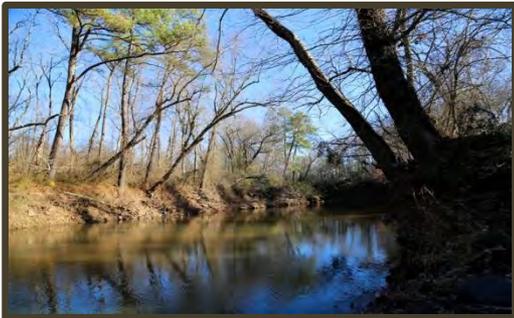




Hanover County Board of Supervisors

March 25, 2015

Hanover: People, Tradition & Spirit



C-22-14(c)
Brian Manley
South Anna Magisterial District

Request	Rezone from A-1 to RS(c) to create 1 additional lot for family
Location	East line of Greenwood Road, 1,900' south of its intersection with Ashland Road
Zoning	A-1, Agricultural District
Acres	2.32
Land Use	Suburban Transitional (1-2 dwelling units per acre)



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-22-14

Brian Manley

Rezone A-1 to RS
(family)

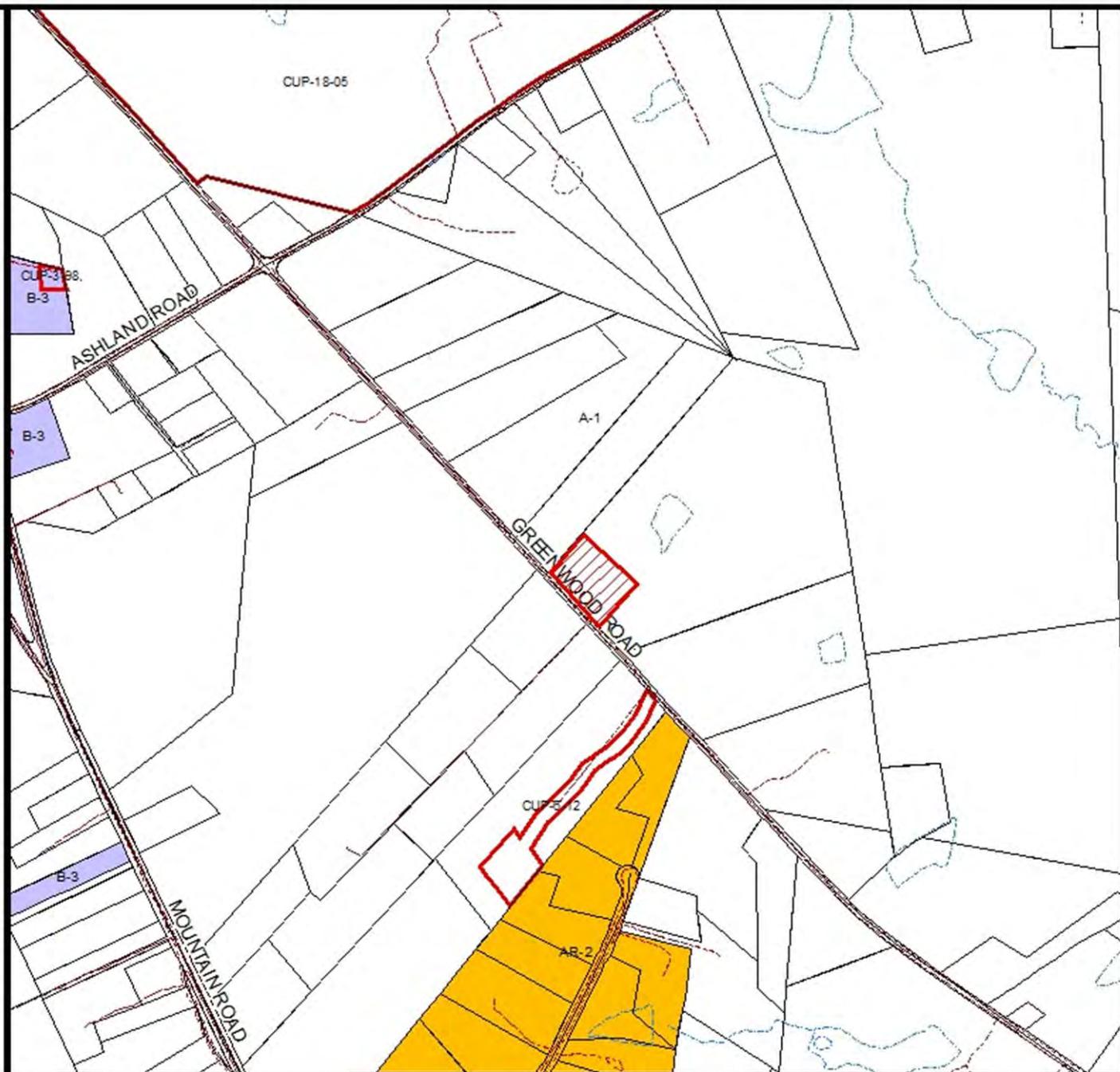
GPIN: 7759-00-9967 (part)

