

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-4-15

Randall Everett

motorcross track and school

Industrial Land Use

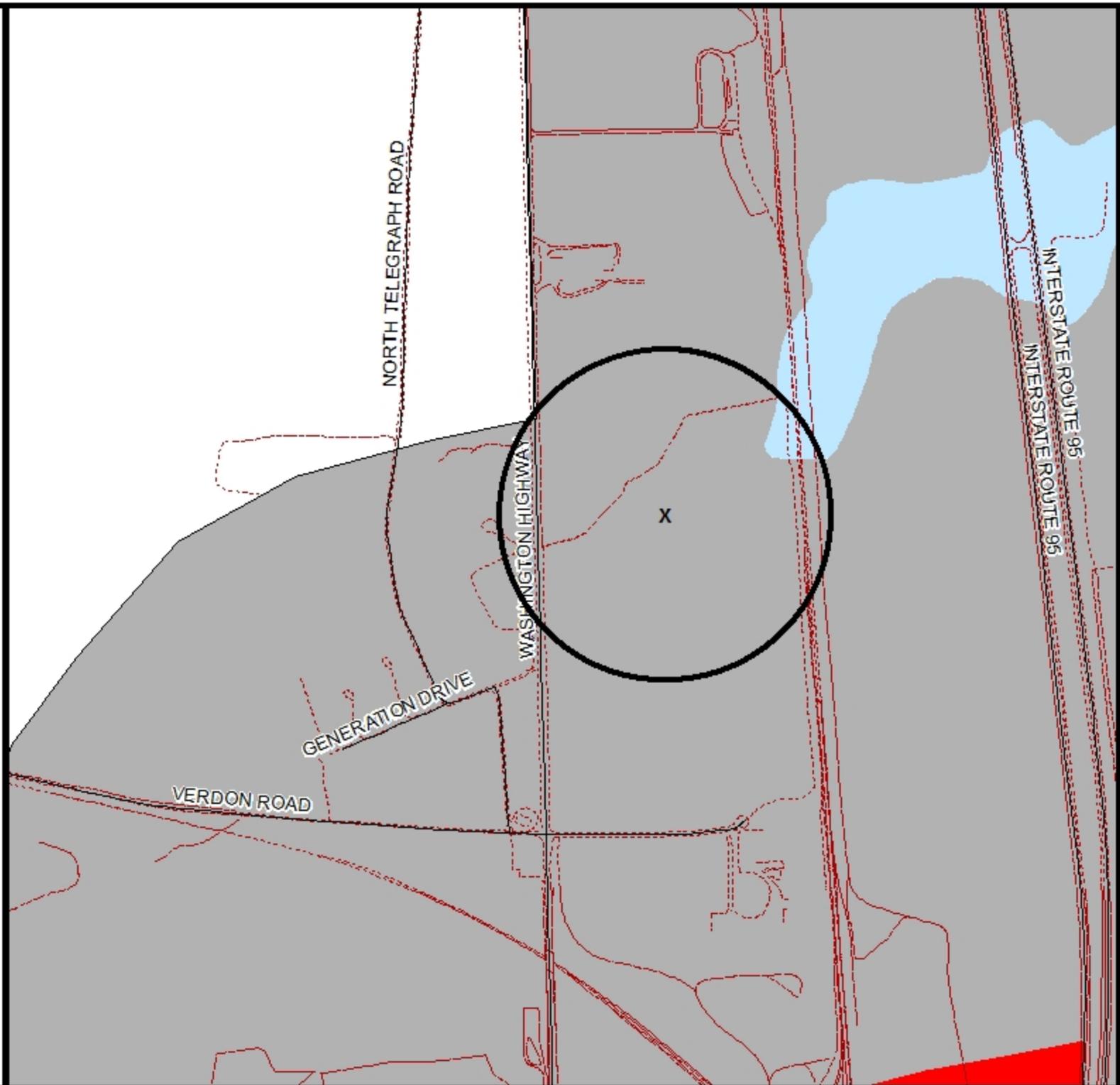
OPIN: 788 4-22-5294

Beaverdam Magisterial District



1 inch = 800 feet

