



Hanover County Board of Supervisors

August 27, 2014

Hanover: People, Tradition & Spirit



C-24-02(c), Am. 1-14
Gina and Erich Petschauer
South Anna Magisterial District

Request	Amend the cash proffer for 1 lot in the Greenwood Creek Subdivision
Location	At the terminus of Greenwood Creek Drive, east of its intersection with Greenwood Church Road
Zoning	AR-6(c), Agricultural Residential District with conditions



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-24-02, Am. 1-14

Gina M. and Erich M. Petschauer

cash proffer amendment

Zoned AR-6

GPIN: 7759-08-6608

South Anna Magisterial District



1 inch = 700 feet

May 29, 2014



C-24-02(c), Am. 1-14
Gina and Erich Petschauer
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$7,399.00 (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-24-02(c), Am. 1-14
Gina and Erich Petschauer
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-30-04(c), Am. 1-14
Adrienne L. and James D. Knox
(Main Street Homes)
South Anna Magisterial District

Request Amend the cash proffer for 1 lot in the Triple Oaks subdivision

Location Northeast line of Whispering Creek Circle, west of its intersection with Oaks Estates Drive

Zoning RC(c), Rural Conservation District with conditions



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-30-04, Am. 1-14

Main Street Homes

cash proffer amendment

Zoned RC

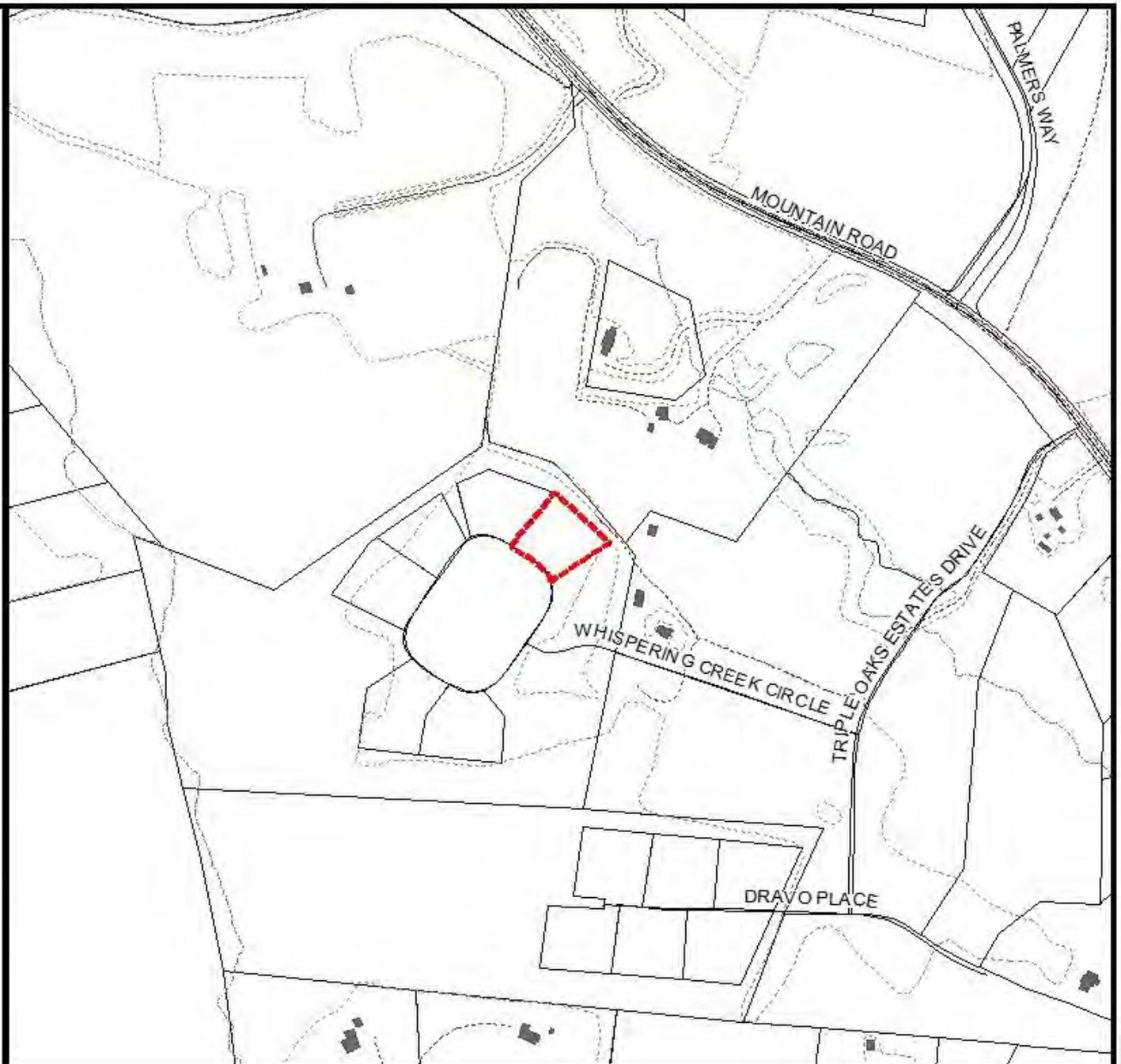
GPIN: 7739-99-9099

South Anna Magisterial District



1 inch = 500 feet

May 06, 2014



C-30-04(c), Am. 1-14
Adrienne L. and James D. Knox
(Main Street Homes)
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 8 from \$7,700.00 (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-30-04(c), Am. 1-14
Adrienne L. and James D. Knox
(Main Street Homes)
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-5-14(c)

Linda and Joseph Doane

Cold Harbor Magisterial District

Request Rezone from A-1 to AR-6(c)

Location South line of Parsleys Mill Road at its
intersection with Crown Hill Road