South Anna Magisterial District



1 inch = 600 feet

October 06, 2014



C-22-14(c)
Brian Manley
South Anna Magisterial District

Planning Analysis:

- The current property consists of 27.28 acres
 - The applicant proposes to rezone 2.32 acres of the property to RS(c) for the creation of a single family lot
 - The residual 24.96 acres would remain A-1



C-22-14(c)
Brian Manley
South Anna Magisterial District

Proffers:

- Conceptual Plan
- Preservation of Existing Larger Trees
- Family Division
- Reservation of Right-of-Way





7759-01-5244
Robert Woodcock
DB 439 Pg 592

Shed

N44°38'50"E
986.74'



Pond

N44°38'50"E
284.47'

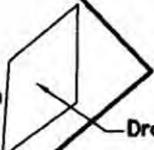
S43°08'30"E
348.88'

Shed

New 2.32 Acre Parcel



Barn



Drainfield

N34°08'00"W
316.53'

N48°42'50"E
334.25'

RECEIVED
OCT 2015
PLAT OFFICE

Greenwood Road
State Route 625
(90' R/W)

7759-00-9967
Brian Manley
DB 3072 Pg 1273
(24.96 Ac. Remainder)

N34°08'00"W
275.00'



S83°12'00"W
377.48'

7759-10-1351
Harry & Tamara Gill
Living Trust
DB 3084 Pg 400

Plat showing a

C-22-14(c)
Brian Manley
South Anna Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers and conceptual plan



C-25-14(c)
Ophelia E. Lewis
Henry Magisterial District

Request	Rezone from A-1 to AR-6(c) to create 1 additional lot
Location	South line of Chestnut Church Road, 1,350' east of its intersection with Napper Drive
Zoning	A-1, Agricultural District
Acres	5.0
Land Use	Agricultural



Hanover County, Virginia

Zoning Map

Legend

— Roads	R-4
- - - Water	R-5
· · · Private Road	R-6
□ Parcels	RM
□ CUP	MX
□ A-1	B-1
□ AR-1	B-2
□ AR-2	B-3
□ AR-6	O-S
□ RC	B-0
□ RS	M-1
□ R-1	M-2
□ R-2	M-3
□ R-3	

C-25-14

Ophelia E. Lewis

Rezone A-1 to AR-6
(1 lot non-family)