February 02, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-4-15

Randall Everett

motorcross track and school

Zoned A-1

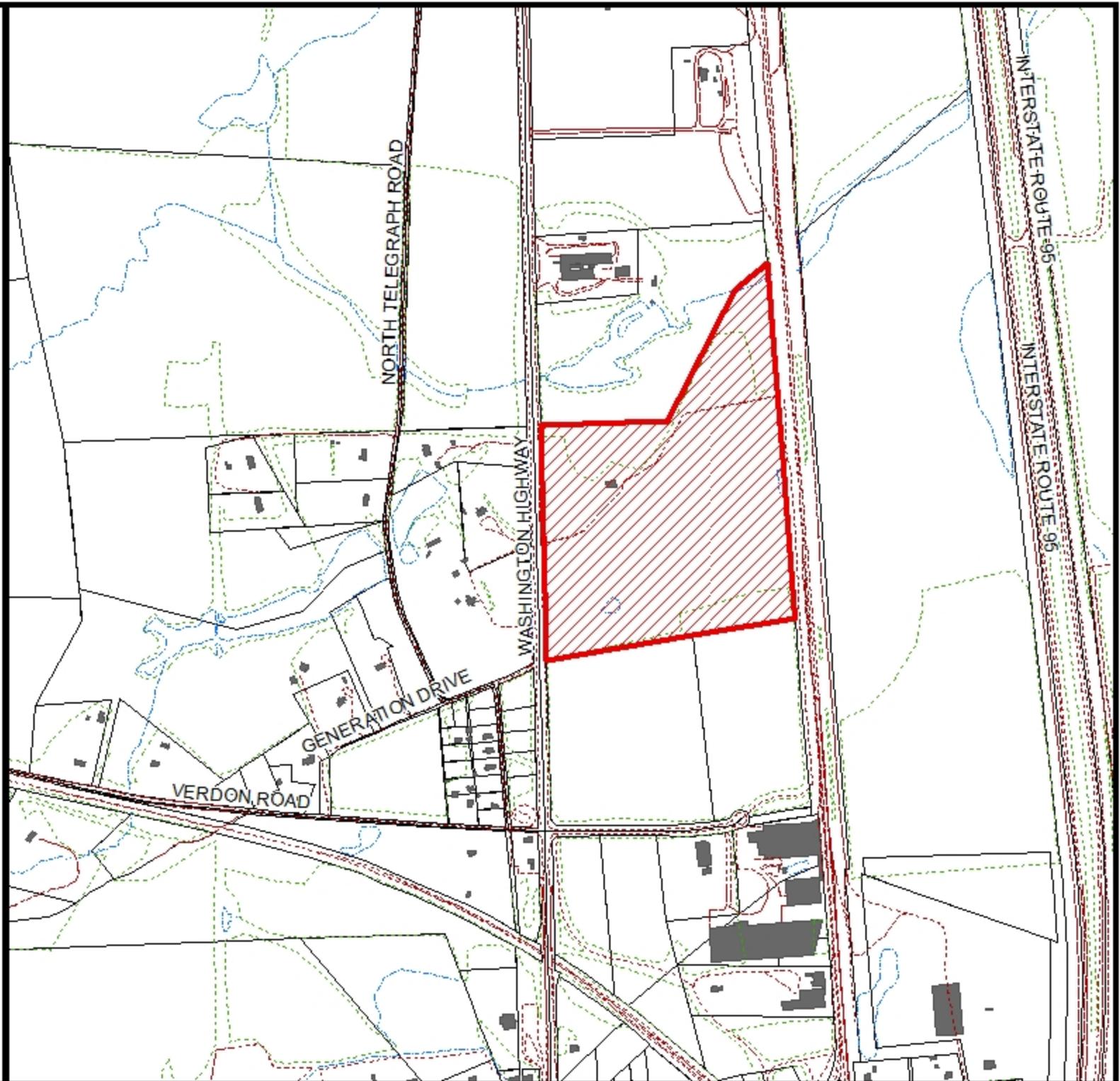
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Beaverdam Magisterial District



