

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-7-15

HCBS Public Utilities

pump station

Suburban General Land Use

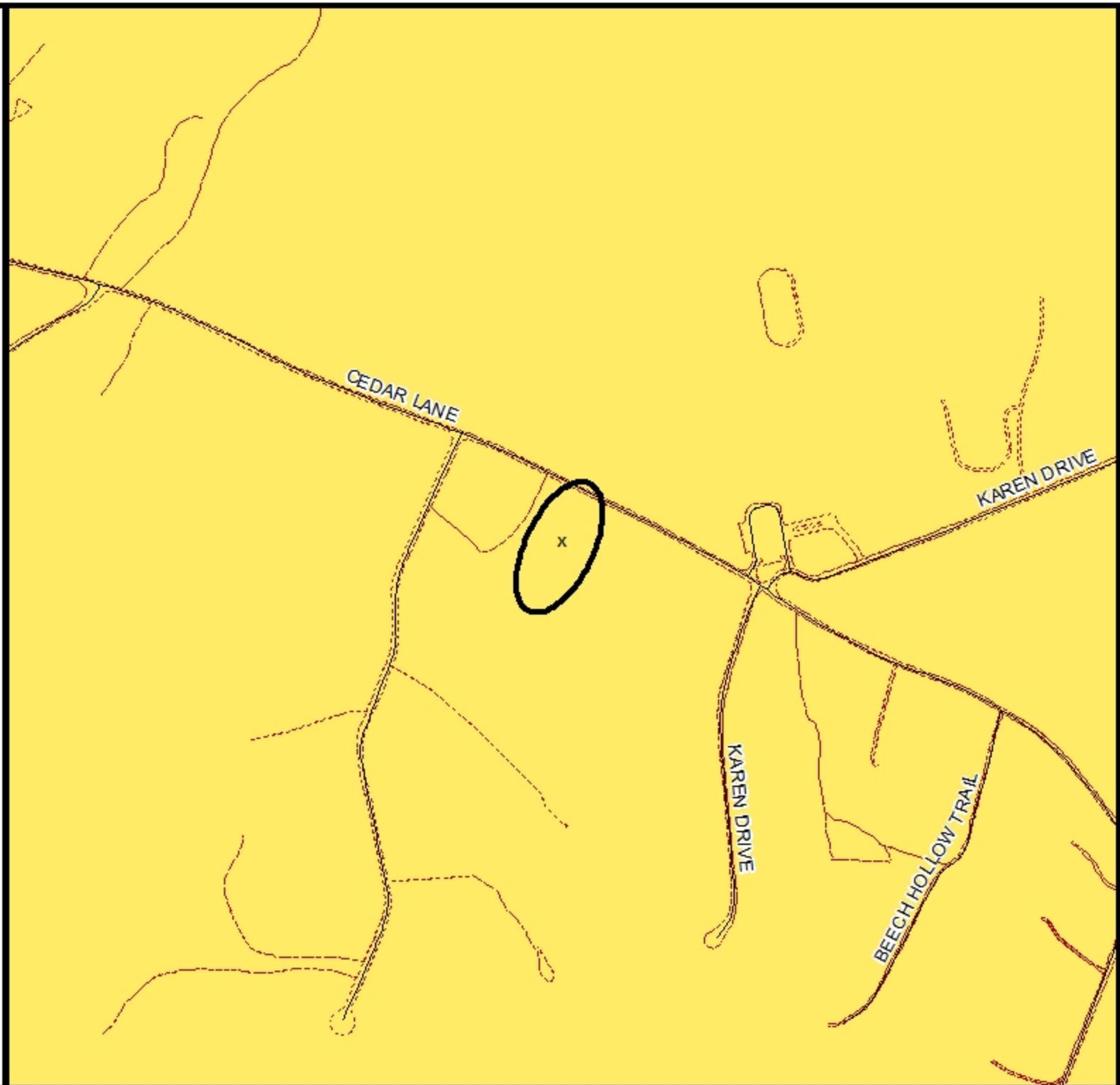
GPIN: 7763-94-1966

South Anna Magisterial District



1 inch = 500 feet

July 06, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-7-15

HCBS Public Utilities

pump station

Zoned A-1

OPIN: 7768-94-1986

South Anna Magisterial District



1 inch = 500 feet

July 06, 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-7-15

HCBS Public Utilities

pump station

Zoned A-1

OPIN: 7763-94-1986

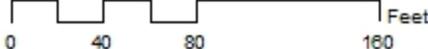
South Anna Magisterial District



1 inch = 500 feet

July 06, 2015





CUP-7-15, HANOVER COUNTY BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)



Conditional Use Permit Report
South Anna Magisterial District
Board Meeting Date: September 23, 2015

Overview

Request	To permit a water storage tank and pump station
Zoning	A-1, Agricultural District (RS, Single-Family Residential District pending)
Acreage	2.05 acres
Location	Located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772)
GPIN	7768-94-1986
General Land Use Plan	Suburban General (1-4 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 permit a water storage tank and pump station. These facilities are necessary to improve water service into the western part of the Suburban Service Area.

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 and with additional conditions that address the facility design.

Planning Analysis

Sketch Plan/ Elevations

The sketch plan shows access to the site provided by a 20' wide asphalt road with entry into the compound through a secure gate. The site will contain a one million gallon storage tank, pump station building, emergency generator, fuel tank, and stormwater pond, which are all encompassed by an 8' chain link security fence with barbed wire. Outside of the fence, the plan shows a 25' landscape screen along the two sides of the property and a 70' screen along a portion of the front that is west of the access road. The applicant has indicated that the larger existing trees will be preserved as part of the screening. The staff would note that although the plan indicates that the screening shall be designed in accordance with Section 26-263 of the Zoning Ordinance, the trees provided as an illustration on the plan do not meet this standard. The landscape design of the screen that addresses this standard must be provided at the time of site plan review.