Acres 39.86

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	

C-5-14

Linda and Joseph Doane

Rezone A-1 to AR-6

Zoned A-1

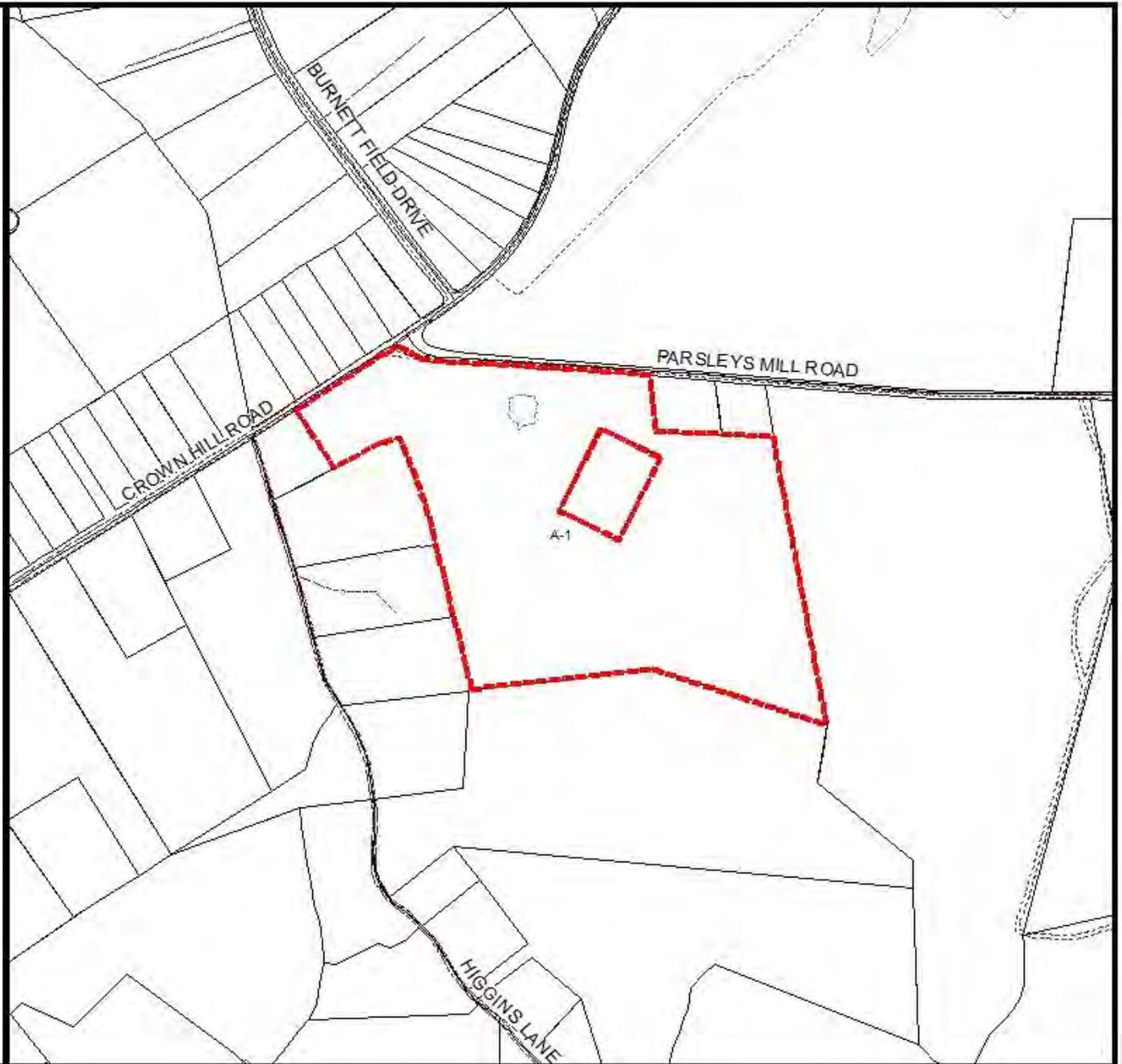
OPIN: 8744-75-0551

Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 2014



C-5-14(c)
Linda and Joseph Doane
Cold Harbor Magisterial District

Planning Analysis:

- The applicant is proposing to rezone to AR-6(c) to permit the creation of 2 lots:
 - 5.43 acre lot with the existing house
 - 34.43 acre lot



C-5-14(c)
Linda and Joseph Doane
Cold Harbor Magisterial District

Proffers:

- Conceptual plan
- Tree Preservation
- Contribution for Road Improvements
- Dedication of Right-of-Way



C-5-14(c)
Linda and Joseph Doane
Cold Harbor Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-9-14

Bon Secours

Chickahominy Magisterial District

Request	To allow 2 signs that are larger and taller than permitted
Location	1) Atlee Road entrance to Memorial Regional Medical Center 2) Meadowbridge Road entrance to Memorial Regional Medical Center
Zoning	B-1(c), Neighborhood Business District with conditions
Acres	1.78
Land Use	Commercial



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	

SE-9-14

Bon Secours

sign larger and taller
then permitted

Zoned B-1

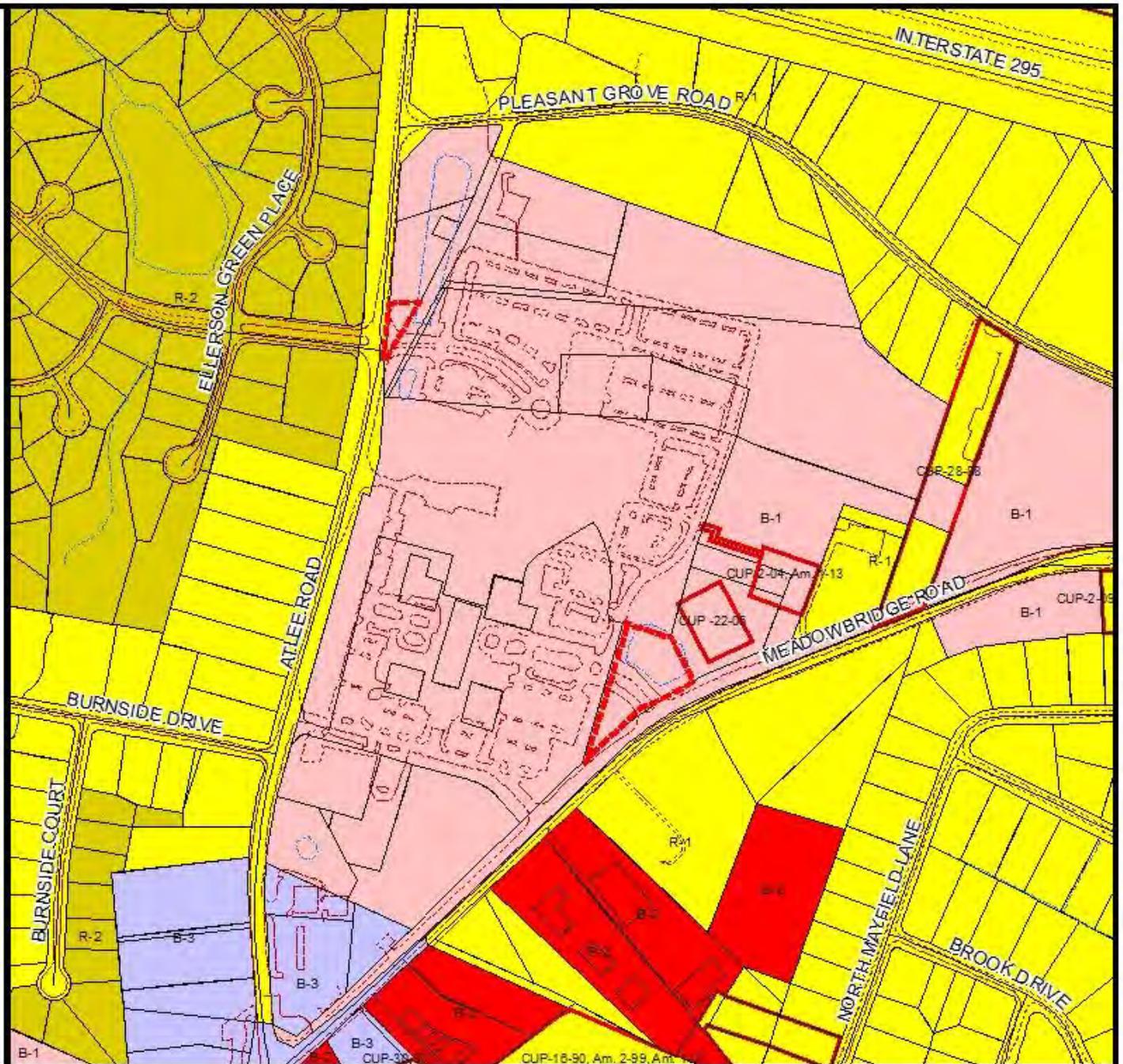
GPIN's: 0705-54-0926 & 0705-53-7813

Chickahominy Magisterial District



1 inch = 400 feet

May 30, 2014



SE-9-14
Bon Secours
Chickahominy Magisterial District

Planning Analysis :

