



Hanover County Board of Supervisors

October 22, 2014

Hanover: People, Tradition & Spirit



C-34-02(c), Am. 1-14
Katie & Michael Poprik, et al.
Chickahominy Magisterial District

Request	Amend the cash proffer for 2 lots in the Honey Meadows Subdivision
Location	South line of Meadow Pond Drive, north of its intersection with Honey Meadows Road
Zoning	RS(c), Single-Family 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-34-02, Am. 1-14

Royal Dominion Homes, Inc., et al.

cash proffer amendment

Zoned RC

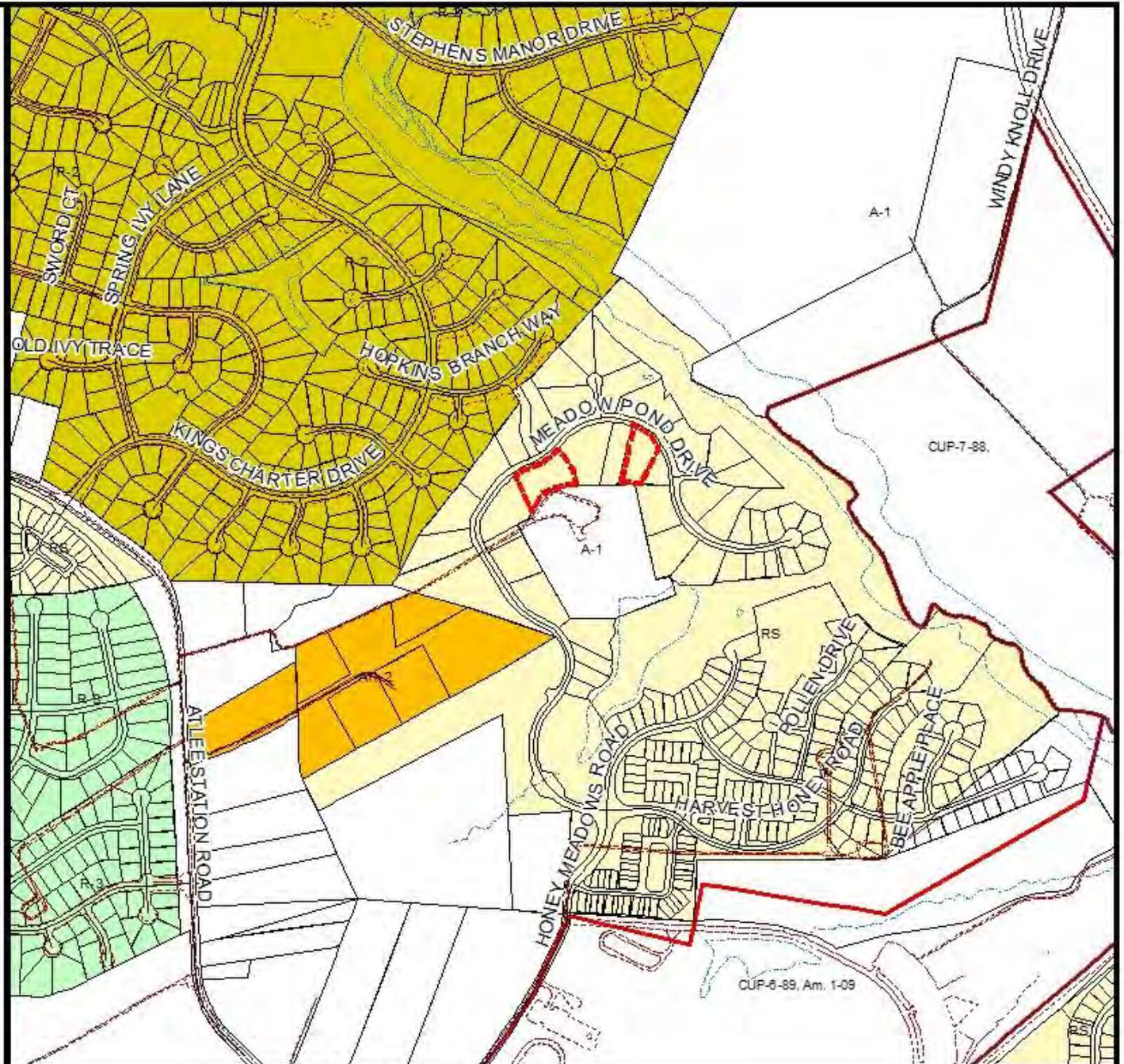
GPN# 7797-71-5987 & 7797-82-0170

Chickahominy Magisterial District



1 inch = 717 feet

August 04, 2014



C-34-02(c), Am. 1-14
Katie & Michael Poprik, et al.
Chickahominy Magisterial District

Planning Analysis:

- The request is to amend the following:
- Eliminate proffers No. 1: \$5,181.00 (capital improvements) and No. 2: \$2,685.00 (road improvements)

Original Proffer	\$2,685.00
Original Proffer Current Value with Cost of Living Increase	\$3,491.00
Current Proffer Methodology	\$6,339.00

- Per proffer policy, the amended proffer No. 1 reflects the value of the original proffer including the cost of living increase



C-34-02(c), Am. 1-14
Katie & Michael Poprik, et al.
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-17-07(c), Am. 1-14
Donna G. & Brandon O. Pettit, Sr.
South Anna Magisterial District

Request Amend the cash proffer for 1 lot in the
Dogwood Trail Subdivision

Location North line of Dogwood Trail Road, east of its
intersection with Watkins Road

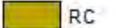
Zoning AR-6(c), Agricultural Residential District with
conditions



