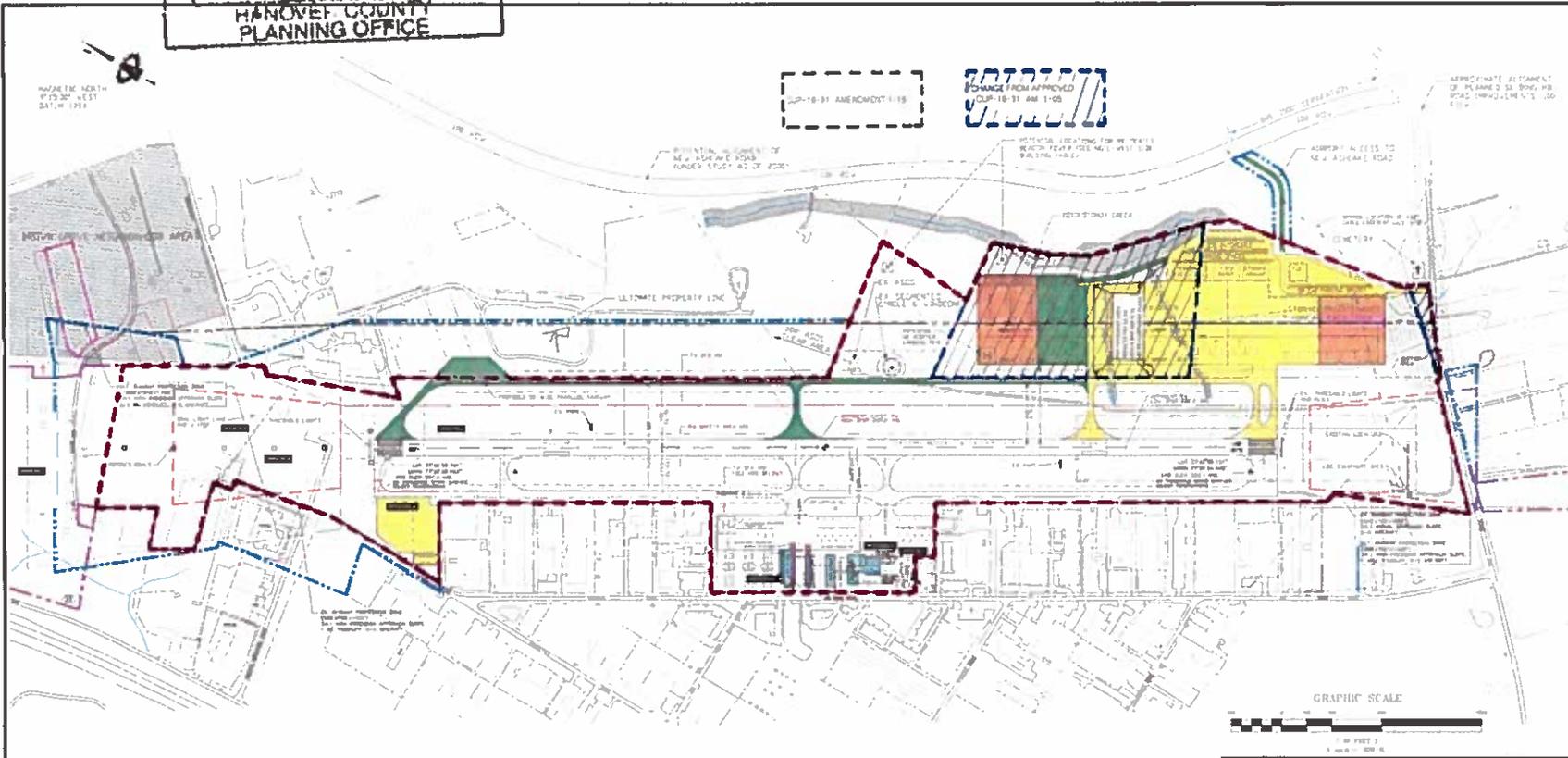
**Hanover County Municipal Airport**  
 Ashland, Virginia



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MAR 16 2015

HANOVER COUNTY PLANNING OFFICE



APR 16, 2015  
 PREPARED BY: CAMBRELL & FINIG ENGINEERS  
 DATE: 04/16/15  
 PROJECT: AIRPORT LAYOUT PLAN  
 SHEET: 01 OF 01

CAMBRELL & FINIG ENGINEERS  
 415 LANTANA DRIVE  
 SUITE 100  
 HANOVER, VA 23060  
 TEL: 757-835-1100  
 FAX: 757-835-1101  
 WWW: WWW.CFENG.COM

