

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-2-93, Am. 1-14

Virginia Electric & Power Company

CUP expansion

Zoned A-1

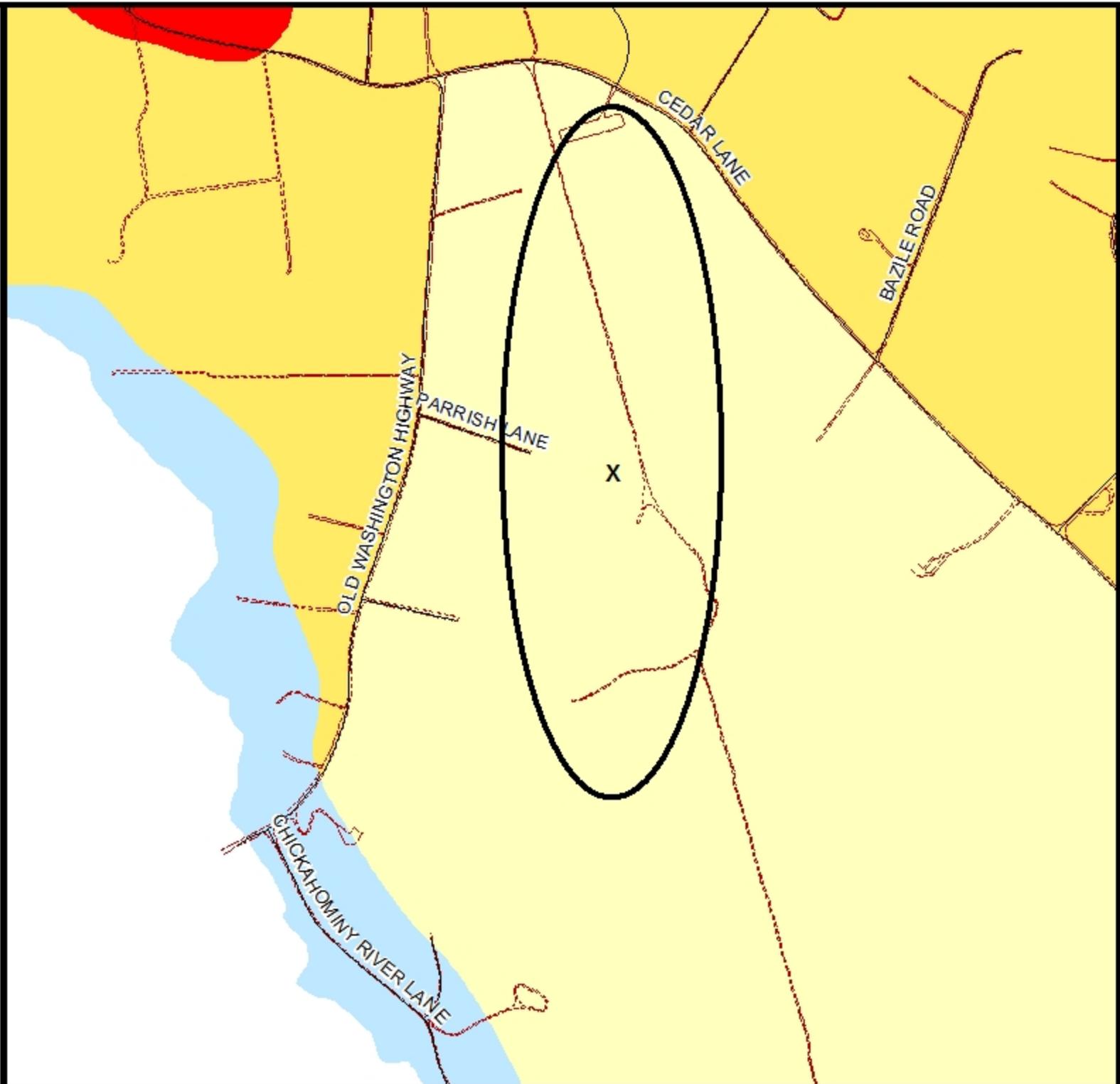
GPIN's: 7777-69-4065, et al

South Anna Magisterial District



1 inch = 700 feet