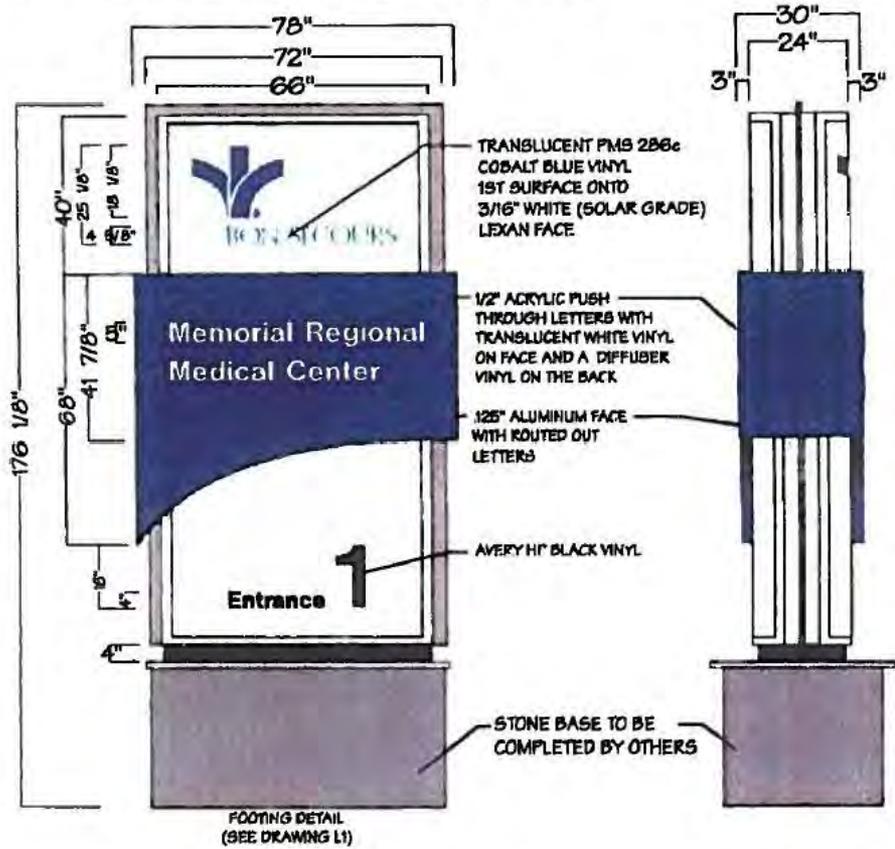
- The proposed signs incorporate an electronic message board so that temporary advertisement signs are no longer needed

	Permitted (max)	Proposed	Difference
Sign Area	30 s.f.	73.67 s.f.	43.67 s.f.
Sign Height	6'	14' 8"	8' 8"



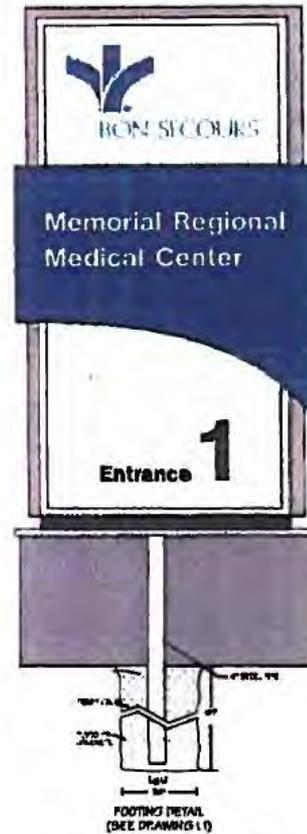
Elevations

CEP - CEREMONIAL ENTRANCE PYLON - (76.239 SqFt)

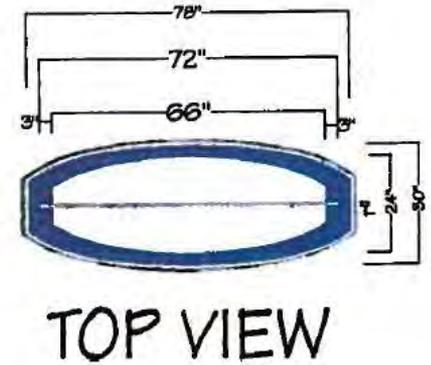


SIDE A

SIDE VIEW



SIDE B



TOP VIEW

SE-9-14
Bon Secours
Chickahominy Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-12-14
Carol and Roger Martin
Henry Magisterial District

Request	To permit a private garage for more than 4 automobiles
Location	East line of Verdi Lane, north of its intersection with Pole Green Road
Zoning	AR-1, Agricultural Residential District
Acres	4.1
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	