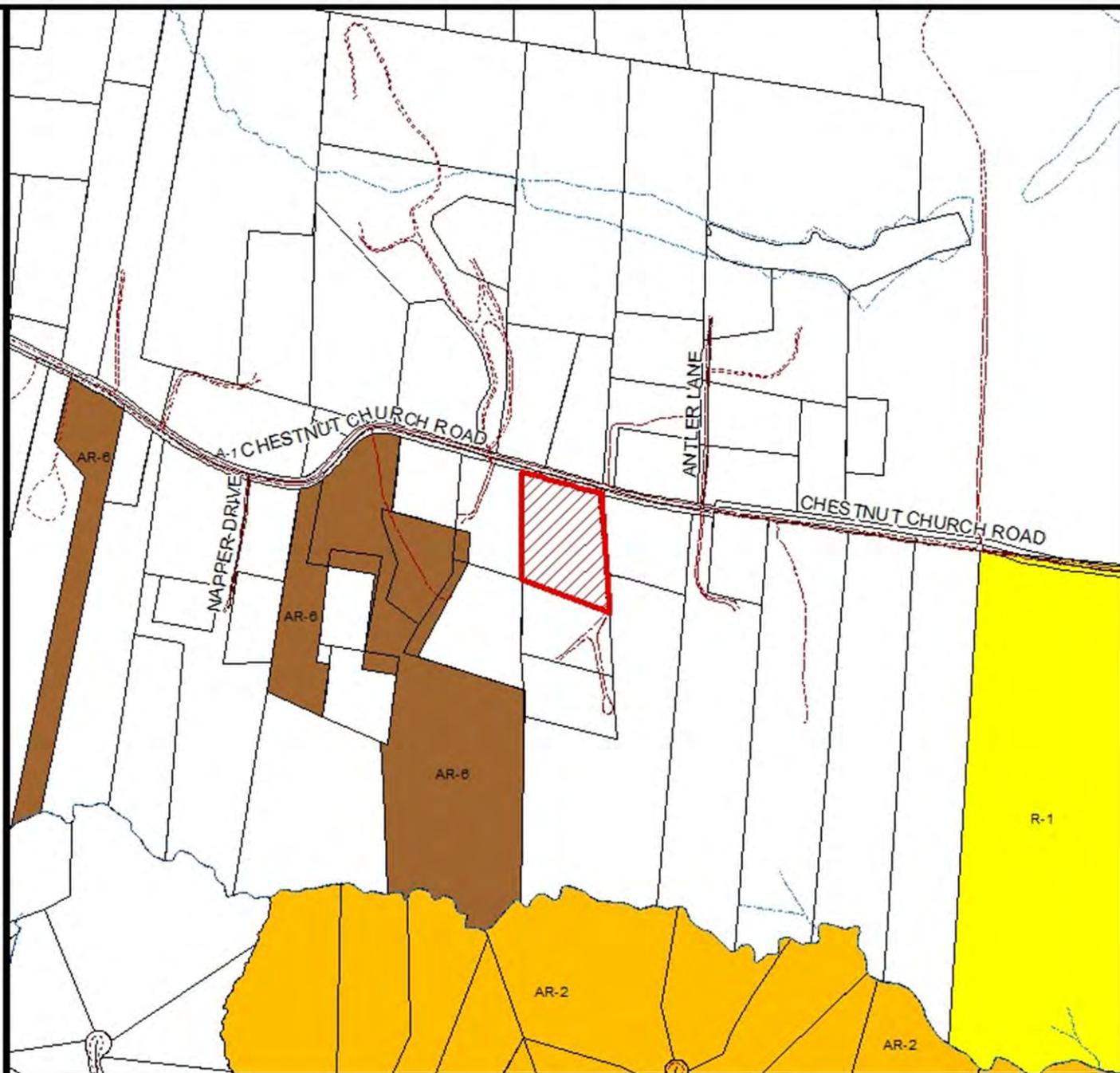
OPIN: 8718-73-0486

Henry Magisterial District



1 inch = 600 feet

December 01, 2014



C-25-14(c)
Ophelia E. Lewis
Henry Magisterial District

Planning Analysis:

- The proposed request includes:
 - A 3.0 acre lot with the existing house and driveway
 - New 2.0 acre lot



C-25-14(c)
Ophelia E. Lewis
Henry Magisterial District

Proffers:

- Conceptual Plan
- Reservation of Right-of-Way
- Tree Preservation
- Contribution for Road Improvements



C-25-14(c)
Ophelia E. Lewis
Henry Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers and conceptual plan



C-26-14(c)
FEMB, L.L.C.

Chickahominy Magisterial District

Request	Rezone from B-O to B-3(c)
Location	North line of Chamberlayne Road, 500' west of its intersection with Atlee Road
Zoning	B-O, Business Office District
Acres	1.0
Land Use	Commercial



Hanover County, Virginia

Zoning Map

Legend

— Roads	R-4
- - - - Water	R-5
- - - - Private Road	R-6
▭ Parcels	RM
▭ CUP	MX
▭ A-1	B-1
▭ AR-1	B-2
▭ AR-2	B-3
▭ AR-6	O-S
▭ RC	B-0
▭ RS	M-1
▭ R-1	M-2
▭ R-2	M-3
▭ R-3	

C-26-14

FEMB, L.L.C.

