



Hanover County Board of Supervisors

May 28, 2014

Hanover: People, Tradition & Spirit



C-15-08(c), Am. 1-14
Margaret Westbrook Vaughan
South Anna Magisterial District

- Request Amend the cash proffer for 3 parcels
- Location West line of Mountain Road at its intersection
 with Hatch Thompson Road
- Zoning AR-6(c), Agricultural Residential District with
 conditions



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-15-08, Am. 1-14

Margaret Westbrook Vaughan

cash proffer amendment

Zoned AR-6

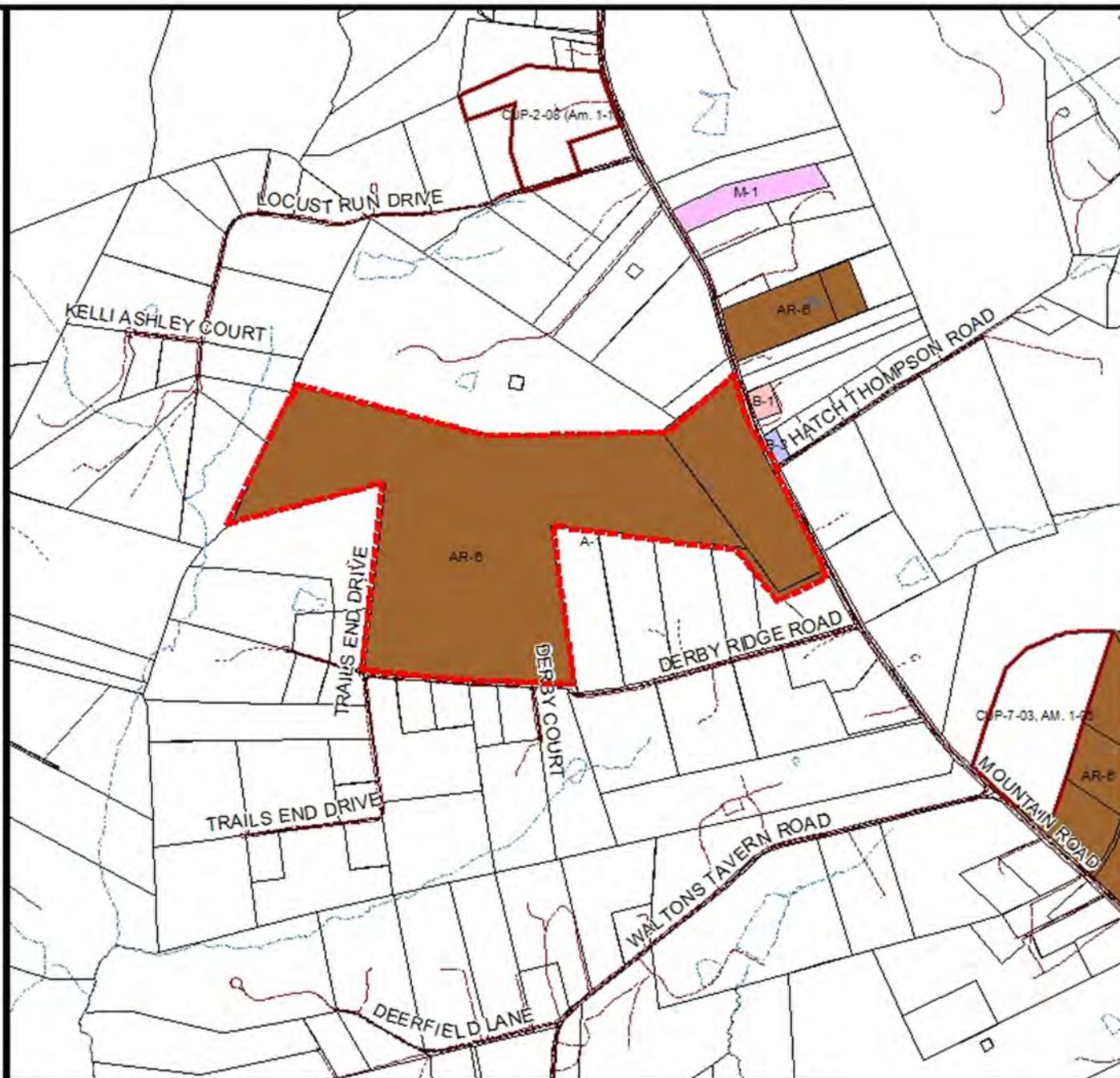
OPIN'S: 7821-64-5295, 7821-73-7841
& 7821-74-5575

South Anna Magisterial District



1 inch = 1,000 feet

February 03, 2014



C-15-08(c), Am. 1-14
Margaret Westbrook Vaughan
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$14,240.00 (capital & road improvements) to \$2,306.00 (road improvements)



C-15-08(c), Am. 1-14
Margaret Westbrook Vaughan
South Anna Magisterial District

Recommendations:

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



C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Request	Rezone from A-1 to B-1(c) and a Conditional Use Permit for a church
Location	Northeast quadrant of the intersection of Cedar Lane and Karen Drive
Zoning	A-1, Agricultural District
Acres	1.47
Land Use	Suburban General



