



# Hanover County Board of Supervisors

June 11, 2014

*Hanover: People, Tradition & Spirit*



SE-6-14  
Four West Company  
**Chickahominy Magisterial District**

Request	Allow 2 temporary office trailers as sales offices for the Cool Spring West subdivision
Location	West line of Cool Springs Road at its intersection with Hughesland Road
Zoning	R-4(c), Residential Cluster Development District
Acres	59.2
Land Use	Suburban High



# 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	

### SE-6-14

Four West Company  
residential sales trailers

Zoned RS & R-4

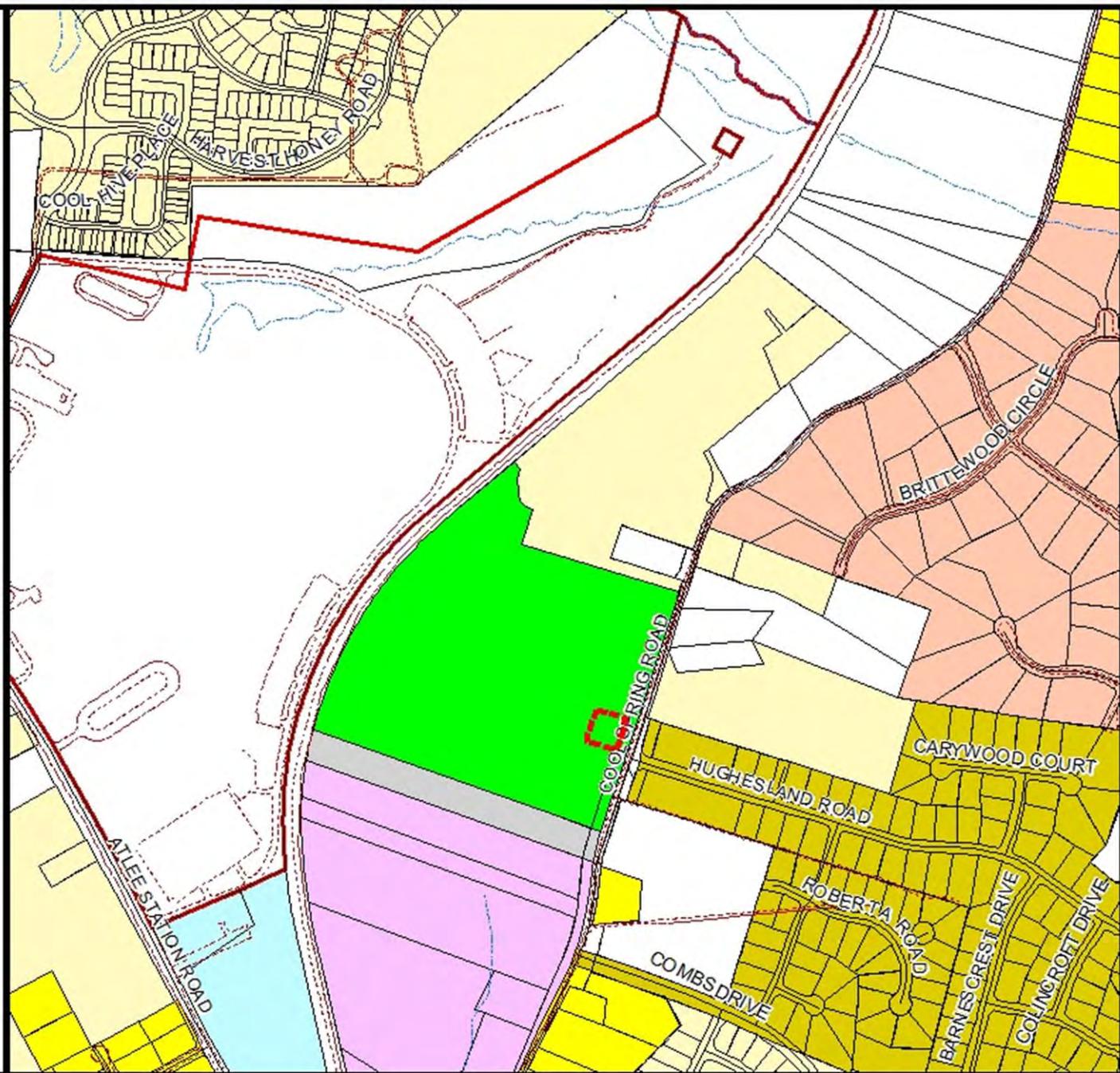
OPIN: 8709-08-4801

Chickahominy Magisterial District



1 inch = 600 feet

May 07, 2014

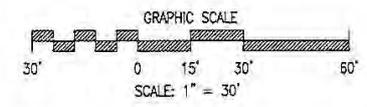
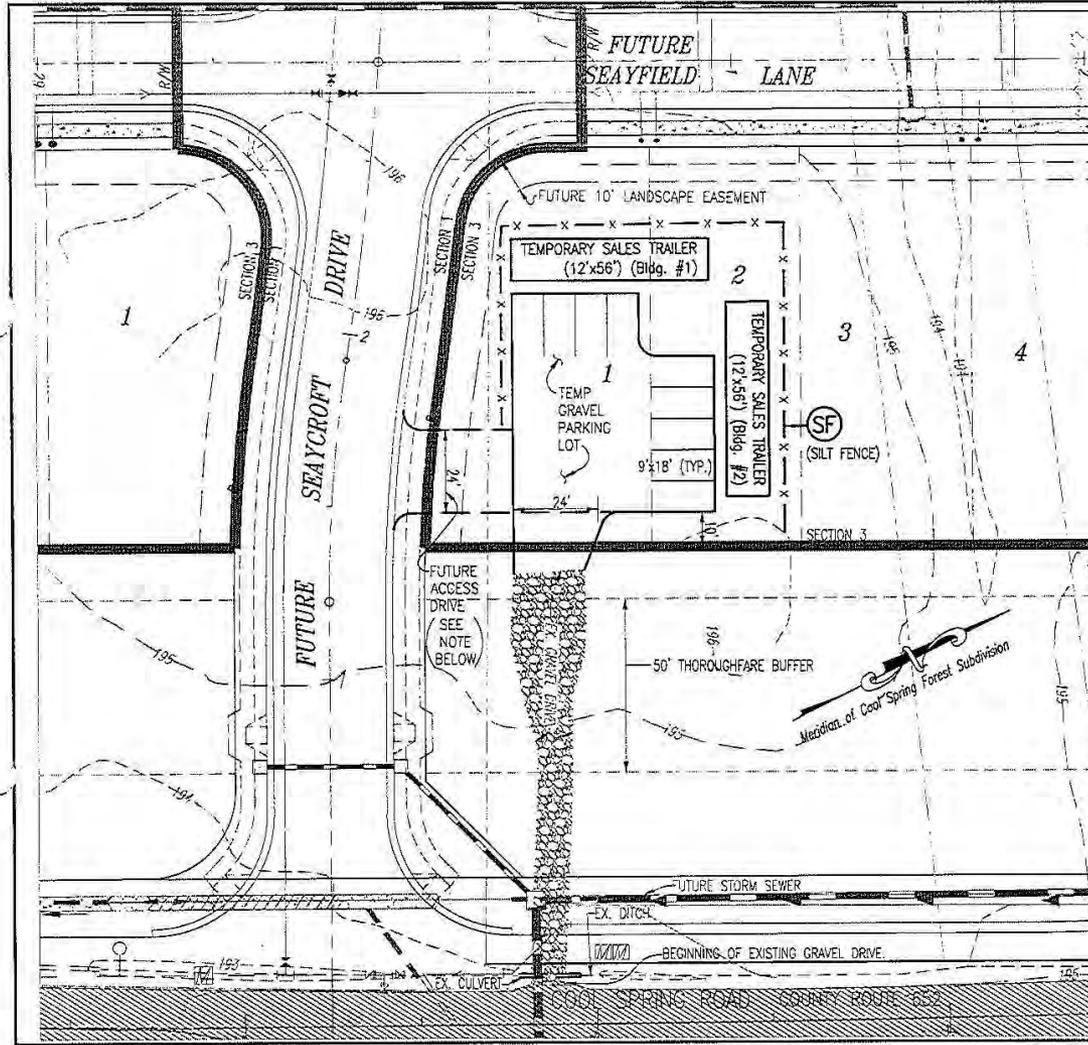