Rezone B-0 to B-3

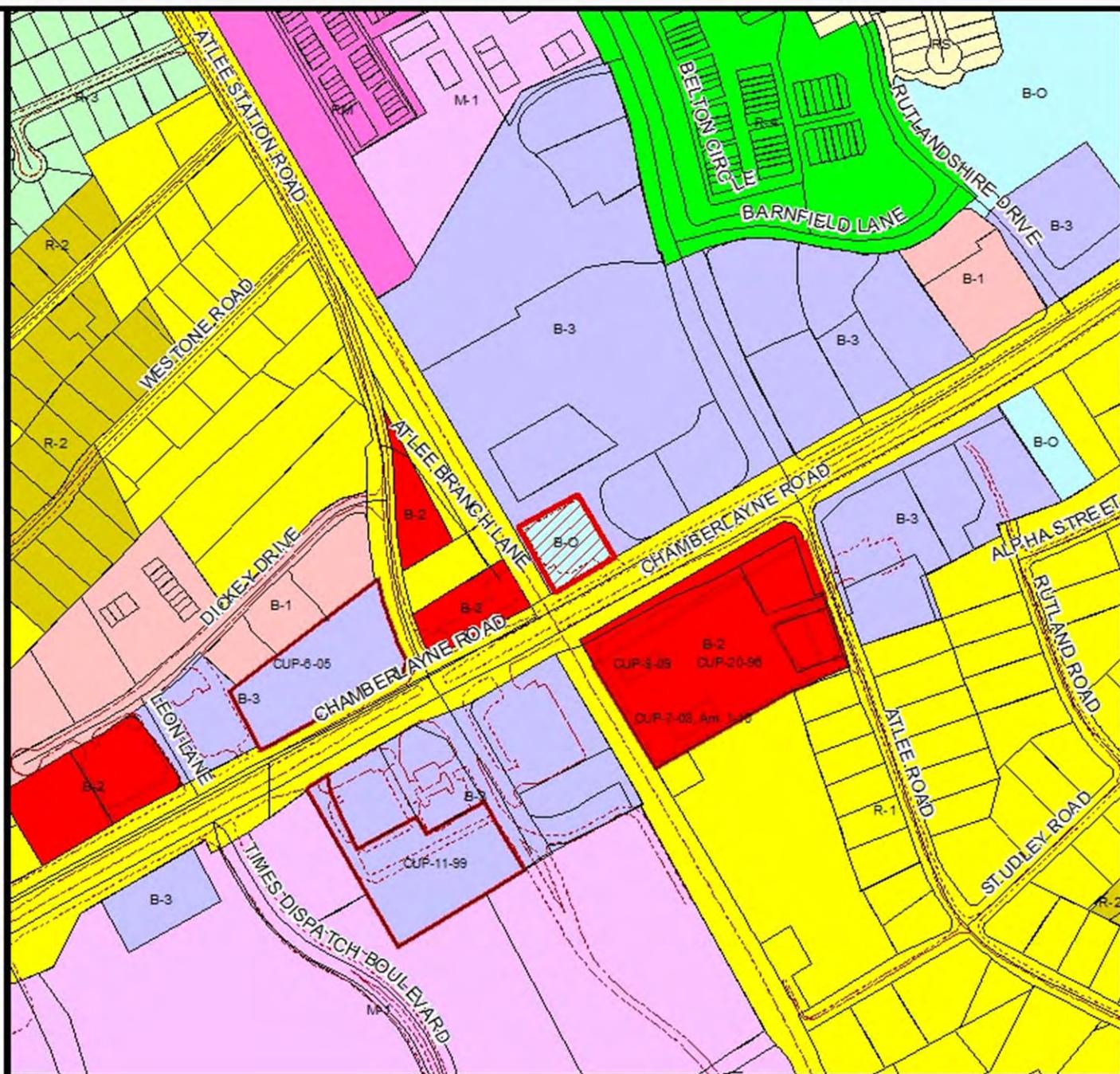
GPIN: 8706-02-0257

Chickahominy Magisterial District



1 inch = 400 feet

December 02, 2014



C-26-14(c)
FEMB, L.L.C.

Chickahominy Magisterial District

Planning Analysis:

- The site for the proposed rezoning is currently used for an orthodontics practice
- The owners propose a new structure that will include 1 or more leased spaces
 - The applicant would like to have the same use options as other surrounding B-3 sites



C-26-14(c)
FEMB, L.L.C.

Chickahominy Magisterial District

Planning Analysis, cont.:

- A conceptual plan has been submitted that shows both the existing building and the new building that will replace the existing structure
 - The applicant plans to continue use of the existing structure until the new structure has a certificate of occupancy
 - The existing structure would then be demolished and the site completed with more parking



C-26-14(c)
FEMB, L.L.C.

Chickahominy Magisterial District

Planning Analysis, cont.:

- The current entrance is close to the westernmost right-in/right-out access for Rutland Commons
 - VDOT has indicated that an access management waiver will be required
 - VDOT may also require relocation of the entrance
 - Entrance improvements required by VDOT must be addressed during site plan review