SE-12-14

Roger Martin

garage larger than permitted

Zoned AR-1

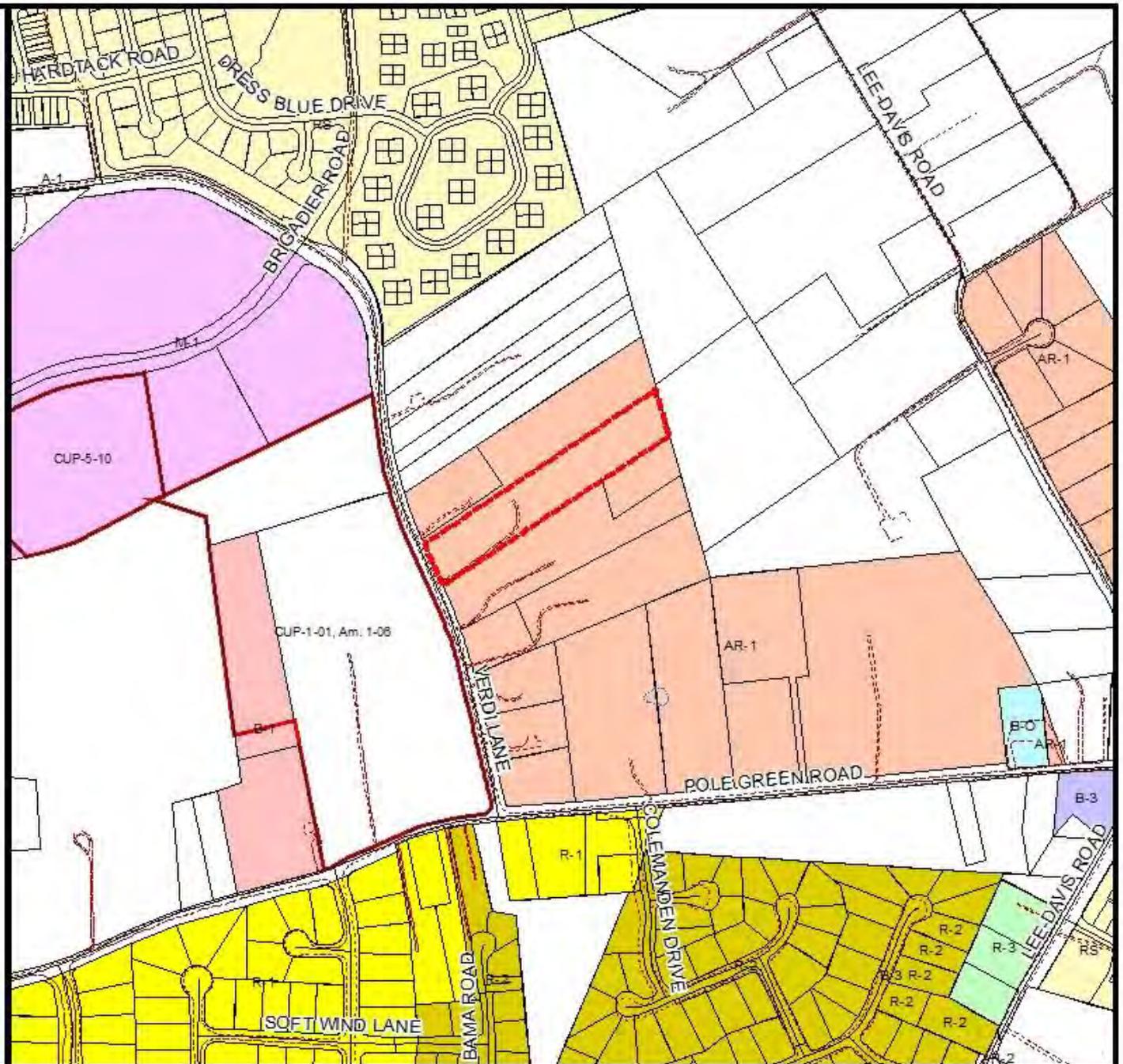
GPIN: 0715-70-5583

Henry Magisterial District



1 inch = 500 feet

June 26, 2014



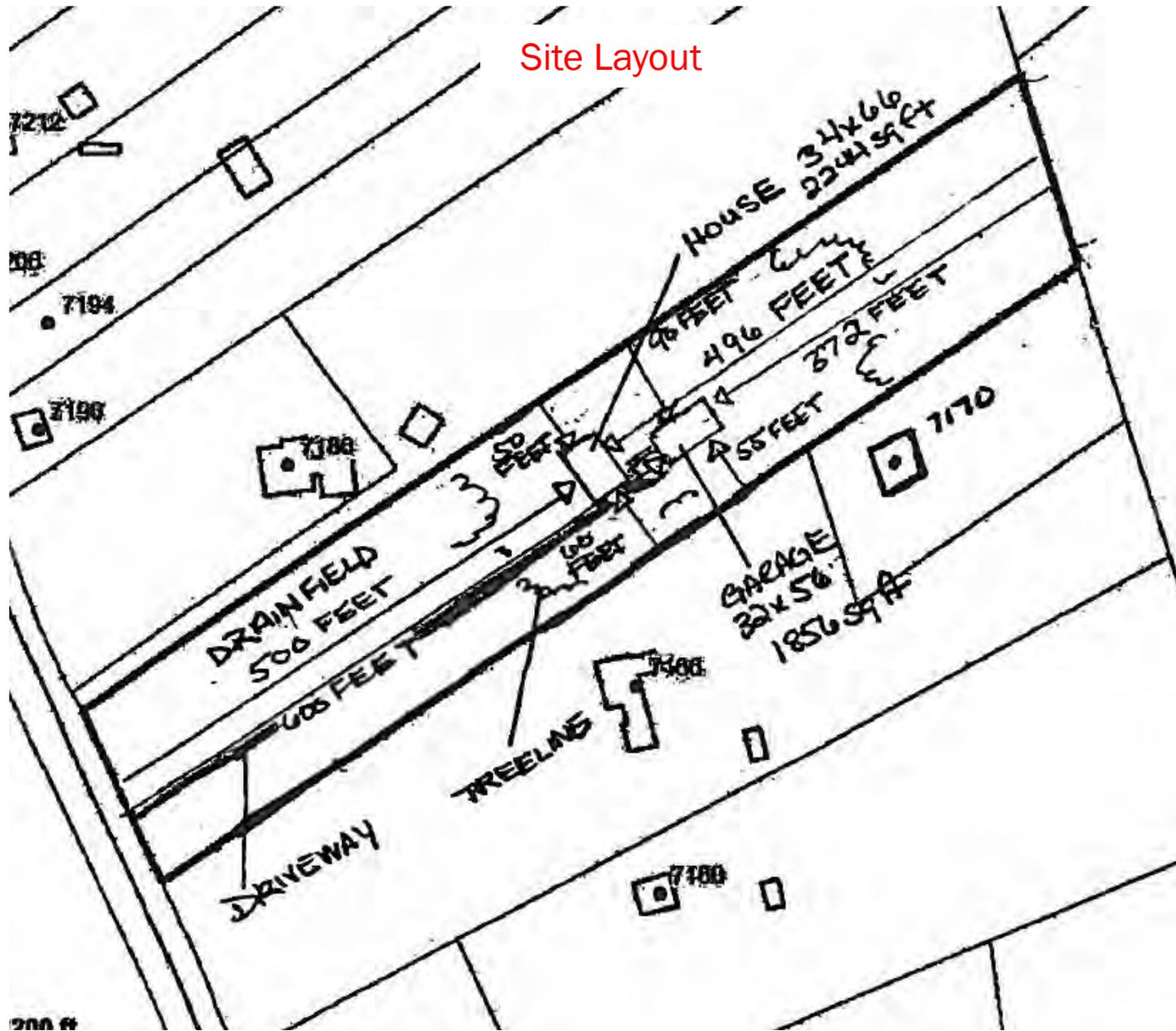
SE-12-14
Carol and Roger Martin
Henry Magisterial District

Planning Analysis :

- The applicants are proposing a detached private garage, approx. 1,856 sq. ft.
 - The space will accommodate more than 4 vehicles, as well as lawn equipment, tools, a work area and restored collectors items
- The sketch plan shows the proposed garage structure will be located to the rear of the house, exceeding the required setbacks
- The property is heavily wooded and the garage should not be visible from the road