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-1-14

First Baptist Church

Rezone A-1 to B-1

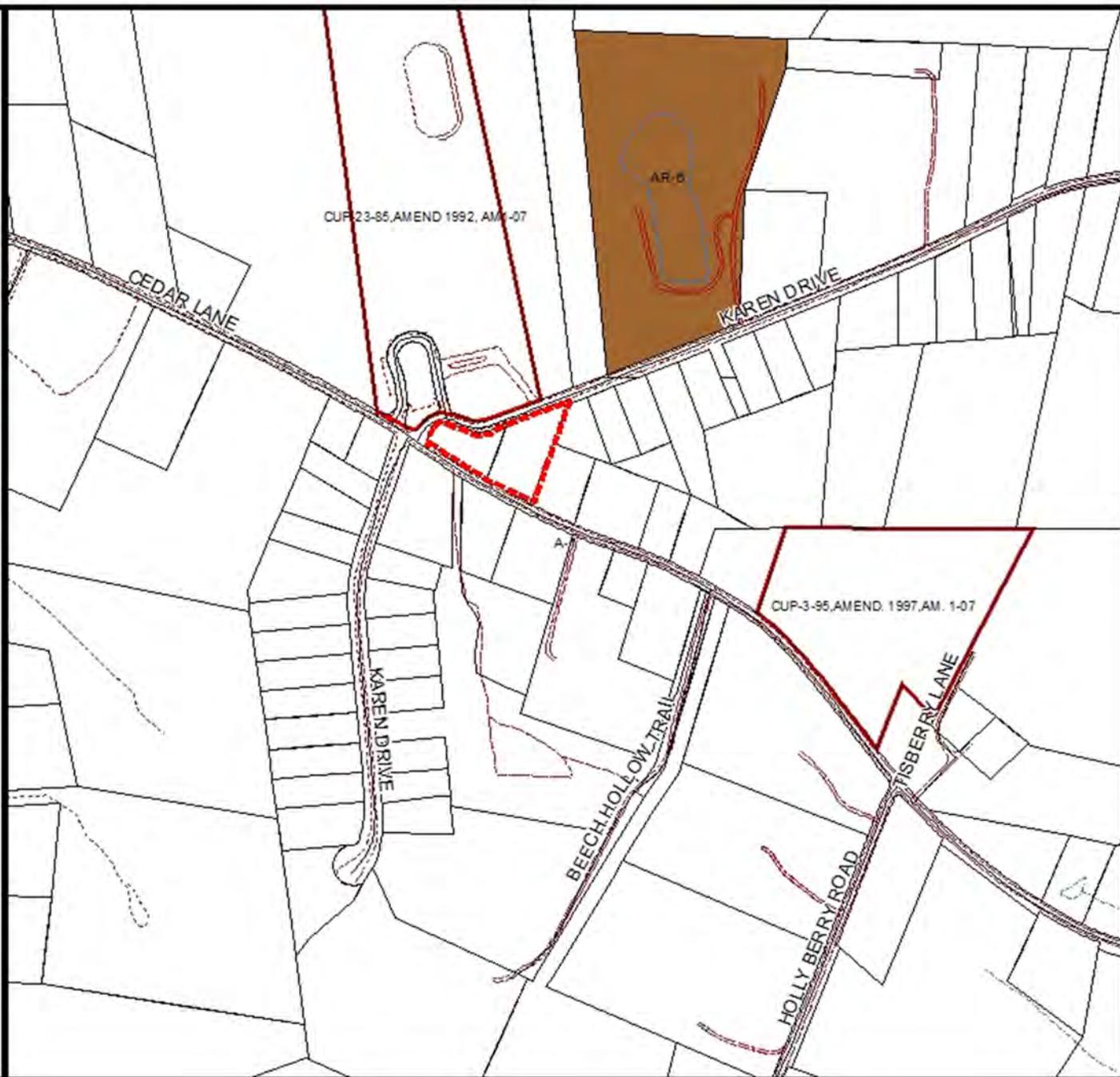
Zoned A-1

GPIN's: 7778-04-0789 & 7778-04-2757
South Anna Magisterial District



1 inch = 400 feet

February 03, 2014



C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Planning Analysis:

- The applicant is proposing to redevelop the site for a new church
- Development on this site is constrained by required setbacks from the future right-of-way along Cedar Lane and Karen Drive
- B-1 zoning has been requested as its setback requirements are less restrictive than those of the A-1 and residential districts



C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Planning Analysis, cont.:

- The property is shown for Suburban General, a residential designation on the General Land Use Plan
 - The land use plan is a guide for uses deemed appropriate for a general area
 - Church uses are appropriate in the Suburban General designation and are permitted by CUP in both residential and business zoning districts
 - Although the request is for B-1, a proffer has been submitted that limits development to a church use which is consistent with the land use plan



C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Planning Analysis, cont.:

- The sketch plan shows the following:
 - One-story church (7,555 sq ft)
 - 136-seat sanctuary
 - 34 parking spaces
- The plan meets all applicable zoning requirements



C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Proffers:

- B-1 uses restricted to church use only
- Dedication of right-of-way

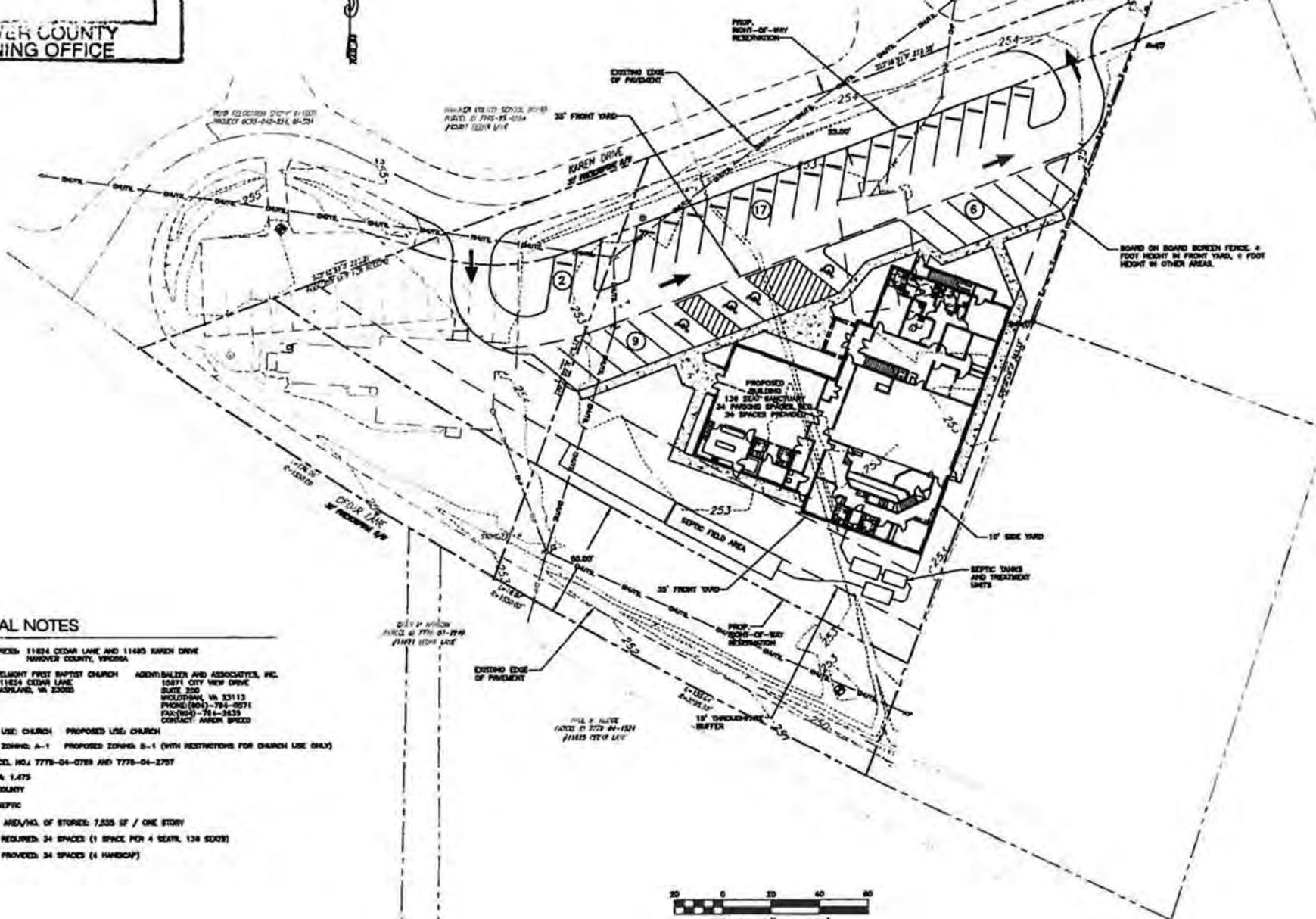
CUP Conditions:

- CUP amendment or Special Exception required for any future daycare
- Parking lot landscaping
- Dedication of right-of-way
- Thoroughfare buffer
- Connection to public sewer when available



MAR 26 2014

HANOVER COUNTY
PLANNING OFFICE



GENERAL NOTES

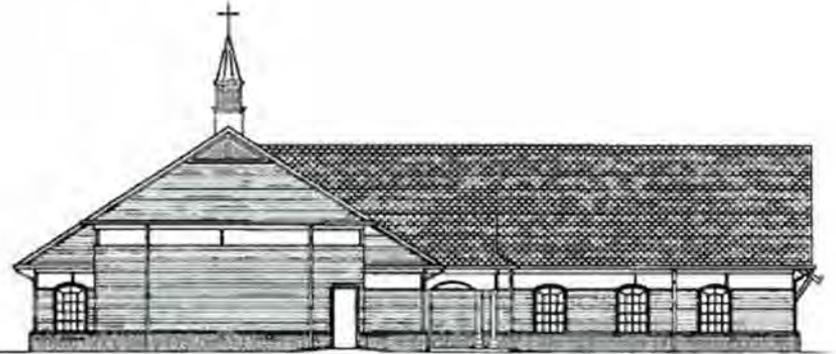
- 1. SITE ADDRESS: 11824 CEDAR LAKE AND 11445 KAREN DRIVE
HANOVER COUNTY, VIRGINIA
- 2. OWNER: SLIGHT FIRST BAPTIST CHURCH AGENT/BUILDER AND ASSOCIATES, INC.
11824 CEDAR LAKE 10871 CITY VIEW DRIVE
ASHLAND, VA 23002 SUITE 200
MIDDLEBURGH, VA 23113
PHONE (804)-784-0571
FAX (804)-784-9839
CONTACT: ANDREW BREZED
- 3. EXISTING USE: CHURCH PROPOSED USE: CHURCH
- 4. EXISTING ZONING: A-1 PROPOSED ZONING: B-1 (WITH RESTRICTIONS FOR CHURCH USE ONLY)
- 5. DCA PARCEL NO.: 7778-04-0789 AND 7778-04-2787
- 6. SITE AREA: 1.475
- 7. WATER: COUNTY
- 8. SEWER: SEPTIC
- 9. BUILDING AREA/NO. OF STORES: 7,835 SF / ONE STORY
- 10. PARKING REQUIRED: 34 SPACES (1 SPACE FOR 4 SEATS, 138 SEATS)
- 11. PARKING PROVIDED: 34 SPACES (4 HANDICAP)