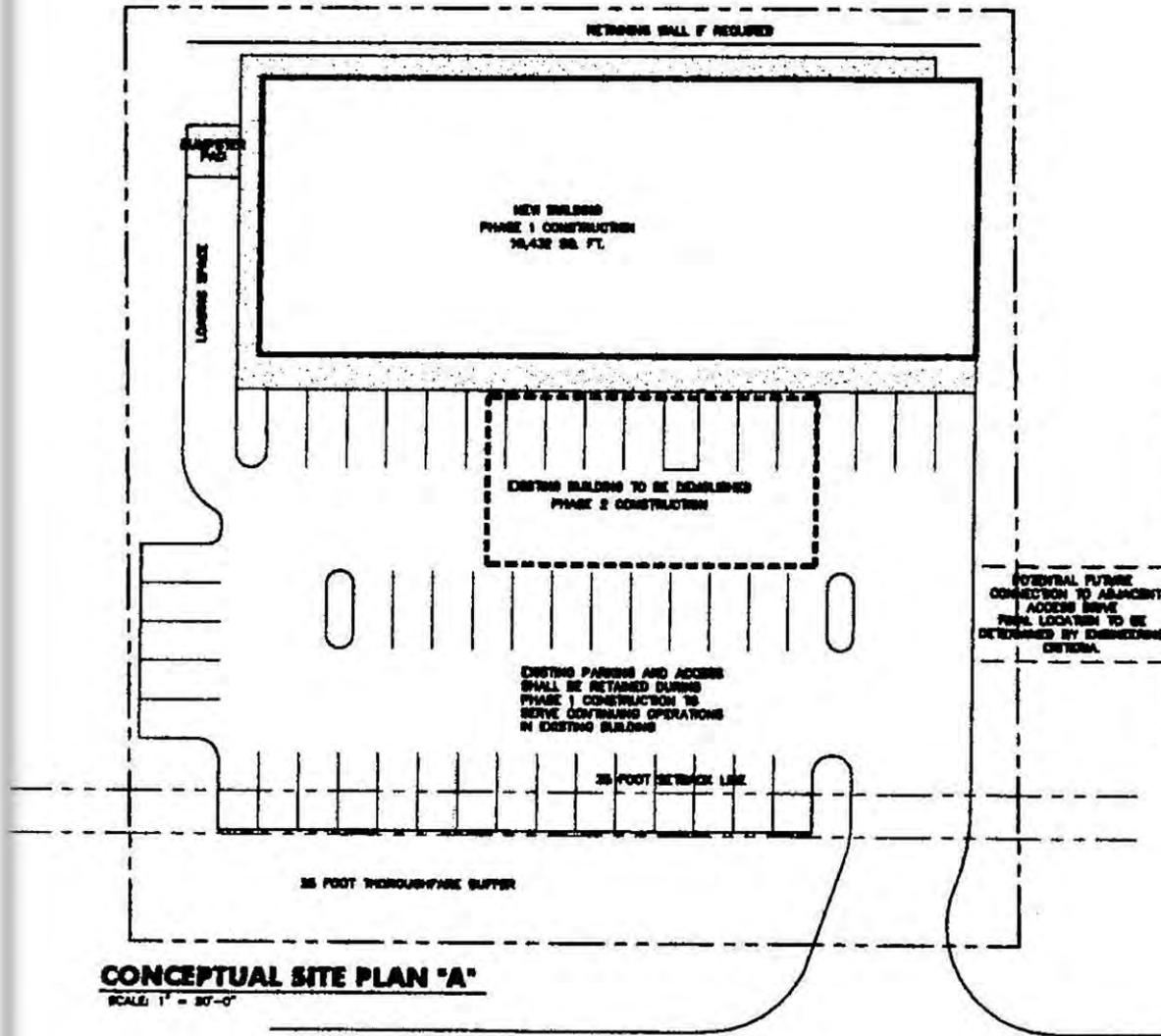


C-26-14(c)
FEMB, L.L.C.
Chickahominy Magisterial District

Proffers:

- Conceptual Plan
- Architecture – Compatible with Rutland Commons
- Loading Area - Location and screening
- HVAC – Rooftop equipment will be screened architecturally
- Lighting – Limited to 30'
- Signage - Monument





US ROUTE 301

C-26-14(c)
FEMB, L.L.C.

Chickahominy Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers and conceptual plan



CUP-8-14
ACCU Associates, L.L.C.
Ashland Magisterial District

Request	Permit a recreation facility
Location	East line of Air Park Road, 150' north of its intersection with Whitesel Road
Zoning	M-3, Heavy Industrial District
Acres	3.77
Land Use	Industrial



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
..... Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

CUP-8-14

ACCU Associates, L.L.C.

