

**PLANNING
PUBLIC HEARING NOTICE**

**Hanover County Board of Supervisors
Hanover County Government Building
Board Room, Hanover Courthouse**

April 23, 2014



David P. Maloney, AICP
Director of Planning

Rezoning Proffer Amendment

C-37-98(c) AM. 1-14 **BLUE RIDGE CUSTOM HOMES, L.L.C.**, Requests an amendment to the proffers approved with rezoning request C-37-98(c), Annie L. Johnson, on GPIN 7728-74-6317, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Conditional Use Permits

CUP-2-01 AM. 1-14 **BJ'S WHOLESALE CLUB, INC.**, Requests an amendment to a Conditional Use Permit (CUP) in accordance with Section 26-140.1, of the Hanover County Zoning Ordinance to amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday to 7:00 p.m., on GPIN 8714-54-7997, consisting of approximately 15.85 acres. The area of the CUP will be limited to approximately 0.79 acres. The property is zoned OS(c), Office/Service District with conditions, and is located on the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial and Commercial. (PUBLIC HEARING)

CUP-9-02 AM. 1-14 **SHALOM BAPTIST CHURCH TRUSTEES**, Request an amendment to a Conditional Use Permit (CUP) in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to amend the sketch plan to adjust a CUP boundary line and show proposed additions to the church facilities, on GPINs 8724-39-5325 and 8724-38-4994, consisting of approximately 8.02 acres, zoned A-1, Agricultural District, located on the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Adams Farm Road (State Route 830) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1-4 dwelling units per acre). (PUBLIC HEARING)

CUP-9-13 **ALTHEA TURNER BROOKS AND ELWIN W. BROOKS, JR.**, Request a Conditional Use Permit in accordance with Sections 26-20.25 and 26-20.31 of the Hanover County Zoning Ordinance to permit a commercial landscaping operation and mulch processing facility on GPIN 8746-93-2823, consisting of approximately 11.21 acres, zoned A-1, Agricultural District, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 0.35 mile west of its intersection with Spring Run Road (State Route 628) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

Special Exception

SE-3-14 **PATRICIA G. AND ROY M. BILLINGSLEY, JR.**, Request a Special Exception Permit in accordance with Section 26-21.14 of the Hanover County Zoning Ordinance to permit a day nursery on GPIN 7718-97-8952, consisting of approximately 3.05 acres, zoned A-1, Agricultural District, and located in the southwest quadrant of the intersection of Franklin Hills Drive (private road) and Rockville Road (State Route 622) approximately 700 feet north of its intersection with Locust Hill Drive (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

C-37-98(c), AM. 1-14, BLUE RIDGE CUSTOM HOMES, L.L.C.



Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: April 23, 2014

Overview

Amendment Request	Amend the cash proffer
Subdivision	Beauregards Place
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	On the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703)
GPIN	7728-74-6317
Case Planner	Gretchen W. Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of \$5,185.00, accepted with zoning case C-37-98(c), Annie L. Johnson, for the parcel identified above. In place of the eliminated proffer noted above, the applicant has submitted a new proffer that would require the property owner to submit a payment of \$1,275.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. Staff would note that the current road proffer amount for Beauregards Place is \$1,275.00, which is less than the \$2,306.00 that was approved as part of the new transportation policy. However, in accordance with the cash proffer policy, the road cash proffer should not increase from what was previously accepted. The applicant has submitted a final proffer document, which includes a road proffer that reflects the lower amount.

Staff would note that there are five (5) remaining eligible lots within the development for which an application for proffer amendment may be made.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated March 27, 2014.

Planning Commission

APPROVAL subject to the submitted proffers dated March 27, 2014.

Planning Commission Recommendation

At their meeting of March 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of zoning amendment **C-37-98(c), Am. 1-14**, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

- Maps (vicinity)
- Approved Proffers
- Application Materials
- Proposed Proffers
- Ordinance

**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels



C-37-98, Am. 1-14

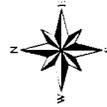
Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned AR-6

GPIN: 7728-74-6317

South Anna Magisterial District



1 inch = 500 feet

January 06, 2014

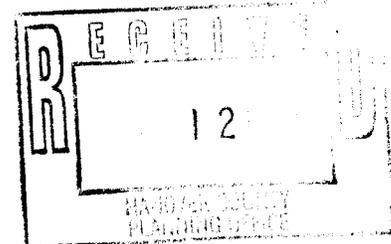


PROFFERS

C-37-98 (c) Annie L. Johnson

Annie L. Johnson c/o H.W. Atkinson, owners of Tax Parcel/GPIN 7728-84-1346, hereby voluntarily proffer for themselves, their personal representatives, successors and assigns that, in the event that the subject property (referred to as "the Property") is rezoned from A-1 to AR-6, the development and use of the Property will be subject to the following conditions:

1. The owners, for themselves, their representatives, successors and assigns, agrees to pay Hanover County, prior to the issuance of each building permit for the property, the amount of \$5185 per single family unit built on the property (including \$881 for road improvements), plus an amount representing the amount of increase in the cost of living per year to the day of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors effective on July 1, 1998. The funds shall be used for the purpose of completing capital improvements, including necessary improvements to public roads, relating to the development allowed by the rezoning. In the event funds are paid and not used for such capital improvements. The county shall return the funds paid to the Owners or their successors in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.
2. In order to assure that the development is compatible with existing residential development in the immediate area, the property will be developed in substantial conformity with a conceptual plan, revised May 10, 1999. The applicant reserves the right to adjust road and lot lines, to effectively design the subdivision following detailed engineering and soils testing for septic drainfield sites.
3. Each lot subdivided from the property shall share the use of a single private road for the purpose of accessing Mile Branch Rd. (Rte 703).
4. Existing trees with a caliper of five inches (5") or greater on the Property shall be retained on site, with the exception of the necessary removal of diseased or dead trees or parts of trees or said areas that may be used for driveways, drainfields, drainage and utility easements when necessary for dwelling construction, construction of a private road, accessory uses such as outbuildings, pool, parking area, garden area, pasture, and/or when required by the County of Hanover.

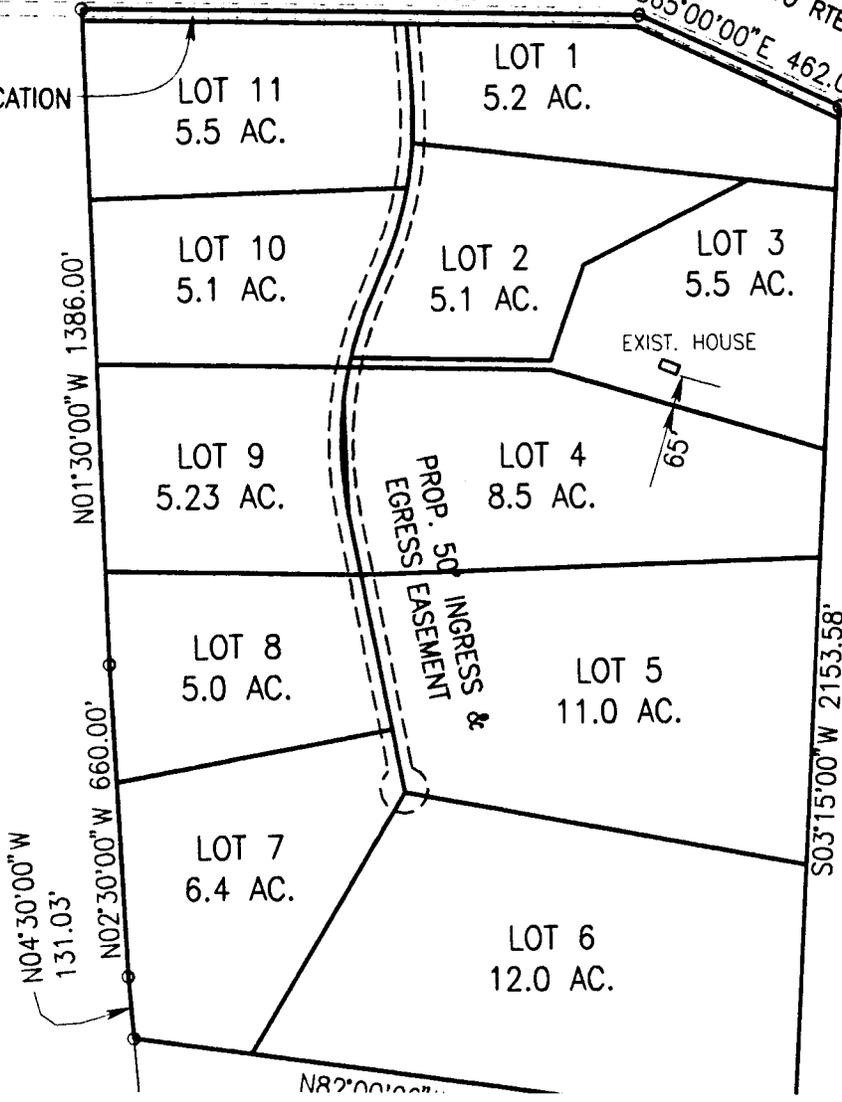


MILE BRANCH RD. (RTE. 703)

S88°45'08"E 1168.58'

S65°00'00"E 462.00'
TO RTE. 271

25'RIGHT-OF-WAY DEDICATION



LOT 11
5.5 AC.

LOT 1
5.2 AC.

LOT 10
5.1 AC.

LOT 2
5.1 AC.

LOT 3
5.5 AC.

LOT 9
5.23 AC.

LOT 4
8.5 AC.

EXIST. HOUSE

LOT 8
5.0 AC.

LOT 5
11.0 AC.

N04°30'00"W
131.03'

N02°30'00"W 660.00'

LOT 7
6.4 AC.

LOT 6
12.0 AC.

N82°00'00"W

PROP. 50' INGRESS & EGRESS EASEMENT



Hanover County Planning Department Application

Request for REZONING AMENDMENT (CASH PROFFER AMENDMENT)

Case #: C-37-98, Am. 1-14

Recorded Subdivision Name (if applicable): BEAUREGARDS PLACE Please type or print in black ink.

APPLICANT CONTACT INFORMATION

Owner: BLUE RIDGE CUSTOM HOMES, LLC
Contact Name: BOB PROOST
Address: 1186 LICKINGHOLE RD
COXLAND VA 23063

Telephone No. 382-0347
Fax No. 414-9880
Email Address BWERIDGE@CUSTOMHOMESIDGMAIL.COM

PARCEL INFORMATION

For multiple parcels, please complete Page 2

GPIN(s) (Tax ID #s) 7728-74-6317
Subdivision Section, Block, Lot #'s (if applicable) SECTION 1 LOT 9

Current Zoning A12-0
Location Description (Street Address, if applicable) 11317 ANNIE LAURA LN.
Magisterial District SOUTH ANNA

SIGNATURE OF OWNER*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge.

Signature [Signature]
Print Name NATHANIEL WILEY
Signature _____
Print Name _____

Date 12-17-13
Date _____

*For additional owner signatures, please see the next page.

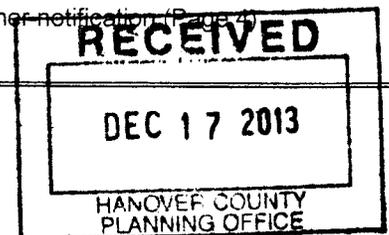
HOMEOWNERS ASSOCIATION CONTACT INFORMATION (IF APPLICABLE)

Homeowners Association: BEAUREGARDS PLACE SUBD. PROPERTY OWNERS
Contact Name: DAVID BYFOIRD
Address: 11332 ANNIE LAURA LN.
ROCKVILLE VA 23146

Telephone No. 744-8133
Fax No. _____
Email Address _____

REQUIRED ATTACHMENTS

- [] Signed Acknowledgement of Application Fee Payment Procedure (Page 3)
- [] Adjacent/Affected property owners, Board of Supervisors, and Planning Commissioner notification (Page 4)
- [] Plat of the subject property, which is no larger than 8 1/2" x 11" in size

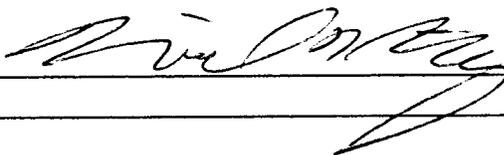


ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by JAN. 14, 2014. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 12/7/14
Print Name NATHANIEL WILET

Signature of applicant/authorized agent _____ Date _____
Print Name _____

Address to which notification letter is to be sent:
1186 LICKINGHOLE RD.
GOOCHLAND VA 23063

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email blueridgercustomhomes@gmail.com Fax 804.414.9880

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

Proffer Amendment \$1500

FOR STAFF USE ONLY:

Fees: <u>\$1500</u>	Accepted by: <u>AH</u> HTE #: <u>14-20000001</u>
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NOTIFICATION OF ADJOINING/AFFECTED PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Please list below all parcel information for properties within the affected subdivision (not already noted on Page 1 or 2) and parcel information for adjacent property owners, including those across roadways, watercourses, and/or railroads. Property owners within the subdivision, adjacent property owners, the representative on Board of Supervisors, and the Planning Commissioner must be notified prior to submittal of this application. (This information is available from the County website or can be obtained from the Planning Department.) A sample letter, which is attached, may be used to notify the neighbors. Please sign the statement below after notifications have been made. If there are less than twenty-five (25) properties needing notification, the notification must be sent by CERTIFIED MAIL.

Applicant's Statement:

I hereby certify that I have notified all owners of property in the subdivision and adjacent to the subdivision, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County, and if the list contains less than twenty-five (25) properties, the notifications have been sent by certified mail.

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)

COUNTY OF ~~HANOVER~~ HENRICO) to-wit:

The foregoing instrument was acknowledged before me this 13th day of December, 2013, by Nathan R. Wiley (Name of Applicant).

My commission expires: 3-31-16

Linda K Pennington
#142905 Notary Public

LINDA K PENNINGTON
Notary Public
Commonwealth of Virginia
142905
My Commission Expires Mar 31, 2016

Board of Supervisors Representative: WAYNE HAZARD

Planning Commission Representative: LARRY LEDBETTER

List of Adjacent Property Owners: Check here if list is attached.

GPIN	Name	Address
7728-7A-6858	ROBERT SMITH JESSICA DUTTON	11325 ANNIE LAURA LN. ROCKVILLE VA 23146
7728-6A-3694	THOMAS LIESFIELD	859 BEN HATCHER RD. WAYNESBORO VA 22980
7728-8A-3472	HERBERT ATKINSON	10408 FALCON BRIDGE DR. HENRICO VA 23238
7728-73-6857	SHIRLEY HALL	5261 POUNCEY TRACT RD GLEN ALLEN VA 23059



SOURCE OF TITLE
 GPN 7728-74-8317
BLUE RIDGE CUSTOM HOMES, LLC.
 DB 3065-333
 PB 37-92
 ZONED AR-8

LOT 10
 GPN 7728-74-8828
 ROBERT J. SMITH
 JESSICA L. DUTTON
 DB 2956-178
 PB 37-92
 ZONED AR-8

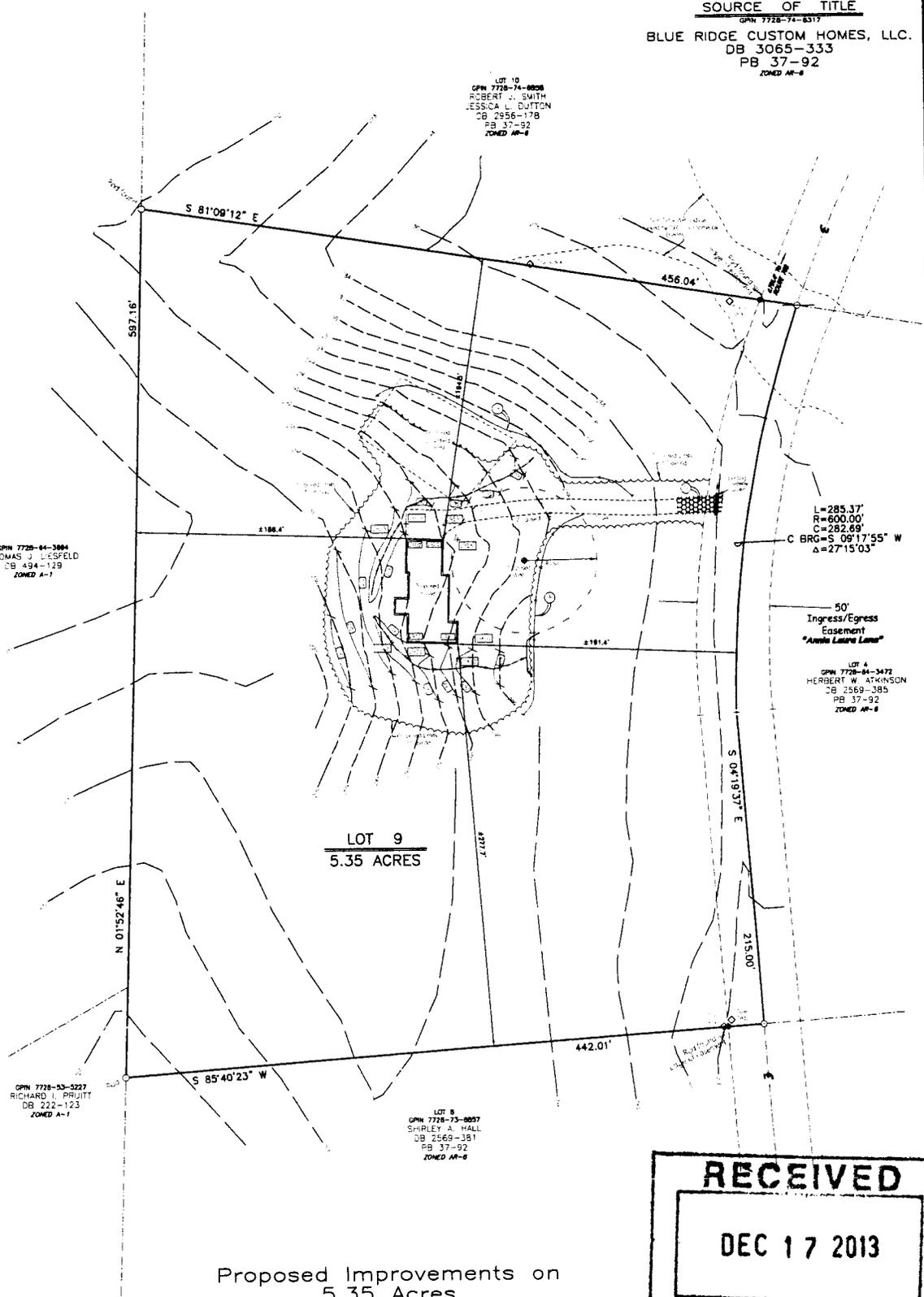
GPN 7728-84-3884
 THOMAS J. LESFELD
 DB 494-129
 ZONED A-1

L=285.37,
 R=600.00,
 C=282.89,
 C BRG-S 08°17'55" W
 Δ=27°15'03"

50'
 Ingress/Egress
 Easement
 "Anna Lane Lane"
 LOT 4
 GPN 7728-84-3472
 HERBERT W. ATKINSON
 DB 2569-385
 PB 37-92
 ZONED AR-8

GPN 7728-53-5227
 RICHARD L. PRUITT
 DB 222-123
 ZONED A-1

LOT 8
 GPN 7728-73-8857
 SHIRLEY A. HALL
 DB 2569-381
 PB 37-92
 ZONED AR-8



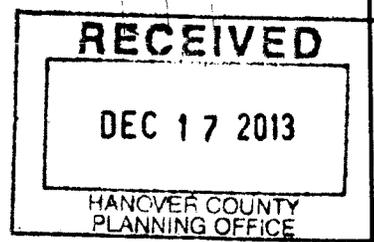
LOT 9
5.35 ACRES

NOTES

1. This is a proposed plan for a proposed subdivision.
2. Survey was made with the purpose of the map being of a true and correct description of the land shown.
3. Easements are shown in this map as shown on the original survey and as shown on the original plat of the same.
4. A known easement is shown with the easement by prescription in the area shown in the map.
5. A known easement is shown with the easement by prescription in the area shown in the map.
6. A known easement is shown with the easement by prescription in the area shown in the map.
7. A known easement is shown with the easement by prescription in the area shown in the map.
8. A known easement is shown with the easement by prescription in the area shown in the map.
9. A known easement is shown with the easement by prescription in the area shown in the map.
10. A known easement is shown with the easement by prescription in the area shown in the map.
11. A known easement is shown with the easement by prescription in the area shown in the map.
12. A known easement is shown with the easement by prescription in the area shown in the map.
13. A known easement is shown with the easement by prescription in the area shown in the map.
14. A known easement is shown with the easement by prescription in the area shown in the map.
15. A known easement is shown with the easement by prescription in the area shown in the map.

