



Hanover County Board of Supervisors

July 23, 2014

Hanover: People, Tradition & Spirit



C-30-05(c), Am. 1-14
Rural Point, L.L.C., et al.
Henry Magisterial District

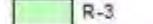
- Request Amend the cash proffer for 11 lots in the Lindsay Meadows, Section 2 Subdivision
- Location On Sunny Meadows Lane and Constance Hill Lane, northeast of the intersection of Lindsay Meadows Drive and Rural Point Road
- Zoning RC(c), Rural Conservation District with conditions



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-30-05, Am. 1-14

Rural Point, L.L.C., et al.
(Lindsay Meadows II)

cash proffer amendment

Zoned RC

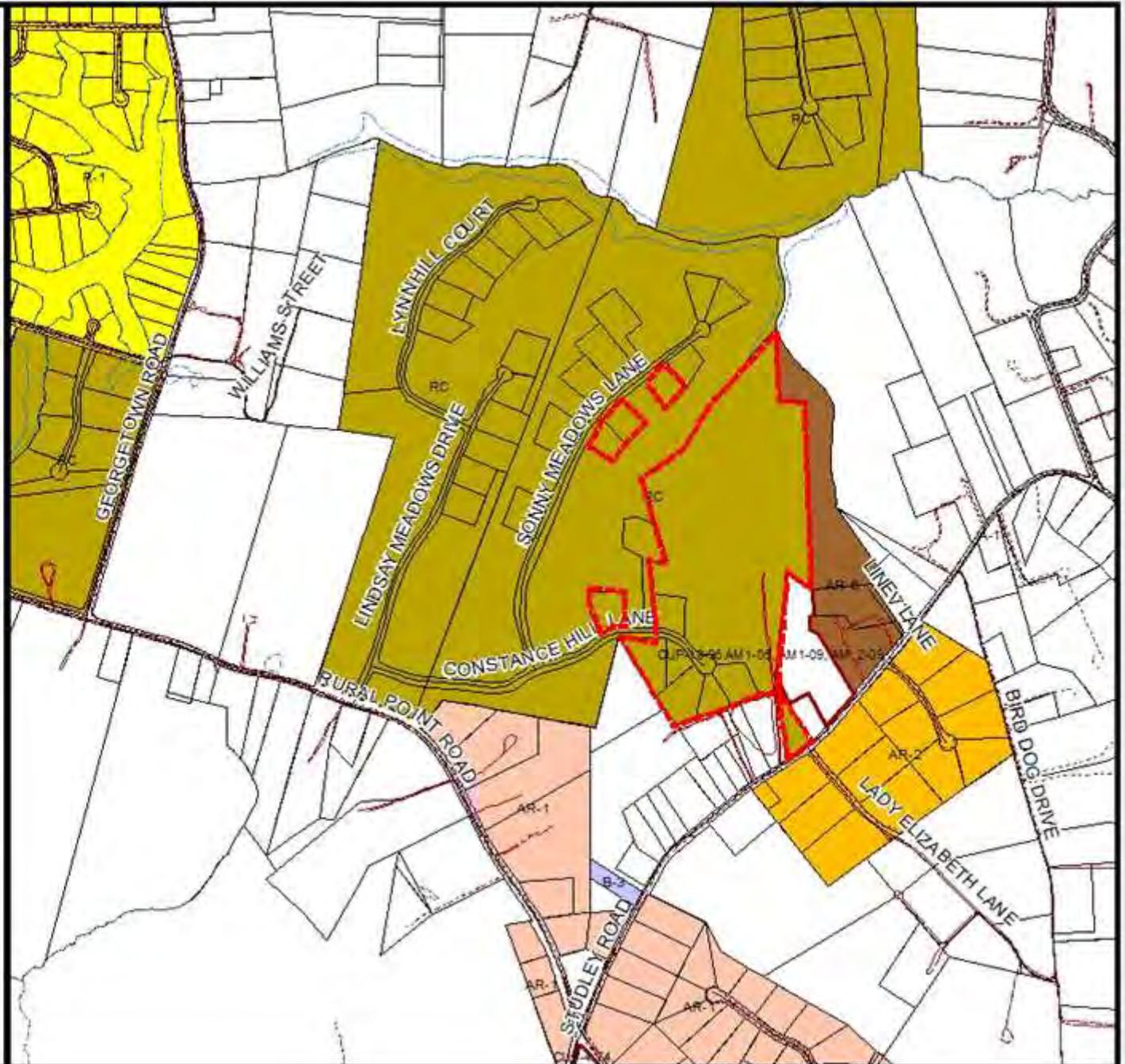
OPNs: 5717-91-0134, et al.

Henry Magisterial District



1 inch = 900 feet

April 01, 2014



C-30-05(c), Am. 1-14
Rural Point, L.L.C., et al.
Henry Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$9,741.00 (capital & road improvements) to \$2,306.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



C-30-05(c), Am. 1-14
Rural Point, L.L.C., et al.
Henry Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-18-07(c), Am. 1-14
Shannon Pritchard
Cold Harbor Magisterial District

- Request Amend the cash proffer for 2 parcels
- Location South line of Westwood Road, 2,000' east of its intersection with Cattail Run Drive
- 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-18-07, Am. 1-14