1 inch = 800 feet

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	

CUP-4-15

Randall Everett

motorcross track and school

Zoned A-1

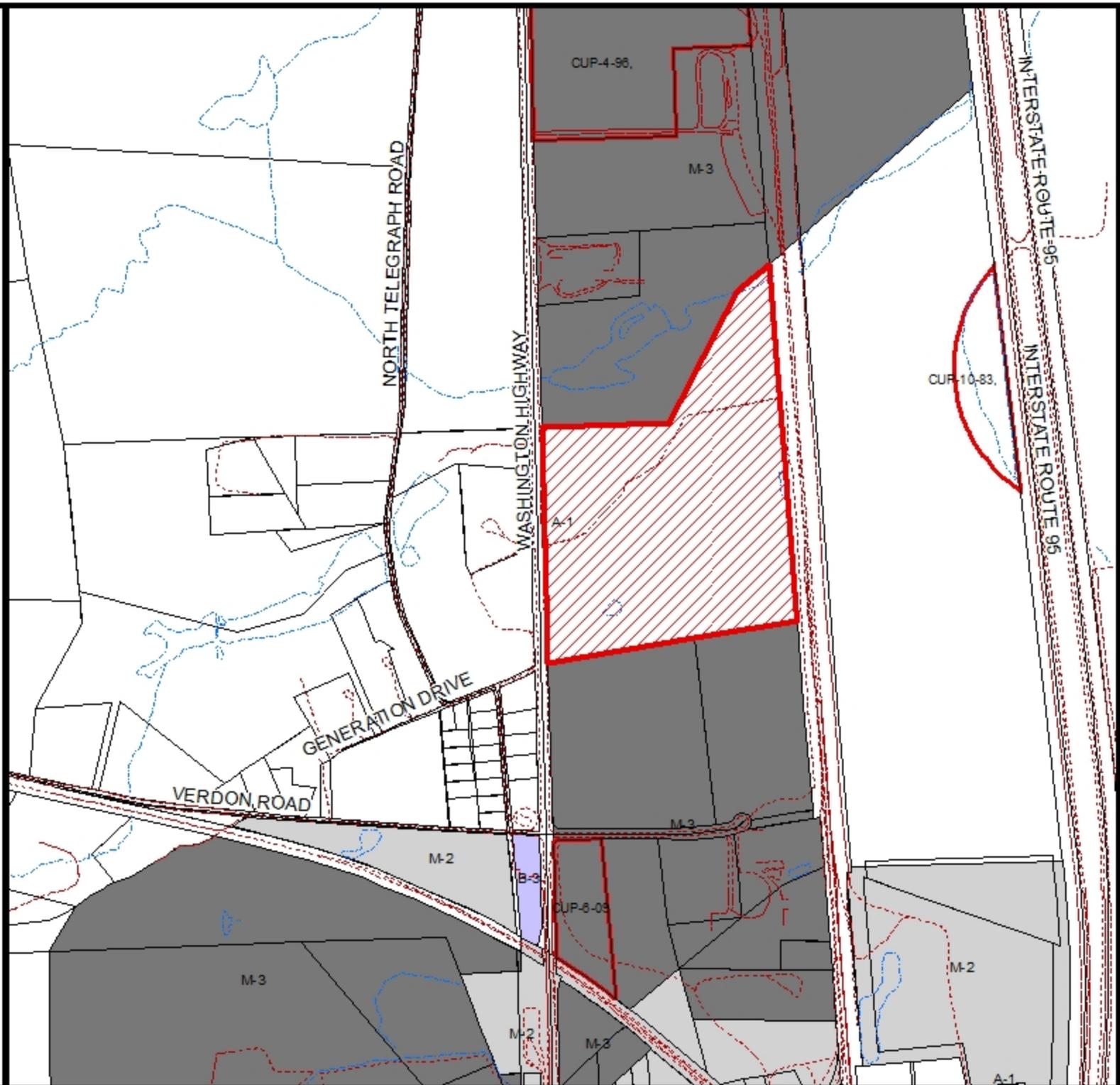
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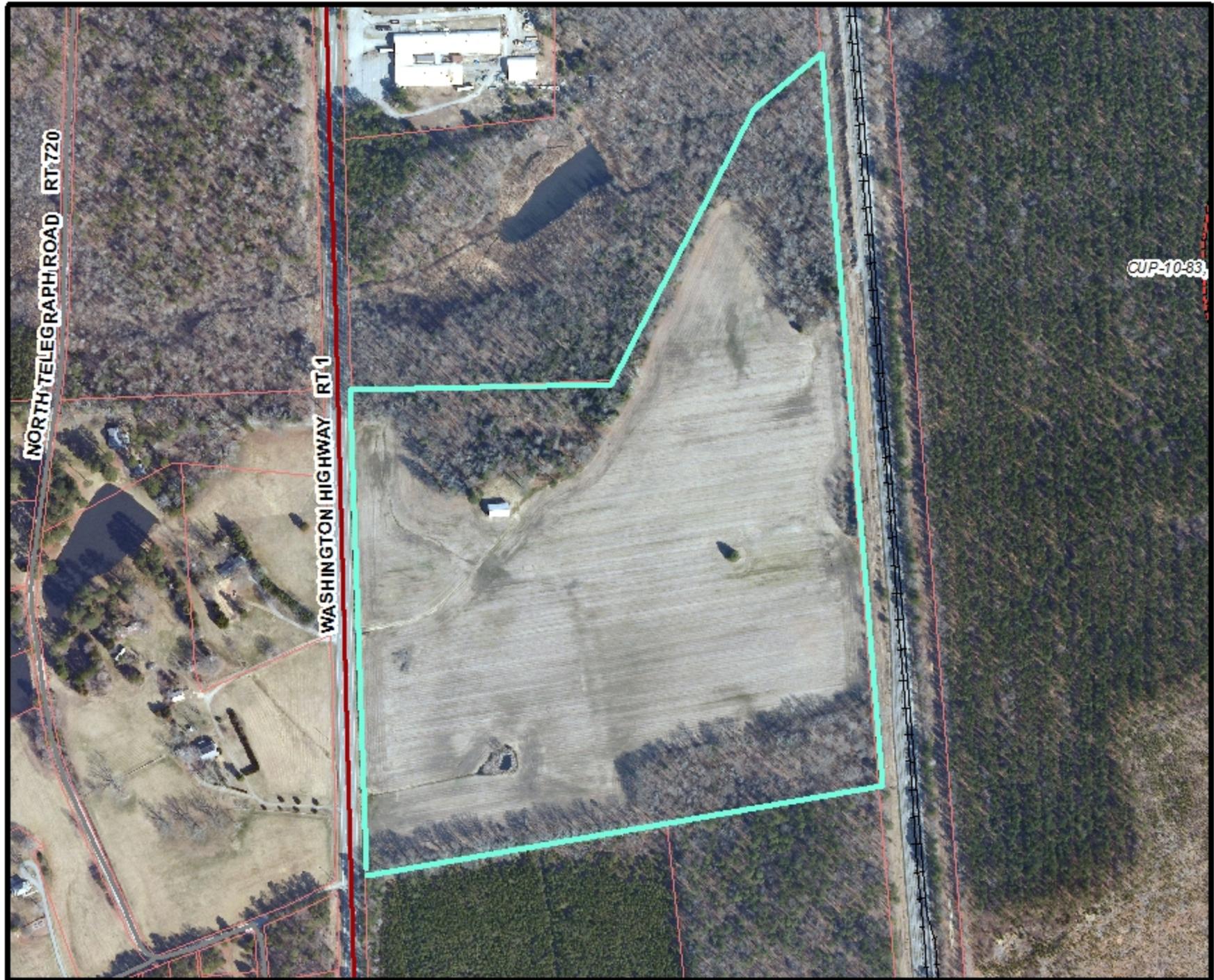
Beaverdam Magisterial District