Proposed Improvements on
 5.35 Acres
 Lot 9
 "BEAUREGARDS PLACE"

South Anna District, Hanover County, Virginia
 Scale: 1"=50' 18 November 2013

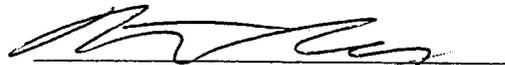


MICHAEL L. PARRISH & ASSOCIATES, INC.
 LAND SURVEYORS
 GOOCHLAND, VIRGINIA
 K.A.S.

PROFFERS: C-37-98(c), Am. 1-14, Blue Ridge Custom Homes, LLC

The undersigned, owners of GPIN 7728-74-6317 ("the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of One Thousand Two Hundred Seventy-Five and 00/100 (\$1,275.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
2. In order to assure that the development is compatible with the existing residential development in the immediate area, the property will be developed in substantial conformity with a conceptual plan, revised May 10, 1999. The applicant reserves the right to adjust road and lot lines, to effectively design the subdivision following detailed engineering and soils testing for septic drainfield sites.
3. Each lot subdivided from the property shall share the use of a single private road for the purpose of accessing Mile Branch Road (Rte. 703).
4. Existing trees with a caliper of five inches (5") or greater on the Property shall be retained on site, with the exception of the necessary removal of diseased or dead trees or parts of trees or said areas that may be used for driveways, drainage, drainage and utility easements when necessary for dwelling construction, construction of a private road, accessory uses such as outbuildings, pool, parking area, garden area, pasture, and/or when required by the County of Hanover.
5. Right-of-Way Dedication. The owner agrees to dedicate twenty-five (25) feet from Centerline of State Route 703 for future road widening in accordance with Major Thoroughfare Plan where requested by the County, free of cost, and free of encumbrances restricting use for the road purposes.

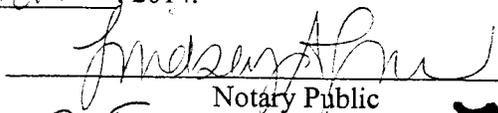

Blue Ridge Custom Homes, LLC

3-25-14
Date

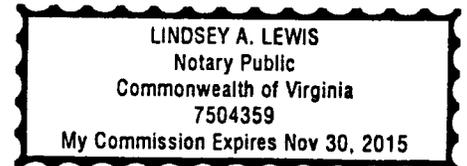


COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Lindsay A Lewis, do hereby certify that
Nathaniel Wiley has acknowledged the foregoing Proffers
before me, this 25 day of March, 2014.

 (SEAL)
Notary Public

My Commission Expires: 11/30/2015



ORDINANCE C-37-98(c), AM. 1-14

OWNER OF RECORD: BLUE RIDGE CUSTOM HOMES, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 23rd day of April, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers approved with rezoning request C-37-98(c), Annie L. Johnson, of the property described as GPIN 7728-74-6317, located on the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703) (a detailed description is filed with the Board's papers), zoned AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on March 27, 2014, and accepted by the Board:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of One Thousand Two Hundred Seventy-Five and 00/100 (\$1,275.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such capital improvements, the County shall return the funds paid to the Owners or their successors in title.
2. In order to assure that the development is compatible with the existing residential development in the immediate area, the property will be developed in substantial conformity with a conceptual plan, revised May 10, 1999. The applicant reserves the right to adjust road and lot lines, to effectively design the subdivision following detailed engineering and soils testing for septic drainfield sites.

3. Each lot subdivided from the property shall share the use of a single private road for the purpose of accessing Mile Branch Road (Rte. 703).
4. Existing trees with a caliper of five inches (5") or greater on the Property shall be retained on site, with the exception of the necessary removal of diseased or dead trees or parts of trees or said areas that may be used for driveways, drainage, drainage and utility easements when necessary for dwelling construction, construction of a private road, accessory uses such as outbuildings, pool, parking area, garden area, pasture, and/or when required by the County of Hanover.
5. Right-of-Way Dedication. The owner agrees to dedicate twenty-five (25) feet from Centerline of State Route 703 for future road widening in accordance with Major Thoroughfare Plan where requested by the County, free of cost, and free of encumbrances restricting use for the road purposes.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-37-98(c), Am. 1-14, Blue Ridge Custom Homes, L.L.C., as follows:

Vote:

Sean M. Davis
 Wayne T. Hazzard
 Angela Kelly-Wiecek
 W. Canova Peterson, IV
 Aubrey M. Stanley
 G. E. Via, III
 Elton J. Wade, Sr.

Public Hearings:

Planning Commission March 20, 2014
 Board of Supervisors April 23, 2014
 Adopted April 23, 2014

This is to certify that the above is a true copy of _____, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

GJWB/sm/hte

CUP-2-01, AM. 1-14, BJ'S WHOLESALE CLUB, INC.



Conditional Use Permit Amendment Report
Mechanicsville Magisterial District
Board Meeting Date: April 23, 2014

Overview

Request	To amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday from 6:30 p.m. to 7:00 p.m.
Zoning	OS(c), Office/Service District with conditions
Acreage	15.85
CUP Acreage	0.79
Location	On the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156)
GPIN	8714-54-7997
General Land Use Plan	Limited Industrial and Commercial
Major Thoroughfare Plan	Bell Creek Road, a Major Collector w/100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The BJs Wholesale Club was rezoned in 2001 to OS(c), Office Service District with conditions, for use as a wholesale retail store. In conjunction with that rezoning, the site received approval of a Conditional Use Permit (CUP) for its associated retail fueling stations. In May, 2013, the area of the CUP was approved for expansion from 0.73 acres to 0.79 acres in order to encompass above-ground propane storage tanks and a refilling station as an additional accessory use for members of the club. BJs wishes to now allow sales of propane fuel to non-members. They also request that the hours of operation for retail gasoline sales be allowed to be extended from 6:30 p.m. to 7:00 p.m. on Sundays.

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 applicant is requesting modifications to the approved conditions of approval for the CUP. No changes are proposed to the approved sketch plan.

Compatibility with Surrounding Area

With the original zoning request, adjacent property owners concerned about the impacts of what is now the Hanover Square retail corridor on their residential neighborhood requested proffered conditions that gasoline sales would not be allowed and the zoning was approved with such a proffer. In 2001, the proffers were successfully amended to allow accessory fuel sales with a conditional use permit, but when the CUP was contemplated by the Board, a condition of approval required that the sales be only to members of the proposed wholesale club. That condition was designed to address the concerns of adjacent property owners. At that time, specific hours of operation were also recommended by the Planning Commission and approved by the Board of Supervisors. When the propane sales area was added to the area of the CUP in 2013, the anticipated additional activity those sales would create was considered to be low since it would be limited to the members of the BJs Wholesale Club.

Based on other BJ'S Wholesale Club locations, the applicant has indicated that there would be minimal addition to traffic from propane sales to non-members. The request also includes extending the hours for gasoline fuel sales on Sundays from 6:30 p.m. to 7:00 p.m., should the Planning Commission determine the revised hours of operation is appropriate, staff has prepared a modified condition.

Agency Analysis

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

In accordance with Section 26-325 of the Zoning Ordinance, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Hanover Square South – BJ's Gas Station Concept Plan," prepared by TIMMONS, dated December 21, 2000, and the amended sketch plan titled, "BJ's Wholesale Club, Propane Addition," prepared by Kimley-Horn and Associates, Inc., dated January 17, 2013. The area shown for the above-ground propane tanks shall be installed according to the specification plan set titled, "Propane Cylinder Refill Station Installation," prepared by JGD Associates, Inc. for Kimley-Horn and Associates, Inc., dated January 3, 2013, revised March 21, 2013. All structures on site shall be constructed in substantial conformity with the elevations entitled, "Proposed BJ's Gas Station," and drawn by Jacques Whitford Company.

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 March 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday from 6:30 p.m. to 7:00 p.m. on GPIN 8714-54-7997, consisting of approximately 15.85 acres (the area of the CUP will be limited to 0.79 acres), subject to the conditions as recommended by staff.

Recommended Conditions

1. The Property which is the subject of the application shall be used only for an accessory retail fueling station, including propane fuel refills.
2. **[REVISED]** The hours of operation of the filling station shall be limited to 6:00 a.m. to 9:30 p.m., Monday through Saturday and 6:00 a.m. to ~~6:30~~7:00 p.m. on Sunday.
3. All requirements of the Public Utilities Department, Fire Department, and Building Inspectors' Office shall be met.
4. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.
5. **[REVISED]** Retail gasoline fuel sales shall be limited to card carrying members of BJ's Wholesale Club. Propane fuel sales may be permitted to non-members.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter
- 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

Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville SAP
- Flood Plain
- Private Road
- Streets

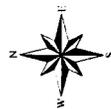
CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.
condition amendment

Flood Plain Land Use

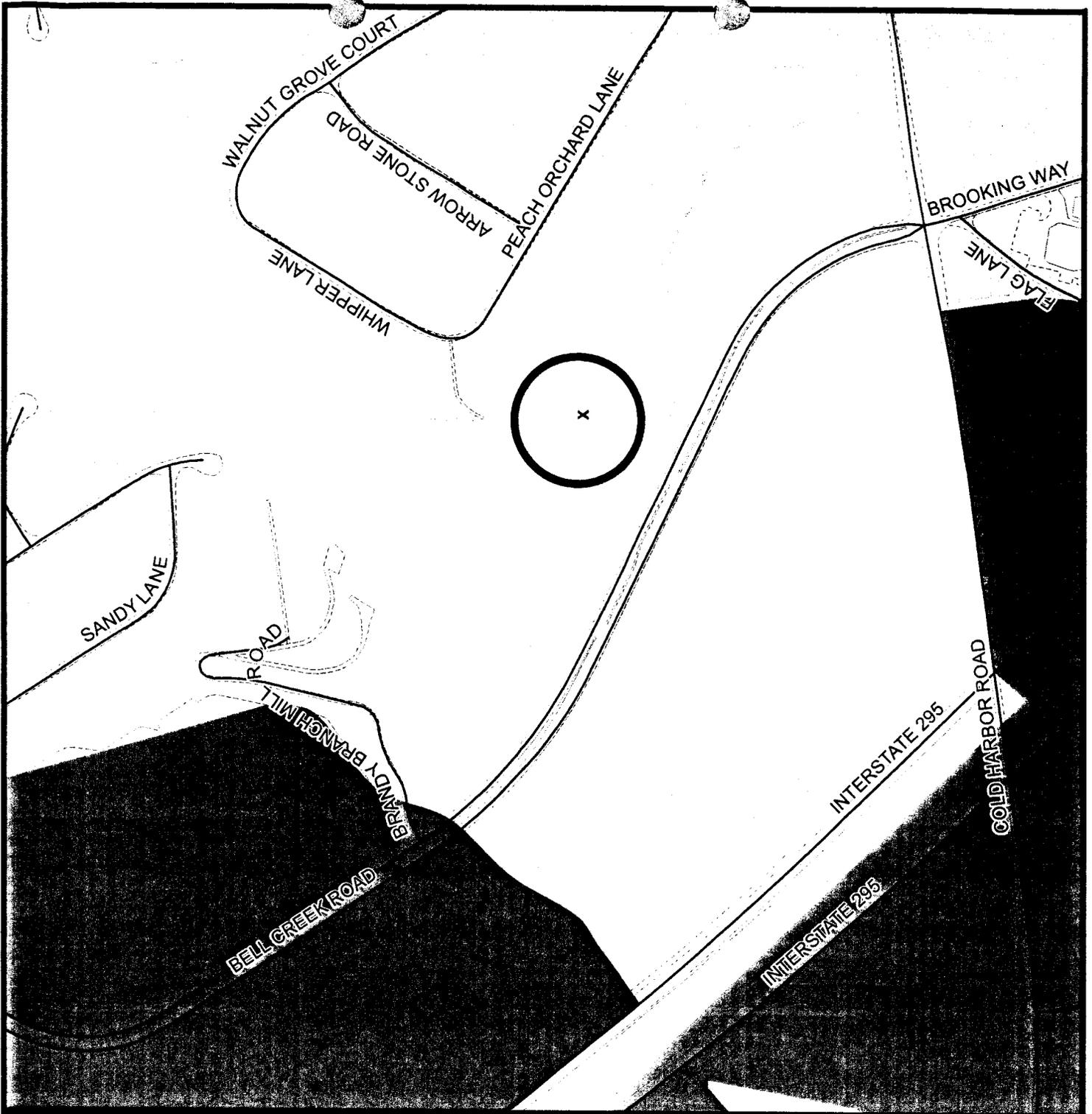
GPIN: 8714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014





**Hanover County,
Virginia**

General Parcel Map

Legend

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

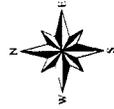
CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.
condition amendment

Zoned O-S

GPIN: 8714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014

**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-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

CUP-2-01, Am. 1-14

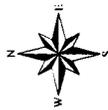
BJ's Wholesale Club, Inc.

condition amendment

Zoned O-S

GPIN: 8714-54-7997

Mechanicsville Magisterial District



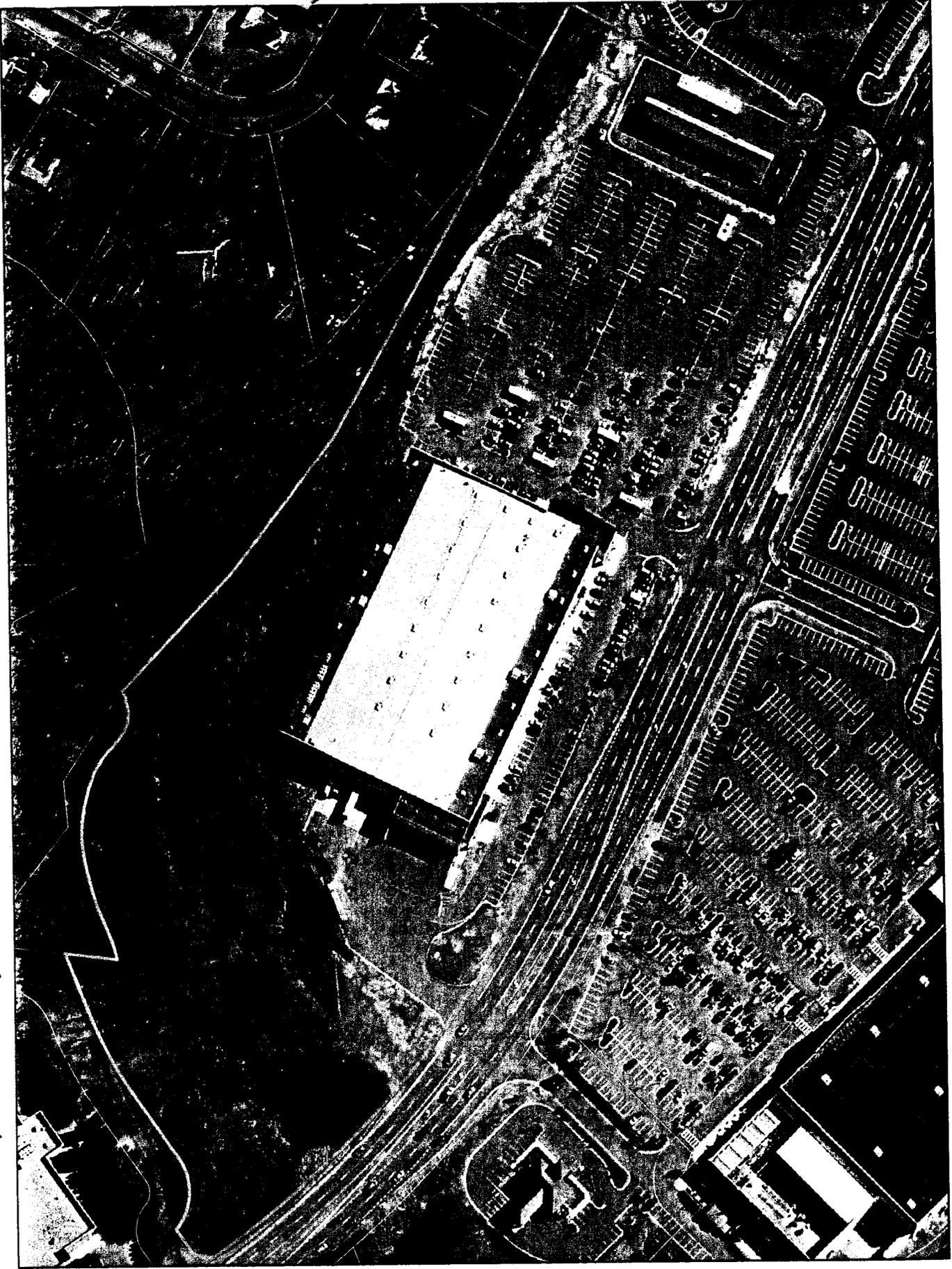
1 inch = 400 feet

January 06, 2014



CUP-2-01, Am. 1-14 BJ's Wholesale Club, Inc.

2009 Aerial



BOARD OF SUPERVISORS

PLANNING DEPARTMENT

W. CANOVA PETERSON, IV, CHAIRMAN
MECHANICSVILLE DISTRICT

SEAN M. DAVIS, VICE-CHAIRMAN
HENRY DISTRICT

WAYNE T. HAZZARD
SOUTH ANNA DISTRICT

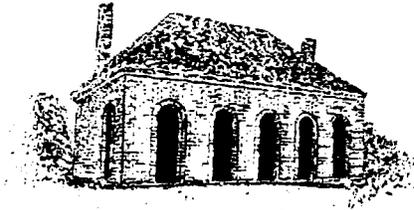
ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

AUBREY M. STANLEY
BEAVERDAM DISTRICT

G.E. VIA, III
ASHLAND DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720

WWW.HANOVERCOUNTY.GOV

May 22, 2013

DAVID P. MALONEY, AICP
DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

MARY B. PENNOCK
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

BJ's Wholesale Club, Inc.
Charles Delgado
25 Research Drive
Westborough, MA 01581

RE: Approval of CUP-2-01, Am. 1-13, BJ's Wholesale Club, Inc.