Site Layout



SE-12-14
Carol and Roger Martin
Henry Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-13-14
Nancy Pecsok
Beaverdam Magisterial District

Request	Permit a commercial dog kennel
Location	South line of Melton Place Drive, west of its intersection with Melton Road
Zoning	A-1, Agricultural District
Acres	4.58
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	

SE-13-14

Nancy Pecsok

commercial kennel

Zoned A-1

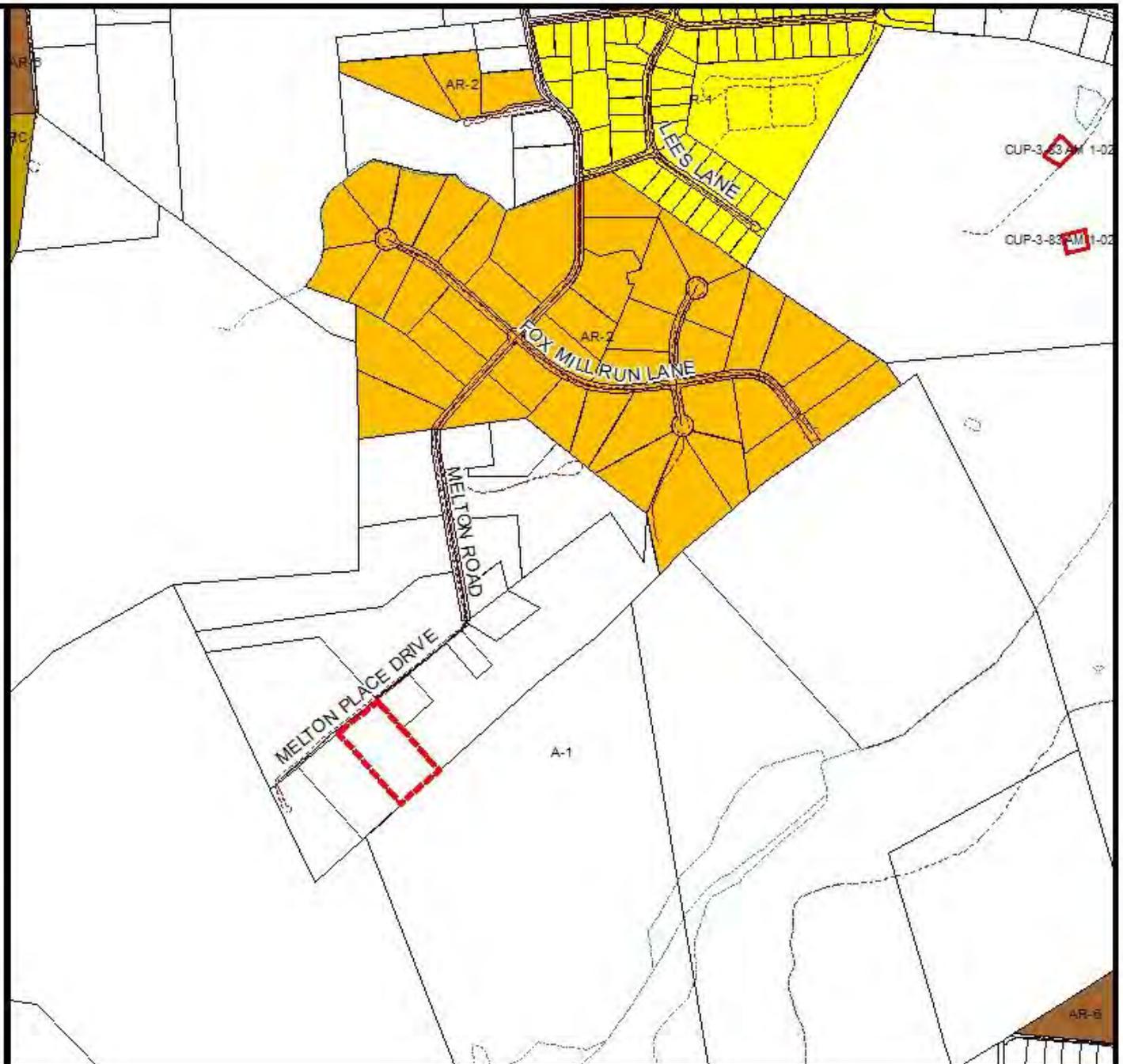
GRN: 7769-71-2498

Beaverdam Magisterial District



1 inch = 800 feet

July 07, 2014



SE-13-14
Nancy Pecsok
Beaverdam Magisterial District

Planning Analysis :

- The proposed commercial dog kennel is for up to 5 dogs to be boarded inside the applicant's house
- The sketch plan shows access to a fenced area in the backyard and sufficient parking onsite for customers
- The County's noise ordinance states that animal noises from commercial kennels are governed by the conditions of approval of the Special Exception
 - Staff has recommended a condition that requires the enforcement of that portion of the noise ordinance for excessive barking of dogs