1 inch = 800 feet

February 02, 2015





0 190 380 760 Feet

CUP-4-15, RANDALL EVERETT

Conditional Use Permit Report
Beaverdam Magisterial District
Board Meeting Date: June 24, 2015



Overview

Request	To permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events.
Zoning	A-1, Agricultural District
Acreage	43.6
CUP Acreage	43.6
Location	On the east line of Washington Highway (U.S. Route 1) approximately 1,000 feet north of its intersection with Verdon Road (State Route 684)
GPIN	7884-22-5294
General Land Use Plan	Industrial
Major Thoroughfare Plan	(U.S. Route 1) a designated Major Arterial – 120 ft. ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request for a Conditional Use Permit to operate an off-road dirt bike (motocross) training facility Monday – Friday, open track practice on weekends and three (3) annual motocross race events. The vehicles are typically equipped with engines ranging from 50cc to 450cc. The facility complex includes a dirt track, bleachers seating 60, restrooms, staging area, parking area and recreational vehicle parking for overnight camping.

Noise reduction measures were proposed by means of earthen berms with solid board fencing; however, since the Planning Commission meeting, the applicant has proposed changes to this feature and to move all parking areas behind the berm. The applicant is also requesting a change to condition No. 4 to expand the hours of operation on Sundays during the three annual events.

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

The property and surrounding vicinity is designated on the General Land Use Plan Map as Industrial. The proposed facility is only permitted by Conditional Use Permit in Industrial and Agricultural zoning districts; therefore, the use is consistent with the Land Use designation. Since the land use designation is Industrial, the County's noise ordinance specifies that the max level for the subject property is 77 *dba*, regardless of zoning. (*dba* is the sound pressure level as measured on a sound meter set to slow response and to the A-weighted scale to approximate the frequency response of the human auditory system). Specific to the proposed use, the noise ordinance also prohibits operating any on or off road motor vehicle for a period in excess of five (5) minutes in duration or a total of fifteen (15) minutes during any twenty-four-hour period whether on public or private property, not meeting the standards of Title 46.2 of the Code of Virginia pertaining to mufflers and exhaust systems.