Hanover County, Virginia

Zoning Map

Legend

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

C-17-07, Am. 1-14

Donna and Brandon Pettit

cash proffer amendment

Zoned AR-6

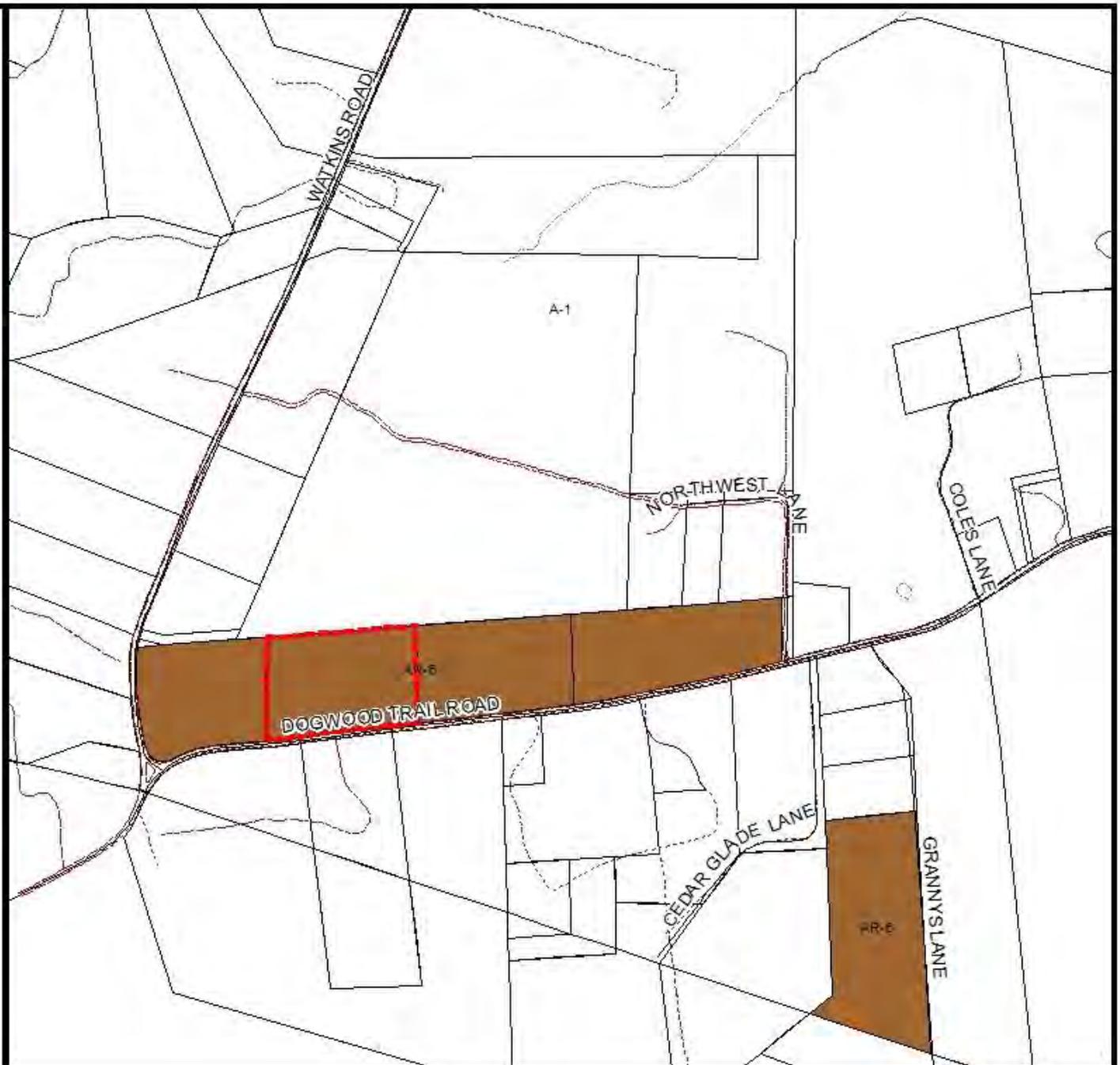
OPIN: 7708-15-0830

South Anna Magisterial District



1 inch = 600 feet

July 07, 2014



C-17-07(c), Am. 1-14
Donna G. & Brandon O. Pettit, Sr.
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 1 from \$14,240.00 (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-17-07(c), Am. 1-14
Donna G. & Brandon O. Pettit, Sr.
South Anna Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-17-09(c), Am. 1-14

T.M. Johnson, Inc.

Cold Harbor Magisterial District

- Request Amend the cash proffer for 1 lot in the Lovings Trail Subdivision
- Location At the terminus of Lovings Trail, east of its intersection with Cold Harbor Road
- Zoning AR-6(c), Agricultural Residential District with conditions



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-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-17-09, Am. 1-14

T.M. Johnson, Inc.

cash proffer amendment

Zoned AR-6

SPIN: 5743-08-3405

Cold Harbor Magisterial District



1 inch = 400 feet

July 07, 2014



C-17-09(c), Am. 1-14
T.M. Johnson, Inc.
Cold Harbor Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Amend Proffer No. 3 from \$18,330.00 (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-17-09(c), Am. 1-14
T.M. Johnson, Inc.
Cold Harbor Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-12-14(c)
Betsy T. & Ray L. Marshall
Beaverdam Magisterial District

Request Rezone from A-1 to B-3

Location West line of Washington Highway, south of its
 intersection with Doswell Road

Zoning A-1, Agricultural District

Acres 4.82

Land Use Multi-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	■ C-S
■ RC	■ B-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-12-14

Betsy T. and Ray L. Marshall

Rezone A-1 to B-3

Zoned A-1

GPIN's: 7883-16-1033 (part) &
7883-16-7758 (part)

Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014



C-12-14(c)
Betsy T. & Ray L. Marshall
Beaverdam Magisterial District

Planning Analysis:

- The subject parcels consist of 17.35 acres
 - 2.5 acres along the Rt. 1 frontage are currently zoned B-3 and the remainder is zoned A-1
- This request is to expand the B-3 zoning by an additional 4.8 acres



C-12-14(c)
Betsy T. & Ray L. Marshall
Beaverdam Magisterial District

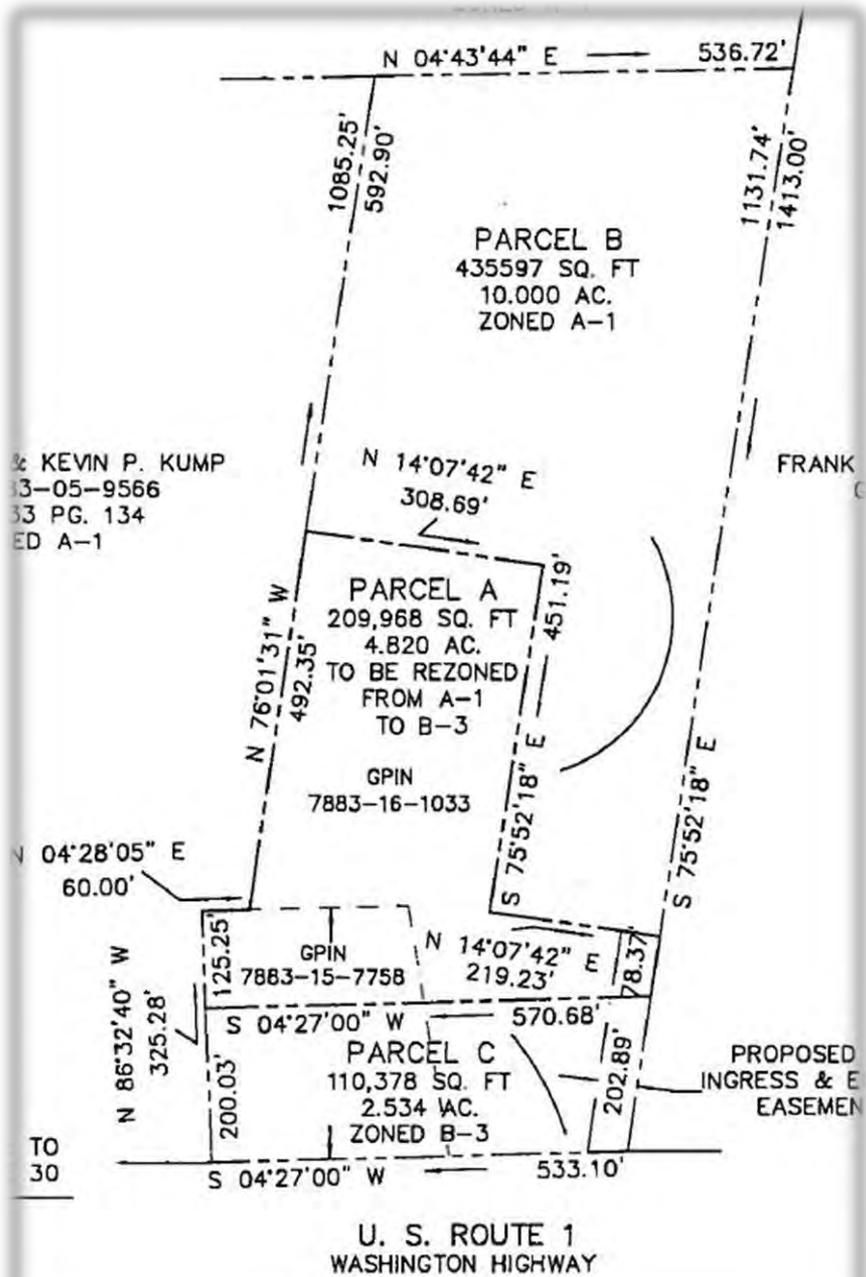
Planning Analysis, cont.:

- Three surveyed historic structures are located on the subject properties
 - The Historical Commission has expressed concern that the proposal does not include any means to protect or preserve the structures

Proffers:

- Proffers have been submitted that address access and building materials





C-12-14(c)
Betsy T. & Ray L. Marshall
Beaverdam Magisterial District

Recommendations:

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



C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Request Rezone from A-1 to B-1(c)

Location South line of Mechanicsville Turnpike, east of
 its intersection with Brandy Creek Drive

Zoning A-1, Agricultural District

Acres 1.36

Land Use Commercial



Hanover County, Virginia

Zoning Map

Legend

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

C-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Zoned A-1

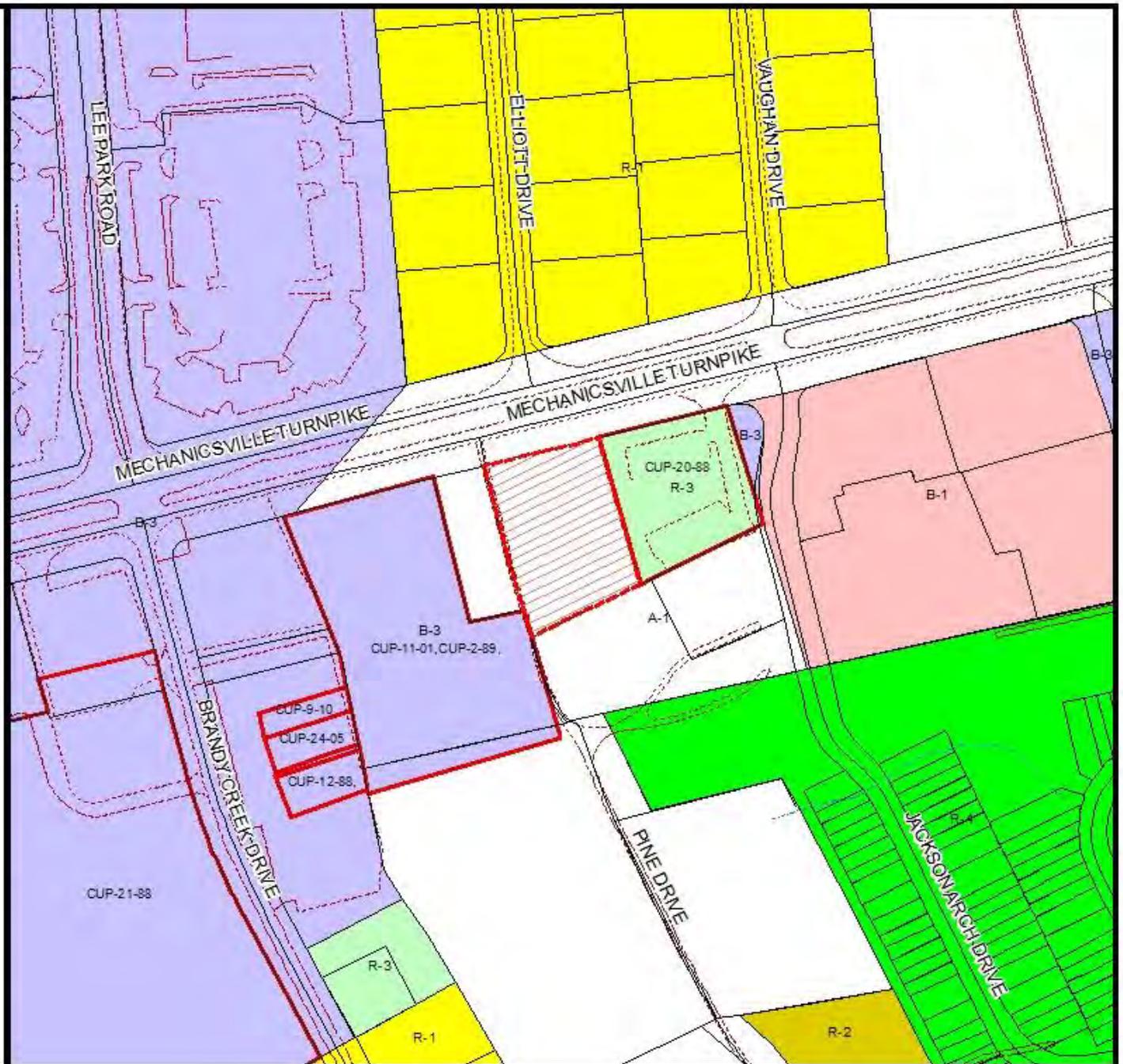
OPIN: 8724-18-2758

Mechanicsville Magisterial District



1 inch = 200 feet

May 29, 2014



C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Planning Analysis:

- The proposal is to develop the site for a restaurant and retail uses
- The plan indicates a 7,020 sq. ft. structure with parking spaces in compliance with the zoning ordinance
- Proposed architecture will be compatible with architecture and materials used at Bowles Farm Plaza



C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Planning Analysis, cont.:

- A continuous right turn lane is proposed along Rt. 360
- Pine Drive is a private access easement on the western boundary of the subject property
 - The proposal does not include use of the easement and the conceptual plan shows no connection to it from within the site



C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Proffers:

- Conceptual Plan – General conformity related to the size of the proposed structure and parking, and requires substantial conformity related to the entrance improvements