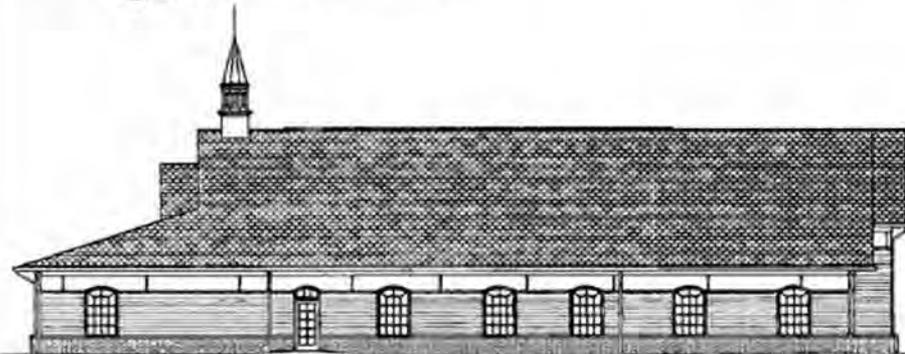
Scale 1" = 20'



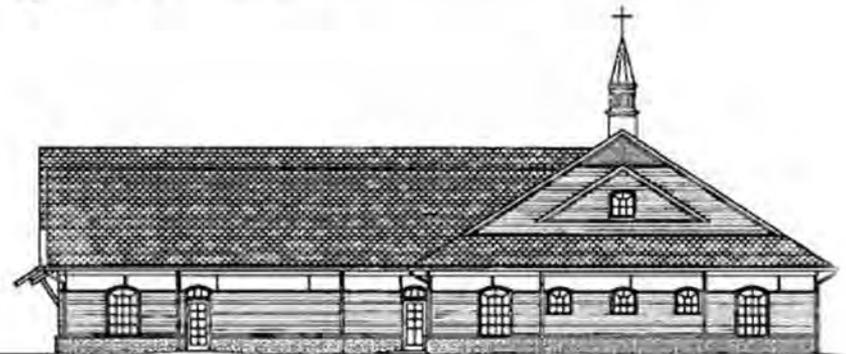
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED

C-1-14(c) & CUP-1-14
Elmont First Baptist Church
South Anna Magisterial District

Recommendations:

C-1-14(c)

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

CUP-1-14

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



C-9-06(c), Am. 2-13
Elm Field Investment, L.L.C., et al.
South Anna Magisterial District

Request	Amend the proffers to allow detached garages in the rear or side yard
Location	West line of Greenwood Church Road at its intersection with Farm View Road
Zoning	RC(c), Rural Conservation District with conditions
Acres	175
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-9-06, Am. 2-13

Elm Field Investments, L.L.C., et al.