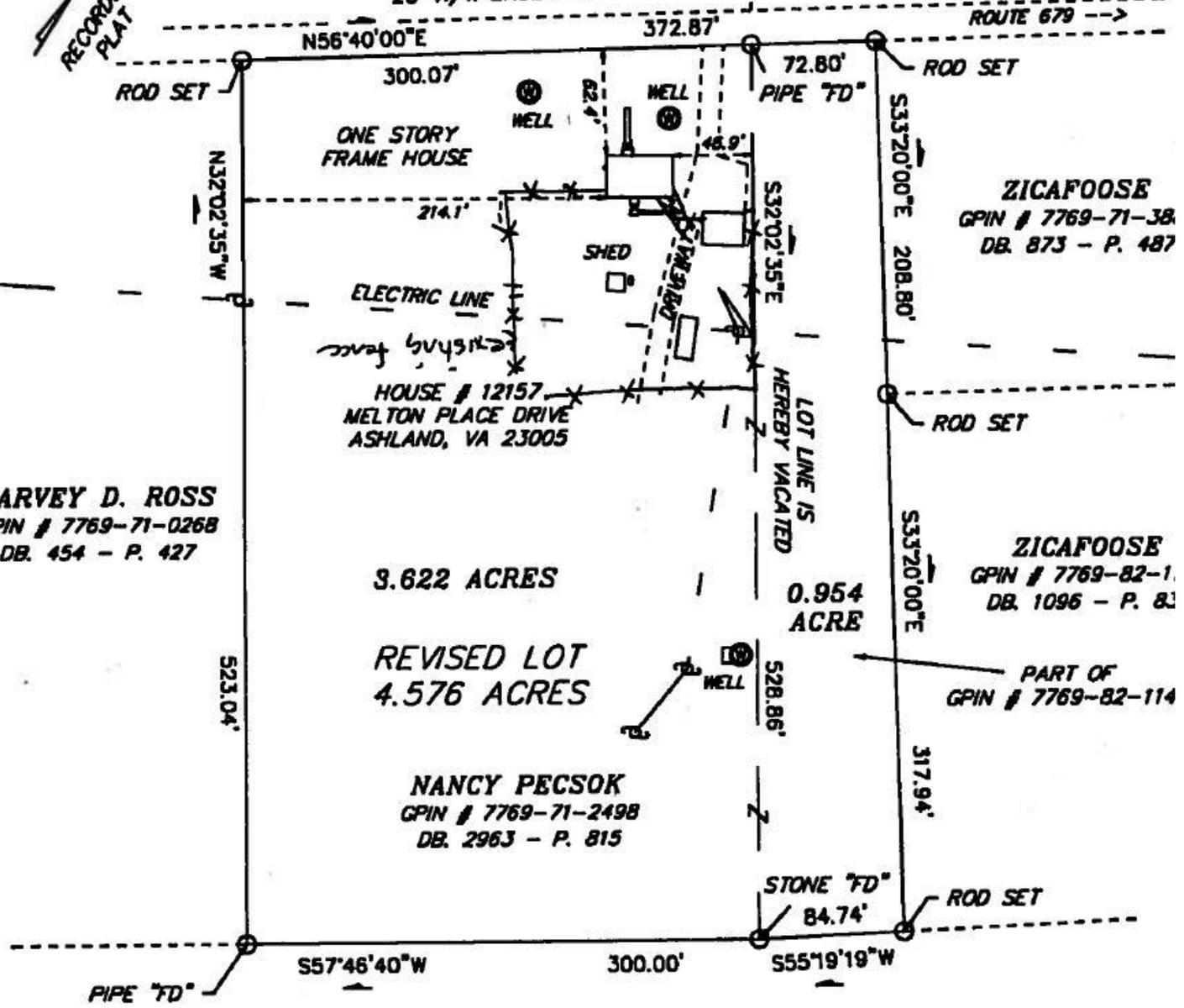
DB. 1201 - P. 654

DB. 2064 - P. 172

Site Layout

MELTON
20' R/W EASEMENT

TO MELTON ROAD
ROUTE 679 -->



HARVEY D. ROSS
GPIN # 7769-71-0268
DB. 454 - P. 427

3.622 ACRES

REVISED LOT
4.576 ACRES

NANCY PECSOK
GPIN # 7769-71-2498
DB. 2963 - P. 815

ZICAFOOSE
GPIN # 7769-71-38
DB. 873 - P. 487

ZICAFOOSE
GPIN # 7769-82-1
DB. 1096 - P. 8

PART OF
GPIN # 7769-82-114

0.954
ACRE

LOT LINE IS
HEREBY VACATED

S57°46'40"W

300.00'

S55°19'19"W

PIPE "TD"

STONE "TD"

84.74'

ROD SET

ROD SET

N32°02'35"W

300.07'

N56°40'00"E

372.87'

WELL

WELL

ONE STORY
FRAME HOUSE

SHED

ELECTRIC LINE

fencing fence

HOUSE # 12157
MELTON PLACE DRIVE
ASHLAND, VA 23005

72.80'

PIPE "TD"

ROD SET

S33°20'00"E

208.80'

ROD SET

S33°20'00"E

317.94'

WELL

528.86'

SE-13-14
Nancy Pecsok
Beaverdam Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-14-14
Wright's Enterprise, L.L.C.
Henry Magisterial District

Request	To permit a dwelling in a B-3 zoning district for use by the proprietor or employee of a business
Location	North line of Mechanicsville Turnpike, east of its intersection with New Bethesda Road
Zoning	B-3, General Business District
Acres	1.31
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	

SE-14-14

Wright's Enterprise, L.L.C.