Dear Mr. Delgado:

At their meeting of May 22, 2013, the Hanover County Board of Supervisors, on a motion by Mr. Peterson, seconded by Mr. Via, voted to **APPROVE** the above-captioned request for a Conditional Use Permit to permit an expansion of the fueling station to allow accessory sales of propane fuel on GPIN 8714-54-7997, consisting of 15.85 acres (the area of the Conditional Use Permit will be limited to 0.79 acres), zoned OS(c), Office Service District with conditions, subject to the following conditions, which incorporate all of the applicable conditions from previous amendments:

1. The Property which is the subject of the application shall be used only for an accessory retail fueling station, including propane fuel refills.
2. The hours of operation of the filling station shall be limited to 6:00 a.m. to 9:30 p.m., Monday through Saturday and 6:00 a.m. to 6:30 p.m. on Sunday.
3. All requirements of the Public Utilities Department, Fire Department, and Building Inspectors' Office shall be met.
4. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.
5. Retail fuel sales shall be limited to card carrying members of BJ's Wholesale Club.

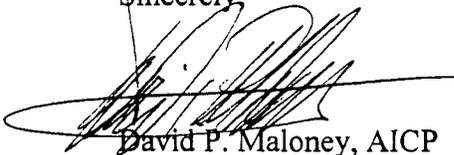
The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

BJ's Wholesale Club, Inc.
Charles Delgado
Page 2
May 22, 2013

Prior to initiating the new use on this property, you must obtain site plan approval. The Planning staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Maloney', written over a horizontal line.

David P. Maloney, AICP
Director of Planning

CDC/sm/hte

cc: The Honorable W. Canova Peterson, IV
Sherri A. Carneal
Gretchen W. Biernot

Richard W. Paul
Kevin R. Nelson
David Ellington

Lee W. Garman
C. Jason Hazelwood

Hanover County Planning Department Application

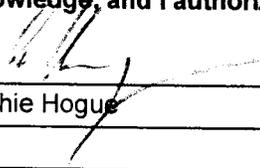
Request for a Conditional Use Permit

Case #: CUP-2-01 Am. 1-14

Please type or print in black ink.

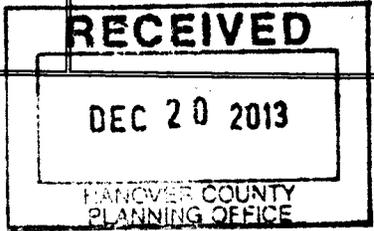
APPLICANT INFORMATION	
Owner/Applicant: BJ's Wholesale Club, Inc.	Telephone No. 774-512-7400
Contact Name: Archie Hogue	Fax No. _____
Address: 25 Research Drive	Email Address _____
Westborough, MA 01581	ahogue@bjs.com

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax ID #'s) 8714-54-7997	Total Area (acres/square feet) 15.85 ac
Deed Book 1777 Page 583	Current Zoning O-S
Magisterial District Mechanicsville	Requested Use To modify previously approved CUP-2-01 to allow non-members to purchase propane and to extend gas sales to until 7pm on Sundays (currently limited 6:30 pm).
Location Description (Street Address, if applicable) 7260 Bell Creek Road	

SIGNATURE OF OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (requires contract to be attached)
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.
Signature  Date 11/25/13
Print Name Archie Hogue
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name David Ellington	Telephone No. 804-673-3882
Address: 1700 Willow Lawn Drive	Fax No. _____
Suite 200	Email Address _____
Richmond, VA 23230-3003	david.ellington@kimley-horn.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.



ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by Jan. 14, 2014. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent [Signature] Date 11/20/13
Print Name Archie Hogue

Signature of applicant/authorized agent _____ Date _____
Print Name _____

Address to which notification letter is to be sent:
George Goff
25 Research Drive
Westborough, MA01581

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email jim.vitter@kimley-horn.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	<u>\$1500</u>

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee \$1500
Acreage Fee _____
TOTAL \$1500

RECEIVED
DEC 20 2013
HANOVER COUNTY
PLANNING OFFICE

Accepted by: [Signature]
HTE #: 14-40000001

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

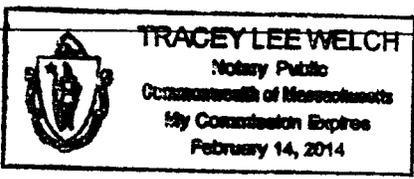
Applicant's Statement:

I hereby certify that I have notified all owners of property adjacent to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: [Signature]

COMMONWEALTH OF Massachusetts

COUNTY OF worcester) to-wit:
)



The foregoing instrument was acknowledged before me this 11 day of November, 2013 by Archie Hoque (Name of Applicant).

My commission expires: [Signature]
Notary Public

Board of Supervisors Representative: Canova Peterson

Planning Commission Representative: Randy Whittaker

List of Adjacent Property Owners:

GPIN	Name	Address
8714-55-7491	Virginia Darnell	7235 Brandy Branch Mill Road Mechanicsville, VA 23111
8714-55-4546	Virginia Darnell	7235 Brandy Branch Mill Road Mechanicsville, VA 23111
8714-55-3580	Virginia Darnell	7235 Brandy Branch Mill Road Mechanicsville, VA 23111
8714-64-4949	Robert Tyler	7183 Peach Orchard Lane Mechanicsville, VA 23111
8714-64-5944	Gayle Francis	7175 Peach Orchard Lane Mechanicsville, VA 23111
8714-64-6848	Jerry & Teresa Hall	7173 Peach Orchard Lane Mechanicsville, VA 23111
8714-64-9344	COF North, LLC	PO Box 71150 Richmond, VA 23255
8714-64-5475	FRATELLI, LLC COF North II, LLC	PO Box 74150 325 E. Williamsburg Rd Richmond, VA 23255 Sandston, VA 2315
8717-63-3975	Four Plus Hanover Square South	8650 Minnie Brown Road Suite 116 Montgomery, AL 36117

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: BJ's Wholesale Club, Inc.

DATE: 08/14/2013

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: BJ's Wholesale Club, Inc.

Property Location: 7260 Bell Creek Road, Mechanicsville, VA

GPIN(s): 8714-54-7997

Requested Zoning District: Mechanicsville

Requested Use/Exception:

To modify previously approved CUP-2-01 to allow non-membership customers to purchase propane from BJ's Wholesale Club and to modify the hours of operation of the gas station on Sundays to be until 7pm (currently limited to 6:30 pm).

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? _____
To modify previously approved CUP-2-01 to allow non-membership customers to purchase propane from BJ's Wholesale Club and to modify the hours of operation of the gas station on Sundays to be until 7pm (currently limited to 6:30 pm)

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____
There will be no changes to the property.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) _____

The existing BJ's Wholesale Club offers numerous items for customers

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____

There are no deed restrictions concerning this use.

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

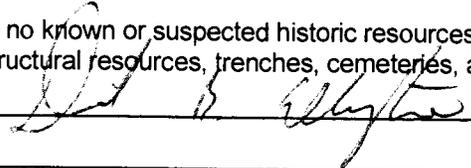
- 1. Historic Resource/File No. n/a GPIN n/a
- 2. Historic Resource/File No. n/a GPIN n/a
- 3. Historic Resource/File No. n/a GPIN n/a

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? n/a
- b) Is the historic site open to the public? n/a
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. n/a

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. n/a

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 12/20/13

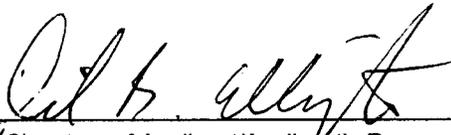
COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of n/a vehicles per day and a site peak hour trip generation of n/a vehicles per hour, based on the stipulations of 24 VAC 30-155. The n/a edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number n/a and Page Number n/a).

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

12/13/13

(Date)

DAVID B. ELLINGTON

(Applicant/Applicant's Representative – Print Name)

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

<http://www.virginiadot.org/projects/chapter527/>

February 27, 2014
047224103

Claudia Cheely
Senior Planner
Hanover County
Department of Planning
7516 County Complex Road
Hanover, VA 23069
804-365-6171

■
1700 Willow Lawn Drive
Suite 200
Richmond, VA
23230
TEL 804 673 3882

RE: CUP-2-01, AM 1-14, BJ's Wholesale Club, Inc.
Planning Project Number 14-40000001

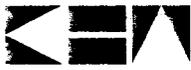
Dear Ms. Cheely

Please accept the following responses to your comments to your comments dated February 6, 2014 concerning the above referenced project.

Comment 1) The application indicates that the owner wishes to remove the condition that requires propane sales customers to be members of the club. Based on that information, the request will not extend to any other product sales within the Club of the CUP area otherwise established for retail fuel sales.

The original zoning for the commercial development of this site (C-48-87) included a proffer that resulted in retail fuel sales not being permitted. That proffer was provided because of the surrounding communities' concerns, which largely regarded the additional traffic this use would draw to the site. The zoning was amended in 2001 to modify the proffers to allow a conditional use permit for accessory fuel sales associated to the on-site primary use, BJ's Wholesale Club, but with the condition that fuel sales would be limited to its members. Presumably, those members would already be visiting the site to shop, so the accessory fuel sales would be a service to those customers and would not greatly increase traffic to the site. In 2013, the expansion of the CUP area was approved to add propane sales to the CUP area and the requirement for membership remained in place.

Expanding the market to this site may affect site design and traffic flow on-site. Staff needs to determine the increase in traffic to this site to determine those possible issues. If BJ's has traffic data from other sites where non-members have been permitted to purchase propane, it would be helpful to staff to



have that information.

At this point, staff has not determined whether it can support this portion of your request. Since the primary use requires membership, we may continue to recommend that the accessory uses within the CUP area continue to be restricted to members of BJs Wholesale Club. Variance from that requirement is contrary to the proffered conditions that were drafted and approved based on the input from the adjacent property owners when the site's zoning was amended to allow retail fuel sales with a conditional use permit.

Response 1) *Per BJ's Wholesale Club, they are willing to sell to members and non-members as a matter of convenience and also in case of any weather related emergencies. On average, the non-member sales of all their stores average 1/3 of 1%. BJ's is estimating 115 propane refills per week (460 propane refills per month) at this site and applying the non-member average would result in only 1.5 additional sales per month due to non-member sales. The additional 1.5 sales per month is not large enough to change any of the design characteristics of the propane refill operation (site plan, traffic flow, etc.).*

Comment 2) As for the second part of this request, staff will leave it to the Planning Commission and Board to form their own determinations as to whether extension of Sunday hours is appropriate.

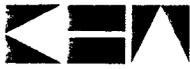
Response 2) *Acknowledged.*

Comment 3) I understand the improvements associate with the propane sales have been installed. Please provide staff a copy of any approvals you have received from Fire/EMS.

Response 3) *Yes, the propane improvements have been constructed at the site and are currently in operation.*

Comment 4) Finally, the application provides few details regarding the reasons for the amendment requests. If you should wish to provide further information, staff can add that to the staff report background.

Response 4) *BJ's would only like this site to operate in a similar fashion to their other stores. The requested changes will not substantially change their operations in any way.*



Kimley-Horn
and Associates, Inc.

Hanover County
February 27, 2014
Pg. 3

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

David Ellington, P.E.
Associate

CUP-9-02, AM. 1-14, SHALOM BAPTIST CHURCH TRUSTEES

Conditional Use Permit Amendment Report
 Mechanicsville Magisterial District
 Board Meeting Date: April 23, 2014



Overview

Request	To amend the sketch plan for the site of the Conditional Use Permit to show additions to the Church facilities which are proposed for construction in two phases, and to incorporate a boundary line adjustment with a neighboring property owner
Zoning	A-1, Agricultural District
Acreage	8.02
CUP Acreage	8.02
Location	On the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Adams Farm Road (State Route 830)
GPINs	8724-39-5325 and 8724-38-4994
General Land Use Plan	Commercial and Suburban General
Major Thoroughfare Plan	Mechanicsville Turnpike is shown as a Major Arterial (120' ROW); Adams Farm Road is a secondary rural road, shown for 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia D. Cheely

Executive Summary

Shalom Baptist Church is requesting an amendment to its conditional use permit (originally approved in 2002) to show expansion of its facilities, and to adjust the boundary of the CUP area to include a new configuration that resulted from a lot line adjustment with a neighboring property owner on Adams Farm Road. Phase 1 will include approximately 10,400 square feet and consist of a kitchen, gym, multipurpose room and other general purpose areas. A drive aisle to the rear parking area from Route 360 is also being relocated. Phase 2 will include approximately 2,250 square feet and include office space, an expanded front entryway and porte cochere, and additional parking and drive aisles. An expansion to the sanctuary is not proposed with this request.

Recommendations

Staff

APPROVAL subject to the recommended conditions and the submitted sketch plan, dated January 6, 2014, revised February 24, 2014, and elevations, dated January 16, 2014.

Planning Commission

APPROVAL subject to the recommended conditions and the submitted sketch plan, dated January 6, 2014, revised February 24, 2014, and elevations, dated January 16, 2014.

Planning Analysis

Sketch Plan

The sketch plan shows Phases 1 and 2 of development as well as “future” structures, a proposed picnic shelter, additional parking and drive aisles, and a lot line adjustment that was recently recorded by deed between the church and the adjacent owner on Adams Farm Road. The reconfiguration of the Church’s smaller parcel and the neighboring parcel has been reviewed and approved by the Planning Department.

Elevations

Elevations have been provided showing existing structures in dark gray, and the additions in detail. The proposed materials will match the existing structures.

Agency Analysis

Agency	Comment Summary
Public Works	<ol style="list-style-type: none">1. If the proposed activity is not under Virginia Stormwater Management Program Permit by July 1, 2014, the site design will need to comply with the technical criteria of the Virginia Stormwater Regulations.2. Post development stormwater discharge from the site will be limited to that amount shown on the Lowe’s construction plans.3. The basin located on site will need to be verified as adequate for the proposed improvements, through the site plan process, or improvements will be required.
Public Utilities	Provided comments for the applicant to consider and to address when this goes through site plan review.

In accordance with Section 26-325 of the Zoning Ordinance, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Building, Driveway and Parking Improvements for Shalom Baptist Church,” dated January 6, 2014, most recently revised January 27, 2014, prepared by Mazingo & Associates Consulting Engineering, and the elevations titled, “Shalom Baptist Church,” dated January 16, 2014, by HuffMorris Architects.

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 April 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** of the request to amend the sketch plan for the site of the Conditional Use Permit to show additions to the Church facilities which are proposed for construction in two phases, and to incorporate a boundary line adjustment with a neighboring property owner on GPINs 8724-39-5325 and 8724-38-4994, consisting

of approximately 8.02 acres (the area of the CUP will be limited to 8.02 acres), subject to the conditions recommended by staff.

Recommended Conditions

The following conditions incorporate all of the applicable conditions from previous amendments. The conditions modified below are now requirements of the Zoning Ordinance or have been deleted per direction of the Department of Public Works:

1. ~~[REVISED]~~The property which is the subject of the application shall be used only for a church, daycare (SE-11-08) and with construction of the structures and the other accessory church uses and activities, noted on the sketch plan for Phases 1 through 3 only, and shall be developed in substantial conformance with the sketch plan titled "Conditional Use Plan for Shalom Baptist Church," prepared by Robert Gray, P.E., dated March 4, 2002, revised June 18, 2002. Phase 4 of development will require an amendment to this Conditional Use Permit. The driveway and parking areas shall be developed in accordance with an amended sketch plan titled, "Driveway and Parking Improvements for Shalom Baptist Church, Conditional Use Permit," prepared by Mozingo and Associates, dated July 22, 2008, and revised September 8, 2008. The property shall also be developed in accordance with an amended sketch plan titled, "Amendment to CUP 9-02 to Add Acquired Property for Shalom Baptist Church," prepared by Mozingo & Associates, dated October 8, 2012.

~~[DELETE]~~ A site plan, prepared in accordance with the requirements of Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval. The site plan shall incorporate all conditions of approval, and the conditions shall be shown on the plan.

~~[DELETE]~~ Evidence of compliance with the Hanover County Floodplain and Drainage Ordinance, as well as the Hanover County Drainage Design Manual, shall be provided to Planning staff prior to approval of the site plan. Discharge from the detention facility shall be limited to the 2, 10, and 100-year pre-development run-off rate for the church site, as well as all other properties that drain to this facility. A maintenance agreement for on-site and off-site drainage facilities shall be executed prior to site plan approval for the church expansion.

~~[DELETE]~~ The applicant shall perform a dam-break analysis for this site to determine the potential impacts to downstream properties and shall provide the County staff with the results of that analysis prior to site plan approval.

~~[DELETE]~~ The church shall be constructed in substantial conformity with the elevation titled, "East Elevation Entrance, Alterations and additions to Shalom Baptist Church," dated March 4, 2002, designed by Wm. Henry Harris & Associates.

~~[DELETE]~~ The parking lot shall be landscaped in accordance to Article 4, Division 6, of the Zoning Ordinance and all other applicable site plan requirements.

~~[DELETE]~~ All lighting shall comply with the requirements of Article 5, Division 6, of the Zoning Ordinance.