proffer amendment

Zoned RC

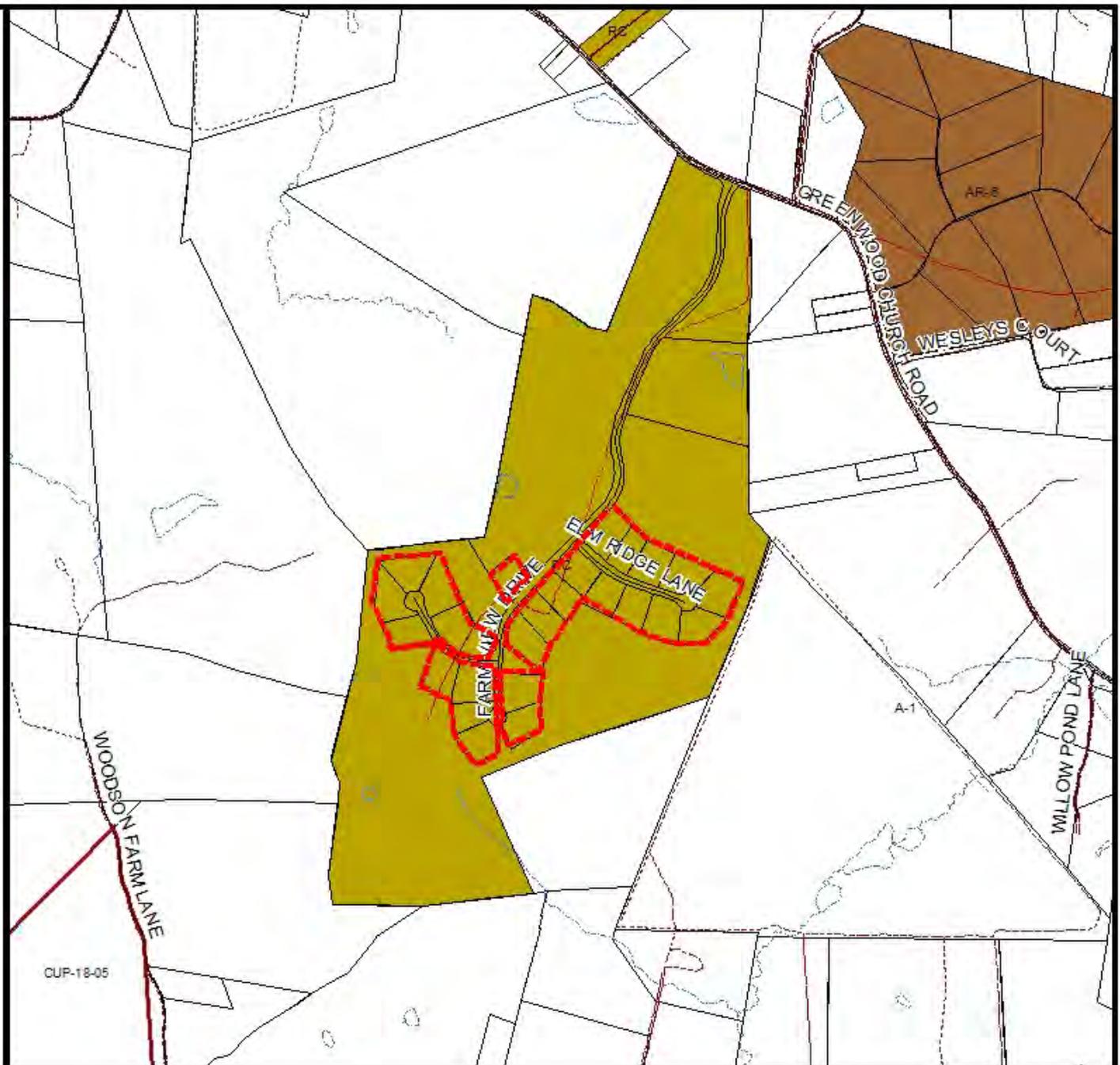
GPIN's: 7759-39-2527, et al.

South Anna Magisterial District



1 inch = 900 feet

November 05, 2013



C-9-06(c), Am. 2-13
Elm Field Investment, L.L.C., et al.
South Anna Magisterial District

Planning Analysis:

- Elm Field Subdivision was approved in September 2006
- Proffer #6 states the following:
 - All garages attached to the dwelling shall be entered from the side or rear of the lot
 - Detached garages shall be located in the rear yard
- This request is to allow detached garages in both the side or rear yard to allow some flexibility in the placement of drainfields



C-9-06(c), Am. 2-13
Elm Field Investment, L.L.C., et al.
South Anna Magisterial District

Planning Analysis, cont.:

- The proposed modification of the proffer includes an exception for 2 parcels
 - The preservation lot
 - A 10.0-acre lot which is large enough to accommodate a garage in the rear yard only



C-9-06(c), Am. 2-13
Elm Field Investment, L.L.C., et al.
South Anna Magisterial District

Recommendations:

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



C-25-08(c), Am. 1-14
The Barnes Place, L.L.C.
South Anna Magisterial District

Request	Rezone from B-3(c) to M-2(c), to permit business and industrial uses
Location	East line of Washington Highway, 250' south of its intersection with Lewistown Road
Zoning	B-3(c), General Business District with conditions
Acres	5.08
Land Use	Business - 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	

C-25-08, Am. 1-14

The Barnes Place, L.L.C.