NO.	DATE	REVISION
01	04/16/15	ADDITIONAL REVISIONS TO THE PLAN
02	04/16/15	REVISIONS TO THE PLAN
03	04/16/15	REVISIONS TO THE PLAN
04	04/16/15	REVISIONS TO THE PLAN
05	04/16/15	REVISIONS TO THE PLAN
06	04/16/15	REVISIONS TO THE PLAN
07	04/16/15	REVISIONS TO THE PLAN
08	04/16/15	REVISIONS TO THE PLAN
09	04/16/15	REVISIONS TO THE PLAN
10	04/16/15	REVISIONS TO THE PLAN

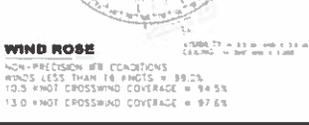
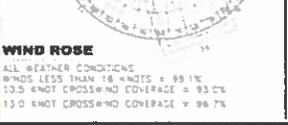
BASIC RUNWAY DATA			
	EXISTING	RUNWAY 18 - 34	ULTIMATE
AIRPORT REFERENCE CODE	B-0	SAME	SAME
LENGTH AND WIDTH	5400' x 100'	SAME	SAME
EFFECTIVE GRADIENT/FAIR	0.008% / 0.17%	SAME	SAME
PAVEMENT STRENGTH/FINIS	43,000 LB. (EQUAL) / BT	SAME	SAME
RUNWAY SAFETY AREA	150' x 4000'	SAME	SAME
OBJECT FREE AREA	500' x 4000'	SAME	SAME
PART 77 APPROACH SLOPE	1:6 = 34.1: 34 = 20:1	1:6 = 34.1: 34 = 20:1	1:6 = 34.1: 34 = 20:1
RUNWAY MARKINGS	NON-PRECISION	SAME	SAME
RUNWAY LIGHTING	W.R.L. 0 CELL	SAME	SAME
TAXIWAY MARKINGS	CENTERLINE	SAME	SAME
TAXIWAY LIGHTING	M.L.T.L.	SAME	SAME
VISUAL HAZARDS	PAR/16 @ 34'	100% @ 16'	100% @ 16'
ELECTRONIC HAZARDS	LOC (16) 300' OPS	SAME	SAME
APPROACH VISIBILITY MINIMUMS	16-1 WLE, 34-VIS	16-1 WLE, 34-VIS	16-1 WLE, 34-VIS
CRITICAL A-CRAFT	FALCON 50	SAME	SAME
32' 2ND ORZ PENETRATIONS	400' x 5800'	SAME	SAME
RUNWAY HIGH POINT	202.8' MSL	SAME	SAME
RUNWAY LOW POINT	202.3' MSL	SAME	SAME
ALL-WEATHER WIND (10 SK)	81.7%	SAME	SAME
CY-CRAFT	1:3 (C)	SAME	SAME

AIRPORT DATA			
	EXISTING	RUNWAY 18 - 34	ULTIMATE
AIRPORT ELEVATION	207.8' MSL	SAME	SAME
AIRPORT REFERENCE POINT (ARP)	LAT: 37°43'32.24" N LONG: 77°16'31.89" W	LAT: SAME LONG: SAME	LAT: SAME LONG: SAME
MEAN SEA LEVEL MONTHS BY ST	PRELIMINARY	SAME	SAME
MPAS SERVICE LEVEL	PRELIMINARY	SAME	SAME
3047 SERVICE POINT	PRELIMINARY	SAME	SAME

MODIFICATIONS OF STANDARDS			
WEST SIDE PARALLEL SAFETY	DUE TO 15' PARALLEL CENTERLINE TO PROPERTY LINE SEPARATION, TORA AND TLA ADJUSTED IN ACCORDANCE WITH FALCON 50 AIRCRAFT (SAC 8-8, WINDSPAN 62') TORA = 100', TLA = 62'		

LEGEND			
DESCRIPTION	EXISTING	RUNWAY 18 - 34	ULTIMATE
RUNWAY PROTECTION ZONE	Blue Hatched	Blue Hatched	Blue Hatched
AIRPORT REFERENCE POINT	Black Dot	Black Dot	Black Dot
32' BLDG RESTRICTION LINE	Red Dashed	Red Dashed	Red Dashed
PERIMETER FENCE	Red Dashed	Red Dashed	Red Dashed
ADJACENT PROPERTY LINE	Black Dotted	Black Dotted	Black Dotted
RUNWAY SAFETY AREA	Blue Hatched	Blue Hatched	Blue Hatched
RUNWAY OBJECT FREE AREA	Blue Hatched	Blue Hatched	Blue Hatched
PERIMETER FENCE	Red Dashed	Red Dashed	Red Dashed
SURVEY MONUMENTS	Black Circle	Black Circle	Black Circle
MOISTURE FIXTURE	Black Circle	Black Circle	Black Circle