Compatibility with Surrounding Area

Properties on both sides of the subject parcel are zoned M-3, Heavy Industrial District, with industrial uses. Across U.S. Route 1, there are three (3) single family dwellings zoned A-1, Agricultural. The property is bounded on the east by railroad tracks.

The proposed use has unique characteristics compared to surrounding uses; it is neither industrial nor residential/agricultural. The business model, as explained by the applicant, entails motocross training Monday thru Friday from 10 a.m. to 6 p.m., with an expectation of no more than 15 riders at a time. Saturday and Sunday would be for open practice with an average of 50 participants. Routine use of the facility is dependent on the weather with lighter use during winter months. The applicant has also proposed up to three (3) race events a year that include practice on Saturday and a race on Sunday; races could generate up to 250 participants and spectators. Camping spaces for up to 30 recreation vehicles, for participants only, are proposed.

Any impacts from the facility should be minimal to the adjoining Industrial uses. Noise and traffic generated from a race event could, however, impact the residential properties across U.S. Route 1 during the event.

The proposed facility has a significant area of undeveloped green space, both wooded and open field that would maintain a rural visual character of the vicinity. Industrial uses that could be considered appropriate for the Industrial land use designation may not maintain such large areas of open green space.

The proposed use has the potential of a positive impact to nearby businesses since it is anticipated that a majority of participants will be visiting from outside the Richmond region. If successful, the applicant hopes to expand the amenities he provides to the clients he serves to further the success of his venture.

Staff also notes that the Board of Supervisors recently adopted the Economic Development 2015-2020 Strategic Plan, and it appears this requests supports objectives of that Plan related to promotion of tourism. Specifically, the Plan states objectives are to bolster hotel development, support existing tourism venues and promote the development of additional tourism assets. In addition, the Richmond Region Tourism provided a SWOT analysis for Hanover County that identifies opportunities in Hanover related to:

- Sports tourism with infrastructure
- New hotel development
- Existing hotel upgrades
- B&Bs and AirBNB

According to the applicant, there are only a handful of facilities such as the one proposed on the East Coast, and they each draw clients and families from a multi-state region.

Sketch Plan

The 43.6 acre site has a ridge approximately at the midway depth; from that ridge east, the property slopes down toward the railroad tracks. The sketch plan shows the track, accessory structures and parking for 60 vehicles on the eastern side of the slope so these uses would not to be visible from U.S. Route 1. Mature wooded areas buffer the use from M-3 properties north and south. This wooded area should help with noise reduction, and because this site must be developed in conformity with the sketch plan, the tree lines shown cannot be disturbed. Between the existing wooded areas on the north and south side of the parcel, a 6-foot earthen berm with an 8-foot board on board fence is shown, creating a continuous barrier between the track area and the field fronting U.S. Route 1. A parking area for 30 recreational vehicles, event overflow parking and an existing 2,300 s.f. equipment building is west and outside the berm. The sketch plan also shows a solid board fence along U.S. Route 1 property line. Staff would recommend that this fence be removed from the plan since it would be ineffective as a screen or sound barrier given the topography and would visually detract from the open fields.

(Staff notes that the above description relates to the sketch plan recommended for approval by the Planning Commission and staff. Since the Planning Commission meeting, the applicant is proposing changes, which will be presented at the public hearing.)

Since no significant structures are proposed, elevations have not been submitted.

Transportation

The regular and routine use of the site would not generate enough traffic to warrant road improvements; the race events that could generate fairly significant traffic would be limited to only (3) times a year (recommended condition). VDOT has not indicated that roadway improvements would be required, but they will require a commercial entrance to the facility.

Community Meeting

The applicant held a community meeting on March 23, 2015, with approximately 60 citizens present. The primary concern raised at the meeting was the noise generated from the use in addition to the existing noise generated from Kings Dominion and the railroad. Several citizens spoke in support of the proposal, indicating it was a family event and a needed use in the community. Concern was also expressed about controlling alcohol and drug use at the facility.

Staff has received a great deal of correspondence from local residents, some in support and some in opposition to the request. Staff has also received hundreds of correspondence from non-local supporters of this request expressing support for the proposal.