Rezone B-3 to M-2

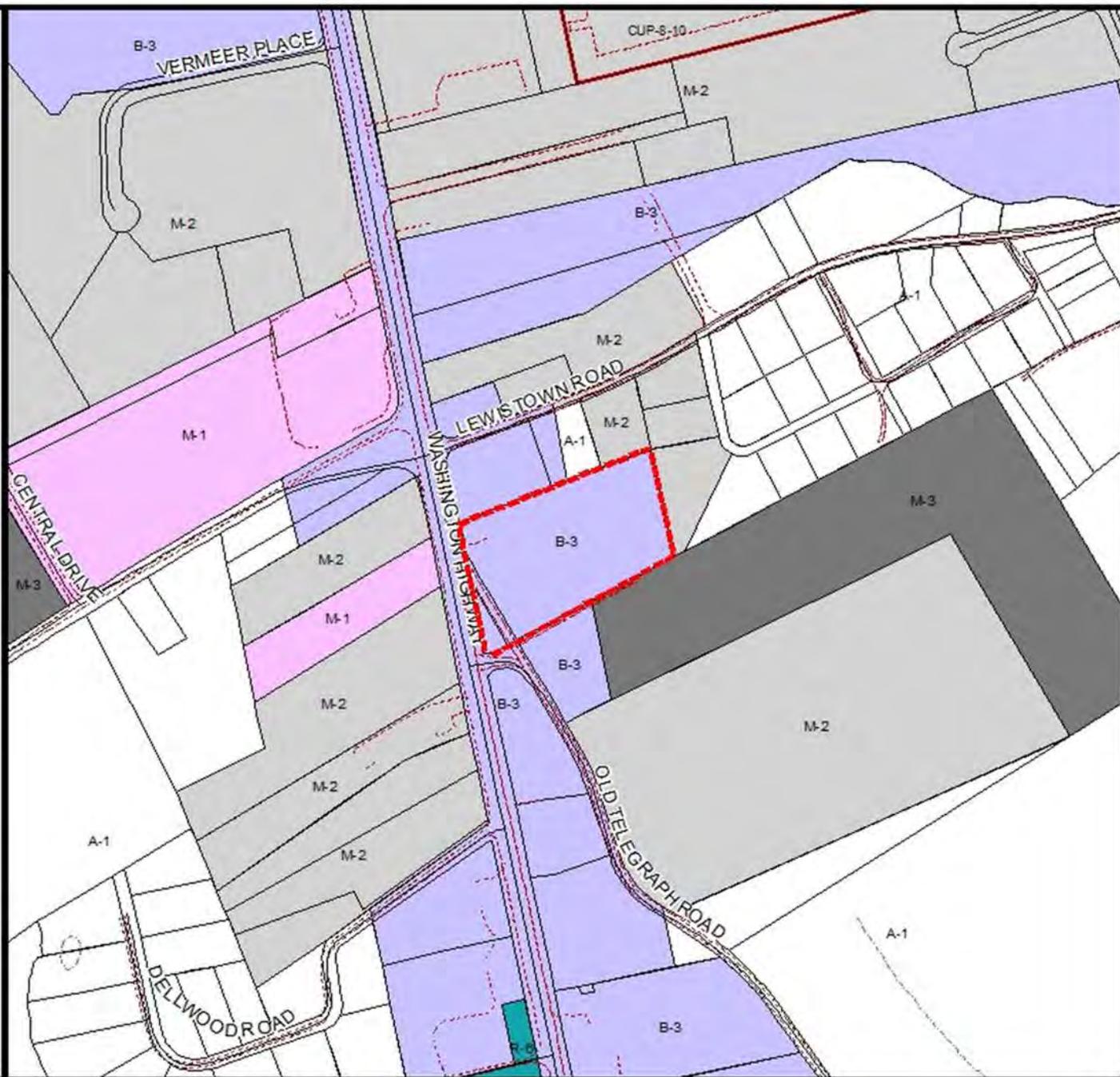
Zoned B-3

OPIN'S 7788-15-9141 & 7788-14-7804
South Anna Magisterial District



1 inch = 400 feet

February 03, 2014



C-25-08(c), Am. 1-14
The Barnes Place, L.L.C.
South Anna Magisterial District

Planning Analysis:

- The subject property was rezoned in 2009 from A-1 and B-3 to B-3(c), for the purpose of developing new retail and office uses
- In 2009 the land use designation was Commercial
- The 2012 land use update now designates the property for Business – Industrial use
 - M-2 zoning is compatible with this land use designation
- The conceptual plan speculative as no future user of the site is currently identified



C-25-08(c), Am. 1-14
The Barnes Place, L.L.C.
South Anna Magisterial District

Planning Analysis:

- This conceptual plan is consistent with the level of plans done for the Harper and Flournoy zoning cases on Route 1 in recent years
- The conceptual plan submitted shows right-of-way dedication, a thoroughfare buffer and existing site features
 - Future redevelopment of the site will be subject to the provisions of the zoning ordinance through the site plan process with entrance improvements designed in accordance with VDOT standards



C-25-08(c), Am. 1-14
The Barnes Place, L.L.C.
South Anna Magisterial District

Proffers:

- Conceptual Plan
- Architecture/Materials
- HVAC Screening
- M-2 Use Restrictions
- Tree Preservation
- Dedication of Right-of-Way if requested
- Connection to utilities when available
- Monument Signs