2. Upon request of the County or VDOT, the applicant shall dedicate sixty feet (60') of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County and free of encumbrances for road use purposes.
3. All requirements of the Virginia Department of Transportation with regard to the site entrance shall be met.
4. Off-site drainage easements shall be recorded prior to site plan approval.
5. The property shall connect to public sewer when available at the property line.
6. A 25' thoroughfare buffer shall be provided in accordance with Section 26-264 of the Zoning Ordinance.
7. All requirements of the Public Works Department, Public Utilities Department, County Health Department, and the Building Inspector's Office shall be met.
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
- CUP Approval Letter and 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

Hanover County, Virginia

Land Use Map

Legend

- Private Road
- Streets
- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville Small Area Plan
- Flood Plain

CUP-9-02, Am. 1-14

Shalom Baptist Church Trustees
conceptual plan amendment

Suburban General and Commercial
Land Use

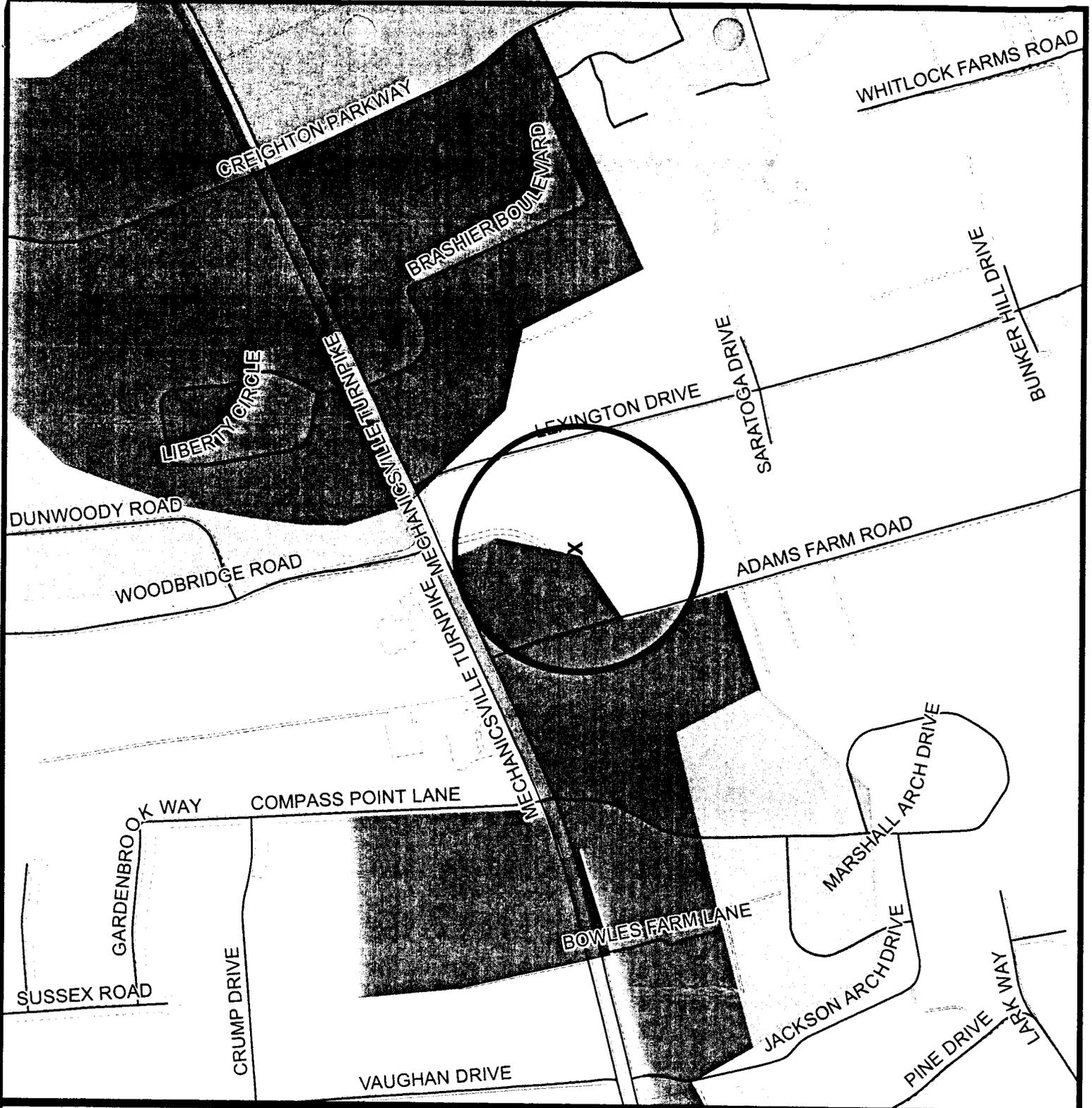
GPIN's 8724-39-5325 & 8724-38-4994

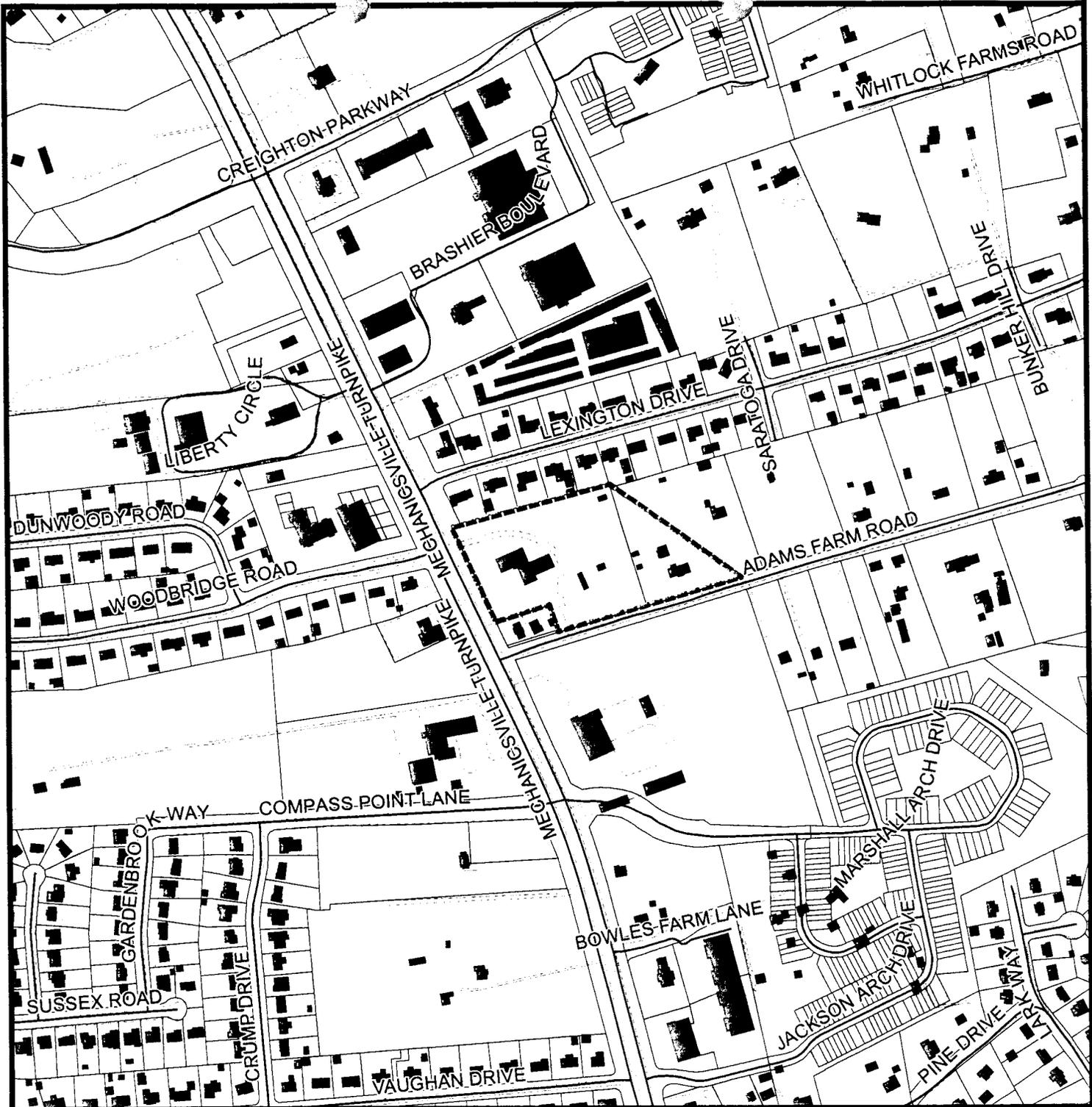
Mechanicsville Magisterial District



1 inch = 500 feet

January 06, 2014





**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels



CUP-9-02, Am. 1-14

Shalom Baptist Chrch Trustees
conceptual plan amendment

Zoned A-1

GPIN's : 8724-38-5325 & 8724-38-4994
Mechanicsville Magisterial District



1 inch = 500 feet

January 13, 2014

Hanover County, Virginia

Zoning Map

Legend

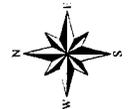
	Roads		R-4
	Water		R-5
	Private Road		R-6
	Parcels		RM
	CUP		MX
	A-1		B-1
	AR-1		B-2
	AR-2		B-3
	AR-6		O-S
	RC		B-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

CUP-9-02, Am. 1-14

Shalom Baptist Chrch Trustees
conceptual plan amendment

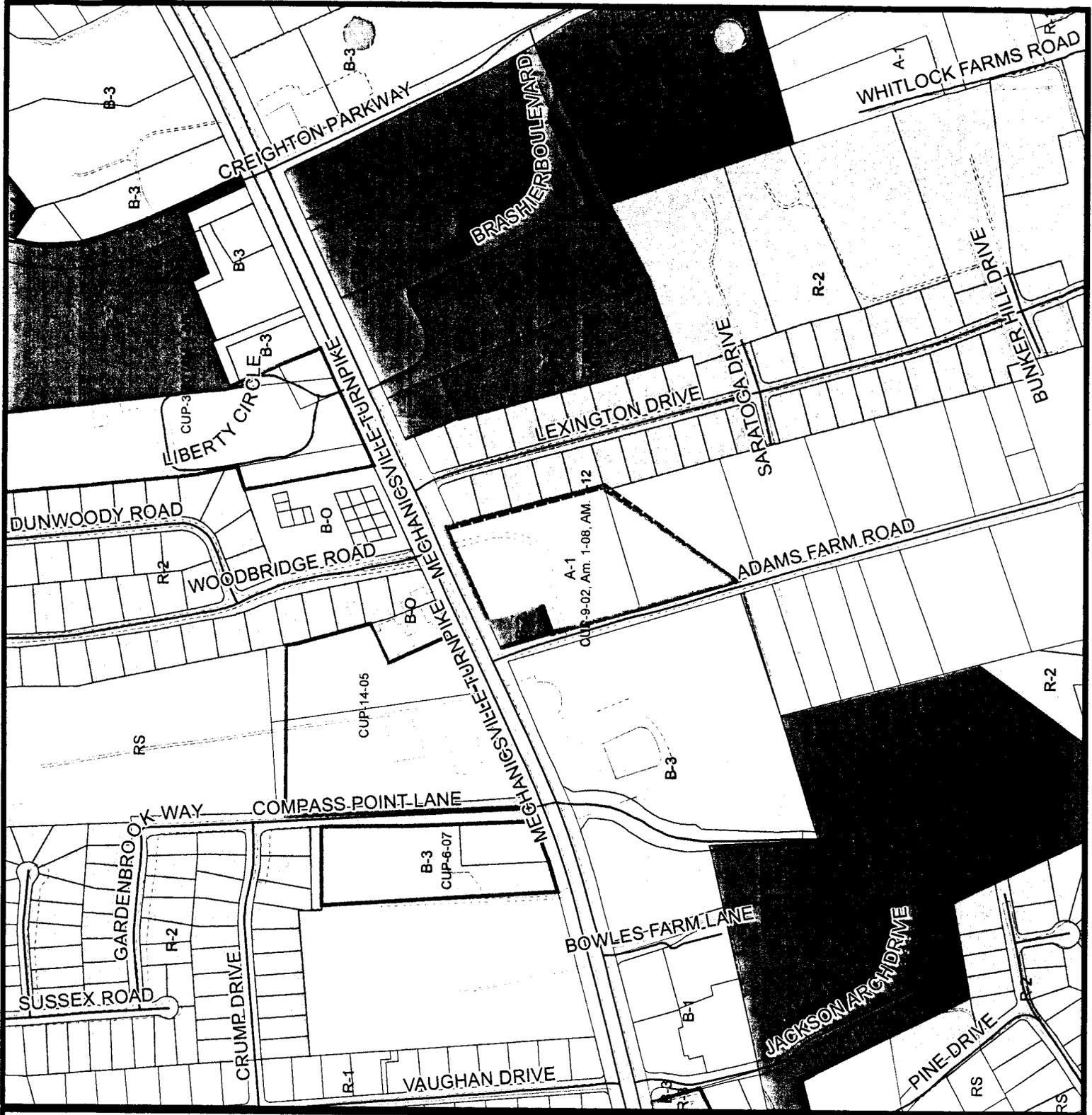
Zoned A-1

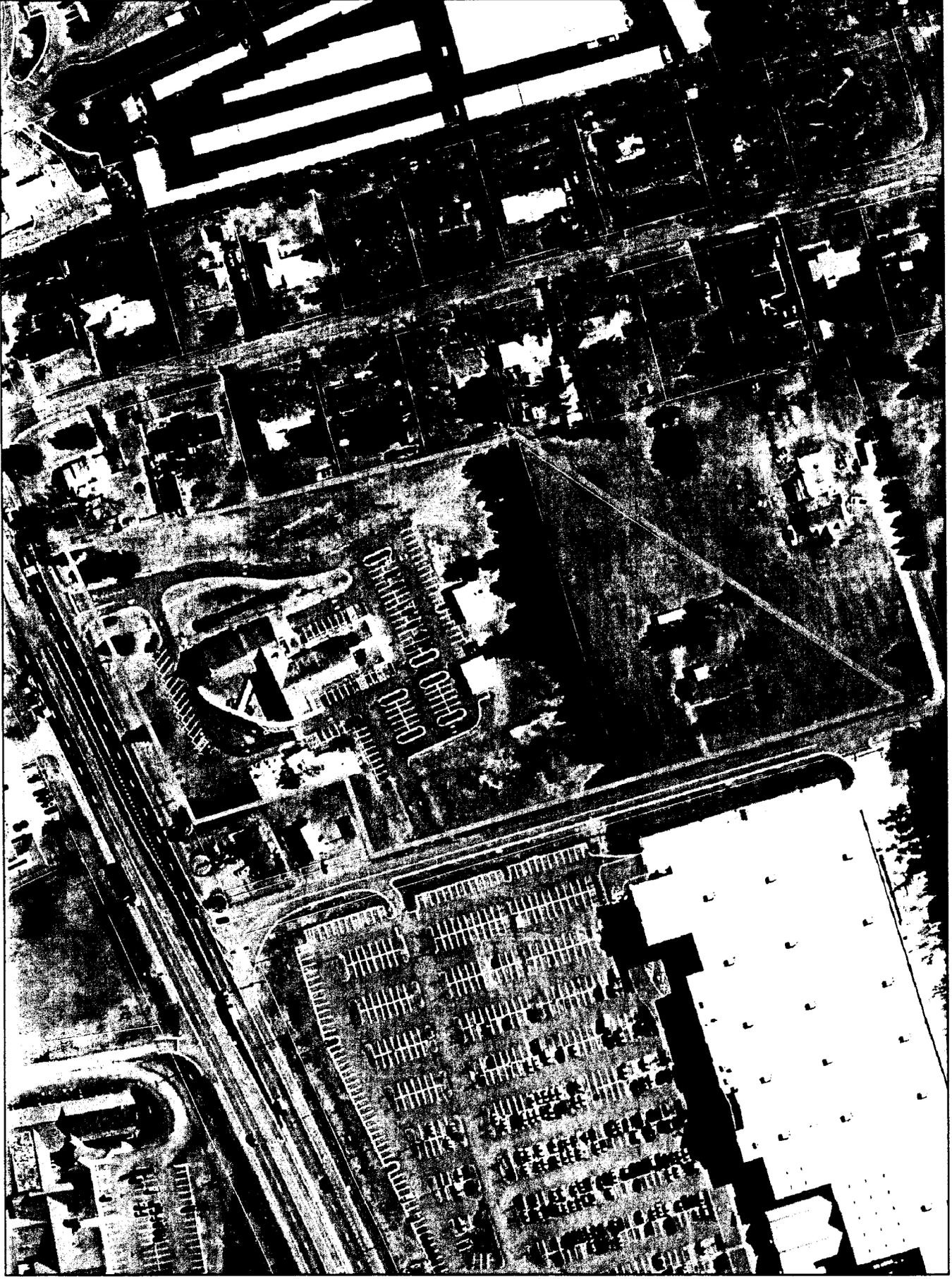
GPIN's 8724-39-5325 & 8724-38-4994
Mechanicsville Magisterial District



1 inch = 500 feet

January 13, 2014





BOARD OF SUPERVISORS

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SEAN M. DAVIS, VICE-CHAIRMAN
HENRY DISTRICT

WAYNE T. HAZZARD
SOUTH ANNA DISTRICT

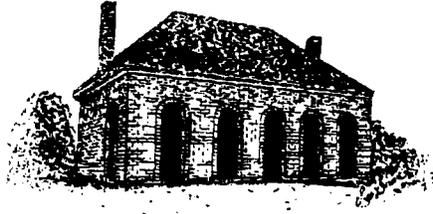
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BEAVERDAM DISTRICT

G.E. VIA, III
ASHLAND DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720

WWW.HANOVERCOUNTY.GOV

February 27, 2013

PLANNING DEPARTMENT

DAVID P. MALONEY, AICP
DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

MARY B. PENNOCK
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

Shalom Baptist Church Trustees
Attention: Mark Miller
6395 Mechanicsville Turnpike
Mechanicsville, VA 23111

RE: Approval of CUP-9-02, Am 1-12, Shalom Baptist Church Trustees

Dear Mr. Miller:

At their meeting of February 27, 2013, the Hanover County Board of Supervisors, on a motion by Mr. Peterson, seconded by Mr. Wade, voted to **APPROVE** the above-captioned request to amend the existing Conditional Use Permit to incorporate an adjacent parcel into the area of the Church's Conditional Use Permit for church related uses and activities on GPIN(s) 8724-39-5325 (current parcel) and 8724-38-4994, consisting of 7.92 acres, zoned A-1, Agricultural District, subject to the following conditions, which incorporate all of the applicable conditions from previous amendments:

1. The property which is the subject of the application shall be used only for a church, with construction of the structures and the accessory uses noted on the sketch plan for Phases 1 through 3 only, and shall be developed in substantial conformance with the sketch plan titled "Conditional Use Plan for Shalom Baptist Church," prepared by Robert Gray, P.E., dated March 4, 2002, revised June 18, 2002. Phase 4 of development will require an amendment to this Conditional Use Permit. The driveway and parking areas shall be developed in accordance with an amended sketch plan titled, "Driveway and Parking Improvements for Shalom Baptist Church, Conditional Use Permit," prepared by Mozingo and Associates, dated July 22, 2008, and revised September 8, 2008. The property shall also be developed in accordance with an amended sketch plan titled, "Amendment to CUP-9-02 to Add Acquired Property for Shalom Baptist Church," prepared by Mozingo & Associates, dated October 8, 2012.

2. A site plan, prepared in accordance with the requirements of Article 6, Division 2 (formerly Article 7, Section 6), of the Hanover County Zoning Ordinance, shall be submitted for review and approval. The site plan shall incorporate all conditions of approval, and the conditions shall be shown on the plan.
3. Evidence of compliance with the Hanover County Floodplain and Drainage Ordinance, as well as the Hanover County Drainage Design Manual, shall be provided to Planning staff prior to approval of the site plan. Discharge from the detention facility shall be limited to the 2, 10, and 100-year pre-development run-off rate for the church site, as well as all other properties that drain to this facility. A maintenance agreement for on-site and off-site drainage facilities shall be executed prior to site plan approval for the church expansion.
4. The applicant shall perform a dam break analysis for this site to determine the potential impacts to downstream properties and shall provide the County staff with the results of that analysis prior to site plan approval.
5. The church shall be constructed in substantial conformity with the elevation titled, "East Elevation – Entrance, Alterations and additions to Shalom Baptist Church," dated March 4, 2002, designed by Wm. Henry Harris & Associates.
6. The parking lot shall be landscaped in accordance to Article 4, Division 6 (formerly Article 5A, Section 3), and all other applicable site plan requirements.
7. All lighting shall comply with the requirements of Article 5, Division 6 (formerly Article 7, Section 13).
8. Upon request of the County or VDOT, the applicant shall dedicate sixty feet (60') of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County and free of encumbrances for road use purposes.
9. All requirements of the Virginia Department of Transportation with regard to the site entrance shall be met.
10. Off-site drainage easements shall be recorded prior to site plan approval.
11. The property shall connect to public sewer when available at the property line.
12. All requirements of the Public Works Department, Public Utilities Department, County Health Department, and the Building Inspector's Office shall be met.

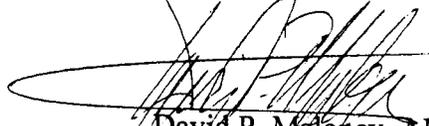
Shalom Baptist Church Trustees
Attention: Mark Miller
Page 3
February 27, 2013

13. All development and use of the Property shall comply with all Federal, state and local statutes, ordinances and regulations.
14. A 25' thoroughfare buffer shall be provided in accordance with Article 5, Division 5, Section 26-264 (formerly Article 7, Section 2B.1.a).