living quarters

Zoned B-3

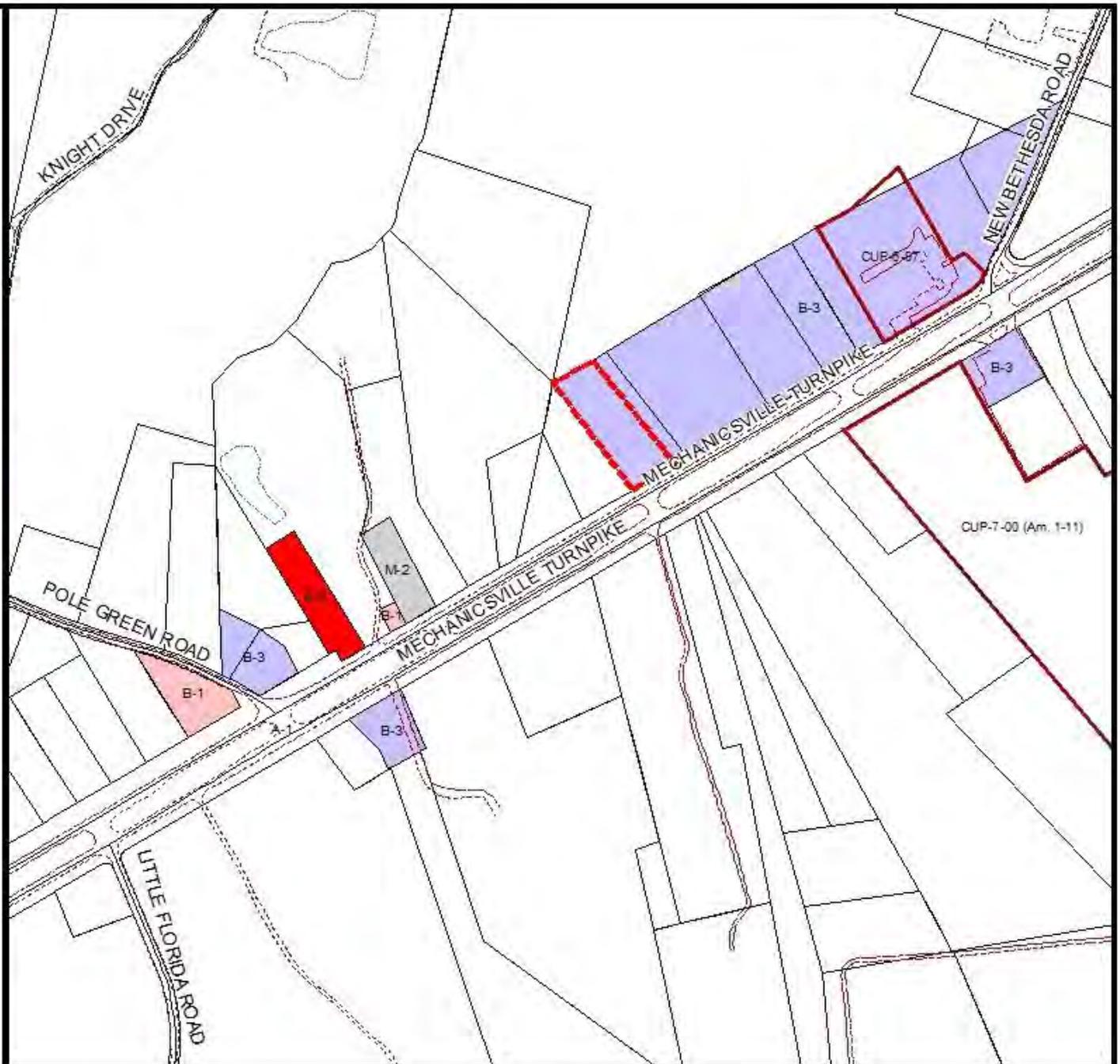
GPN: 3745-19-8168

Henry Magisterial District



1 inch = 400 feet

July 07, 2014

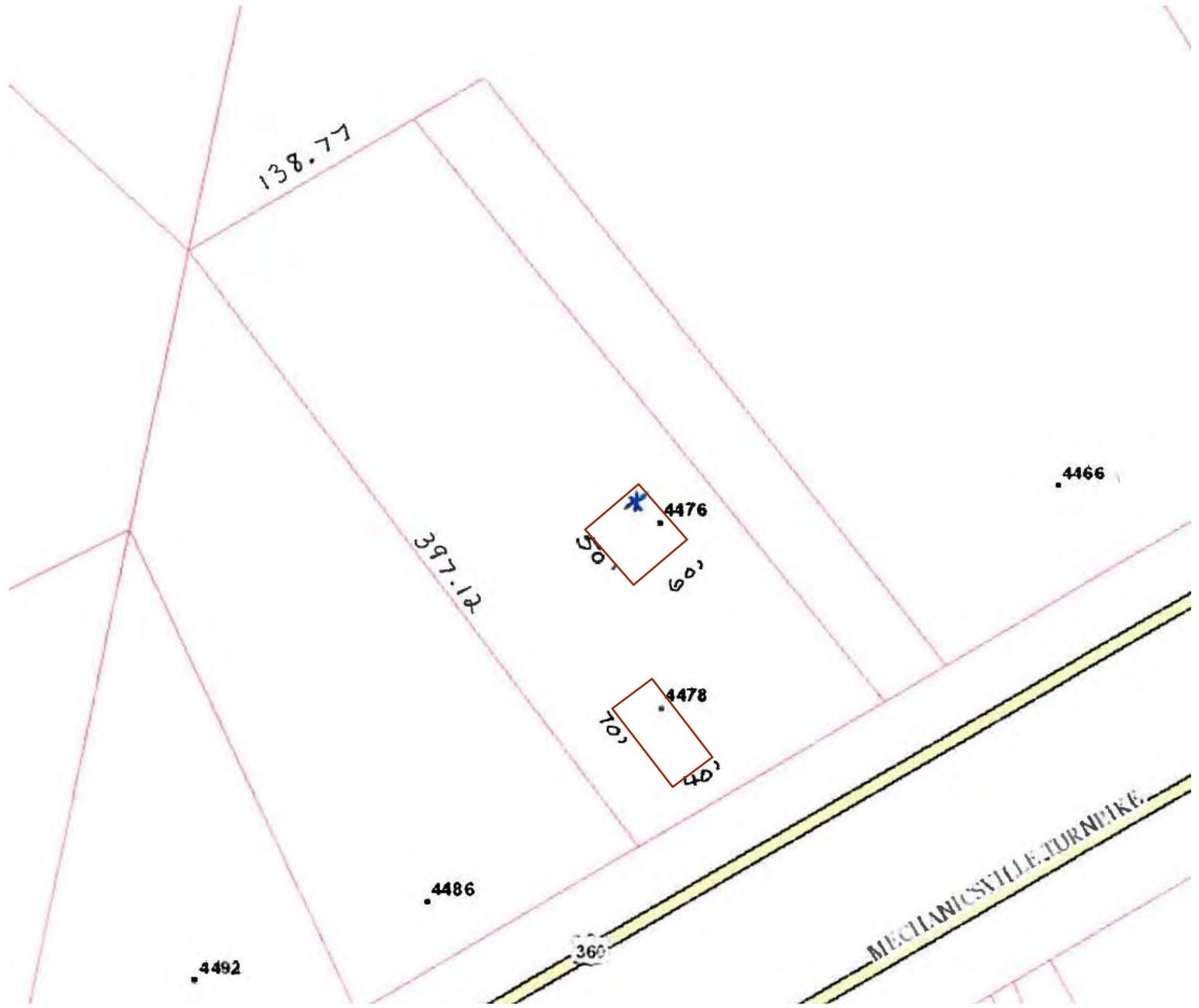


SE-14-14
Wright's Enterprise, L.L.C.
Henry Magisterial District

Planning Analysis :

- The subject property is zoned B-3, which allows for living quarters for the owner/employee of the business operating at the location with a Special Exception Permit
- S&W Excavating, L.L.C. operates out of 1 of the 2 buildings on the property and the owner of that business wishes to have living quarters on-site
- The conversion of the space from commercial to residential is subject to inspection and approval by the Building Inspector's office
 - Approval will result in no exterior changes





SE-14-14
Wright's Enterprise, L.L.C.
Henry Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!

SE-15-14

Jean and Robert Brummell

Chickahominy Magisterial District

Request	To permit a private garage for more than 4 automobiles
Location	West line of Braxton Way, north of its intersection with Crown Colony Parkway
Zoning	R-1, Single Family Residential District
Acres	0.52
Land Use	Suburban General