Shannon Prichard

cash proffer amendment

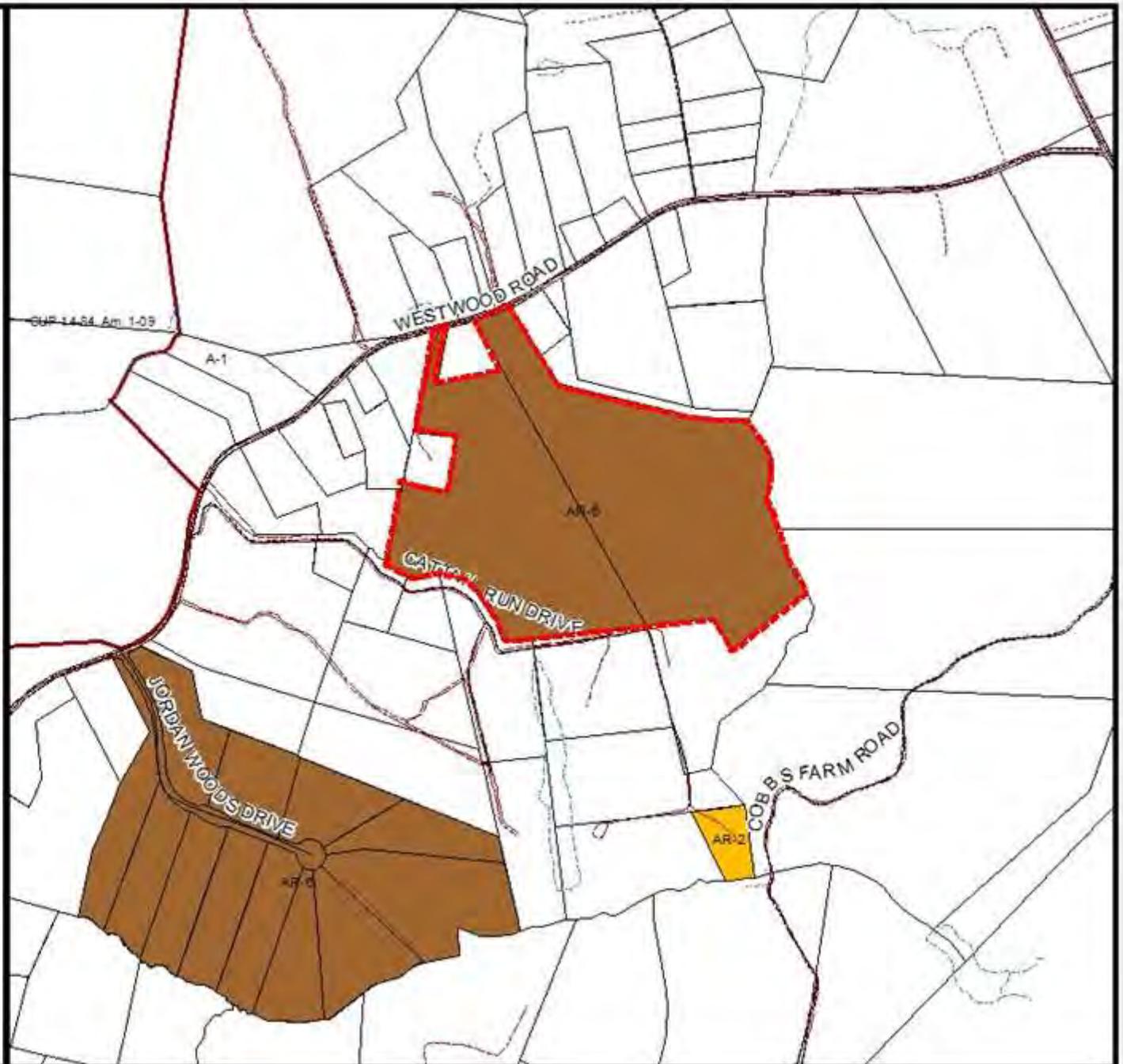
Zoned AR-6

OPNs: 0794-33-2275 & 0794-23-3147
Cold Harbor Magisterial District



1 inch = 800 feet

April 01, 2014



C-18-07(c), Am. 1-14
Shannon Pritchard
Cold Harbor Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 8 from \$14,250.00 (capital & road improvements) to \$2,306.00 (road improvements)
 - The amended proffer is in accordance with the Business and Residential Development Road Improvements Transportation Policy



C-18-07(c), Am. 1-14
Shannon Pritchard
Cold Harbor Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-6-14
Sam E. English Family Trust
Chickahominy Magisterial District

Request	Rezone from B-1 to M-2
Location	East line of Old Richfood Road, 230' north of its intersection with Barricade Lane
Zoning	B-1, Neighborhood Business District
Acres	0.89
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	

C-6-14

Sam English Family Trust

Rezone B-1 to M-2

Zoned B-1

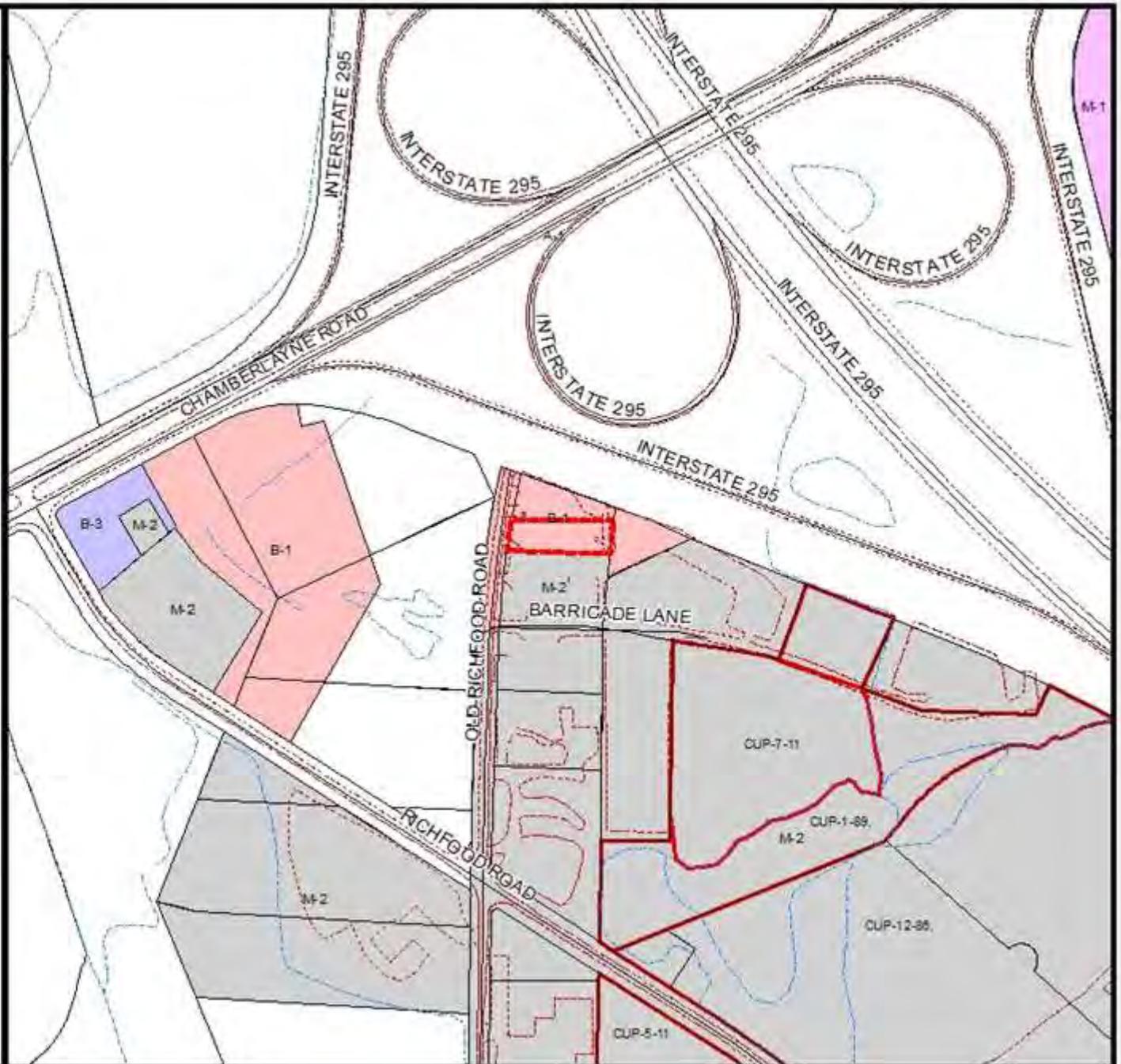
OPN: 778-72-0841

Checked in by Magisterial District



1 inch = 400 feet

April 28, 2014



INTERSTATE 295 RT 295

OLD RICHFOOD ROAD RT 1200

BARRICADE LANE RT 0



C-6-14
Sam E. English Family Trust
Chickahominy Magisterial District

Planning Analysis:

- The applicant is requesting M-2 zoning for manufacturing metal products in an existing building
- The property was zoned B-1 during a 1974 comprehensive rezoning prior to construction of I-295 and the U.S. Route 301 interchange
- Subsequent to the interstate construction, the vicinity of Richfood Road has developed as an industrial area; B-1 zoning is no longer consistent with the industrial uses surrounding the property or the current Industrial Land Use designation



C-6-14
Sam E. English Family Trust
Chickahominy Magisterial District

Planning Analysis, cont.:

- The site currently has 1 warehouse building and parking
 - No additional improvements are proposed
- Proffers were not submitted since there are no additional land use implications to be addressed
 - Any future site modifications would be addressed during site plan review



C-6-14
Sam E. English Family Trust
Chickahominy Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** of this request



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-3-14
Calvary Chapel Mechanicsville
Mechanicsville Magisterial District

Request	Permit a church within a portion of an existing retail shopping center
Location	East line of Stonewall Parkway, 1,000' south of its intersection with Cold Harbor Road
Zoning	B-3, General Business District
CUP Acres	8,910 sq. ft.
Land Use	Mixed Use



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-3-14

Cold Harbor Associates, LP
/Calvary Chapel Mechanicsville

church

Zoned B-3

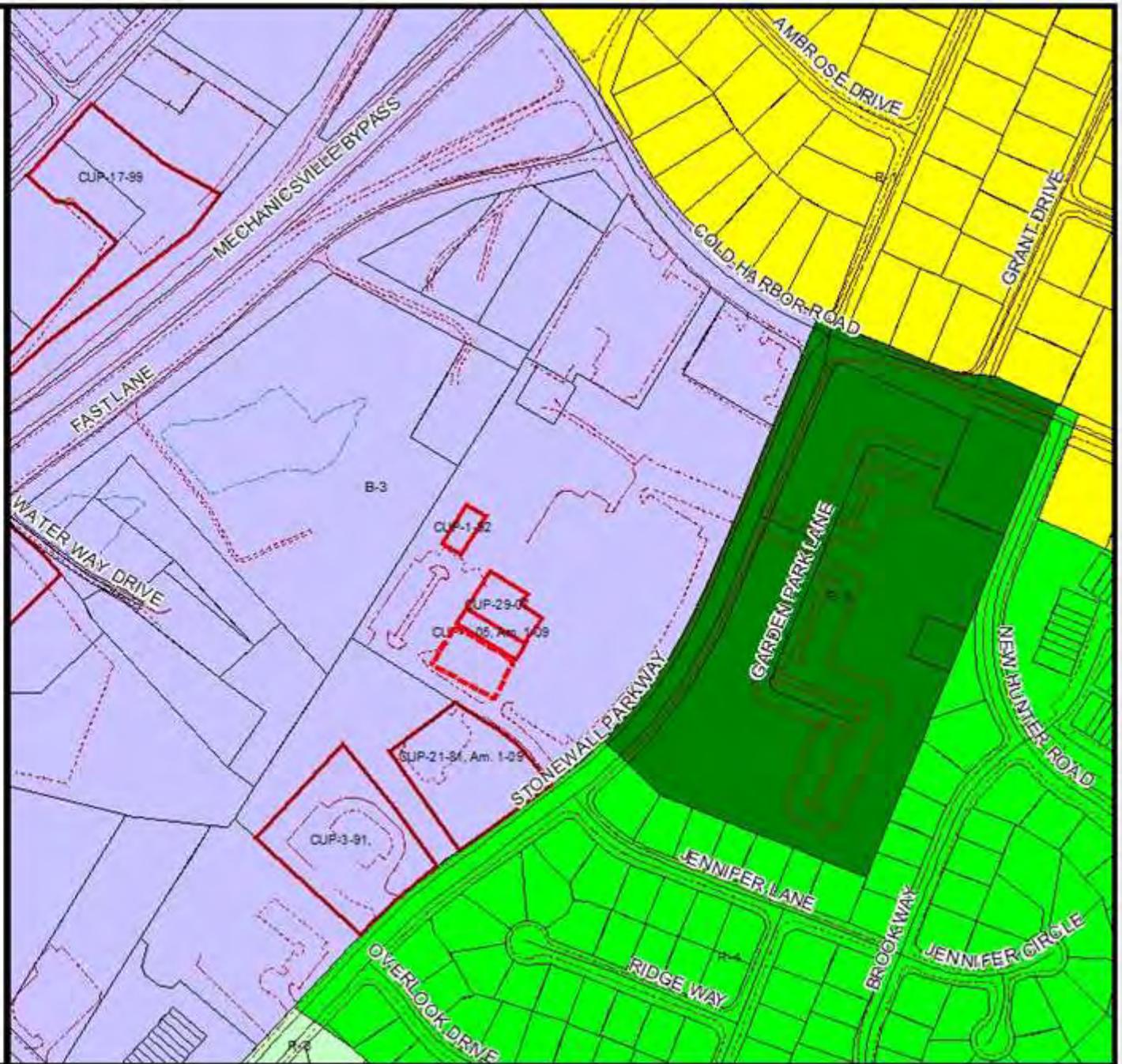
OPN: 2714-03-1285/par0

Mechanicsville Magisterial District



1 inch = 300 feet

May 02, 2014



CUP-3-14

Calvary Chapel Mechanicsville

Mechanicsville Magisterial District

Planning Analysis:

- The Church has utilized space in the Cold Harbor Village Center since March, 2005 with an approved Conditional Use Permit (CUP)
 - The CUP was limited to a term of 5 years; the term was extended until July 1, 2014, through action by the General Assembly