Elevations for the pump station building have been provided. Materials consist of utility brick and a standing seam metal roof. The structure will be no larger than 4,000 square feet.

Comprehensive Plan/ Compatibility with Surrounding Area

The Public Utility Plan within the Comprehensive Plan generally identifies this location for a "Proposed Water Storage and/or Pumping Facility". The facility was on the *Public Utilities Facilities Master Plan in 2009* and added the Public Utility Plan within the Comprehensive Plan during the 2012 update. The Department of Public Utilities has stated that the facility will provide service to the western portion of the Suburban Service Area in accordance with the adopted Comprehensive Plan.

This facility should have little impact on the surrounding properties. The proposed landscaping should screen and buffer the site from nearby homes on both sides and across the street from the property. Traffic and noise from normal operations would be minimal. During power outages, the generator onsite would create an increase in noise levels but these occurrences should be infrequent and brief.

Agency Analysis

The Historical Commission reviewed this case at their August 24, 2015, meeting for its impact to the historic homes on and adjacent to the property. The Commission recommended black vinyl coated galvanized fencing instead of the chain link fence and recommended a condition that the Planning staff document the historic house prior to demolition.

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, "Elmont Water Storage Tank and Pump Station," dated September 2015, and prepared by Dewberry Engineers, Inc. and elevations titled, "Elmont Water Storage Tank and Pump Station," dated July 2015, and prepared by Dewberry Engineers, Inc.

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 August 20, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Whittaker, voted to recommend **APPROVAL** with changes to the request to permit a water storage tank and pump station on GPIN 7768-94-1986, consisting of approximately 2.05 acres, subject to conditions recommended by staff and the following additional conditions:

- The facility building shall include architectural treatment so that it is more compatible with residential properties in the vicinity, the tank color shall be harmonious with existing vegetation, and the security fence shall be compatible with surrounding residential properties where not screened from public view.
- Prior to site plan approval, elevations for the building, tank (including color), and fence shall be presented to the Planning Commission for review and approval.