recreation facility

Zoned M-3

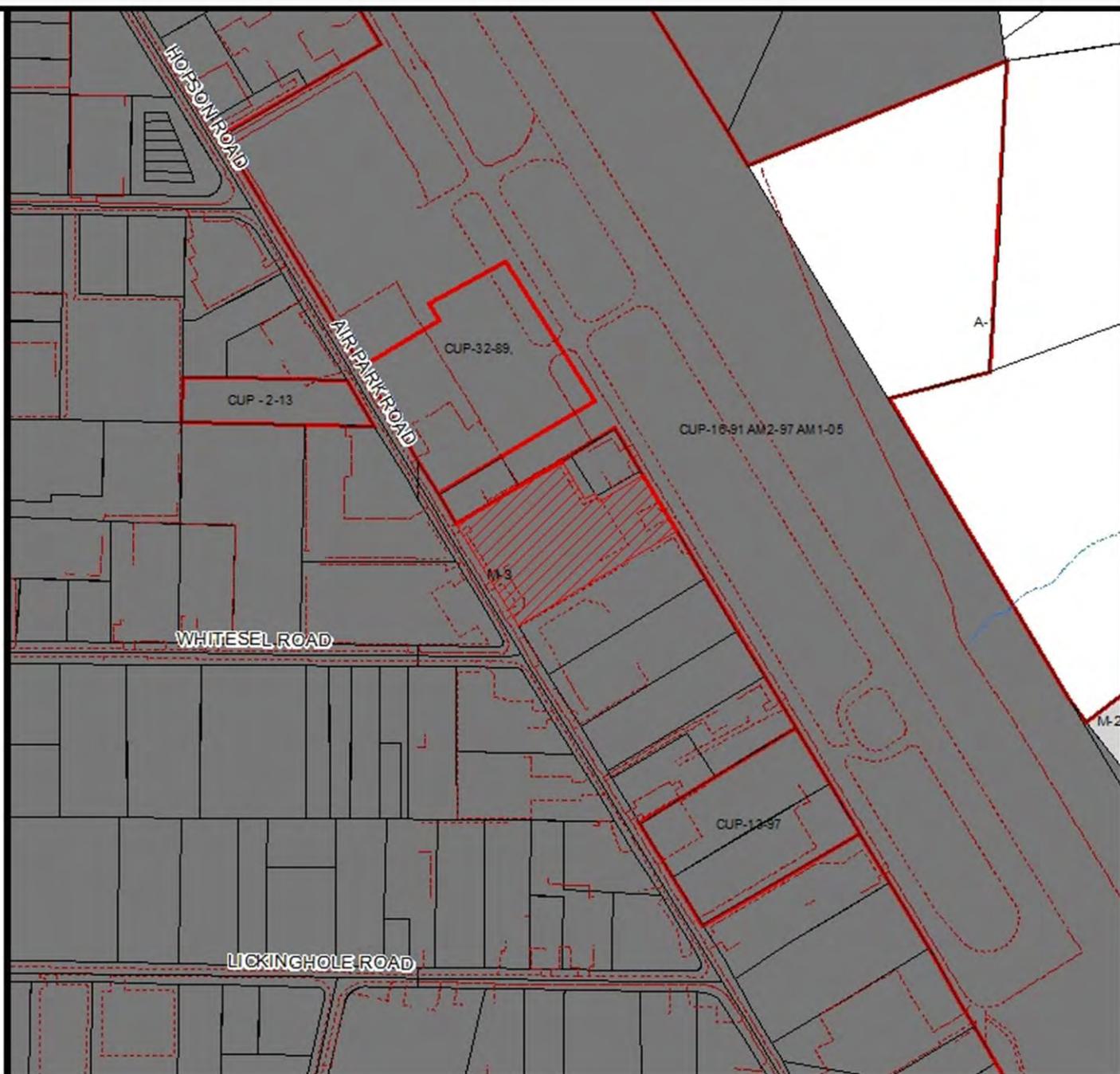
OPIN: 7798-02-4316

Ashland Magisterial District



1 inch = 400 feet

November 04, 2014



CUP-8-14
ACCU Associates, L.L.C.
Ashland Magisterial District

Planning Analysis:

- This request is to convert a portion of a building designed for office/warehouse use, to be used as a recreational facility
 - Features inflatable play equipment for children for parties and special events
- The building is part of an office/warehouse complex adjacent to the Hanover County Airport
- On-site parking based on existing uses and the proposed use is shown on the submitted sketch plan



CUP-8-14
ACCU Associates, L.L.C.
Ashland Magisterial District

Planning Analysis, cont.:

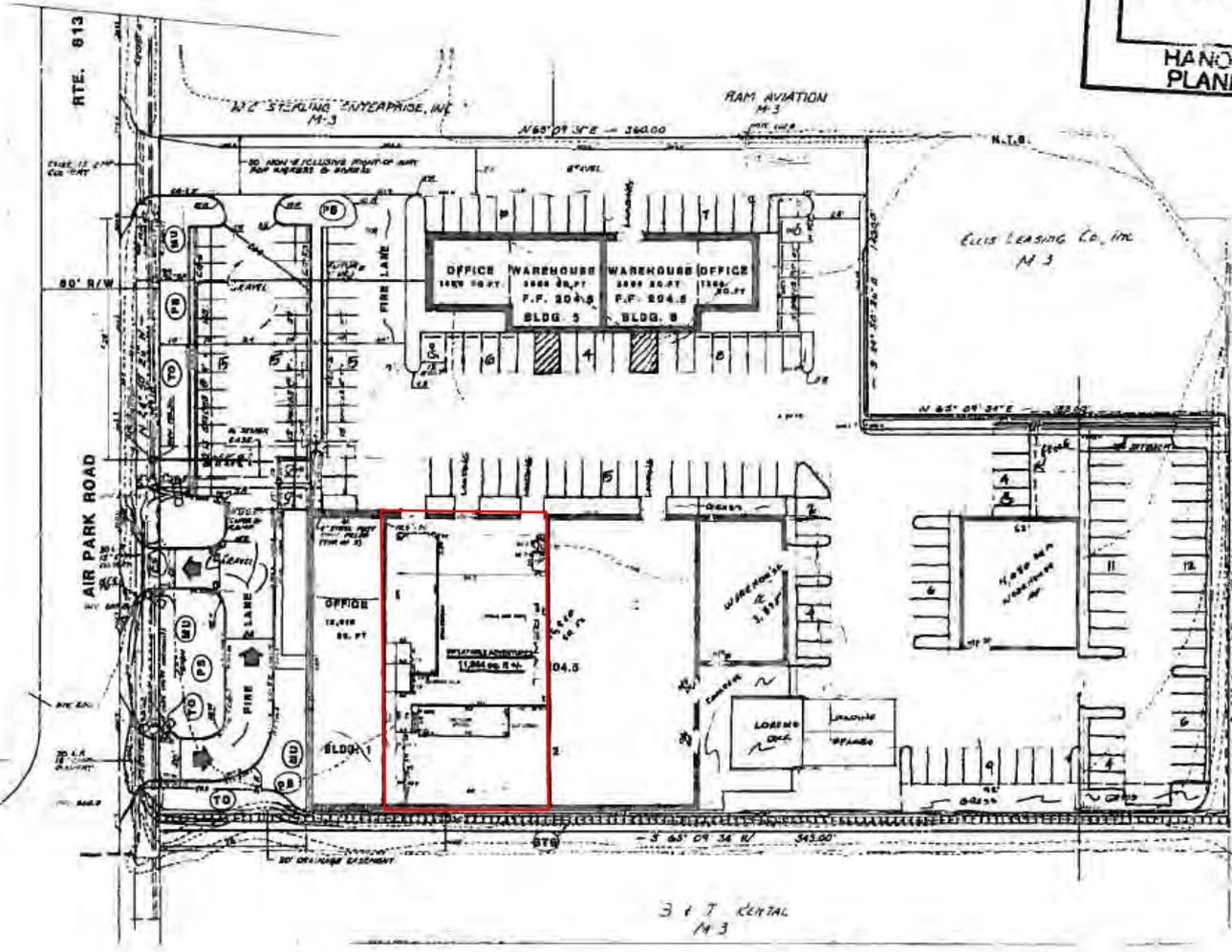
- An area for parking has been designated where there is an existing plane hangar and apron to the airport taxiway
 - The applicant has the option to submit a request to reduce the required parking
- A draft condition requires any parking exception would only apply to the 33 spaces on the hangar apron
 - Should the Planning Director find the parking spaces are warranted in the future, the parking would be installed as shown