CUP-3-14

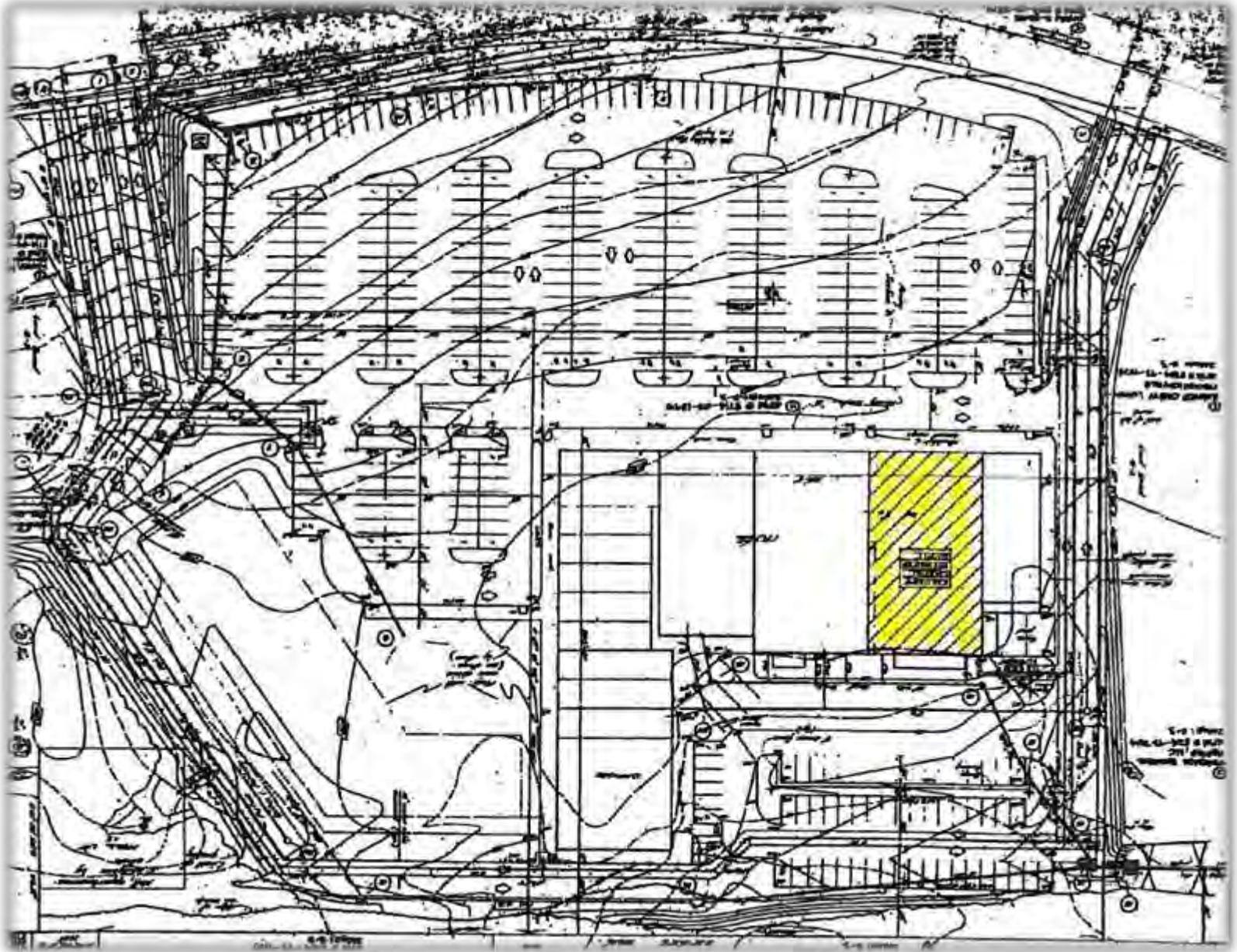
Calvary Chapel Mechanicsville

Mechanicsville Magisterial District

Planning Analysis, cont.:

- This request is for a new CUP to use the shopping center space until completion of a permanent church site on AMF Drive
 - The applicant requests another 5 year term to coincide with development of the Church's AMF site
- Staff has recommended a condition that the CUP will expire should the church vacate the site prior to 5 years, which will allow the leased space in the shopping center to be utilized as permitted without the CUP being rescinded





CUP-3-14
Calvary Chapel Mechanicsville
Mechanicsville Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

CUP-4-14
Craig Realty Group, Richmond L.L.C.
Ashland Magisterial District

Request	Permit 1 freestanding destination commerce sign
Location	West line in Interstate 95, 950' north of Lewistown Road
Zoning	M-2(c), Light Industrial District with conditions
CUP Acres	0.04
Land Use	Destination Commerce



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-4-14

Craig Realty Group, Richmond, L.L.C.

destination commerce sign

Zoned M-2

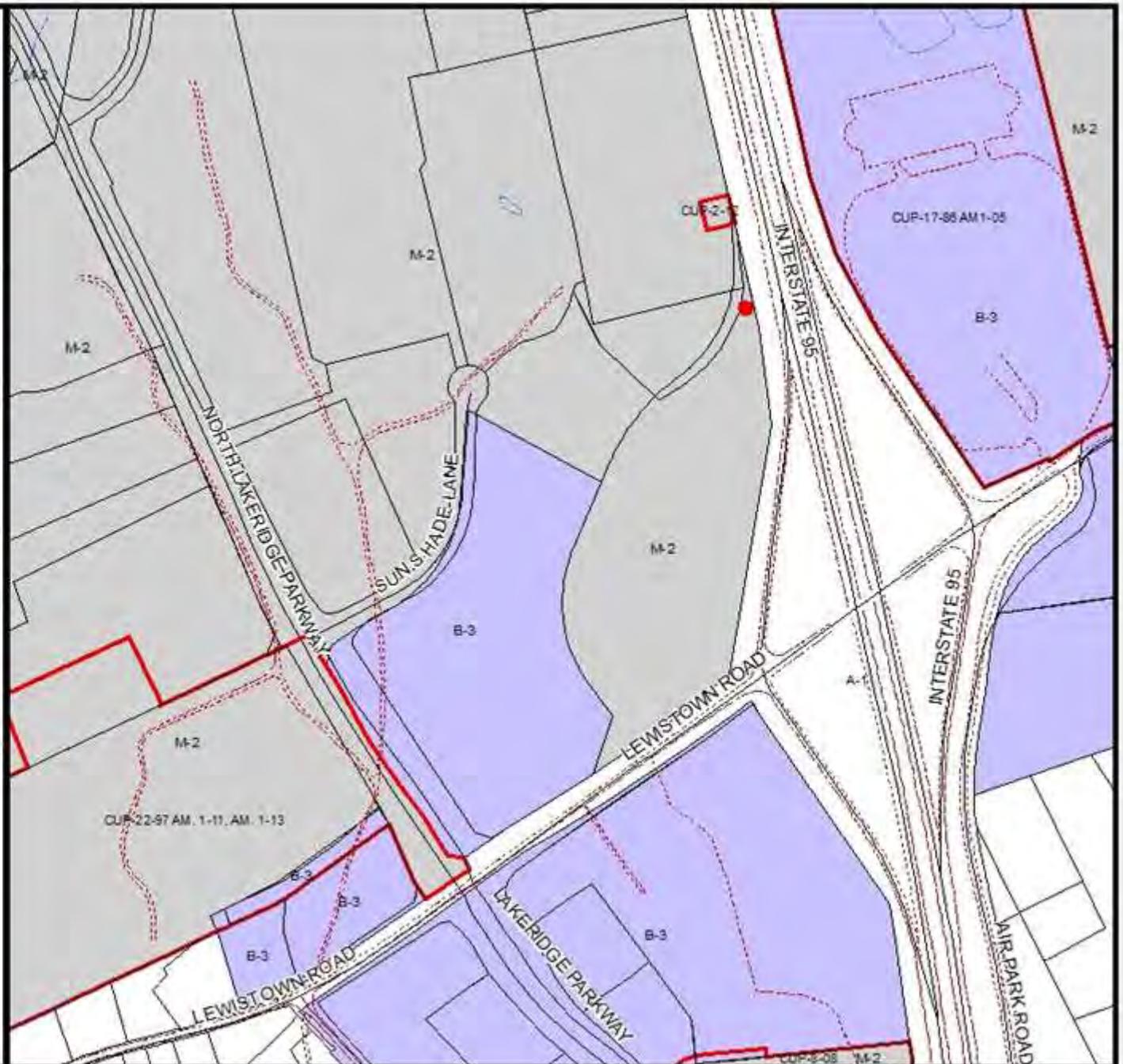
OPIN: 7733-05-1202/cero

Ashland Magisterial District



1 inch = 400 feet

May 06, 2014



CUP-4-14
Craig Realty Group, Richmond L.L.C.
Ashland Magisterial District

Planning Analysis:

- This is a request for a freestanding destination commerce sign within the Northlake Industrial Park
- The proposed sign will be 82.5' high and include LED displays
- This would be the 2nd destination commerce sign approved for the Northlake development
- Prior to site plan approval, a master sketch plan must be submitted that demonstrates at least 100 acres will be developed as a unified destination commerce development in accordance with the sign ordinance requirements



CUP-4-14
Craig Realty Group, Richmond L.L.C.
Ashland Magisterial District

Planning Analysis, cont.:

- The proposed sketch plan and elevations meet the requirements of the sign ordinance
 - Sign content can only relate to businesses within the area to be served by the sign
 - Images must remain for less than 10 seconds
 - Transitions between messages must be immediate
 - No special effects used on the signs



HANOVER: PEOPLE, TRADITION & SPIRIT!

82'-6"

Primary Outlet
ID Sign

66'-0"

LED display

21'-3"



SIGN STRUCTURE:

Sign has been developed with design characteristics matching the local Henric County Virginia vernacular. Sign skin is clad with thin brick veneer and "run-mould" faux stone panels. All structural framework is concealed within.

Internal OSHA certified ladders provide access for the majority of all service and maintenance requirements. Sign access at grade is provided by a reinforced man door secured with a multiple point locking mechanisms to ensure vandalism resistance. Additional internal security doors are also utilized.

All electronic and electrical are also fully enclosed within the structure with all equipment and components suitably fully secured by top sign structure.

Sign structure is also designed to be integrated with landscaping meeting all requirements of the local government.

LED Display:

- 100% LED display
- 100% LED display (100% LED display)



CUP-4-14
Craig Realty Group, Richmond 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-5-14 & SE-8-14
Anchor Baptist Church
Mechanicsville Magisterial District

Request	Permit a church and multiple entrances
Location	West line of Atlee Road, 100' north of its intersection with Mechanicsville Turnpike
Zoning	B-3, General Business District
Acres	1.05
Land Use	Mixed Use



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-5-14

Anchor Baptist Church

church

Zoned B-3

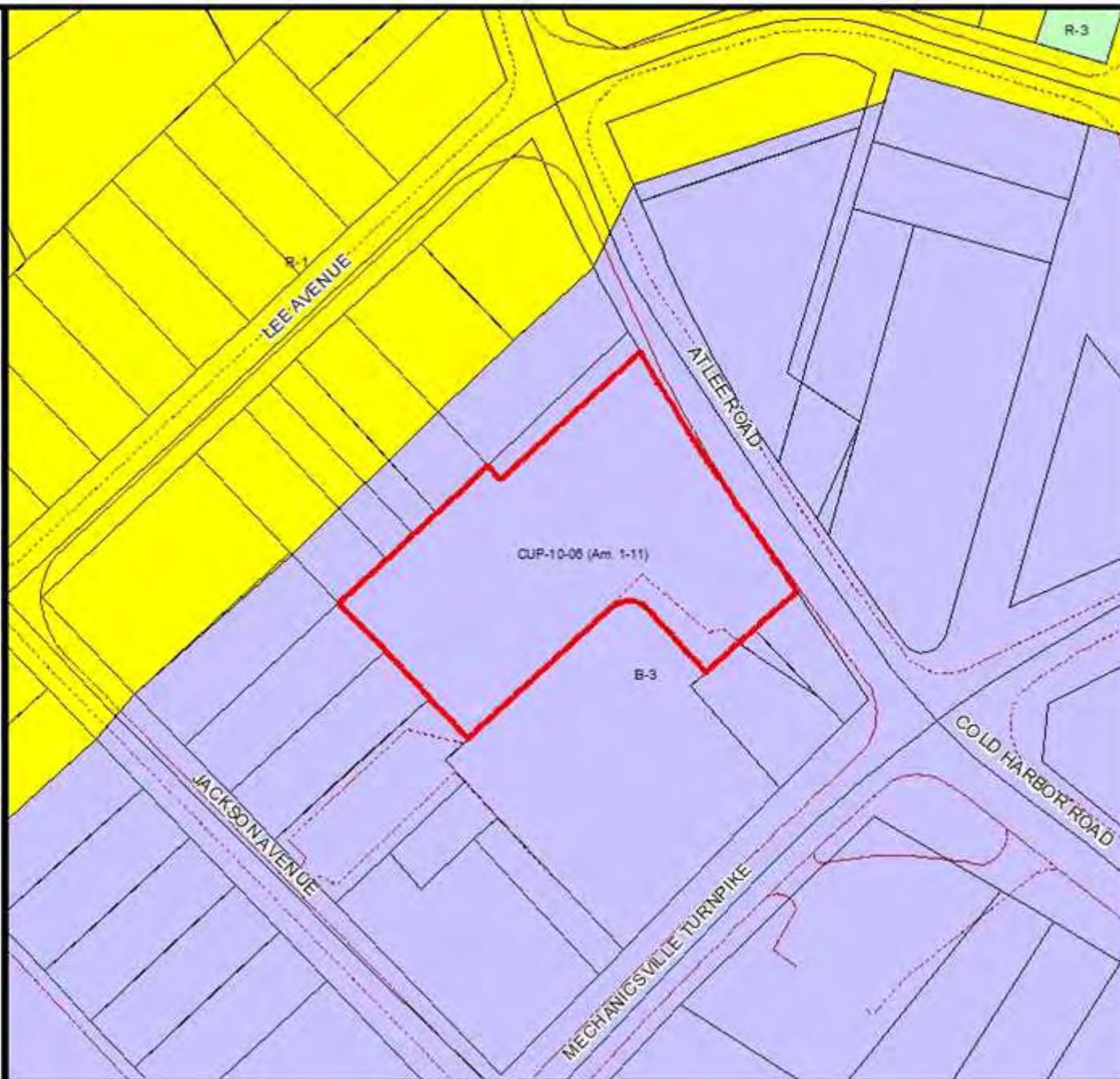
OPN. 8704-95-2888

Mechanicville Magisterial District



1 inch = 100 feet

May 06, 2014



CUP-5-14 & SE-8-14
Anchor Baptist Church
Mechanicsville Magisterial District

Planning Analysis:

- Since November 2006, the Church has utilized space in a commercial structure in the Village of Mechanicsville as its temporary church site with an approved Conditional Use Permit (CUP) & Special Exception (SE)
 - The CUP & SE were limited to a term of 3 years; the term was extended until July 1, 2011 through action by the General Assembly
- In 2011 the CUP & SE were amended for an additional 3 years, but no extensions beyond that were permitted