August 04, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-2-93, Am. 1-14

Virginia Electric & Power Company

CUP expansion

Zoned A-1

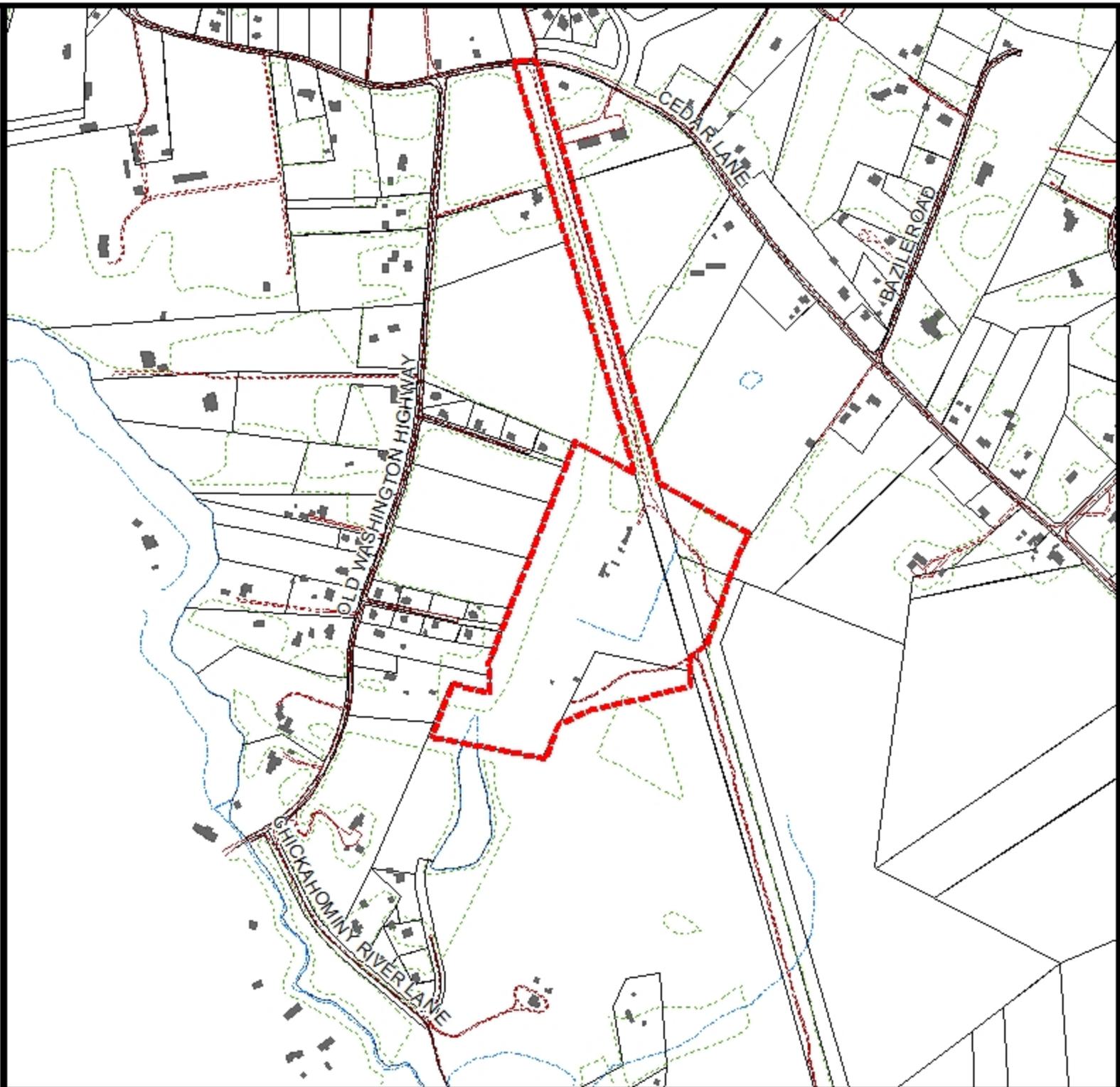
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Hanover County, Virginia