SE-6-14  
Four West Company  
**Chickahominy Magisterial District**

Planning Analysis :

- The sales offices will be used to market and pre-sell homes to be constructed in Cool Spring West subdivision where the trailers are to be located
  - The temporary offices will be utilized until the builders construct model homes
- Initial temporary access to the site will be from Cool Spring Road; access will be from Seaycroft Drive when that road is constructed as part of the subdivision and the Cool Spring Road access will be closed





\*Note: Existing Structures To Be Removed Prior To Installation Of Temporary Sales Trailer And Gravel Parking Lot. Existing Culvert and Existing Gravel Drive Are To Initially Remain. Once Seaycroft Drive Can Provide Access To The Temporary Gravel Parking Lot, Remove Existing Gravel Drive And Driveway Culvert To Cool Spring Road.

Rev: May 21, 2014  
 Rev: May 1, 2014  
 Date: April 28, 2014  
 Scale: 1" = 30'

**COOL SPRING WEST**  
 TEMPORARY SALES TRAILER EXHIBIT

Consulting Engineers, Land Surveyors & Planners  
**LEWIS & ASSOCIATES**  
 P.C.  
 1111 State Street, Suite 100  
 Tallahassee, FL 32309

SE-6-14  
Four West Company  
Chickahominy Magisterial District

Staff Recommendation:

**APPROVAL** with the conditions outlined in the staff report



**HANOVER: PEOPLE, TRADITION & SPIRIT!**

# SE-7-14

Mitchell M. Reed, et al.

## Beaverdam Magisterial District

Request	Allow a manufactured home as temporary living facility for a medical hardship
Location	East line of Allen Harris Road, 1,200' south of its intersection with Parsons Road
Zoning	A-1, Agricultural District
Acres	5.0
Land Use	Agricultural



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# 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	

**SE-7-14**

Mitchell M. Reed, et al.

medical hardship manufactured home

Zoned A-1

GPIN: 7819-80-4218

Beaverdam Magisterial District



1 inch = 400 feet

May 05, 2014



SE-7-14

Mitchell M. Reed, et al.

## Beaverdam Magisterial District

### Planning Analysis :

- The temporary living facility will be for the granddaughter of the resident of the property
  - This will allow her to live in close proximity to provide care
- The home shall be located within an area containing large trees and shrubs, which should help minimize the view of the home from adjacent properties
  - The sketch plan shows that the home meets required setbacks



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ALLEN

Allen Harris Road

18017

PROPOSED DRIVEWAY  
80'

EXISTING DRIVEWAY

18014

PROPOSED MANUFACTURED TRACTOR SHED

CATTLE RAMP

1200 ft

SE-7-14  
Mitchell M. Reed  
Ashland Magisterial District

Staff Recommendation:

**APPROVAL** with the conditions outlined in the staff report



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# Ordinance Amendment 14-04

## Health Spas in OS, Office Services District

- Amendment to the OS, Office Service Zoning District to correct a conflict within the district regulations
  - The OS District permits any use listed in the B-1, Neighborhood Business District as a permitted use
  - B-1 uses which are permitted include “Personal Service Establishment,” the definition of which, among other uses, specifically references health spas
  - Separately, the OS District also lists a health spa among the uses permitted with a Conditional Use Permit (CUP), this represents a conflict in the district regulations



# Ordinance Amendment 14-04

## Health Spas in OS, Office Services District

- Staff has prepared an ordinance amendment eliminating health spa as a use requiring a CUP within the OS District
  - Such an amendment, if adopted, would clarify that health spas are a permitted use within the OS District by-right, as in the B-1 District
- The draft amendment was reviewed by the Community Development Committee on February 17 2014
- The Board authorized a Public Hearing on April 23, 2014



# Ordinance Amendment 14-04

## Health Spas in OS, Office Services District

### Recommendations:

- The Planning Commission and staff recommend **ADOPTION** of the draft Ordinance Amendment 14-04, Health Spas in OS, Office Service District



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