Since the Commission meeting, the applicant has been working on revising the elevations to address the concerns of the Commission about the compatibility with the surrounding residential community. In place of the chain link fence along the front of the site, the applicant will be installing a black architectural security fence, which is more fitting in this residential setting. A photograph of the fence is provided with this packet. The applicant has indicated that the 35' tall water storage tank will be forest green in color, which should reduce its visibility within the existing and proposed landscaping. Staff has been informed by the applicant that additional revisions to the elevations will be presented at the Board of Supervisors meeting. Staff is supportive of changes to the elevations that address the Commission's recommendations.

Staff's Recommended Conditions

1. The pump station building shall be no larger than 4,000 square feet.
2. The Conditional Use Permit shall be valid for two (2) years from the date of Board of Supervisors approval and thereafter shall become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors, for good cause shown, before the two-year expiration date.
3. 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
- 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



MONTAGE II[®]

**CONDITIONAL USE PERMIT
 AND REZONING APPLICATION
 SKETCH PLAN
 ELMONT WATER STORAGE
 TANK & PUMP STATION**
 SOUTH SAN JOAQUIN DISTRICT
 FRESNO COUNTY, CALIFORNIA

SCALE

NET PLAN

SCALE

No.	DATE	BY	Description

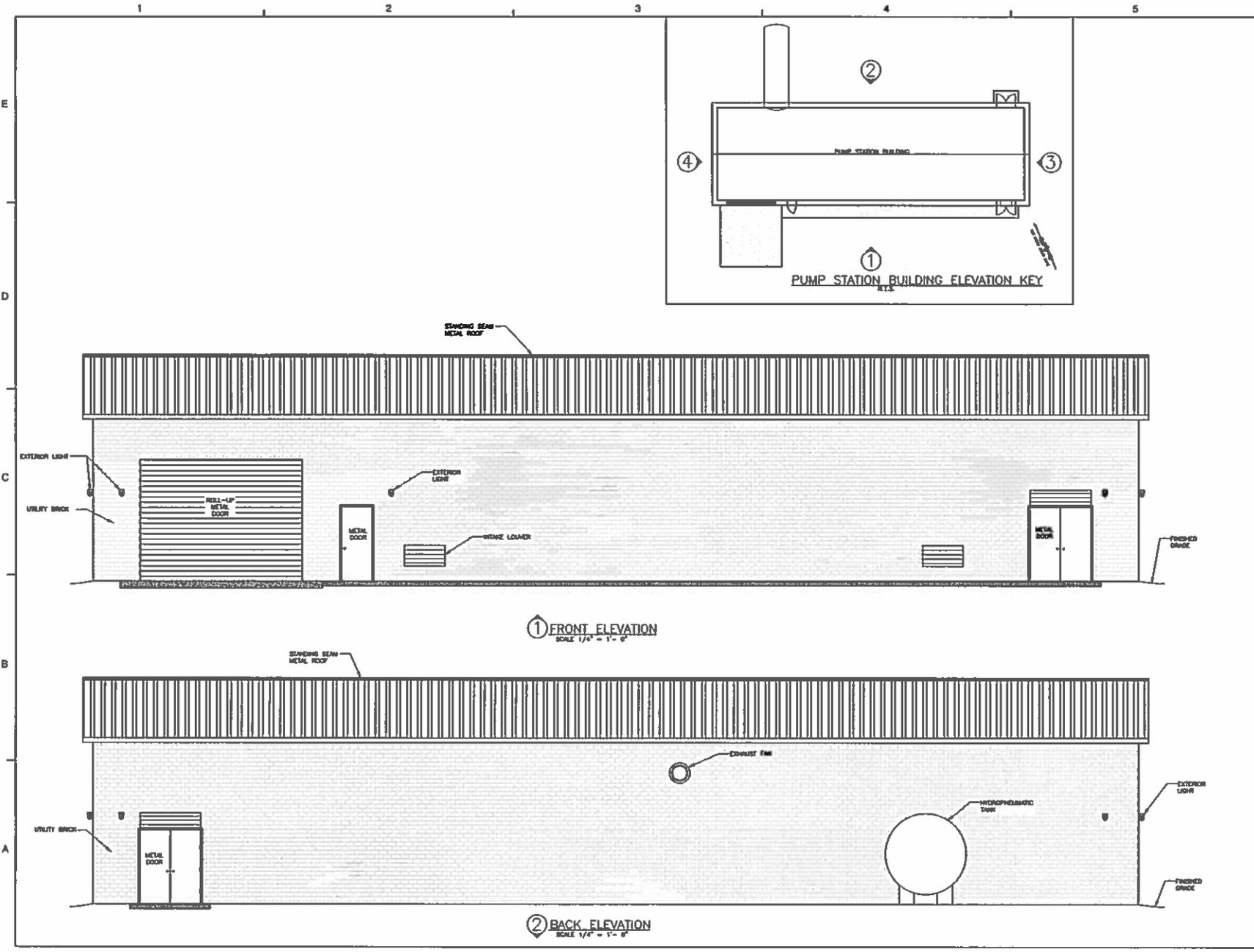
REVISIONS		
No.	DATE	Description

DESIGNED BY: SRL
 APPROVED BY: Dir
 CHECKED BY: Dir
 DATE: JULY 2013

**WLS
 PUMP STATION
 BUILDING
 ELEVATIONS &
 DETAILS**

PROJECT NO: 500739258

C2



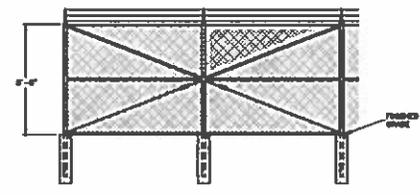
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DESIGNED BY: MPL
 APPROVED BY: DM
 CHECKED BY: DM
 DATE: JULY 2015

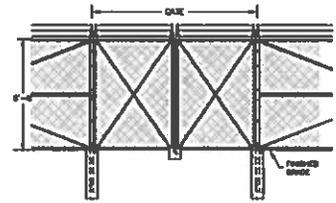
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**PUMP STATION
 BUILDING
 ELEVATIONS &
 DETAILS**

PROJECT NO. 50073958

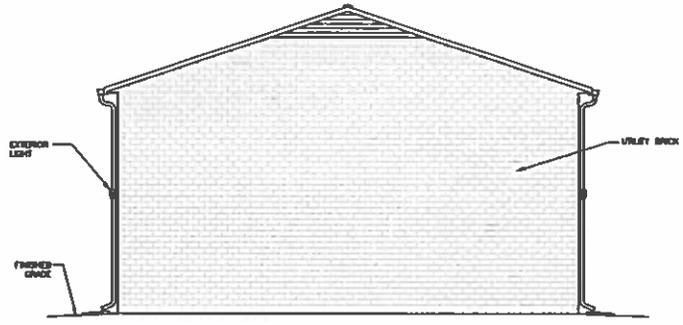
C3



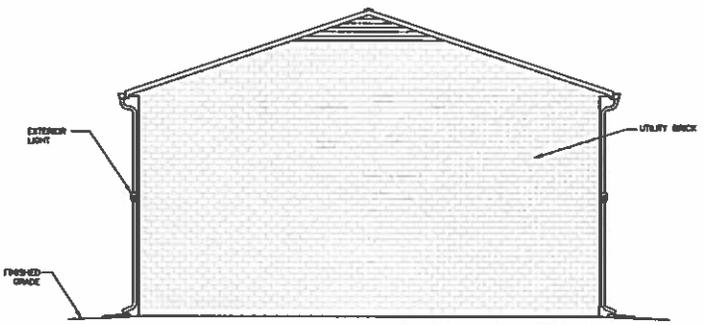
STANDARD CHAIN LINK FENCE AROUND PUMP STATION SITE
 S.I.E.



DOUBLE SWING GATE
 S.I.E.



③ RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



④ LEFT ELEVATION
 SCALE 1/4" = 1'-0"

1 2 3 4 5

E

D

C

B

A