Agency Analysis

Agency	Comment Summary
Public Works	Specific land disturbance, storm water, water quality and wetland comments
Public Utilities	Sewer is not available, and water may be far enough to warrant an exemption from connecting; the nearest fire hydrant is more than 1000 ft.
Health Department	Water and waste disposal must be designed for intended use. If food concession is proposed, a plan and permit will be required.
VDOT	Commercial entrance in accordance with VDOT standards required
Historical Commission	Negative impact due to noise and vibration on nearby historic structures

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, “454 Factory Motocross School,” dated 12/4/14, last revised 3/16/15, and prepared by Balzer and Associates.

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 May 21, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events on GPIN 7884-22-5294, consisting of approximately 43.6 acres, subject to the conditions as outlined in this report.

Update Following the Planning Commission Meeting of May 21, 2015

As previously noted, the applicant has reconsidered the proposal since the Planning Commission’s May meeting and is proposing the following two modifications:

1. Reduce the 6 foot berm to 3 feet, and replace the 8 foot tall fence with trees. The applicant has provided an amended noise analysis which reveals an increase in sound pressures of the bikes at the property line of GPIN 7884-12-5220 will increase from 22.7 dBA to 33.6 dBA; and,
2. Increase the operating hours on Sunday for the three planned annual race events from 11:00 AM as recommended by staff and the Planning Commission to 8:00 AM

Staff remains supportive of the application as reviewed by the Planning Commission, and does not support the proposed changes.

Recommended Conditions

1. The commercial entrance from Washington Highway (U.S. Route 1) shall be located as shown on the sketch plan, and designed and constructed in accordance with VDOT standards and specifications.
2. Any expansion of the use, including structures, features or activities not shown on the sketch plan or approved with this CUP request, shall not be permitted without an amendment to the CUP.
3. Prior to site plan approval, the owner shall reserve sixty feet (60') of right-of-way from the centerline of existing Washington Highway (U.S. Route 1) to the property for future road widening should it be determined to be needed at this location. Upon request of the County or VDOT, the owner shall dedicate any right-of-way within this reserved area that is necessary for the road widening to the County or VDOT, free of cost and free of encumbrances restricting the use for roadway purposes.
4. From Monday through Saturday, the hours of operation shall be limited from 10:00 a.m. to 6:00 p.m. or sunset, whichever occurs earlier, and on Sundays, the hours of operation shall be limited from 11:00 a.m. to 6:00 p.m. or sunset, whichever occurs earlier.
5. All vehicles utilizing the track shall comply with the standards of Title 46.2 of the Code of Virginia pertaining to mufflers and exhaust systems.
6. There shall be no more than three (3) race events per calendar year and shall be limited to no more than 250 participants and spectators. At least 63 parking spaces shall be provided to accommodate these events.
7. Overnight camping shall only be allowed in the area designated as "Camp Area" on the approved sketch plan and limited to 30 recreational vehicles; no overnight camping shall commence until appropriate waste disposal for the recreational vehicles has been installed and approved as compliant with all State and local standards, ordinances and regulations.
8. Open fires shall be confined to the "Camp Area" and within a contained unit or pit designed for fire safety.

9. All requirements of the Public Works Department, the Health Department, Public Safety and the Building Inspector's Office shall be met.
10. Development and use of the property shall comply with all federal, State and local statutes, ordinances and regulations.