CUP-5-14 & SE-8-14
Anchor Baptist Church
Mechanicsville Magisterial District

Planning Analysis, cont.:

- The CUP is for the church use, and the concurrent SE is to request that the existing entrances on Atlee Road be allowed to remain open
- The temporary site has 3 entrances from Atlee Road, which do not meet spacing requirements
 - The entrances serve this parcel and adjacent parcels



CUP-5-14 & SE-8-14
Anchor Baptist Church
Mechanicsville Magisterial District

Planning Analysis, cont.:

- The Church also has an approved CUP for a future location on Walnut Grove Road
 - That site has begun development, but the church expects it will take approx. 2 years to complete it
 - Therefore, the subject requests are for a new CUP & SE for the temporary site for a term of 3 years, which will coincide with development of its future site





RENDERING OF BUILDING



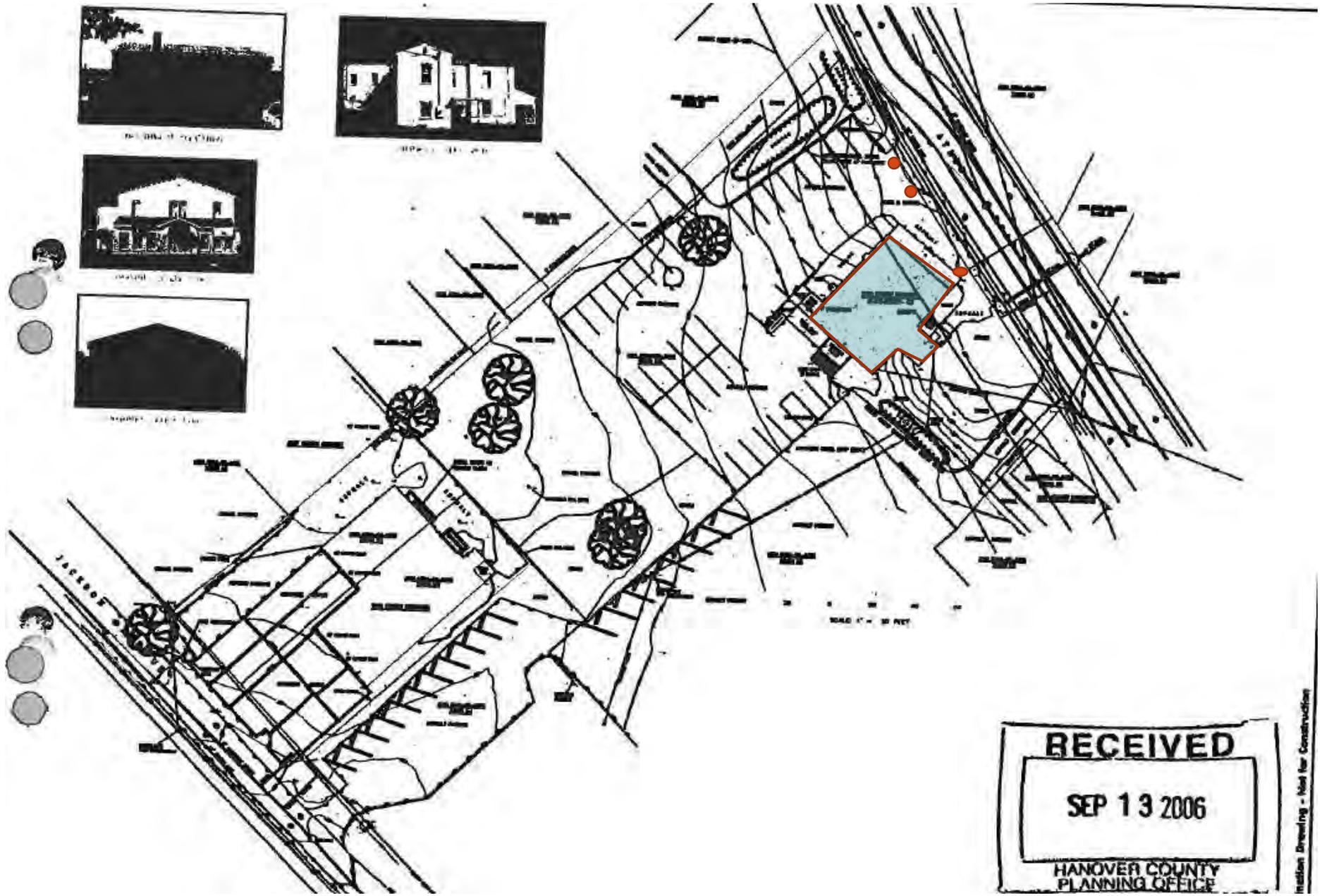
RENDERING OF BUILDING



RENDERING OF BUILDING



RENDERING OF BUILDING



SCALE 1" = 50 FEET

RECEIVED

SEP 13 2006

**HANOVER COUNTY
PLANNING OFFICE**

Written Drawing - Not for Construction

CUP-5-14 & SE-8-14
Anchor Baptist Church
Mechanicsville Magisterial District

Recommendations:

CUP-5-14

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

SE-8-14

- Staff recommends **APPROVAL** subject to the conditions outlined in the staff report



SE-10-14
Holladay Properties-Midwest
South Anna Magisterial District

Request	Permit an indoor rifle and pistol range
Location	West line of Lakeridge Parkway, 0.6 mile south of its intersection with Lewistown Road
Zoning	M-2(c), Light Industrial District with conditions
Acres	3.0
Land Use	Destination Commerce