RECEIVED

FEB - 5 2015

HANOVER COUNTY
PLANNING OFFICE



PARKING LAYOUT

NOTE: PARKING SPACES PROVIDED - 157; EACH SPACE 9'x

WHITEBEL ROAD (RT. 1263)
RTE. 1263

3 + 7 CENTAL
M 3

P-30

CUP-8-14
ACCU Associates, L.L.C.
Ashland Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-1-15

Ashlee R. and Daniel C. Leadbetter
(Michael Pugh)

South Anna Magisterial District

Request	Permit a commercial landscaping operation in conjunction with a nursery
Location	West line of Mountain Road, 600' north of its intersection with Stone Horse Creek Road
Zoning	A-1, Agricultural District
Acres	2.0
Land Use	Agricultural



HANOVER: PEOPLE, TRADITION & SPIRIT!

Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
▭ Parcels	■ RM
▭ CUP	■ MX
▭ A-1	■ B-1
▭ AR-1	■ B-2
▭ AR-2	■ B-3
▭ AR-6	■ O-S
▭ RC	■ B-0
▭ RS	■ M-1
▭ R-1	■ M-2
▭ R-2	■ M-3
▭ R-3	

CUP-1-15

Commonwealth Landcare, Inc.

commercial landscape

Zoned A-1

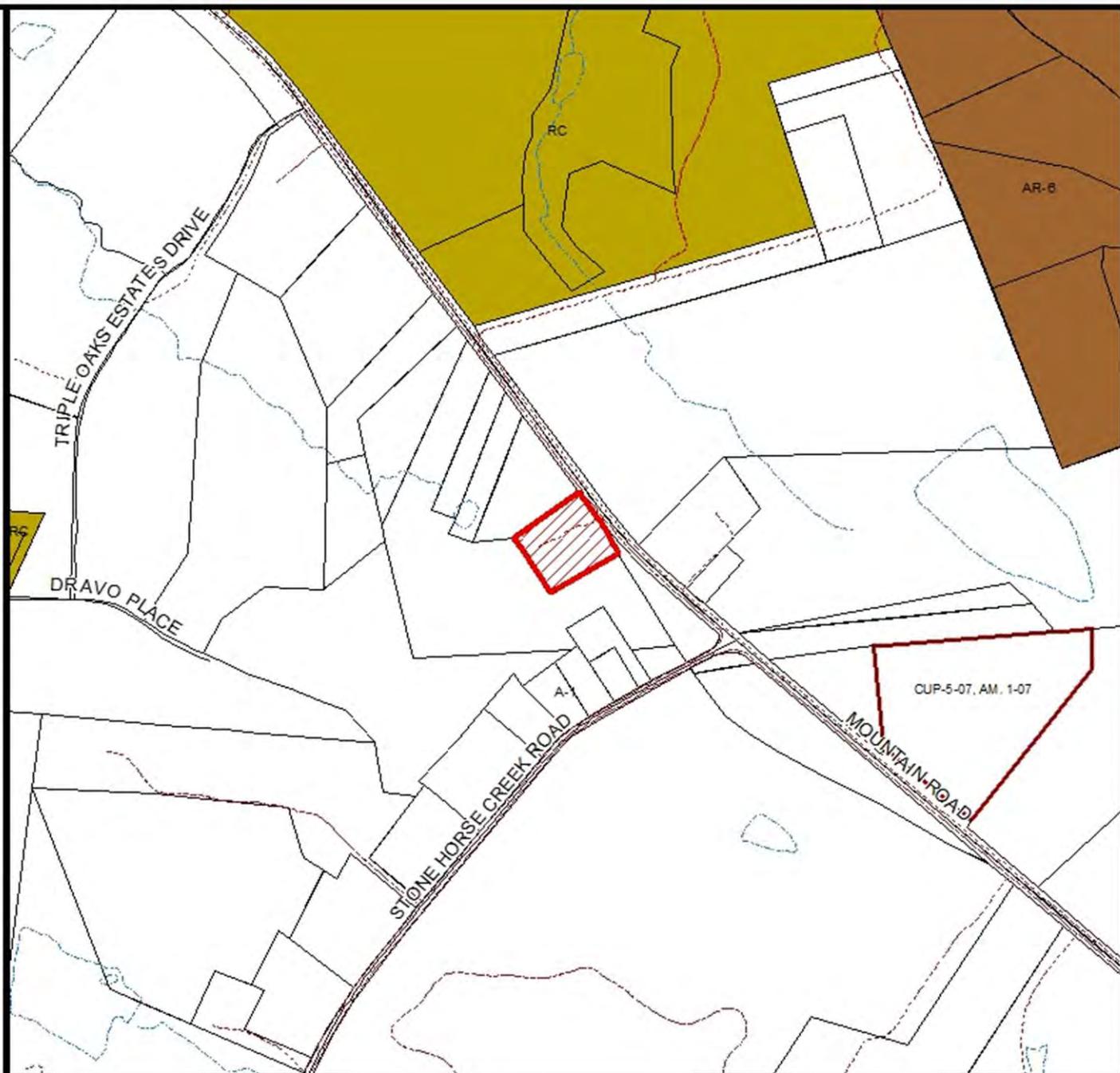
GPIN: 7749-27-8898

South Anna Magisterial District



1 inch = 500 feet

January 05, 2015



CUP-1-15

Ashlee R. and Daniel C. Leadbetter
(Michael Pugh)