The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

Prior to initiating the new use on this property, you must obtain a site plan. The Planning staff will be glad to assist you in this process. Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

Sincerely,



David P. Maloney, AICP
Director of Planning

CDC/sm/hte

cc: The Honorable W. Canova Peterson Richard W. Paul Lee W. Garman
 Sherri A. Carneal Kevin R. Nelson C. Jason Hazelwood
 Gretchen W. Biernot

BY:	
DATE:	
SCALE:	
DESIGNED BY:	
CHECKED BY:	
DATE:	

AMENDMENT TO CUP 9-02
 TO ADD ACQUIRED PROPERTY FOR
 SHALOM BAPTIST CHURCH
 MECHANICSVILLE DISTRICT
 RICHMOND, VA 23255
 MOZINGO & ASSOCIATES
 CONSULTING ENGINEERS
 P.O. BOX 70028
 RICHMOND, VA 23255

MOZINGO & ASSOCIATES
 CONSULTING ENGINEERS
 P.O. BOX 70028
 RICHMOND, VA 23255

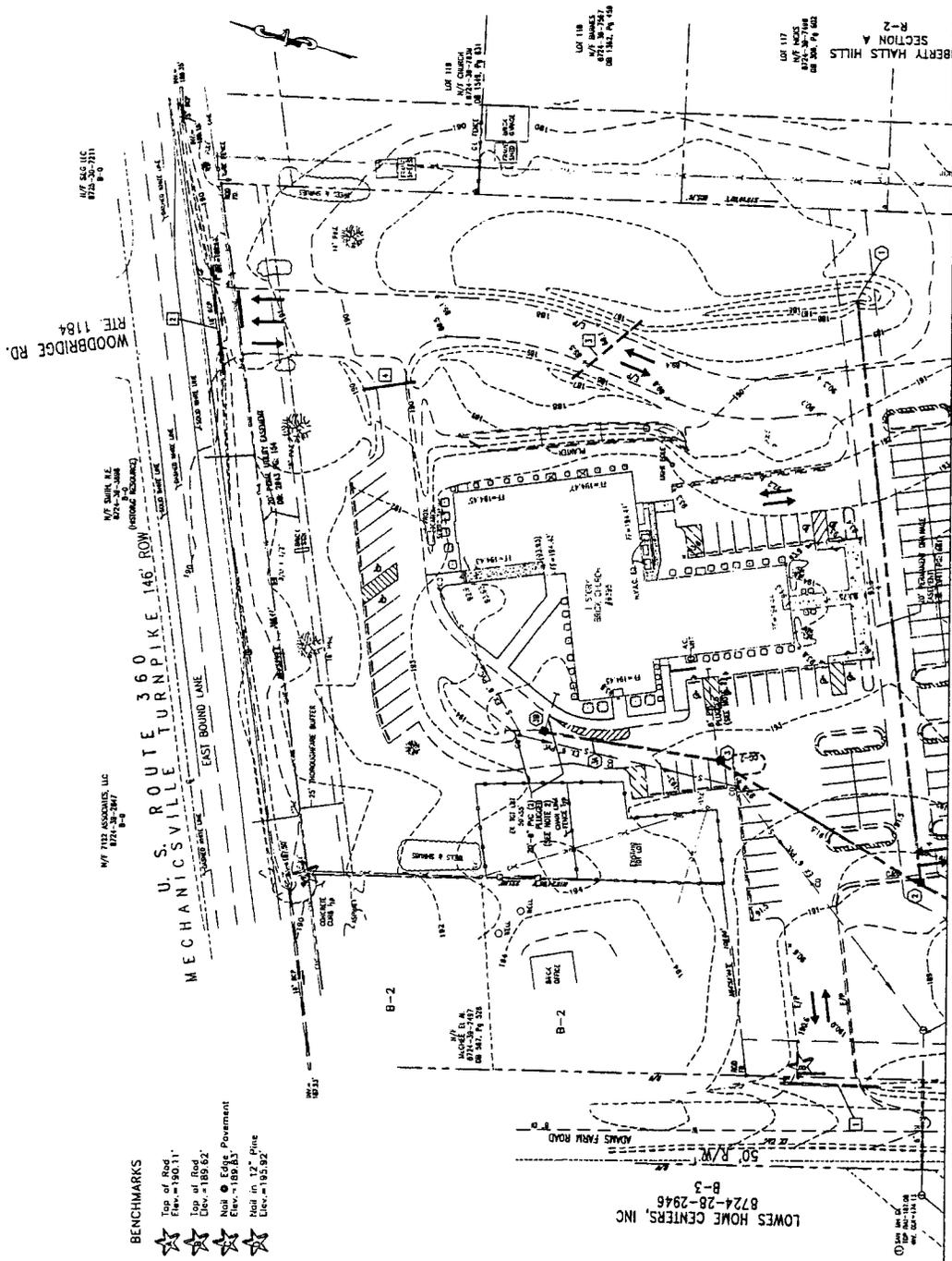


JOB NO.	201101.00
DATE	10/8/2012
SCALE	1"=30'
DESIGNED BY	MDM
CHECKED BY	MDM
DATE	10/8/12

CI OF 2 SHEETS

P. 1 of 2

SITE DATA EXISTING PROPERTY
 OWNER/DEVELOPER: SHALOM BAPTIST CHURCH TRUSTEES
 6355 MECHANICSVILLE TURNPIKE
 MECHANICSVILLE, VA 23111
 PHONE (804) 746-7377
 ENGINEER/PREPARER: MOZINGO & ASSOCIATES
 PO BOX 70028
 RICHMOND, VA 23255
 PHONE (804) 285-2879
 USE: CHURCH
 PARCEL NO: CPIN 8724-39-5325
 SITE AREA: 5.85 AC.
 ZONING: A-1



BENCHMARKS
 ☆ Top of Rod, Elev. = 190.11'
 ☆ Top of Rod, Elev. = 189.82'
 ☆ Nail @ Edge, Pavement, Elev. = 189.83'
 ☆ Nail in 17" Pine, Elev. = 195.82'

BOARD OF SUPERVISORS
APPROVED PLAN

DATE 2/27/13

1"=30' 0' 30' 60' 90' 120' 150'

MATCHLINE

LOWES HOME CENTERS, INC
 8724-28-2946
 B-3

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP-9-02 Am 1-14

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Shalom Baptist Church Trustees</u>	Telephone No. <u>804 746-7737</u>
Contact Name: <u>Pastor Mark Miller</u>	Fax No. <u>804 746-7271</u>
Address: <u>6395 Mechanicsville Trpk.</u>	Email Address <u>pastor mark shalom</u>
<u>Mechanicsville, VA 23111</u>	<u>@y.ellis.com</u>

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax ID #s) <u>(1) 8724-39-5325</u>	Total Area (acres/square feet) <u>7.924 ACS</u>
<u>(2) 8724-38-4994</u>	Current Zoning <u>A-1</u>
Deed Book <u>(1) 343</u> Page <u>191</u>	Requested Use <u>Church</u>
<u>(2) 1163</u> Page <u>266</u>	Related Case #: _____
Magisterial District <u>Mechanicsville</u>	<u>CUP-9-02, AM 1-12</u>
Location Description (Street Address, if applicable) _____	<u>SPR-10-77, AM 3-13</u>
<u>6395 Mechanicsville Trpk.</u>	_____

SIGNATURE OF OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (requires contract to be attached)	
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.	
Signature <u>[Signature]</u>	Date <u>1/6/2014</u>
Print Name <u>Mark D. Miller</u>	
Signature _____	Date _____
Print Name _____	

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Mozingo & Associates</u>	Telephone No. <u>804 285-2974</u>
Address: <u>P.O. Box 7028</u>	Fax No. _____
<u>Richmond, VA 23255</u>	Email Address <u>mozasso</u>
<u>do Mike Mazingo</u>	<u>@aol.com</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

RECEIVED

JAN 06 2014

HANOVER COUNTY
PLANNING OFFICE

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by N/A. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Mark D. Miller Date 1/3/2014
 Print Name Mark D. Miller

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
6395 Mechanicsville Tpk
Mechanicsville, VA 23111

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email pastor mark shalom@yahoo.com Fax (804) 746-7271

FEES None

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

N/A

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee <u>\$0</u> Acreage Fee <u>—</u> TOTAL <u>\$0</u>	Accepted by: <u>MT</u> HTE #: <u>14-40000002</u>
--	---

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all owners of property adjacent to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

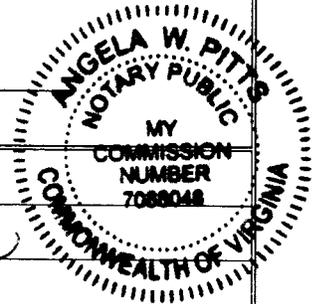
Applicant's Signature: Mark Miller

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by Mark Miller (Name of Applicant).

My commission expires: 03/31/15
Angela W. Pitts
 Notary Public



Board of Supervisors Representative: Conna Peterson

Planning Commission Representative: Randy Whittaker

List of Adjacent Property Owners:

GPIN	Name	Address
8724-28-9954	Lewis Home Centers, Inc.	P.O. Box 1000 Mansville, NC 28115
8724-39-2497	McDhee, Fredrick E.	6346 Cold Harbor Rd. Mechanicsville, VA 23111
8724-39-7639	Church, Timothy R.	2527 Lincoln Rd. Mechanicsville, VA 23111
8724-39-7567	Barnes, John J.	7287 Lexington Ave. Mechanicsville, VA 23111
8724-39-7496	Hicks, Edmo M.	7483 Lexington Dr. Mechanicsville, VA 23111
8724-39-8325	Jate, Ann	7477 Lexington Ave. Mechanicsville, VA 23111
8724-39-5254	Whittingford, Sandra M.	7467 Lexington Ave. Mechanicsville, VA 23111
8724-39-5173	Braswell, Charles D.	7465 Lexington Ave. Mechanicsville, VA 23111
8724-38-7800	Barton, George L.	7234 Adams Farm Rd. Mechanicsville, VA 23111

Shalom Baptist Church

6395 Mechanicsville Turnpike • Mechanicsville, VA 23111

Phone: 804-746-7737 • Fax: 804-746-7271

Email: shalombaptist@verizon.net • Website: www.shalombaptist.net



January 2, 2014

Alan D. Fuqua
7435 Adams Farm Road
Mechanicsville, VA 23111

(Sample letter)

To Whom It May Concern:

This is to advise you that Shalom Baptist Church, located at 6395 Mechanicsville Turnpike (GPIN #8724-39-5325) has made application to the county of Hanover regarding an amendment to its Conditional Use Permit (CUP). This amendment relates to the construction of additional classrooms, driveways and parking.

This application will be available for viewing at the Hanover County Planning Department. Should you have any questions or comments, please contact the Planning Department at 804-365-6171.

In addition, the County of Hanover will notify you of the date, time and location of the public hearing held before the Hanover County Board of Supervisors.

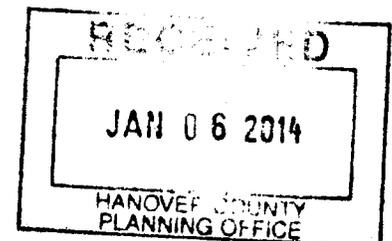
Shalom Baptist Church will also be holding a meeting for adjacent property owners at a time and date yet to be determined. A follow up letter will be sent to you in the near future. This meeting (held at Shalom Baptist Church) will further explain these changes and give you an opportunity to ask any questions, should you have any.

Please feel free to contact Shalom Baptist Church at 746-7737 for more information.

Sincerely,

Rev. Mark D. Miller
Senior Pastor, Shalom Baptist Church

MDM/lmt



Striving to be the complete church using its complete gifts completely.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Expansion of Existing Church structures and adding additional parking and driveways.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The property will be developed in at least two phases, though the first construction phase may not begin for several years.

Phase 1 will be approximately 10,400 sq. ft., consisting of a kitchen, gym, multipurpose room and other general purpose space.

Phase 2 will be approximately 2,250 sq. ft., including office space and an expanded front entryway.

Addition of parking and driveways are also included.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.)

The church desires to provide additional facilities for their congregation and for use by the surrounding community.

There will not be any significant increase of vehicle traffic with this development.

Visual impact will be enhanced by the type and quality of construction.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.)

None

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any known or suspected historic resources on both the subject property and adjacent properties, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. 42-5082 / bungalow dwelling GPIN 8724-39-3898
- 2. Historic Resource/File No. 1862 Confederate Army GPIN _____
- ~~3. Historic Resource/File No. Advanced Towards Gaines Mill GPIN _____~~

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? No
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. No impact expected.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. None

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____ Date: _____

COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 957 vehicles per day and a site peak hour trip generation of 314 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9th edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 560 and Page Number 1096).

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(~~Signature of Applicant~~/Applicant's Representative)

December 30, 2013

(Date)

Dexter R. Williams, P. E.

(~~Applicant~~/Applicant's Representative – Print Name)

Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
<http://www.virginiadot.org/projects/chapter527/>



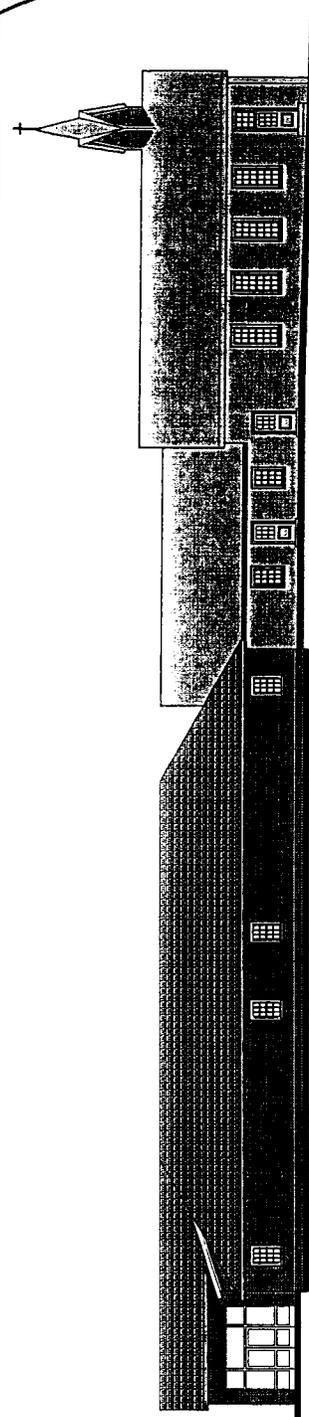
celebrating Our 83rd Anniversary

HUFFMORRIS ARCHITECTS
1700 WILLOW LANE DRIVE SUITE 200 RICHMOND, VIRGINIA 23220
WWW.HUFFMORRIS.COM
804.343.1505

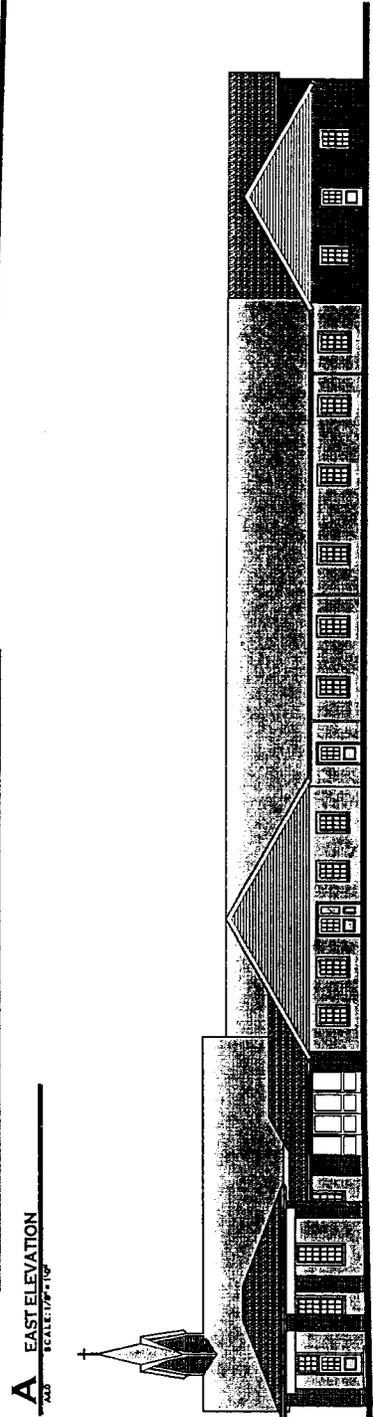


SHALOM BAPTIST CHURCH
CONDITIONAL USE PERMIT
6985 MECHANICSVILLE TURNPIKE, MECHANICSVILLE, VIRGINIA 22111

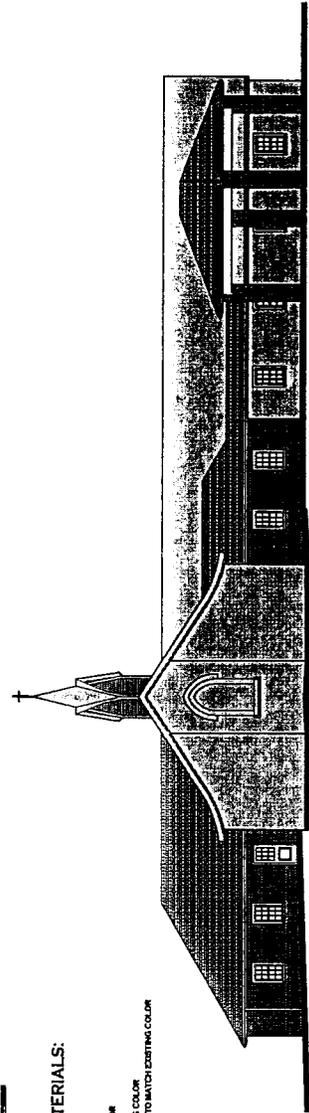
11 December 2013
Elevations



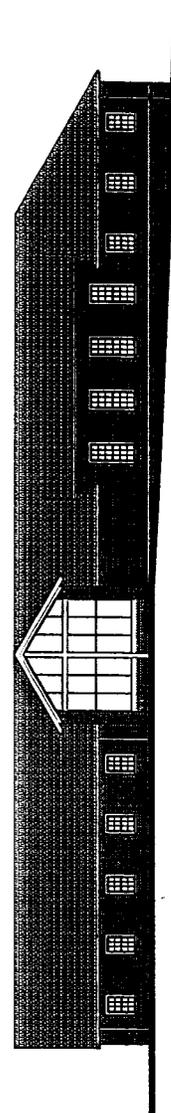
A EAST ELEVATION
7/20 SCALE 1/8" = 1'-0"



B WEST ELEVATION
7/20 SCALE 1/8" = 1'-0"

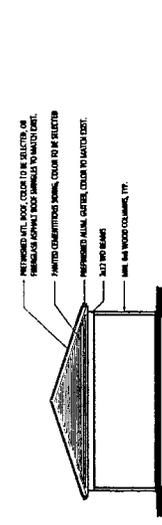


C NORTH ELEVATION
7/20 SCALE 1/8" = 1'-0"



D SOUTH ELEVATION
7/20 SCALE 1/8" = 1'-0"

PROPOSED EXTERIOR BUILDING MATERIALS:
BRICK - MATCH EXISTING COLOR, TEXTURE & PATTERN.
MORTAR - MATCH EXISTING COLOR & TONING.
CORNER - ALUMINUM OR PVC FINISH TO MATCH EXISTING COLOR.
ROOFING - MATCH EXISTING COLOR.
SHINGLES - ALUMINUM CLAD FINISH TO MATCH EXISTING COLOR.
SHINGLES - PENN. GLASS ASPHALT SHINGLES FINISH TO MATCH EXISTING COLOR.
EXTERIOR DOORS - ALUMINUM STORMDOOR OR HOLLOW METAL FINISH TO MATCH EXISTING COLOR.
NOTE: THE INTERIOR IS TO MATCH EXISTING COLOR & FINISHES.
AS IS POSSIBLE, ALL AVAILABLE FINISHES SHALL BE USED.
NOTE: EXISTING INCLUDING EXCEPT INDICATED. (SEE PLAN)



E FUTURE PICNIC PAVILION
7/20 SCALE 1/8" = 1'-0"

RECEIVED
JAN 06 2014
HANOVER COUNTY
PLANNING OFFICE

The General Contractor is responsible for all bidders reviewing all the contract documents. All bids shall state that the bidder reviewed all the contract documents for coordination with their work. HUFFMORRIS ARCHITECTS P.C. IS THE AUTHOR AND OWNER OF THESE INSTRUMENTS OF SERVICE.