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-10-14

Holladay Properties

indoor shooting facility

Zoned M-2

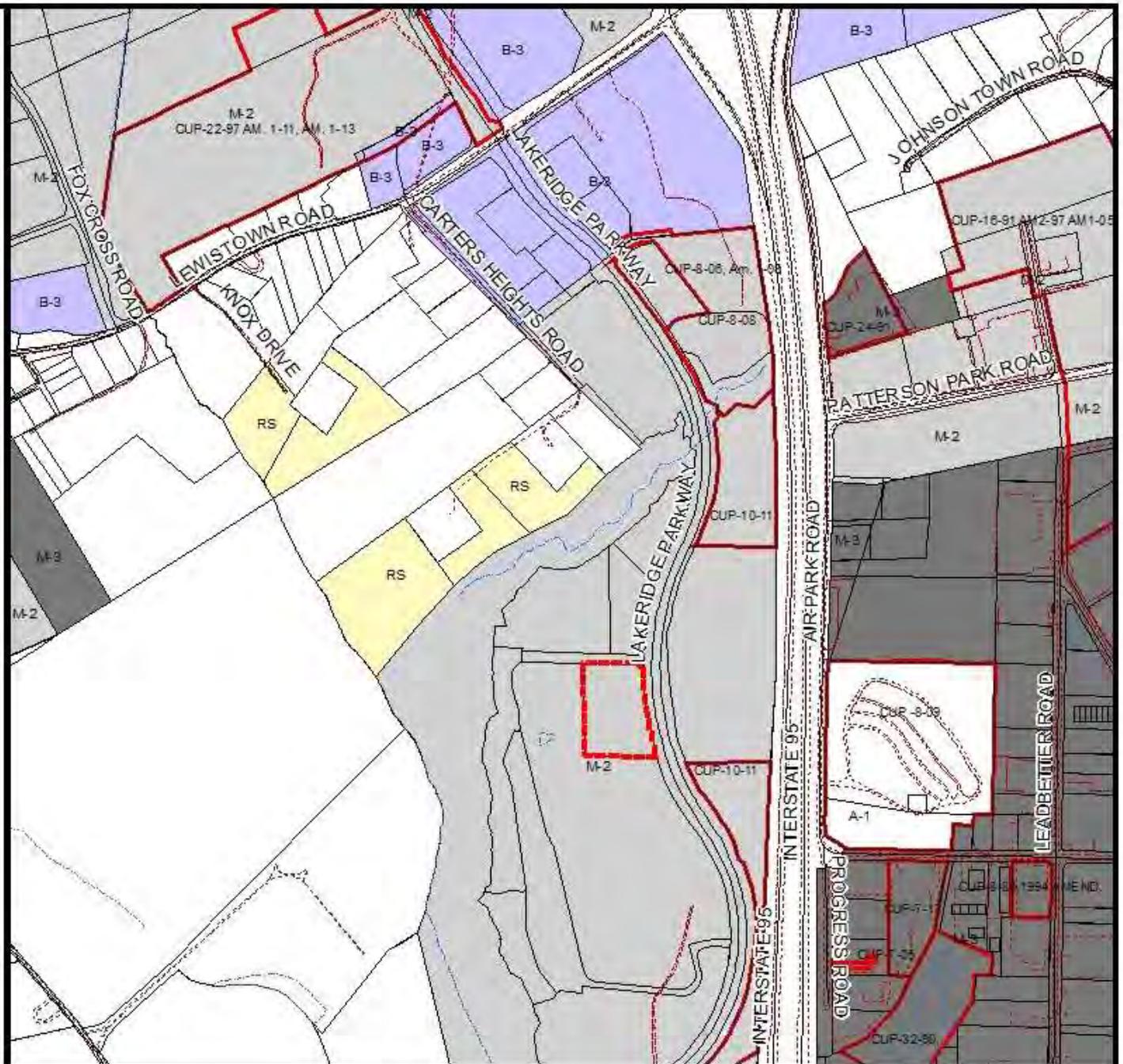
GPIN: 7732-04-3135

South Anna Magisterial District



1 inch = 700 feet

June 02, 2014



SE-10-14
Holladay Properties-Midwest
South Anna Magisterial District

Planning Analysis :

- The proposed 22,800 sq. ft. structure will include:
 - 24 firing ranges
 - 2 classrooms
 - Retail area
 - Offices

- Elevations have been submitted that comply with proffered conditions for Winding Brook



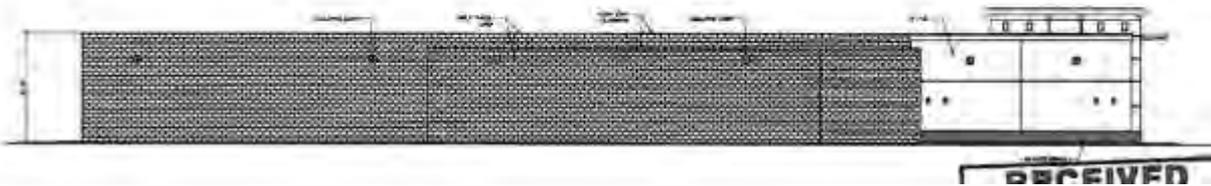
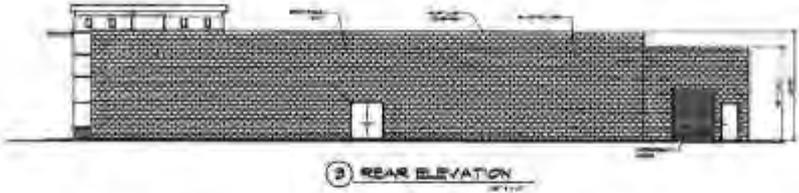
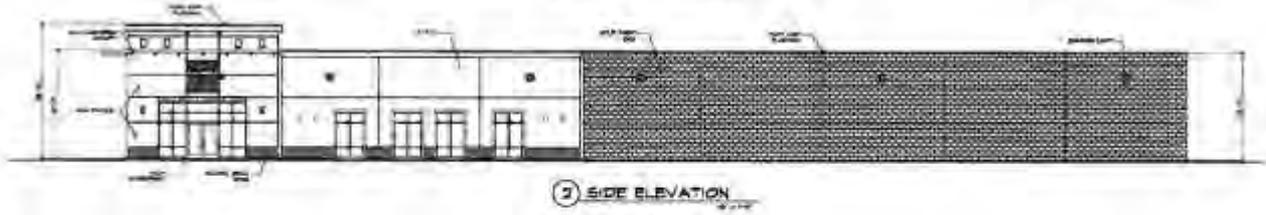
SE-10-14
Holladay Properties-Midwest
South Anna Magisterial District

Planning Analysis, Cont. :

- The sketch plan shows that the subject parcel contains 4.86 acres:
 - 3.0 acres is designated for the indoor firing range
 - The residual 1.86 acres is designated for future development and will not be subject to this SE
- The layout shows inter-parcel connections for access to the residual lot



Elevations



RECEIVED

SE-10-14
Holladay Properties-Midwest
South Anna Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Request	Amend the proffers and conceptual plan approved with C-16-00, Am. 1-04
Location	Southwest quadrant of the intersection of Sliding Hill Road and Charter Hill Court
Zoning	B-3(c), General Business District with conditions
Acres	6.78
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-16-00(c), Am. 1-14

Wilhook, L.L.C.