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	

SE-15-14

Jean and Robert Brummell

2nd garage, larger than permitted

Zoned R-1

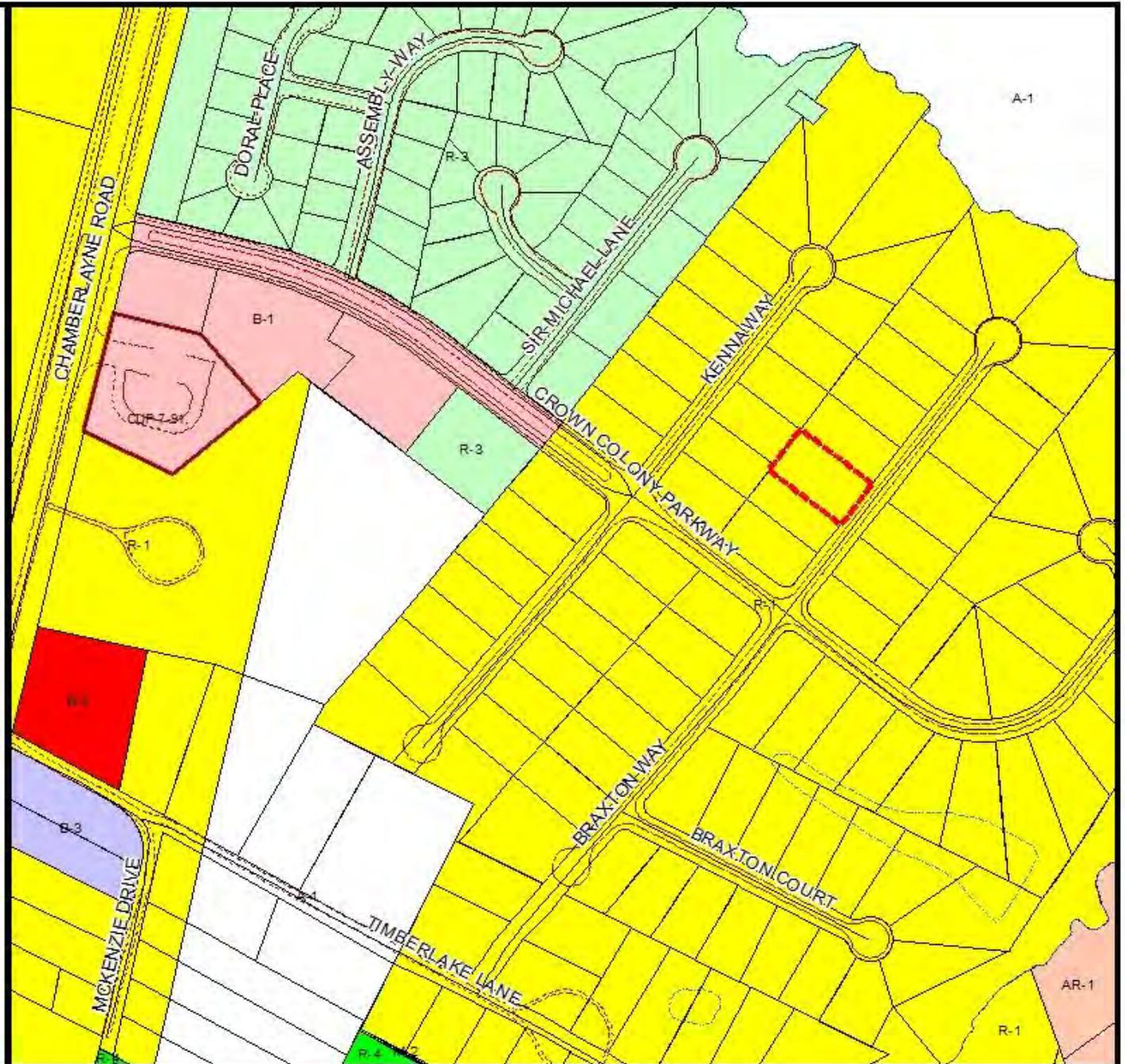
GPIN: 3706-77-8733

Chickahominy Magisterial District



1 inch = 300 feet

July 07, 2014



SE-15-14
Jean and Robert Brummell
Chickahominy Magisterial District

Planning Analysis :

- The property is located in Crown Colony Subdivision, and has an existing 2-car garage
- The applicant is requesting to construct a 2nd garage that will provide the owners storage for more than 4 vehicles
- The sketch plan shows the existing structures and the proposed 2nd garage structure, which meets setback requirements at the proposed location

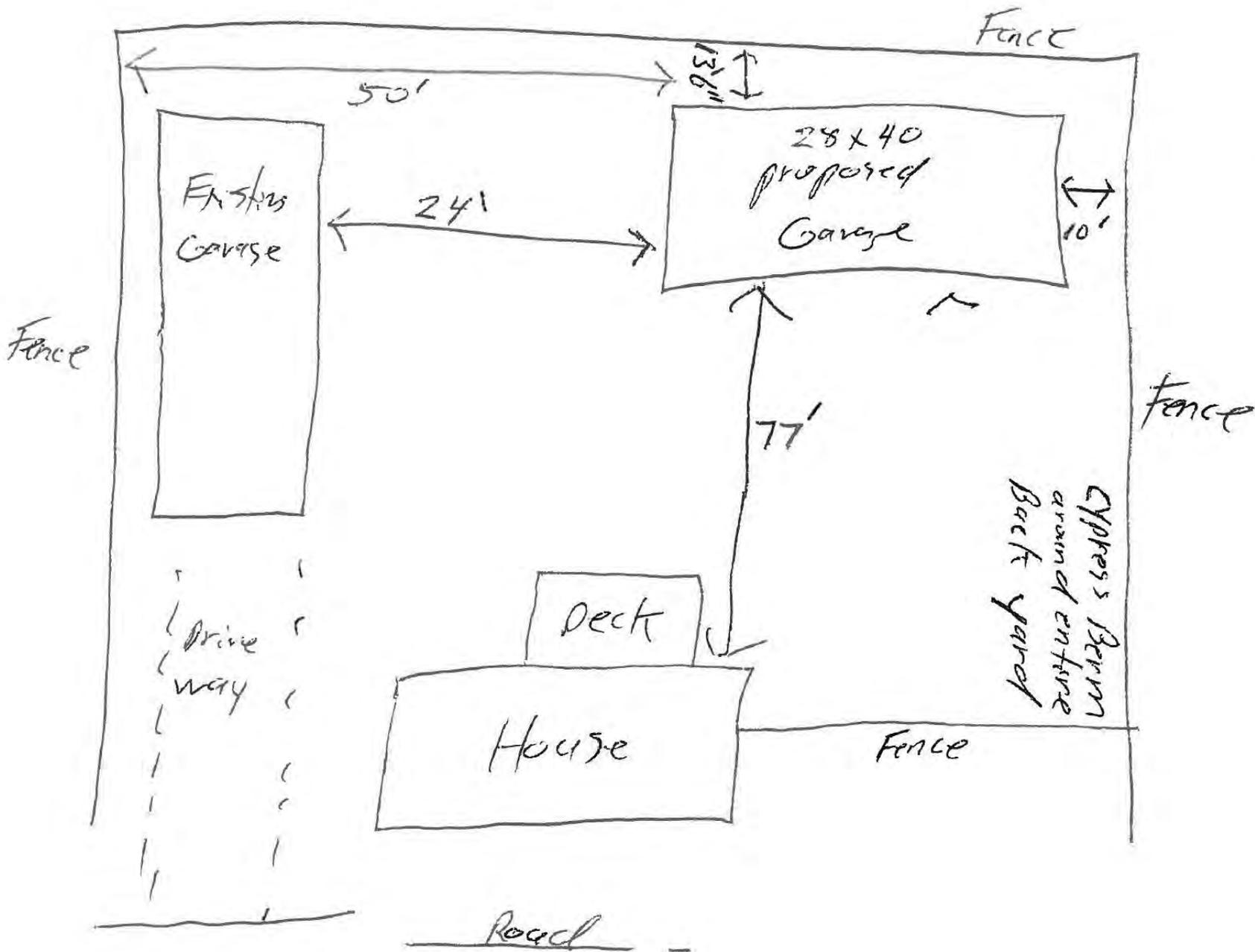


SE-15-14
Jean and Robert Brummell
Chickahominy Magisterial District

Planning Analysis, cont. :

- A drawing was submitted depicting the proposed 3-car garage, and shows frame construction with a brick foundation and vinyl siding
- The applicants submitted their plans for the 2nd garage to the Crown Colony architectural review committee (ARC) and the proposed structure was approved





SE-15-14
Jean and Robert Brummell
Chickahominy Magisterial District

Staff Recommendation:

APPROVAL with the conditions outlined in the staff report



HANOVER: PEOPLE, TRADITION & SPIRIT!