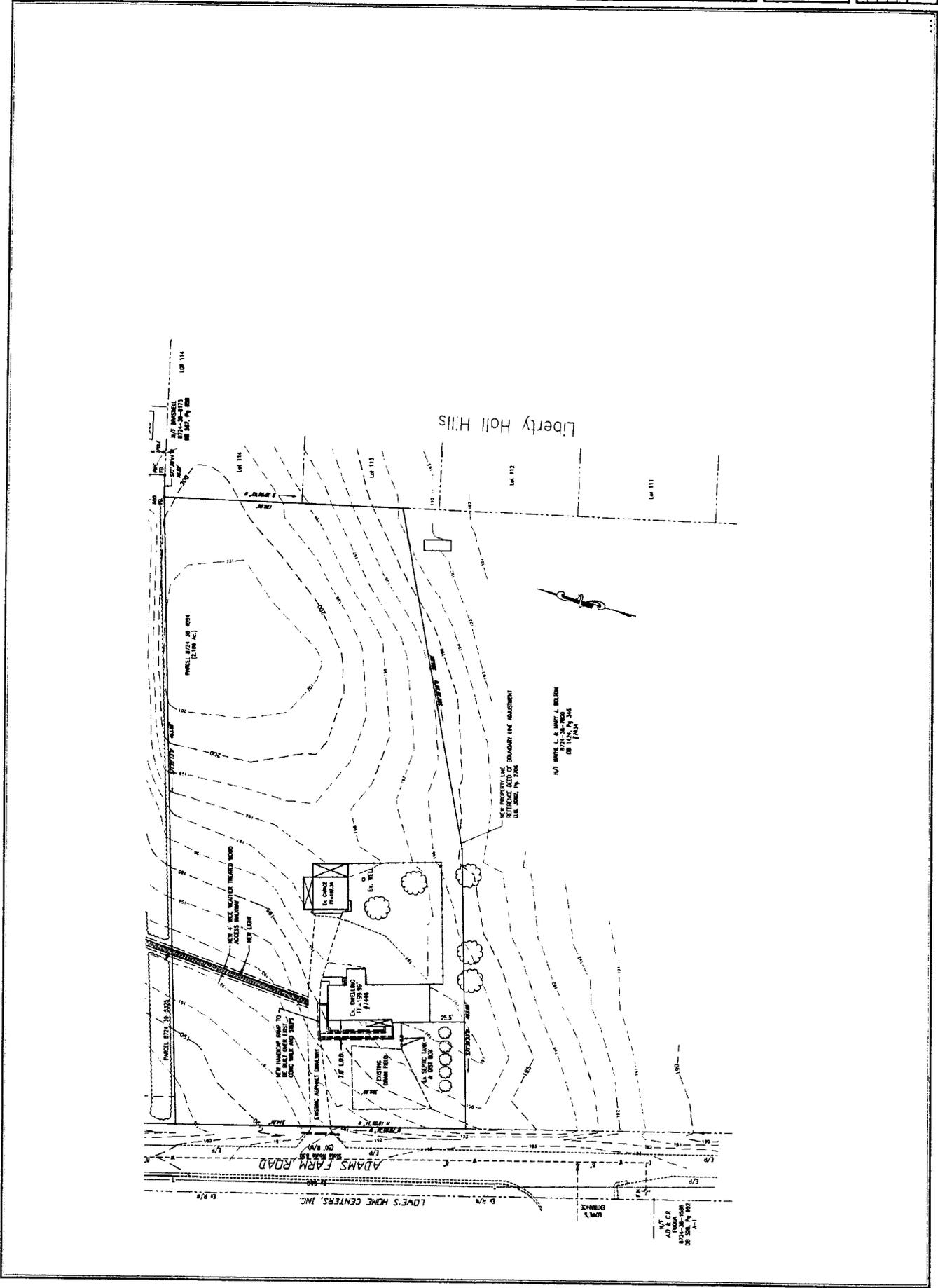
BY	REVISIONS
JANUARY 27, 2014	
FEBRUARY 24, 2014	

BUILDING, DRIVEWAY AND PARKING IMPROVEMENTS
 FOR
 SHALOM BAPTIST CHURCH
 CIVIL DISTRICT
 COUNTY, VIRGINIA
 C.U.P. - EXISTING SITE PLAN, PARCEL 2

MOZINGO & ASSOCIATES
 CONSULTING ENGINEERS
 P.O. BOX 70028
 RENO, VA 23255



JOB NO.	DATE
SCALE: 1" = 30'	REVISIONS
DRAWN: NFI	CHECKED:
SHEET: C2	OF 4 SHEETS



DATE	BY
FEBRUARY 24, 2014	LMH
FEBRUARY 27, 2014	LMH
FEBRUARY 24, 2014	LMH

C.U.P. - PROPOSED SITE PLAN, PARCEL 1
 SHALOM BAPTIST CHURCH
 CHASILE DISTRICT
 COUNTY, VIRGINIA
 BUILDING, DRIVEWAY AND PARKING IMPROVEMENTS

MOZINGO & ASSOCIATES
 CONSULTING ENGINEERS
 D. BOX 70028
 NENOMOND, VA 23255



DATE	SCALE	DESIGNED BY	DRAWN BY	SHEET
JANUARY 8, 2014	1" = 30'	LMH	LMH	C3 of 4

SITE DATA

OWNER/DEVELOPER: SHALOM BAPTIST CHURCH TRUSTEES
 C/O PASTOR MARK WALKER
 6395 MECHANICVILLE TURNPIKE
 MECHANICVILLE, VA 23111
 PHONE: (804)746-7737

ENGINEER/PREPARER: MOZINGO & ASSOCIATES
 P.O. BOX 70027
 RICHMOND, VA 23255
 FAX/PHONE: (804)285-2979

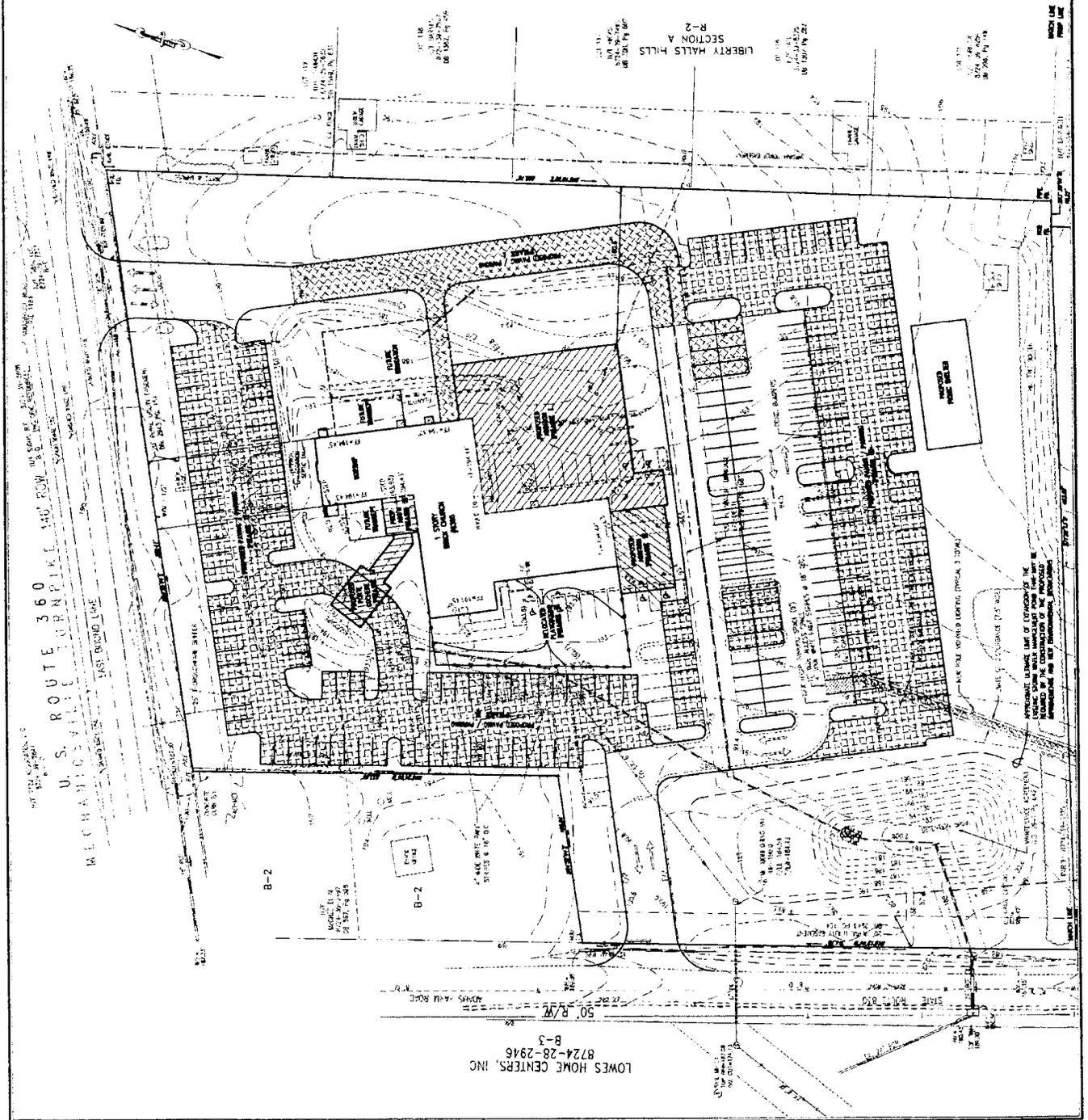
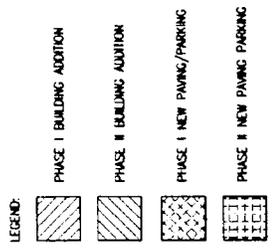
USE: CHURCH

PARCEL NO.: (1) CPN 8774-39-5325
 (2) CPN 8774-38-6994

SITE AREA: (1) 5.85 Ac.
 (2) 2,166 Ac. (2,074 Ac. PREVIOUSLY)

ZONING: A-1

PARKING: PHASE I
 REQ'D - 64
 PROPOSED - 110±
 PHASE II
 REQ'D - 64
 PROVIDED - 249± (TOTAL)



LOWES HOME CENTERS, INC.
 8724-28-2946
 B-3

CUP-9-13, ALTHEA T. AND ELWIN W. BROOKS JR.



Conditional Use Permit Report
Henry Magisterial District
Board Meeting Date: April 23, 2014

Overview

Request	To permit a commercial landscaping operation and mulch processing facility
Zoning	A-1, Agricultural District
Acreage	11.21
CUP Acreage	11.21
Location	On the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 0.35 mile west of its intersection with Spring Run Road (State Route 628)
GPIN	8746-93-2823
General Land Use Plan	Agricultural
Major Thoroughfare Plan	U.S. Route 360 is a Major Arterial shown on the Plan as a 120' ROW
Suburban Service Area	Outside
Case Planner	Claudia D. Cheely

Executive Summary

The applicants currently operate as Ed's Landscaping, located on Cold Harbor Road near I-295. They have acquired the subject property on Mechanicsville Turnpike and propose to use it and existing structures as a second location for Ed's Landscaping. The proposed uses for the new site include a commercial landscaping business in conjunction with an on-site nursery and a proposed mulch processing facility. A conditional use permit is required for the commercial landscaping operation in conjunction with the on-site nursery, a mulch processing facility, and retail use in association with those businesses.

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

Compatibility with Surrounding Area

The A-1 zoning district includes both of the proposed uses, commercial landscaping and mulch process, as possible conditional uses if the owner can show that the site can operate in accordance with the standards set out in the district regulations. The commercial landscaping business, its associated nursery and retail sales should be similar to previous use of the site, West's Nursery and Garden Center.

The proposal for this site includes a layout that is in accordance with the district regulations for a commercial landscaping operation and mulch processing which are designed to reduce their potential impacts on surrounding areas. At the time of site plan approval, the designated area for equipment storage will need to be at least 100-ft from adjacent parcels or screened in accordance with Section 26-263. Per the regulations, the hours of operation of the mulch processing facility cannot be expanded beyond 7:00 a.m. to 7:00 p.m. The entrance improvements required by VDOT will provide better ingress and egress to the site.

Sketch Plan

The sketch plan shows the existing structures, a future greenhouse and the areas for the commercial landscaping equipment storage, mulch processing and storage, grow areas for the nursery stock, display areas for plant sales and for future nursery greenhouses, and the graveled area for parking to the front of the one-story frame building, which is the primary structure for the retail use of the site. The parking area is large enough to provide parking for the proposed uses, but delineated parking spaces will be required during site plan review to show that adequate parking is being provided on-site. The sketch plan also shows the entrance improvements at the crossover on Route 360, including a commercial entrance, a 25' thoroughfare buffer and a left turn lane from eastbound Route 360.

The sketch plan does not show an existing access easement to the area of a cell tower on the adjacent church property. Currently, that easement is accessed from Route 360 at the entrance that is being closed per VDOT's comments on this request. That easement must be properly rerouted to the new commercial entrance with a new recorded easement to the owners of the cell tower. The applicant's representative has indicated that they have not been able to identify the current owner of the cell tower to work out this detail so have not shown the new easement on the sketch plan. This issue must be worked out prior to site plan approval.

Transportation

Per VDOT's comments, the applicants have shown on the sketch plan a left turn lane at the existing crossover into the main entrance of the site. The left turn lane is 100' in length with a 200' taper. The plan also shows that the western entrance will be closed by removal of the gravel at the entrance, followed by grading and seeding of that area.

Agency Analysis

Agency	Comment Summary
Public Works	Public Works provided its usual Stormwater and Drainage Design regulations comments, noting that if the site is not under VSMP permit by July 1, 2014, the site will need to comply with the new stormwater regulations. A copy of the full comments memo is attached.
Health Department	Existing septic will need to accommodate the proposed use.
VDOT	A left turn lane will be required at the crossover; the western entrance should be closed.

In accordance with Section 26-325 of the Zoning Ordinance (Chapter 26, Hanover County Code), the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Conceptual Plan, Compiled Plat for CUP on Parcel GPIN 8746-93-2823, Ed's Landscaping," dated November 19, 2013, revised February 11, 2014, and prepared by Goodfellow, Jalbert, Beard, and Associates Inc., with exception that the easement granted to TCP Communications L.L.C. shall be relocated per the recommended conditions and that location shown on the site plan for this site.

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

Planning Commission Recommendation

At their meeting of March 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit a commercial landscaping operation and mulch processing facility on GPIN 8746-93-2823, consisting of approximately 11.21 acres (the area of the CUP will be limited to 11.21 acres), subject to staff's recommended conditions, with the exception that No. 3 should be modified as follows:

Prior to site plan approval, the owner shall reserve sixty feet (60') of right-of-way from the centerline of existing Mechanicsville Turnpike (U.S. Route 360) 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, free of cost to the County and free of encumbrances.

Recommended Conditions

1. The primary commercial entrance and the left turn lane (with at a minimum, a 200' taper and 100' of storage) into the site from eastbound Route 360 shall be located as shown on the sketch plan, and designed and constructed in accordance with VDOT standards and specifications. The secondary entrance at the eastern boundary line of the property that provides access to

adjacent parcels to the north may remain, but shall not be used for the commercial uses subject to this Conditional Use Permit (CUP).

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 Mechanicsville Turnpike (U.S. Route 360) 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, free of cost to the County and free of encumbrances.
4. Because VDOT is requiring closure of the western entrance, an entrance used by an existing 20' easement crossing the subject property, recorded in Plat Book 36, Page 233, to the owner of the cell tower on GPIN 8746-83-5507, must be relocated. Prior to site plan approval, the owner shall provide a deed of easement to the owner of the cell tower relocating that access easement to provide access from the primary entrance.
5. The hours of operation for the mulch processing facility shall be limited to 7:00 a.m. to 7:00 p.m. during Daylight Savings Time, and from 7:00 a.m. to 5:00 p.m. during Eastern Standard Time.
6. No mulch processing shall occur on Sundays.
7. The existing sign structure regulated by SE-8-10 can be used in accordance with the conditions approved. Any new or replacement signs shall be monument type constructed in accordance with all applicable sign regulations for the underlying zoning designation.
8. All requirements of the Public Works Department, the Health Department, Public Safety and the Building Inspector's Office shall be met.
9. 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

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Sub. Transitional 1-2 DU AC
-  Sub. General 1-4 DU AC
-  Sub. High 4-8 DU AC
-  Multi Family 8-15 DU AC
-  Commercial
-  Multi Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville SAP
-  Flood Plain
-  LDR

CUP-9-13

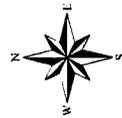
Althea T. and Elwin W. Brooks, Jr.

mulch processing facility and
landscaping business

Agricultural Land Use

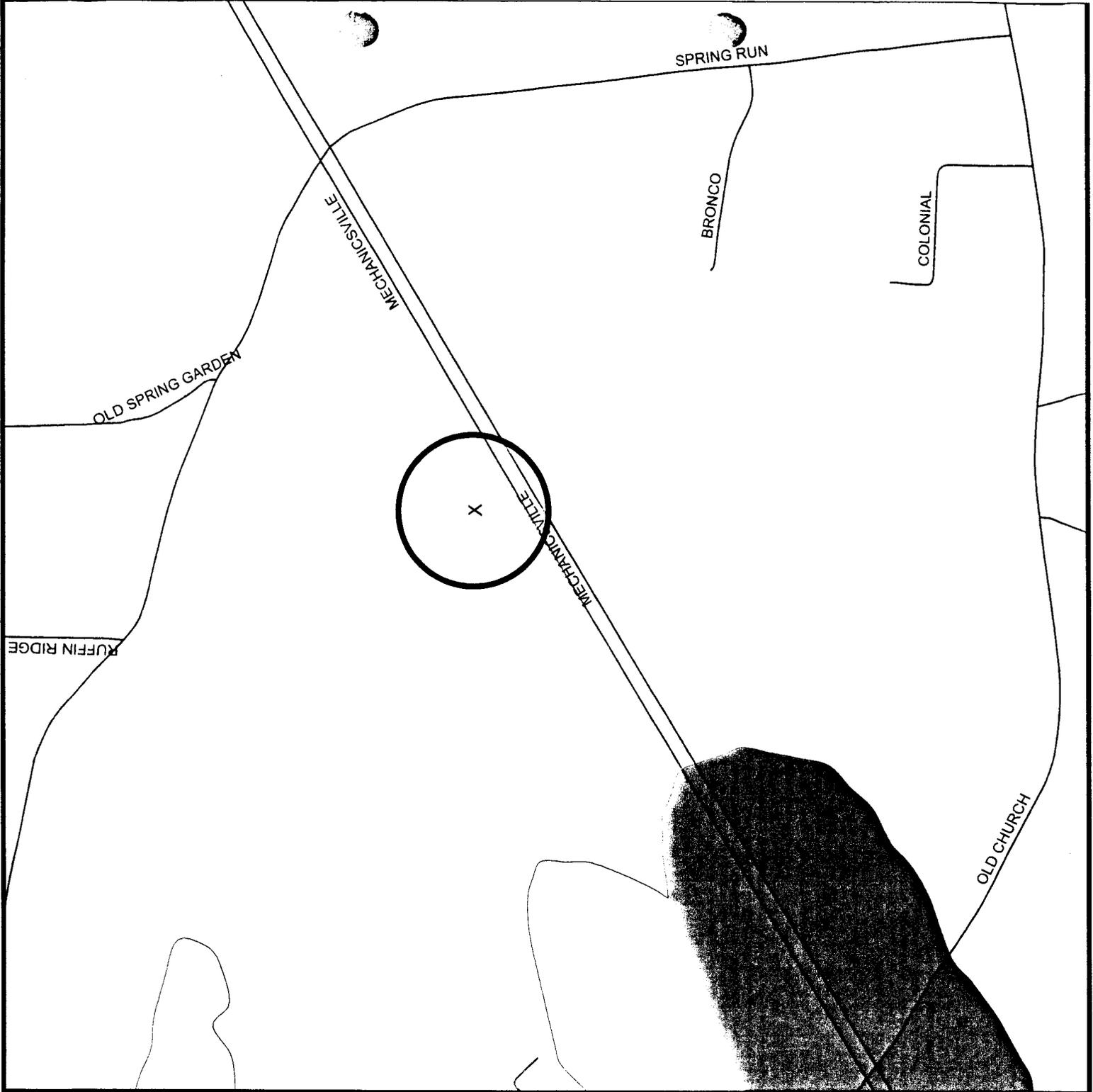
GPIN: 8746-93-2823

Henry Magisterial District



1 inch = 800 feet

December 02, 2013



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

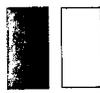
Water

Trees

Private Road

Structures

Parcels



CUP-9-13

Althea T. and Elwin W. Brooks, Jr.

mulch processing facility and
landscaping business

Zoned A-1

GPIN: 8746-93-2823

Henry Magisterial District



1 inch = 800 feet

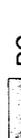
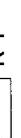
December 02, 2013



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-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

CUP-9-13

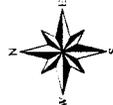
Althea T. and Elwin W. Brooks, Jr.

mulch processing facility and
landscaping business

Zoned A-1

GFIN: 8746-83-2823

Henry Magisterial District



1 inch = 800 feet

December 02, 2013



CUP-9-13 Althea T. and Elwin W. Brooks, Jr.