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-2-93, Am. 1-14

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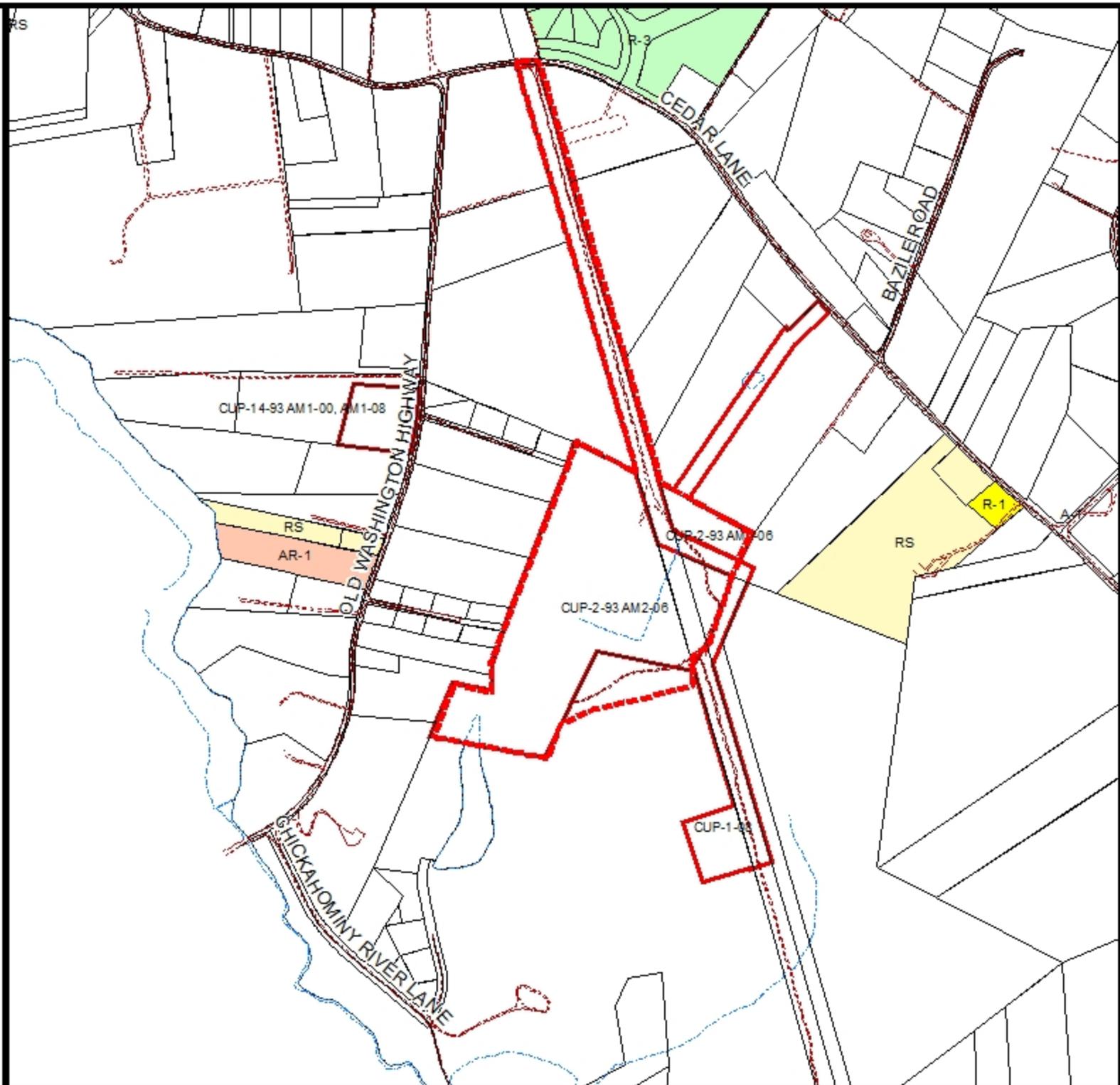
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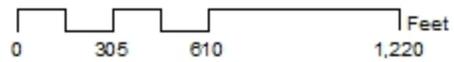
South Anna Magisterial District