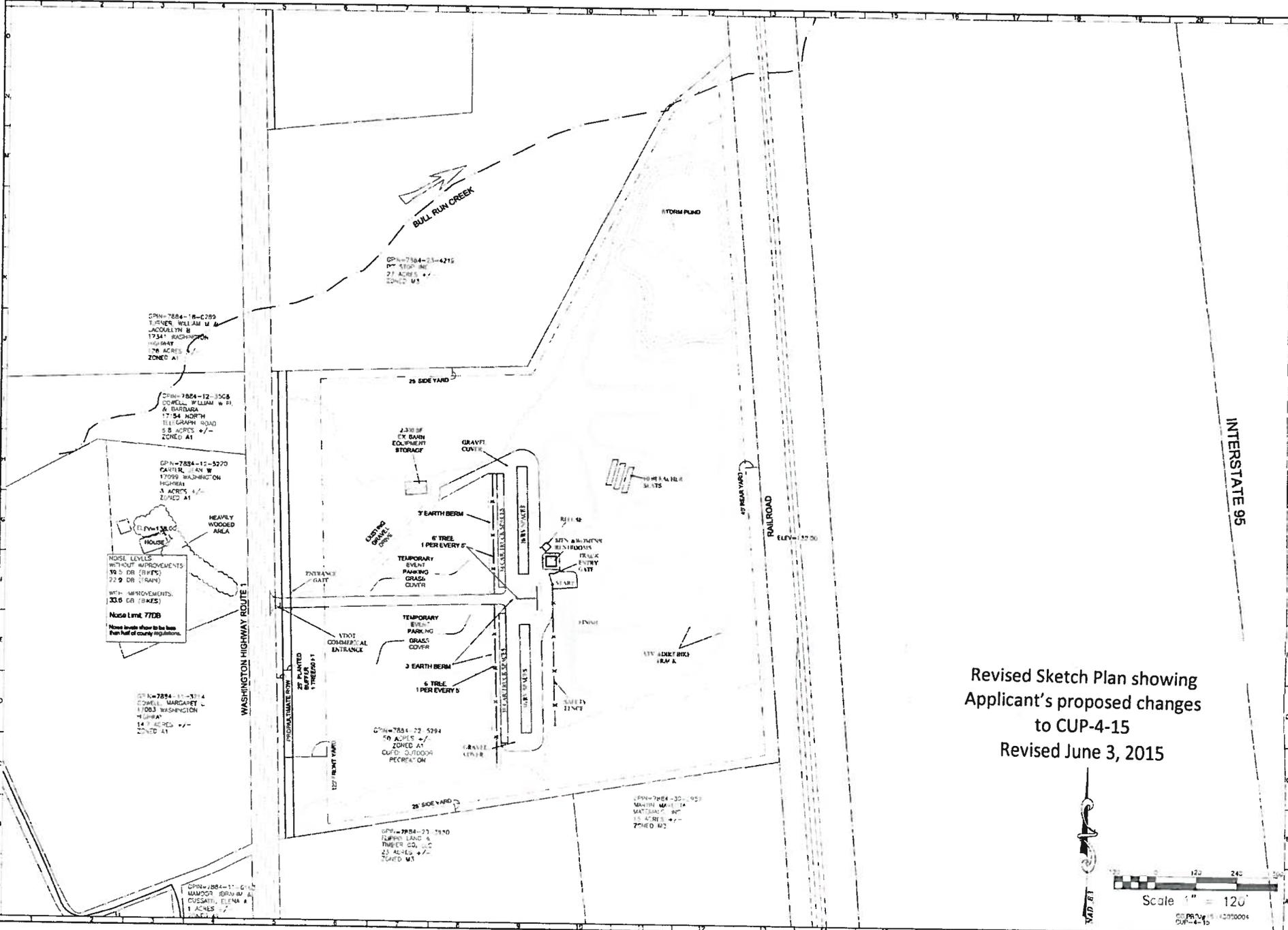
CDC/sm/HTE

Attachments

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

Available Upon Request

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



HOUSE
ELEV. 138.00

NEARLY WOODED AREA

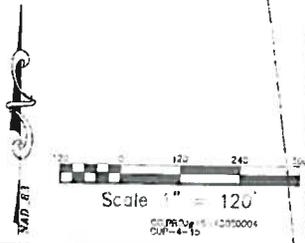
MOUSE LEVELS WITHOUT IMPROVEMENTS:
39.5 DB (TRIPS)
72.9 DB (TRIPS)

WITH IMPROVEMENTS:
33.6 DB (TRIPS)

Mouse Limit 77DB

Mouse levels shown to the base from half of county regulations.

Revised Sketch Plan showing
Applicant's proposed changes
to CUP-4-15
Revised June 3, 2015



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Business
New River Valley
Roanoke
Staunton
Harrisonburg

SEARCHED AND RECORDED
BY: [unclear]
DATE: [unclear]
BY: [unclear]

SEARCHED AND RECORDED
BY: [unclear]
DATE: [unclear]
BY: [unclear]

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Suite 200
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STATE OF VIRGINIA
COURT OF COMMON PLEAS
HANOVER COUNTY
JUL 15 2015