2009 Aerial



Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP-9-13

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Brooks, Elwin Wincel, Jr. & Althea Turner
Contact Name: Elwin Wincel Brooks, Jr.
Address: 5172 Cold Harbor Road
Mechanicsville, VA 23111

Telephone No. 804.929.0006
Fax No. _____
Email Address edslandscape@verizon.net

PARCEL INFORMATION

For multiple parcels, please also complete Page 4

GPIN(s)(Tax ID #'s) 8746-93-2823
Deed Book 2953 Page 759
Magisterial District Henry
Location Description (Street Address, if applicable) _____
4032 Mechanicsville Turnpike
Mechanicsville, VA

Total Area (acres/square feet) 11.12
Current Zoning A-1
Requested Use CUP for a commercial landscaping
business and a mulch processing facility

SIGNATURE OF OWNER CONTRACT PURCHASER (requires contract to be attached)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature: [Signature]

Date: 12/2/13

Print Name: Elwin Wincel Brooks, Jr.

Signature: [Signature]

Date: 12-2-13

Print Name: Althea Turner Brooks

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Ronald A. Martin
Address: P. O. Box 279
8122 Mechanicsville Pike
Mechanicsville, VA 23111

Telephone No. 804.746.3773
Fax No. 804.730.8062
Email Address ramartin@mmeccpc.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

DEC 6 2 2013

HANOVER COUNTY
PLANNING OFFICE

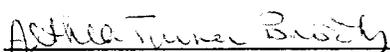
ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by DEC. 10, 2013. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 12/2/13
 Print Name Elwin Wincel Brooks, Jr.

Signature of applicant/authorized agent  Date 12-2-13
 Print Name Althea Turner Brooks

Address to which notification letter is to be sent:
5172 Cold Harbor Road
Mechanicsville, VA 23111

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email edslandscape@verizon.net Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:
 Conditional Use Permit \$1500 + \$75/acre*
 Amendment (after final approval) \$1500

*Fractions of acreage are rounded up to the nearest whole number
 Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

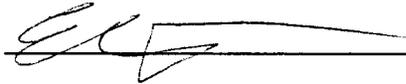
FOR STAFF USE ONLY:

Fees:	Base Fee <u>\$ 1500.⁰⁰</u>	Accepted by: <u>AT</u> HTE #: <u>13-40000016</u>
	Acreage Fee <u>\$ 900.⁰⁰</u>	
	TOTAL <u>\$ 2400.⁰⁰</u>	

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

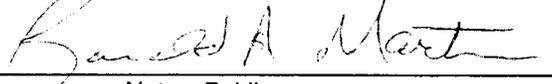
I hereby certify that I have notified all owners of property adjacent to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature:  Althea Turner Brink

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this 2ND day of December, 2013, by Elwin Wince Brink, Sr. & Althea Turner Brink (Name of Applicant).

My commission expires: 9-30-2017 
Notary Public

Board of Supervisors Representative: Sean Davis

Planning Commission Representative: Jerry W. Bailey

RONALD A. MARTIN
NOTARY PUBLIC
REG. #141939
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2017

List of Adjacent Property Owners:

GPIN	Name	Address
8746-84-7033	De Boss Enterprises, LLC	6154 Havenview Drive Mechanicsville, VA 23111
8746-83-5507	Fairmount Memorial Baptist Ch	4205 Ravenswood Road Richmond, VA 23222
8746-74-7894	Geneva W. Mills	4159 Spring Run Road Mechanicsville, VA 23116
8746-94-2358	William Thomas West, Jr.	4015 Spring Run Road Mechanicsville, VA 23116
8756-04-2511	Margaret C. Broaddus	6015 Rois Road Richmond, VA 23227
8746-93-9138	Margaret Barnette Bennett	4015 Mechanicsville Pike Mechanicsville, VA 23111
8746-93-5179	Edith Allgood Barnette	4033 Mechanicsville Pike Mechanicsville, VA 23111
8746-92-6761	George & Rebecca Barnette	4043 Mechanicsville Pike Mechanicsville, VA 23111
8746-93-1152	Patricia West Saunders	4053 Mechanicsville Pike Mechanicsville, VA 23111

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Brooks, Elwin Brooks, Jr. & Althea Turner Brooks

DATE: December 2, 2013

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Elwn Wincel Brooks, Jr. & Althea Turner Brooks

Property Location: 4032 Mechanicsville Pike Mechanicsville, VA 23111

GPIN(s): 8746-93-2832

Requested Zoning District: A-1

Requested Use/Exception: CUP for a commercial landscaping business and a mulch processing facility

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The commercial landscaping business will be used in conjunction with an on-site nursery business. On-site there is planned a mulch processing facility to produce mulch for use on both residential and commercial facilities. There is planned a retail component with both businesses.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. There would be a parking area created for the parking of landscaping vehicles and equipment, several areas of the property set aside for the growing of plants, flowers, trees and shrubs for both nursery sale and use in the commercial landscaping business. A portion of the property would be used for the processing of mulch, this would include a storage area for product, the operation area for the placement and operation of the mulch processing machine and a retail area for the sale of mulch on a retain basis. The existing retail store would be used for the sale of nursery and related products. There is plan to display product outside where appropriate.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) This site has been used unsuccessfully as a nursery site in the past, but this operation should allow accessory/related businesses which will allow the nursery to operate in a profitable manner producing jobs and giving a local site to purchase product that is locally grown. The mulch processing facility will also allow for the production of an attractive mulch product widely used but will also provide for he efficient use of wood product that might otherwise end up in our landfills. All product will be grown using appropriate nursery techniques and products to ensure an optimum growth without negative environmental impact to this or surrounding properties. Prior operations have adequately handled traffic and this operation should not significantly change the traffic amounts or patterns.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. 42-0020 see attached GPIN 8756-04-2511
2. Historic Resource/File No. 42-0272 see attached GPIN 8756-25-0597
3. Historic Resource/File No. 42-0729 see attached GPIN 8756-56-0283

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? No
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. None

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. None

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Ashlee Thomas Smith Date: 12-2-13

HISTORIC PROPERTY INFORMATION

8756-04-2511

Margaret C. Broaddus, 6015 Rois Road, Richmond, VA 23227

Record ID 528

DHRID 42-0020

8756-25-0597

Claire Lindsay Ryland, 3612 Spring Run Road, Mechanicsville, VA 23116

Record ID 1234

DHRID 42-0272

8756-56-0283

David Tilghman Broaddus, 3954 Spring Run Road, Mechanicsville, VA 23111

Record ID 1267

DHRID 42-0729

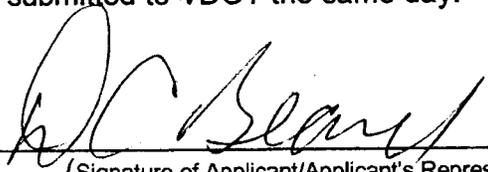
COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 294.9 vehicles per day and a site peak hour trip generation of 39.14 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 9th edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 817 and Page Number 1513 & 1517).

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

I certify that this proposal **MEETS** at least one of the thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

12-2-13
(Date)

DENNIS C. BEARD
(Applicant/Applicant's Representative - Print Name)

Virginia Department of Transportation (VDOT) - Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
<http://www.virginiadot.org/projects/chapter527/>

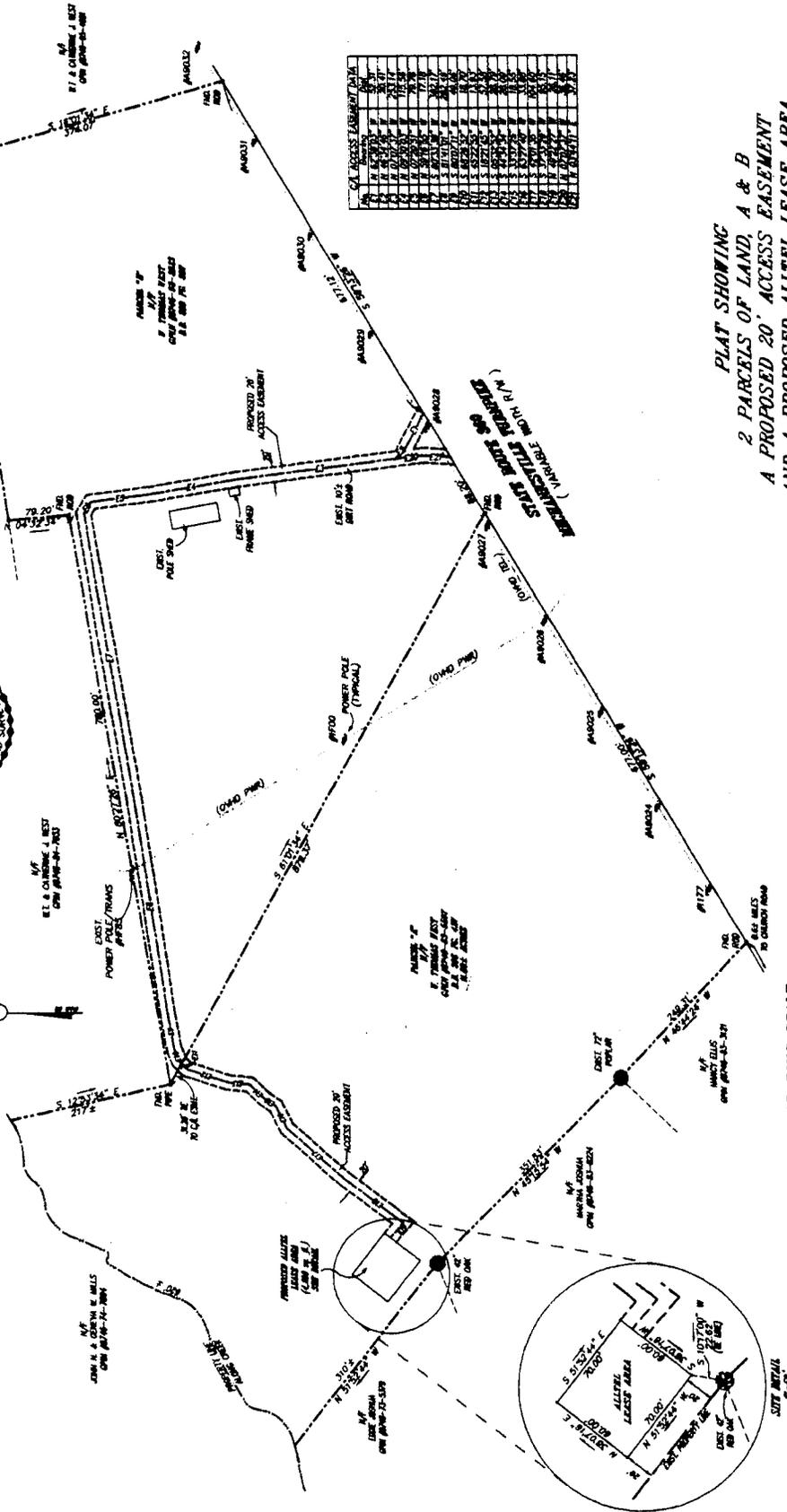
SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff Only:
Yes _____	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	_____
Yes _____	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows:	_____
	a) For projects containing more than 200 acres, not more than 1" = 200'	
	b) For projects containing 50 acres to 200 acres, not more than 1" = 100'	
	c) For projects containing 10 acres to 50 acres, not more than 1" = 50'	
	d) For projects containing 10 acres or less, not more than 1" = 30'	
Yes _____	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	_____
Yes _____	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	_____
Yes _____	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	_____
N/A _____	6. Proposed changes in zoning, if any.	_____
N/A _____	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	_____
N/A _____	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	_____
N/A _____	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	_____
N/A _____	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	_____
N/a _____	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	_____

Plat BK 36 pg. 233 - Recorded 9-29-1999

AUTEL
RUFFIN RIDGE SITE



NO.	AREA	AREA (SQ. FT.)	AREA (AC.)
1
2
3
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PLAT SHOWING
2 PARCELS OF LAND, A & B
A PROPOSED 20' ACCESS EASEMENT
AND A PROPOSED ALLTEL LEASE AREA
LOCATED NORTH OF STATE ROUTE 360
HENRY DISTRICT • HANOVER COUNTY, VIRGINIA



DATE: 9-17-99
SCALE: 1"=100'
J. N. 64547

DRAWN BY: MRS. CALC. CHK. WMAN



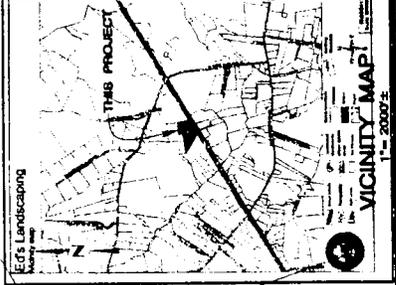
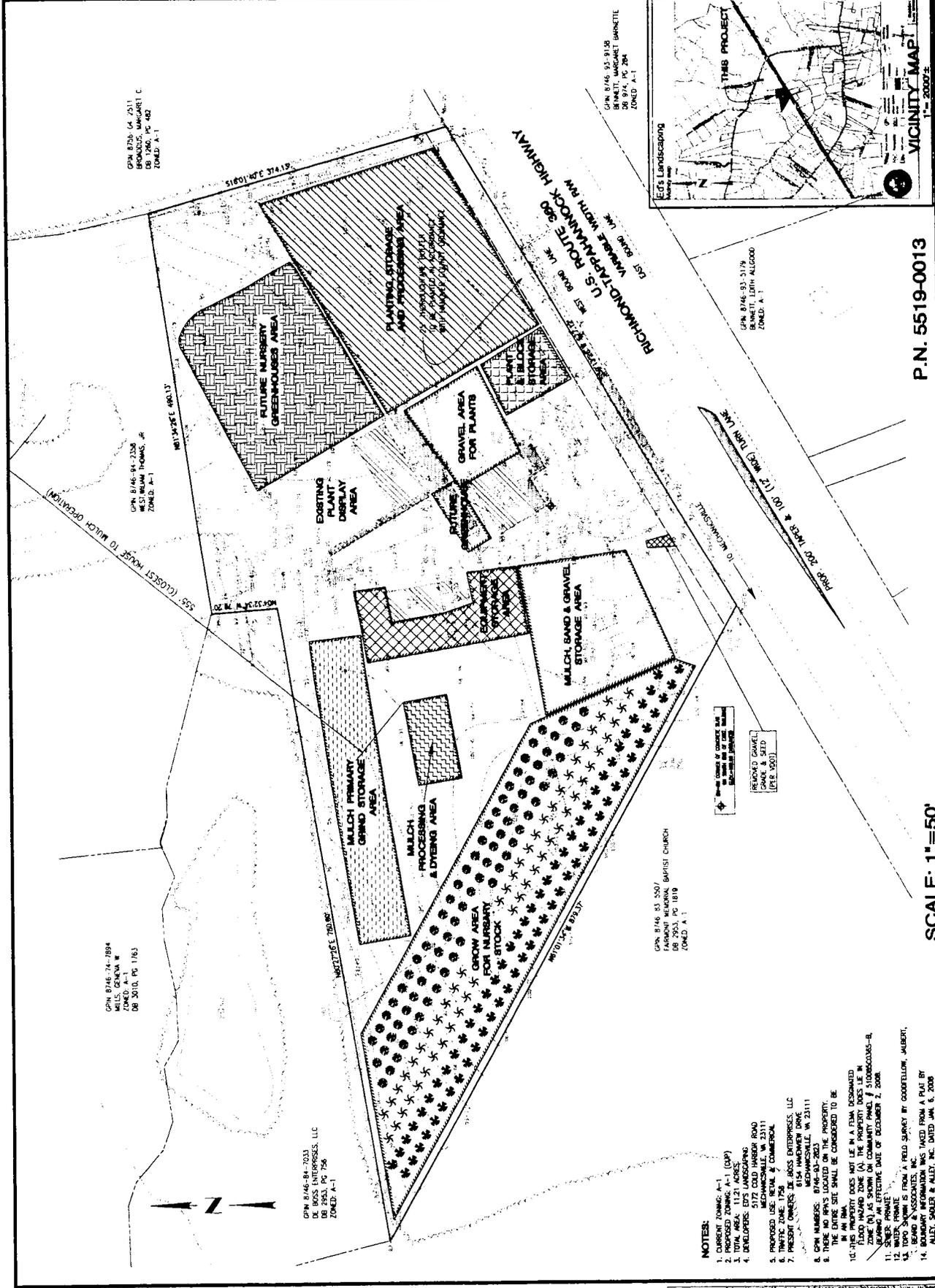
DATE: 11/22/2013
 TIME: 11:21 AM
 PROJECT: 11/22/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Ed's Landscaping
 5172 Cold Harbor Road
 Mechanicsville, VA 23111
 (804) 746-7887
 FAX: (804) 746-7888
 www.edslandscaping.com

COMPILED PLAN FOR CUP ON
 PARCEL GPN 8746-83-2823
 ED'S LANDSCAPING
 HENRY DISTRICT
 HANOVER COUNTY, VA

CONCEPTUAL PLAN

CUP-1
 SHEET NO.