OPN 7788-14-2888
 LINDA DUNN
 LANDSCAPING & FINING
 ZONED: M-2
 DB 453, PG 86

**RIGHT-OF-WAY
 80' FROM
 OF RTE. 1**

OPN 7788-14-2841
 ASHLAND MCCARTY LAND, LLC
 ZONED: M-2
 DB 2847, PG 300

OPN 7788-14-8517
 TAYLOR ALLEN
 & JANE M. COUCH
 ZONED: B-3
 DB 316, PG 164

OPN 7788-14-7804
 MC BAINES PLACE
 ZONED: B-3
 DB 2580, PG 636

OPN 7788-15-8141
 MC BAINES PLACE
 ZONED: B-3
 DB 2580, PG 636

OPN 7788-15-7322
 EDWARDS BROTHERS PARTNERSHIP
 ZONED: B-3
 DB 1377, PG 854

OPN 7788-15-9420
 BALDWIN, DOUGLAS M.
 ZONED: A-1
 DB 3028, PG 744

OPN 7788-25-0476
 EDWARDS BROTHERS PARTNERSHIP
 ZONED: M-2
 DB 1474, PG 80

OPN 7788-25-2488
 JTB PROPERTIES, INC.
 ZONED: M-2
 DB 1389, PG 715

OPN 7788-25-2758
 JTB PROPERTIES, INC.
 ZONED: M-2
 DB 1389, PG 715

OPN 7788-25-4224
 JTB PROPERTIES, INC.
 ZONED: A-1
 DB 2724, PG 758

OPN 7788-25-7148
 HAPPER, BERNETH & DEBRA L.
 ZONED: M-3 & B-3
 DB 1587, PG 715

OPN 7788-24-6578
 TINA E. BISH
 ZONED: M-3
 DB 2537, PG 300

C-25-08(c), Am. 1-14
The Barnes Place, L.L.C.
South Anna Magisterial District

Recommendations:

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



CUP-2-14
McGrath Realty, L.L.C.
Cold Harbor Magisterial District

Request	Allow a used automobile dealership
Location	South line of Mechanicsville Turnpike, 1,050' west of its intersection with Walnut Grove Road
Zoning	B-3, General Business District
CUP Area	0.50
Land Use	Commercial



CUP-2-14
McGrath Realty, L.L.C.
Cold Harbor Magisterial District

Planning Analysis:

- The proposed Conditional Use Permit (CUP) area was previously a legal non-conforming used car dealership
 - The use terminated over 2 years ago
 - In accordance with Section 26-7(c) of the Hanover County Zoning Ordinance, if a nonconforming use ceases for a period longer than 2 years, the use may only be re-established in accordance with applicable zoning requirements
- This request is to re-establish the use with a CUP
 - The sketch plan submitted is consistent with the existing site plan; no new improvements are proposed



N/4 OSCAR VIA
ZONE 0-1

3 76° 00' 00" W. 517.72'

N 14° 49' 34" W. 416.03'

30' EGRESS + INGRESS EASEMENT

5000' Dr. Tr. 1. GRAVEL

ONE STORY CINDERBLOCK BUILDING

ONE STORY CINDERBLOCK & FRAME BUILDING

PRO. ADDITION

5' CONC. WALK LIGHT POLE

206.00'

N 76° 00' 00" E

5000' Dr. AVENUE

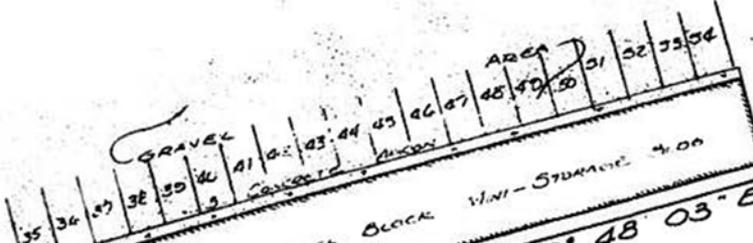
U.S. ROUTE No 360

GRASS

GRASS

UNDERGROUND TELEPHONE TERMINAL

Chain Link Fence
Cup boundary



S 29° 48' 03" E.

N/4 CRITCHFIELD
ZONE 0-3

NOTES

- 1 AREA 2.50 ACRES
- 2 WATER INDIVIDUAL WELL
- 3 SEWER SEPTIC DRAINFIELDS
- 4 DRAINFIELDS ARE APPROXIMATELY SHOWN
- 5 ZONE 0-3
- 6 PARCEL No 31-0-0-11-Pr 10
- 7 OWNER DEVELOPER:

RECEIVED
MAR 31 2014
PLANNING DEPT.

CUP-2-14
McGrath Realty, L.L.C.
Cold Harbor Magisterial District

Recommendations:

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



CUP-2-12

EMAC, L.L.C. and Northlake Land Investments, L.L.C.