454 FACTORY MOTOCROSS SCHOOL
SCHEMATIC PLAN

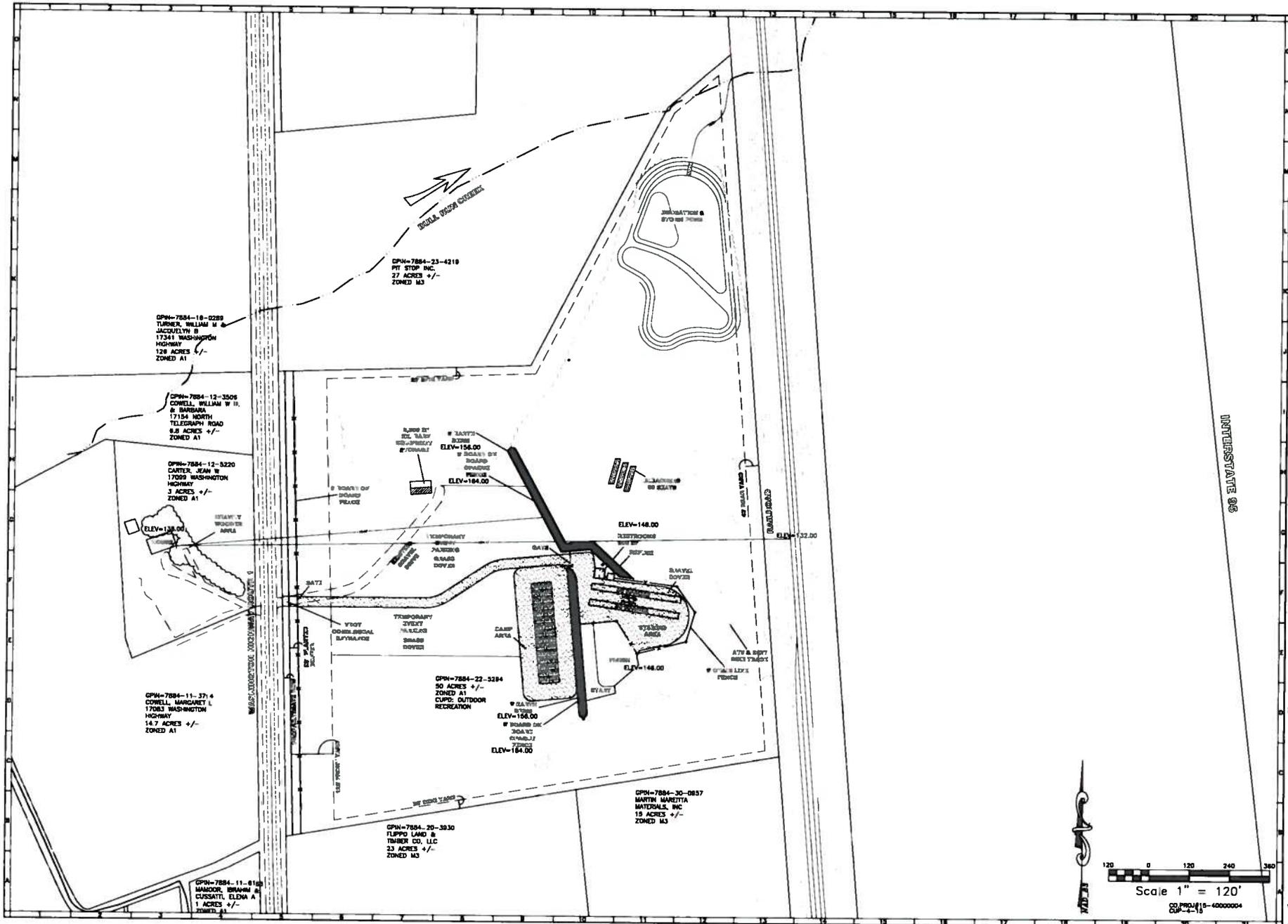
HANOVER COUNTY, VIRGINIA

DRAWN BY: BPS
DESIGNED BY: BPS
CHECKED BY: BPS
DATE: 12-4-14
SCALE: 1"=30'

REVISIONS:
3-16-15
3-30-15
6-3-15

SHEET NO. **S01**

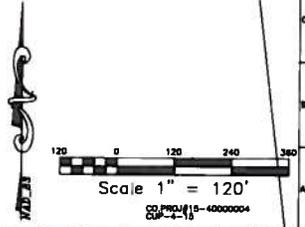
PROJECT NO. C1400995



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454 FACTORY MOTOCROSS SCHOOL
 SCHEMATIC PLAN
 HANOVER COUNTY, VIRGINIA

DRAWN BY BPS
 DESIGNED BY BPS
 CHECKED BY BPS
 DATE 12-4-14
 SCALE 1"=30'
 REVISIONS:
 3-18-15



SHEET NO.
S01
 JOB NO. C1400995