South Anna Magisterial District

Planning Analysis:

- The conceptual plan shows:
 - The existing buildings remodeled for commercial use
 - Two greenhouses and nursery crop production areas added to the site for the commercial landscaping business
 - Additional parking for the proposed use
 - Screening with existing trees and a 6' solid fence



CUP-1-15

Ashlee R. and Daniel C. Leadbetter
(Michael Pugh)

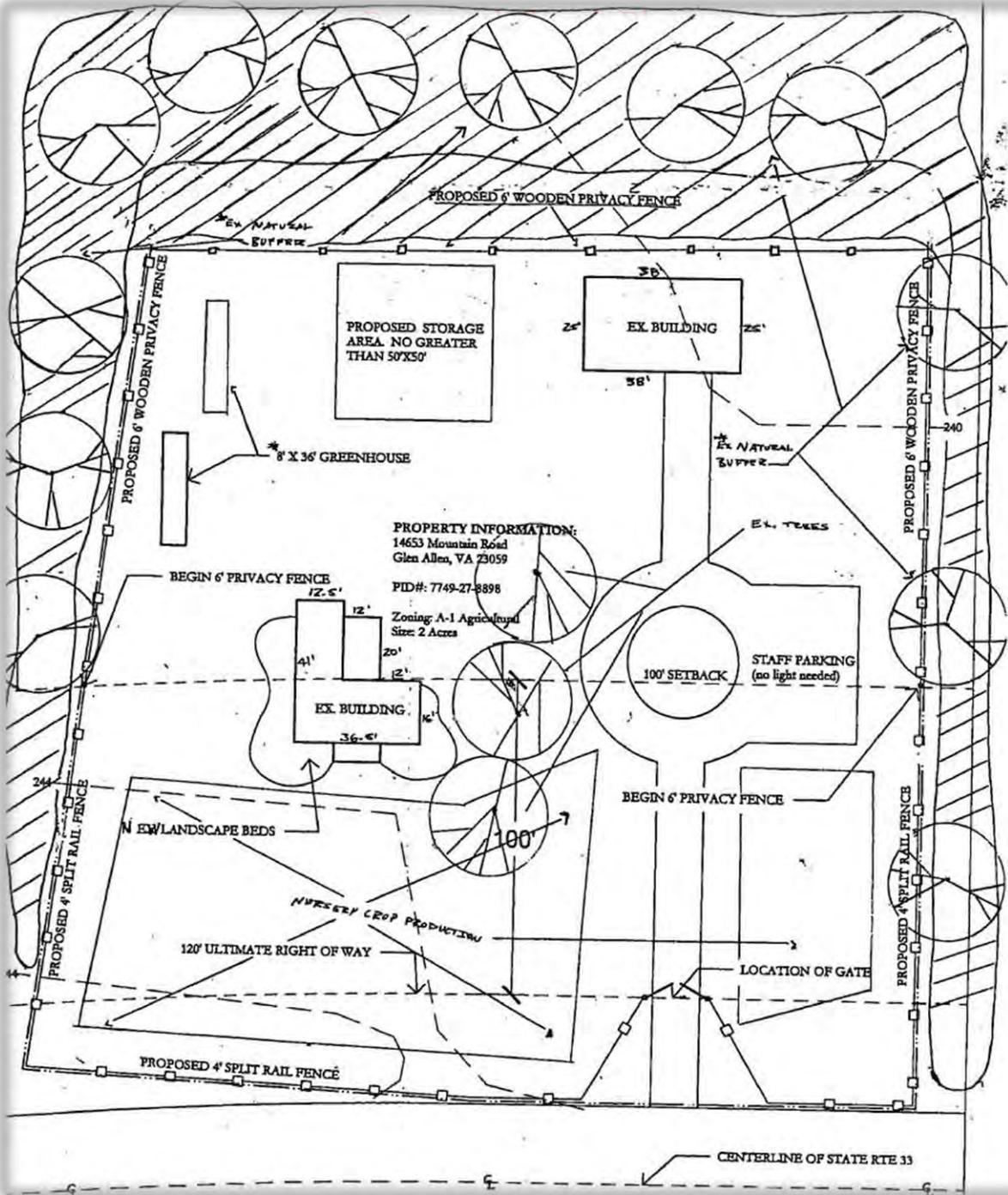
South Anna Magisterial District

Planning Analysis, cont.:

- The proposed hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m.
- No retail sales of nursery products



HANOVER: PEOPLE, TRADITION & SPIRIT!



CUP-1-15

Ashlee R. and Daniel C. Leadbetter
(Michael Pugh)

South Anna Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the sketch plan and conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!