proffer amendment

Zoned B-3

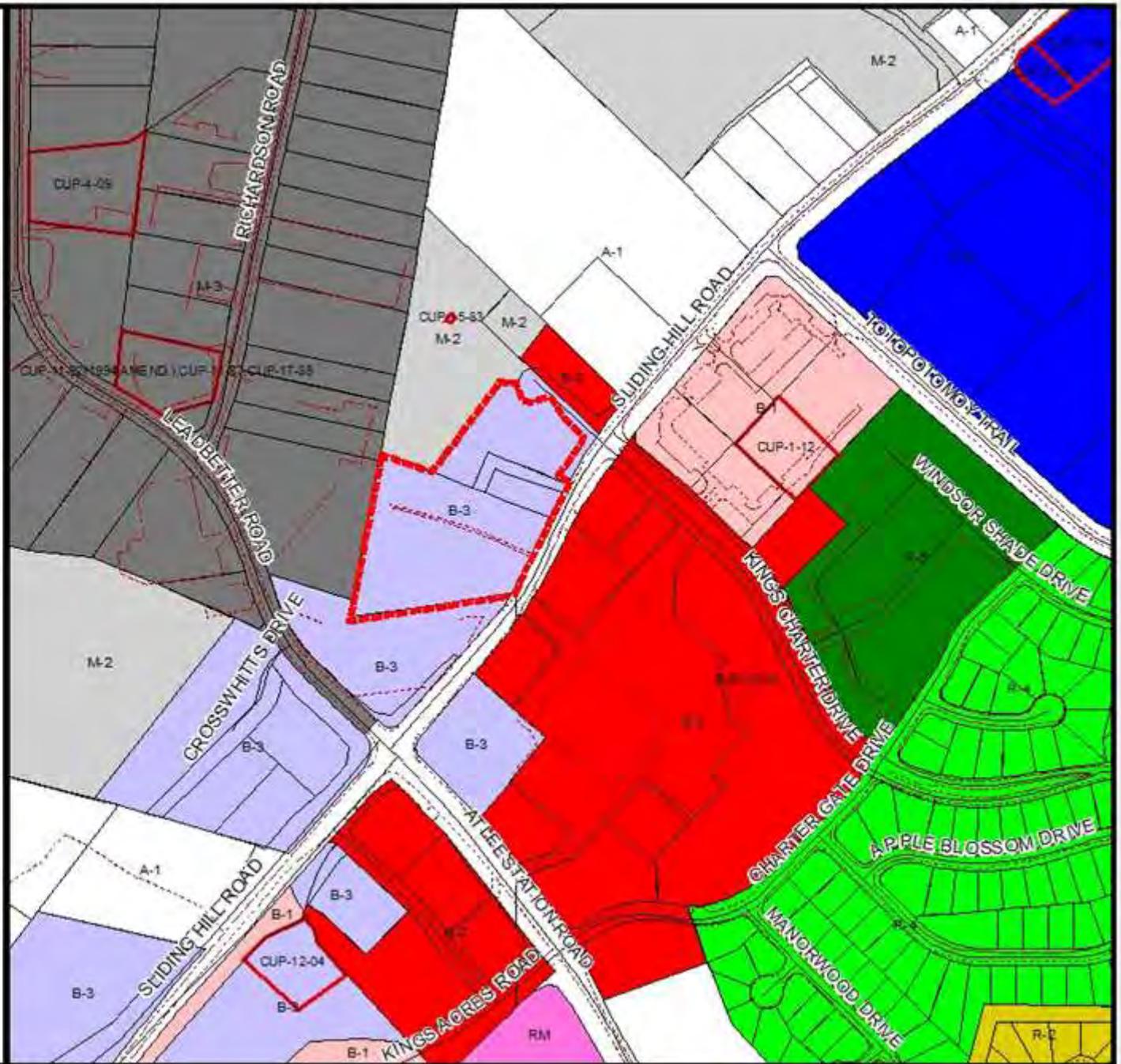
SPNs: 7767-07-0915, et al.

Ashland Magisterial District



1 inch = 400 feet

April 07, 2014



C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Planning Analysis:

- The applicant would like to amend the conceptual plan to show the following:
- 41,839 sq ft grocery store
 - Drive through pharmacy
 - 12 fueling stations
 - Related parking and access



Elevations





C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Planning Analysis, cont.:

- The current proffers limit access to the B-3 parcels from Charter Hill Court
 - The proposed conceptual plan shows a right-in/right-out driveway at the on Sliding Hill Road at the southern end of the property
- The applicant submitted a traffic impact analysis that was reviewed by VDOT and the County's traffic consultant



C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Planning Analysis, cont.:

- Sliding Hill Road is currently identified as a priority roadway improvement project
 - Preliminary design is currently underway for the planned roadway improvements
- The improvements agreed upon by the applicant are intended to support the ultimate improvements to this section of Sliding Hill Road



C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Proffered Conditions:

- The applicant has submitted proffers which includes conformity with the sketch plan as well as significant transportation improvements including:
 - Installation of a Traffic Signal at the intersection of Sliding Hill Rd./Charter Hill Ct./Kings Charter Dr. and associate pavement striping
 - Two additional travel lanes along the frontage with the outside lane serving as a right turn lane into the project
 - Installation of a raised median extending from Charter Hill Court south to a point beyond the southern entrance



C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Proffered Conditions:

- Pavement striping to serve as a median until the future raised median between the subject property and the raised median at the intersection of Sliding Hill Road and Atlee Station Road is constructed
- Construction of 5-foot sidewalk along property frontage on west side of Sliding Hill Road
- Installation of a northbound left turn lane at Charter Hill Court
- Dedication of right-of-way accordance with the Major Thoroughfare Plan



C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Proffered Conditions:

- Architectural Treatment/Elevations
- Monument style freestanding multi-use signage
- HVAC Screening
- Trash Receptacle Screening
- Time limitations on trash pick-Up & parking lot cleaning



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-16-00(c), Am. 1-14
Wilhook, L.L.C.
Ashland Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

Ordinance Amendment 13-05

Promotional Events

➤ Proposed Ordinance to amend the definition of “Promotional Event” and provide that Promotional Events are a permitted accessory use, under certain listed criteria, in the following districts:

- B-O, Business Office District
- B-1, Neighborhood Business District
- B-2, Community Business District
- B-3, General Business District
- OS, Office/Service District
- M-1, Limited Industrial District
- M-2, Light Industrial District
- M-3, Heavy Industrial District



Ordinance Amendment 13-05

Promotional Events

- The comprehensive update to the Business Districts included provisions for relaxing the promotional event regulatory requirements
 - The intent was to allow businesses to undertake promotional activities with an administrative application (no fee), review, and approval without the requirement of obtaining a Special Exception (SE) permit
- Among the requirements and limitations, the administrative event permit could be issued for a period not to exceed 3 days, and could not be issued to the same applicant or property more than 3 times in any calendar year



Ordinance Amendment 13-05

Promotional Events

- The current Ordinance defines a Promotional Event as follows:
 - *An event held by a single retail or service establishment in connection with a specific occasion (such as the opening of a business, the anniversary of the opening of a business, or the closing of a business) or in connection with a community or charitable event or national or local holiday or celebration*
- During the course of implementing the relaxed provisions, staff recognized that the current regulations remain more restrictive than initially intended



Ordinance Amendment 13-05

Promotional Events

- The following changes to the definition and regulation of promotional events have been included in the draft ordinance:
 - The definition has been amended to clarify the event is to promote the sale of goods and merchandise or services offered by the business;
 - The limit of four events per year has been eliminated;
 - The requirement that the event may not utilize required parking spaces or restrict ingress and egress to the site has been clarified; and,
 - A provision has been added that requires the event to occur only within normally advertised business hours



Ordinance Amendment 13-05

Promotional Events

- The draft Ordinance amendment incorporates comments made by the Community Development Committee which reviewed the draft Ordinance on June 24, 2013.

Recommendations:

- The Planning Commission and staff recommend **ADOPTION** of the Ordinance Amendment 13-05, Promotional Events