P.N. 5519-0013

SCALE: 1"=50'

NOTES:

1. CURRENT ZONING: A-1 (OSD)
2. TOTAL AREA: 11.21 ACRES
3. DEVELOPER: ED'S LANDSCAPING, 5172 COLD HARBOR ROAD, MECHANICSVILLE, VA 23111
4. PROPOSED USE: NURSERY & COMMERCE
5. TRAFFIC ZONE: 1758
6. PRESENT OWNERS: DE BOSS ENTERPRISES, LLC, 6154 HANOVERY DRIVE, MECHANICSVILLE, VA 23111
7. GPN NUMBERS: 8746-83-2823
8. THERE ARE NO APNS LOCATED ON THE PROPERTY.
9. THE ENTIRE SITE SHALL BE CONSIDERED TO BE FLOOD HAZARD ZONE (A) THE PROPERTY DOES LIE IN ZONE (A) AS SHOWN ON COMMUNITY PANEL # 5100000000-B.
10. THIS PROPERTY DOES NOT LIE IN A FIRM DESIGNATED FLOOD HAZARD ZONE (A) THE PROPERTY DOES LIE IN ZONE (A) AS SHOWN ON COMMUNITY PANEL # 5100000000-B.
11. SHEET CONTAINS THE DATE OF DECEMBER 2, 2008.
12. WATER FRAME
13. TOPO SURVEY IS FROM A FIELD SURVEY BY COOFELOW, LAURET, 2008
14. BOARD & SUPERVISOR WAS TAKEN FROM A PLAN BY ALEY, SAULER & ALEY, INC. DATED JAN. 8, 2009

GPN 8746-84-2824
 MILLS, GENOVA W
 ZONED: A-1
 DB 2010, PG 163

GPN 8746-84-2828
 WEST BEAM THOMAS, JR
 ZONED: A-1

GPN 8746-84-2829
 BRONCKOS, MARGARET C
 DB 1296, PG 487
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

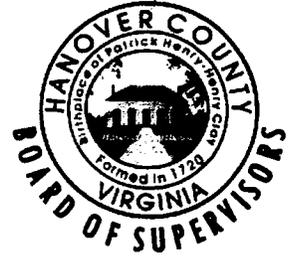
GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

GPN 8746-83-3179
 BENNETT, MARGARET BARNETTE
 DB 974, PG 204
 ZONED: A-1

SE-3-14, PATRICIA G. AND ROY M. BILLINGSLEY, JR.



Special Exception Report
South Anna Magisterial District
Board Meeting Date: April 23, 2014

Overview

Request	To permit a day nursery
Zoning	A-1, Agricultural District
Acreage	3.05 acres
Location	Southwest quadrant of the intersection of Franklin Hills Drive (private road) and Rockville Road (State Route 622) approximately 700 feet north of its intersection with Locust Hill Drive (private road)
GPIN	7718-97-8952
General Land Use Plan	Agriculture
Major Thoroughfare Plan	Rockville Road – Minor Collector (60' right-of-way) Franklin Hills Drive – private road
Suburban Service Area	Outside
Case Planner	Gretchen W. Biernot

Executive Summary

The applicant is requesting Special Exception approval to allow a day nursery in their home. The day nursery has been in operation since 2010 in accordance with state licensing requirements. Approval of this request will bring the property into compliance with the Zoning Ordinance.

Staff Recommendation

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

Planning Analysis

Compatibility with Surrounding Area

The applicant is requesting to permit a day nursery in their home for up to 12 children, between the ages of 6 months and 6 years old. The hours of operation for the day nursery are 7:30 am to 5:00 pm, Monday through Friday. The applicant has been operating out of the home since August 2010 with a license from the Virginia Department of Social Services and was just made aware that the day nursery use also requires approval of a Special Exception. Even though the day nursery has been operating without the required zoning permit, the Planning Department has not received any complaints regarding this site. The applicant has stated that maintaining the residential character on their property limits the impact of the home business on the area. In addition, they state that their day nursery provides a needed service for the surrounding rural residential community.

Sketch Plan

The three-acre property is located at the corner of Franklin Hills Drive and Rockville Road. The sketch plan shows the existing circular driveway with entrances on both roads. The existing driveway from Franklin Hills Drive does not meet the minimum drive aisle width of 18 feet to accommodate two-way vehicular traffic. The applicant has plans to put down additional gravel to widen the driveway to the required width. The day nursery makes up approximately 900 square feet of the house. This square footage requires three parking spaces per the Zoning Ordinance. The sketch plan demonstrates that the site more than accommodates the required parking spaces. A small playground is located behind the house, which the applicant has stated meets State guidelines. Because the hours of operation are during daylight hours only, the lighting standards within the Zoning Ordinance will not be required.

Agency Analysis

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

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Bamama's Place," dated March 24, 2014, and prepared by Patti Billingsley.

Staff's Recommended Conditions

1. The hours of operation shall be limited to 7:30 am to 5:00 pm, Monday through Friday.
2. The total number of children to be served by the facility shall not exceed twelve (12) or the capacity established by the Virginia Department of Social Services, whichever is less.
3. Any expansion in the number of children or the square footage of the facility approved by this Special Exception will require an amendment to this permit.

4. The existing driveway at the Franklin Hills Drive entrance shall be widened to eighteen (18) feet to accommodate two-way vehicular traffic within two (2) months of the date of approval of this Special Exception.
5. The Special Exception shall be valid for two (2) years following the date of approval, after which time the permit shall be reviewed by the Director of Planning for continued compliance with the conditions of approval. The permit may be extended indefinitely from two (2) years upon request of the applicants and approval by the Director of Planning. At the time of renewal, the County shall have the right to inspect the property to insure it is in compliance with zoning regulations.
6. 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

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-3-14

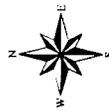
Patricia G. & Roy M. Billingsley, Jr.

day nursery

Agricultural Land Use

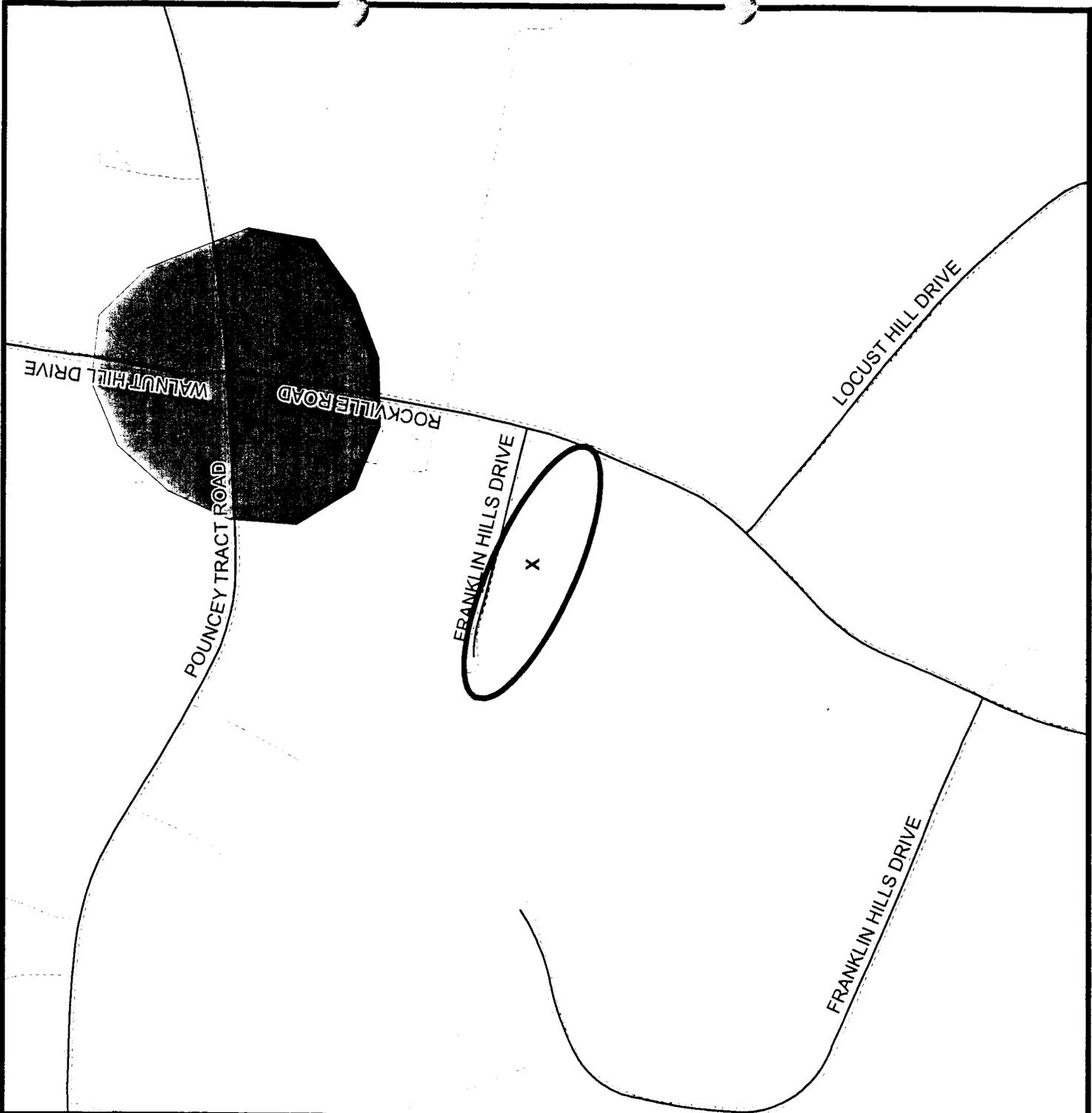
GPIN: 7718-97-8652

South Anna Magisterial District



1 inch = 400 feet

February 27, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels



SE-3-14

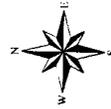
Patricia G. & Roy M. Billingsley, Jr.

day nursery

Zoned A-1

CPIN: 7718-97-8952

South Anna Magisterial District



1 inch = 400 feet

February 27, 2014

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-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

SE-3-14

Patricia G. & Roy M. Billingsley, Jr.

day nursery

Zoned A-1

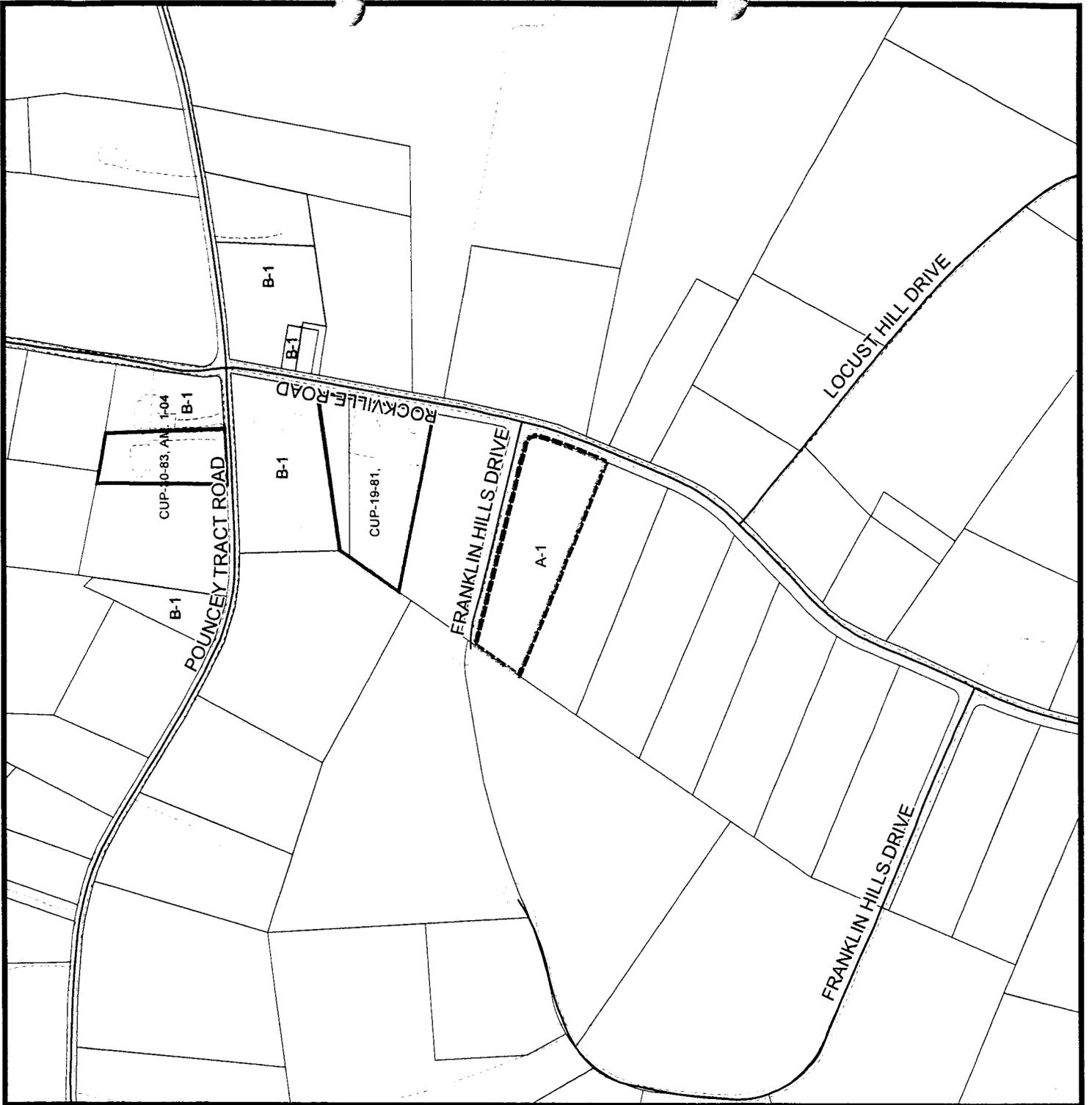
GPIN: 7718-97-9952

South Anna Magisterial District



1 inch = 400 feet

February 27, 2014



2013 Aerial

SE-3-14 Patricia G. & Roy M. Billingsley, Jr.



Hanover County Planning Department Application

Request for a Special Exception

Case #: SE-3-14

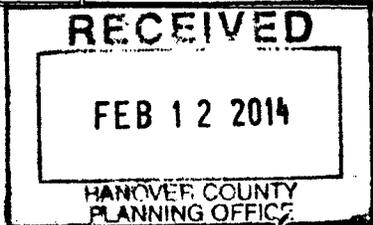
Please type or print in black ink.

APPLICANT INFORMATION <u>Roy M. Billingsley Jr.</u>	
Owner/Applicant: <u>Patricia G Billingsley</u>	Telephone No. <u>804-749-4208</u>
Contact Name: <u>Same as above</u>	Fax No. _____
Address: <u>11417 Rockville Rd.</u>	Email Address _____
<u>Rockville, VA. 23146</u>	<u>pgbillingsley@gmail.com</u>

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax Parcel #'s) _____ <u>7718-97-8952</u>	Area (acres/square feet) <u>3.05 acres</u>
Deed Book <u>0556</u> Page <u>494</u>	Current Zoning <u>A-1</u>
Magisterial District <u>South Anna</u>	Requested Use/Exception _____
Location Description (Street Address, if applicable) _____ <u>11417 Rockville Rd. Rockville, VA 23146</u>	<u>Requested use to operate a "day nursery" in existing home.</u>

SIGNATURE OF OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (requires contract to be attached)
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.
Signature <u>[Signature]</u> Date <u>2/8/14</u>
Print Name <u>Roy M. Billingsley, Jr.</u>
Signature <u>[Signature]</u> Date <u>2/4/14</u>
Print Name <u>Patricia G Billingsley</u>

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Same as above</u>	Telephone No. _____
Address: _____	Fax No. _____
_____	Email Address _____
_____	_____
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	



ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the Application Deadline Day. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by MAR. 11, 2014. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent *Patricia G. Billingsley* Date 2/4/14
 Print Name Patricia G. Billingsley

Signature of applicant/authorized agent *R. M. Billingsley Jr* Date 2/4/14
 Print Name R. M. Billingsley Jr

Address to which notification letter is to be sent:
11417 Rockville Rd.
Rockville, VA 23146

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email pgbillingsley@gmail.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for mobile homes needed in a medical hardship case	\$200

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fee: <u>\$ 750.00</u>	Accepted by: <u>AH</u> HTE #: <u>14-70000004</u>
-----------------------	---

**Adjacent Property Owners
to GPIN 7718-97-8952**

GPIN	7718-87-9799
Owner Name	WRIGHT, RUSSELL A, II & LAURA J R/S
Mailing Addr.	11482 FRANKLIN HILLS DRIVE
Mailing Zip	23146

GPIN	7718-98-9147
Owner Name	DAILEY, THOMAS J, III & JAMIE D R/S
Mailing Addr.	11521 FRANKLIN HILLS DRIVE
Mailing Zip	23146

GPIN	7728-07-4983
Owner Name	JONES, CHRISTOPHER J & MELINDA P
Mailing Addr.	8665 MCCAWE DRIVE
Mailing Zip	23235

GPIN	7728-17-7231
Owner Name	DYSON, CHARLES W & PATRICIA G R/S
Mailing Addr.	9793 OLD RIDGE ROAD
Mailing Zip	23005

GPIN	7728-07-3571
Owner Name	HARRIS, DAVID E & BRENDA S R/S
Mailing Addr.	11410 ROCKVILLE ROAD
Mailing Zip	23146

GPIN	7718-97-7735
Owner Name	COOKE, JOHN M & WENDY T R/S
Mailing Addr.	11407 ROCKVILLE ROAD
Mailing Zip	23146

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Patricia (Patti) Billingsley

DATE: 2/4/14

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Patricia (Patti) Billingsley

Property Location: 11417 Rockville Rd.
Rockville, VA 23146

GPIN(s): 7718-97-8952

Requested Zoning District: n/a

Requested Use/Exception: Applying for a special exception permit to continue the operation of Bamama's Place, a day nursery, within our existing home.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: Billingsley Date: 2/4/14

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: operate a day nursery
in our existing home.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The Day Nursery, Bamama's Place, has been in
operation since August 2010, while operating
with a license which met all state guidelines
with VA Dept. of Social Services. This special exception
request is to bring the property into compliance
with zoning ordinance requirements. Hours of
operate are 7:30 am - 5:00 pm. (Mon-Fri) Typical
enrollment is between 10 and 11 students, with
12 maximum, per state licensing allowance. An
extensive playground (met state guidelines) with ample
play area is for use for outdoor exercise. Circular
drive accomodates effective flow for student drop off/
pick up. Typical age ranges - 6 mo - 6 years

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The existing day nursery
facility within an existing home is consistent
with the residential character of surrounding
community. This is no negative impact. In
fact, providing quality preschool education in
a nurturing environment is as asset to our
community.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) no

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

Drawn by Katti Billingsley
Date: March 24th, 2014

Bamam's Place

Franklin

HILLS Dr.

7718-98-9147

44' PM 25' SD 20' AP 15' B Minimum 18 ft. drive

XXXX

Existing Garage

Existing Playground
20' x 20'

Existing Area

Parking

Existing with residence ft used as "Day Nursery"

11417

7718-07-4983

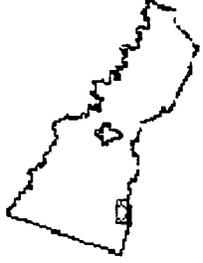
7728-17-7231

7718-97-8862

7718-97-7736

160 ft

Hanover County, VA - GIS Mapping System



- Addresses •
- Streets —
- County Boundary □
- Ashland Corp Boundary □
- Parcels □
- Buildings □

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MAR 24 2014

HANOVER COUNTY
PLANNING OFFICE