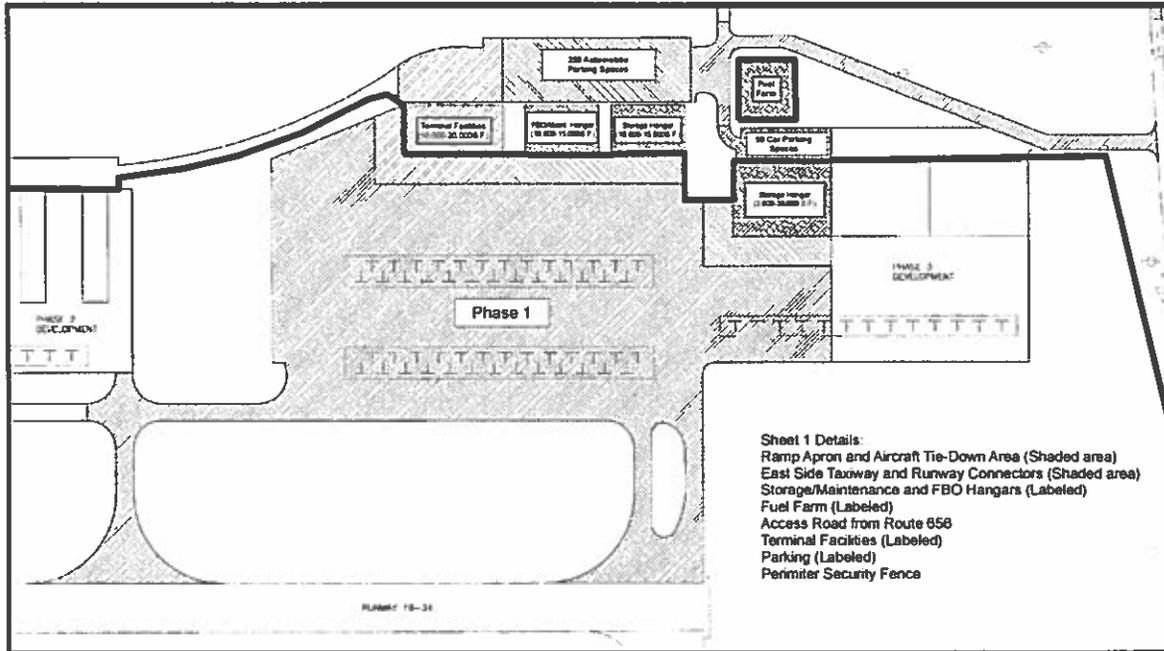
RUNWAY END DATA			
	EXISTING	RUNWAY 18 - 34	ULTIMATE
CARDINAL	37°42'55.341" / 37°42'09.131"	SAME	SAME
ANGULOID	17°28'19.945" / 17°25'34.948"	SAME	SAME
ELEVATION	207.6'	203.5'	203.5'
TOUCHDOWN ZONE ELEVATION	204.9'	202.5'	202.5'
TRUE BEARING	N 30°57'51.17" W	SAME	SAME
TEMPORARY THRESHOLD	N/A	N/A	N/A
THRESHOLD SIGHTING CRITERIA	0' DISPLACEMENT REQUIRED (18-34) (LAT NOT REQUIRED)		



WEST SIDE BUILDING TABLE	
1	NEW HANGARS CONSTRUCTION 1999
2	EXISTING T-15 HANGARS
3	EXISTING T-15 HANGARS
4	EXISTING STORAGE BUILDING
5	POTENTIAL BEACON
6	FUEL TANK

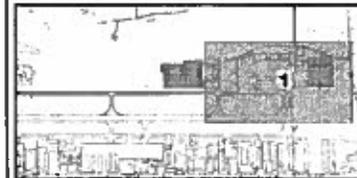
CEILING VISIBILITY WIND GRAPH	
SOURCE	ENVIRONMENTAL DATA AND INFORMATION SERVICE (EDS) CLIMATE CENTER, CHARLOTTE, N.C.
PERIOD	JAN 7, 1983 - DEC 31, 1984
WIND WEATHER	WIND WEATHER = 87.5%
NON-PRECISION IFR	NON-PRECISION IFR = 81.5%
PRECISION IFR	PRECISION IFR = 7.0%
ICAO CATEGORY	INTERMEDIATE AIRPORT

11/27/14  
 11/27/14  
 AIRPORT LAYOUT PLAN (revised)  
 SHEET NO. 01 OF 01  
 08