Ashland Magisterial District

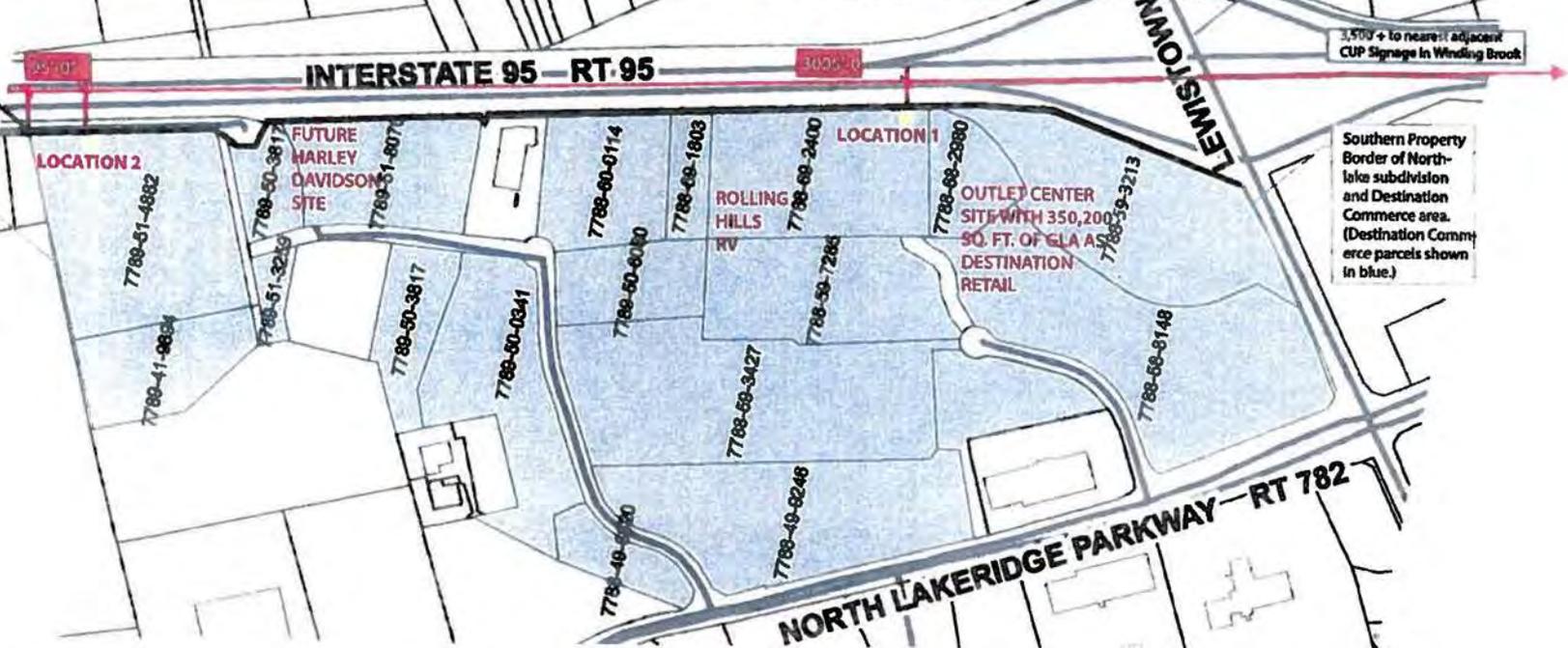
- Request to extend CUP-2-12 for two destination commerce signs approved by the Board of Supervisors on July 25, 2012
 - Signs are located on GPINs 7788-68-2980 owned by EMAC, L.L.C. and 7789-51-4882 owned by Northlake Land Investments, L.L.C.
- When the original CUP application was submitted, it included a letter agreement outlining the terms of sale for the transfer of GPIN 7788-68-2980 from EMAC, to Craig Realty Group
 - The sale was never finalized; therefore, ownership of GPIN 7788-68-2980 remains with EMAC



Message Change calculations based on site distance of 1,000 feet divided by posted speed of 65 mph - 95.33 feet per second = 10 second interval between messages



R.O.W. Property Line along I-95



Northern Property Border of Northlake subdivision and Destination Commerce area. (Destination Commerce parcels shown in blue.)

Southern Property Border of Northlake subdivision and Destination Commerce area. (Destination Commerce parcels shown in blue.)

NOTE: Those Parcels shown in purple represent the Designated Destination Commerce Parcels - 125.371 acres.

SITE PLAN
SIGN LOCATIONS 1 AND 2

All drawings and written material are prepared by a firm, which may receive and/or provide engineering and/or architectural services, and may not be used for any other purpose without the written consent of the firm.

DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION.

Proposed LED Signage for Northlake Subdivision

CUP-2-12

EMAC, L.L.C. and Northlake Land Investments, L.L.C.

Ashland Magisterial District

- In the majority of zoning cases, the properties involved are owned or controlled by a single entity
 - In this instance, the zoning approval involves 2 entities due to the lack of common ownership of the parcels involved
- The CUP conditions clearly tie the timing of the sign construction to the development of a retail outlet center, which is not located on either of the subject properties



CUP-2-12

EMAC, L.L.C. and Northlake Land Investments, L.L.C.

Ashland Magisterial District

- Staff advised both applicants it would be in the best interest of the parties to enter into appropriate arrangements with Craig and the other businesses within the defined destination commerce boundaries to place advertising messages on the signs as contemplated with the approval of the CUP
 - Staff requested the information be submitted no later than May 16
 - Northlake submitted on May 16th
 - EMAC submitted on May 20th



CUP-2-12

EMAC, L.L.C. and Northlake Land Investments, L.L.C.

Ashland Magisterial District

- Northlake submitted an executed easement between itself and Craig Realty to construct the sign on the Northlake property
- EMAC submitted a draft ground lease and draft message placement contracts
 - No details regarding the proposed terms of the draft easements and agreements were included
- In the absence of an agreement between Craig and EMAC, staff questions the ability of EMAC to substantially comply with the conditions of approval and the purpose and intent of the destination commerce sign provisions



CUP-2-12

EMAC, L.L.C. and Northlake Land Investments, L.L.C.

Ashland Magisterial District

Recommendations:

- Staff recommends **APPROVAL** of the request to extend CUP-2-12 on GPIN 7789-51-4882, Northlake Land Investments, L.L.C. for a 4 year period ending July 31, 2018
- Staff recommends **DENIAL** of the request to extend CUP-2-12 on GPIN 7788-68-2980, EMAC, L.L.C.