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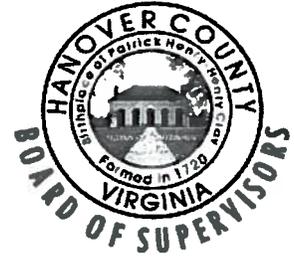
August 04, 2014





CUP-2-93 AM. 1-14, VIRGINIA ELECTRIC & POWER COMPANY

Conditional Use Permit Amendment Report
South Anna Magisterial District
Board Meeting Date: November 25, 2014



Overview

Request	To permit the expansion of the Elmont substation
Zoning	A-1, Agricultural District
Acreage	37.34 acres
Location	Located at the terminus of a private driveway that intersects the south line of Cedar Lane (State Route 623) approximately 400 feet east of its intersection with Old Washington Highway (State Route 626)
GPINs	7777-69-4065, 7778-55-2361, 7777-79-1155, 7777-79-1455, 7777-67-6294(part)
General Land Use Plan	Suburban Transitional (1-2 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to amend CUP-2-93 to allow an expansion of the Elmont Substation that is part of Dominion Virginia Power's Substation Security Enhancement Project. A companion request for a Special Exception has also been submitted to permit new security fencing, which is 20 feet in height with poles as high as 25 feet.

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

The Elmont Substation was constructed in the 1960's. In 1993, a Conditional Use Permit (CUP) was required to allow for an expansion of the facility. Dominion Virginia Power is now requesting to amend that CUP to expand the substation by 2.1 acres to allow for storage of spare transformers and associated equipment. The expansion is necessary to protect the security and reliability of electrical infrastructure at this substation that plays a key role in the bulk transfer of electricity across central Virginia.

One of the original conditions of the CUP required retaining certain wooded areas on the property in their natural state. CUP-2-93, Am. 2-06 was approved in 2006 for a private telecommunication tower, which occupies part of the original wooded area to be protected. However, the sketch plan shows that the majority of the original buffer will remain and that the facility expansion will not interfere with this area. The plan shows a "100' Wooded Buffer" to remain undisturbed running along the western boundary of the property. The closest existing houses on properties adjacent to the substation property are located along this buffer area.

The applicant has indicated that no additional lighting will be necessary, and no new noise will occur as a result of the expansion. Dominion employees will continue to visit the site once or twice a week for maintenance. Access to the site from Cedar Lane is provided by a shared paved access driveway that runs along the former Ashland trolley line right-of-way, currently owned by Virginia Electric & Power Company. Access to both the County E-911 telecommunications tower (approved with CUP-1-08) and the private tower (noted above) is also provided by this driveway. Staff would note that the Park Facilities Plan within the Comprehensive Plan envisions the area within the former trolley line as a future trail or greenway.

As noted above, CUP-2-93, Am. 2-06 was approved for a private telecommunications tower onsite. The separate set of conditions applicable to this CUP shall not be affected by the requested substation expansion.

Community Meeting

The applicant held a community meeting on September 23, 2014. The meeting had low attendance by the public, and those that did attend mainly had questions about the proposed expansion. No issues of concern were raised that were relevant to the project.

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, "Conditional Use and Special Exception Sketch Plan, Elmont Substation, Hanover County, VA," dated September 29, 2014, and prepared by Geosyntec Consultants.

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.

Staff's Recommended Conditions

Staff recommends the following conditions:

1. Any further expansion of these facilities shall require an amendment to the Conditional Use Permit.
2. All development and use of the Property shall comply with all federal, state, and local statutes, ordinances, and regulations.

Planning Commission Recommendation

At their meeting of October 16, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit the expansion of the Elmont substation on GPINs 7777-69-4065, 7778-55-2361, 7777-79-1155, 7777-79-1455, and 7777-67-6294(part), consisting of approximately 37.34 acres, subject to the staff-recommended conditions.

GJWB/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