Sheet 1 Details:  
 Ramp Apron and Aircraft Tie-Down Area (Shaded area)  
 East Side Taxiway and Runway Connectors (Shaded area)  
 Storage/Maintenance and FBO Hangars (Labeled)  
 Fuel Farm (Labeled)  
 Access Road from Route 856  
 Terminal Facilities (Labeled)  
 Parking (Labeled)  
 Perimeter Security Fence

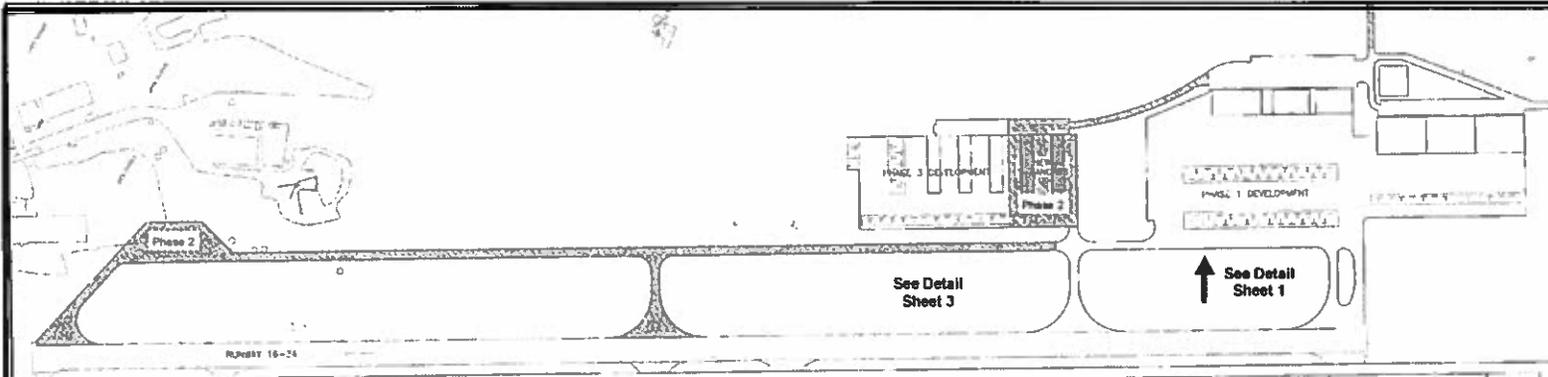
SYMBOL	DESCRIPTION
[Pattern]	AP ELIGIBLE CONSTRUCTION (10%)
[Pattern]	DOY ELIGIBLE CONSTRUCTION (10%)
[Pattern]	DOY ELIGIBLE CONSTRUCTION (10%)
[Pattern]	DOY / TERRY CONSTRUCTION (10%)



KEY PLAN  
 4/17/15/2015

CAMPBELL & PARTS ENGINEERS 1275 Lehigh Lane S Harrisburg, PA 17104 (717) 633-1000	
DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]	SCALE: [Scale] SHEET: [Number]
HANOVER COUNTY PLANNING OFFICE EAST SIDE TERMINAL DEVELOPMENT ENVIRONMENTAL IMPROVEMENT <b>PHASE 1 DEVELOPMENT          ELIGIBILITY</b>	

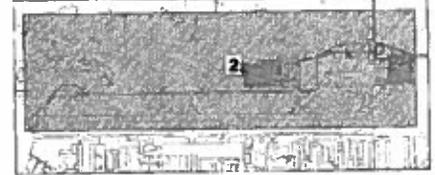
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Sheet 2 Details:  
 Complete Full Length Parallel Taxiway and Connectors  
 Additional Ramp Apron Area North of Phase 1 (Shaded)  
 Access Road Connection to Phase 1 (Shaded)  
 Two Rows of 7 to 10 Unit T-Hangers (labeled)  
 Access Road from New Ashcake Road Extended (Pending VDOT Construction)  
 Parking (Shaded)

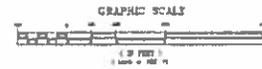
See Detail Sheet 3

See Detail Sheet 1



KEY PLAN NOT TO SCALE

LEGEND	
SYMBOL	DESCRIPTION
	AP ELIGIBLE CONSTRUCTION (80%)
	DOAV ELIGIBLE CONSTRUCTION (80%)
	DOAV ELIGIBLE CONSTRUCTION (80%)
	COUNTY / TRAMP CONSTRUCTION (100%)



CASSELL & PARS ENGINEERS  
 4000 Ashcake Center Dr  
 Columbia, SC 29210 (703) 443-0043

DATE	BY	DESCRIPTION

HANOVER COUNTY, VIRGINIA  
 HANOVER COUNTY AIRPORT  
 PHASE 2 DEVELOPMENT  
 ELIGIBILITY

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 HANOVER COUNTY  
 PLANNING OFFICE