- Architecture – Consistent with Bowles Farm Plaza
- Dedication of Right-of-Way



C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Proffers, cont.:

- Roadway Improvements - To construct a continuous right-turn lane
- HVAC - Units shall be screened
- All Freestanding Signs - Shall be monument type
- Dumpsters - Shall be screened
- Lighting Fixtures - Shall not exceed 25' in height



ROUTE 360
(EX 142' R/W)

EXISTING TURN LANE

250'

EXISTING TURN LANE

EXISTING PAVEMENT

245'

PROPOSED TURN LANE IMPROVEMENTS

18'

EXISTING ENTRANCE

NORTH

ETTA BOWLES RICE
GPIN 0724-10-1736
ZONING: A-1
USE: RESIDENTIAL

JOHN TALLEY FAMILY, LLC
GPIN 0724-10-0642
ZONING: B-3
USE: COMMERCIAL

RECEIVED

25' THROUGHFARE BUFFER

11 SPACES

16 SPACES

9 SPACES

9 SPACES

PROPOSED COMMERCIAL

SIDEWALK

10 SPACES

11 SPACES

PINE DRIVE (PRIVATE DRIVEWAY)
EVERGREEN SCREENING

SCREENED TRASH PADS (FULLY ENCLOSED)

SCREENS

LOADING

EVERGREEN SCREENING

P&M PARTNERSHIP
GPIN 0724-10-4034
ZONING: R-3
USE: COMMERCIAL

NOTE
WATER QUALITY AND WATER
QUANTITY WILL BE ADDRESSED
USING BIO-RETENTION,
VEGETATED SWALES AND
UNDERGROUND FACILITIES,
WHERE NECESSARY

ANNIE MAE BOND
GPIN 0724-10-3500
ZONING: R-3
USE: RESIDENTIAL

BARBARA LEE
GPIN 0724-10-
ZONING: A
USE: RESIDENTIAL

C-10-14(c)
Hanover Land, L.L.C.
Mechanicsville Magisterial District

Recommendations:

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



C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Request Rezone from A-1 to RS(c)

Location South line of Studley Road, 1,300' east of its
intersection with Shady Grove Road

Zoning A-1, Agricultural District

Acres 62.04

Land Use Suburban General (1- 4 DU per acre)

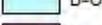
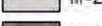


HANOVER: PEOPLE, TRADITION & SPIRIT!

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	

C-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

Zoned A-1

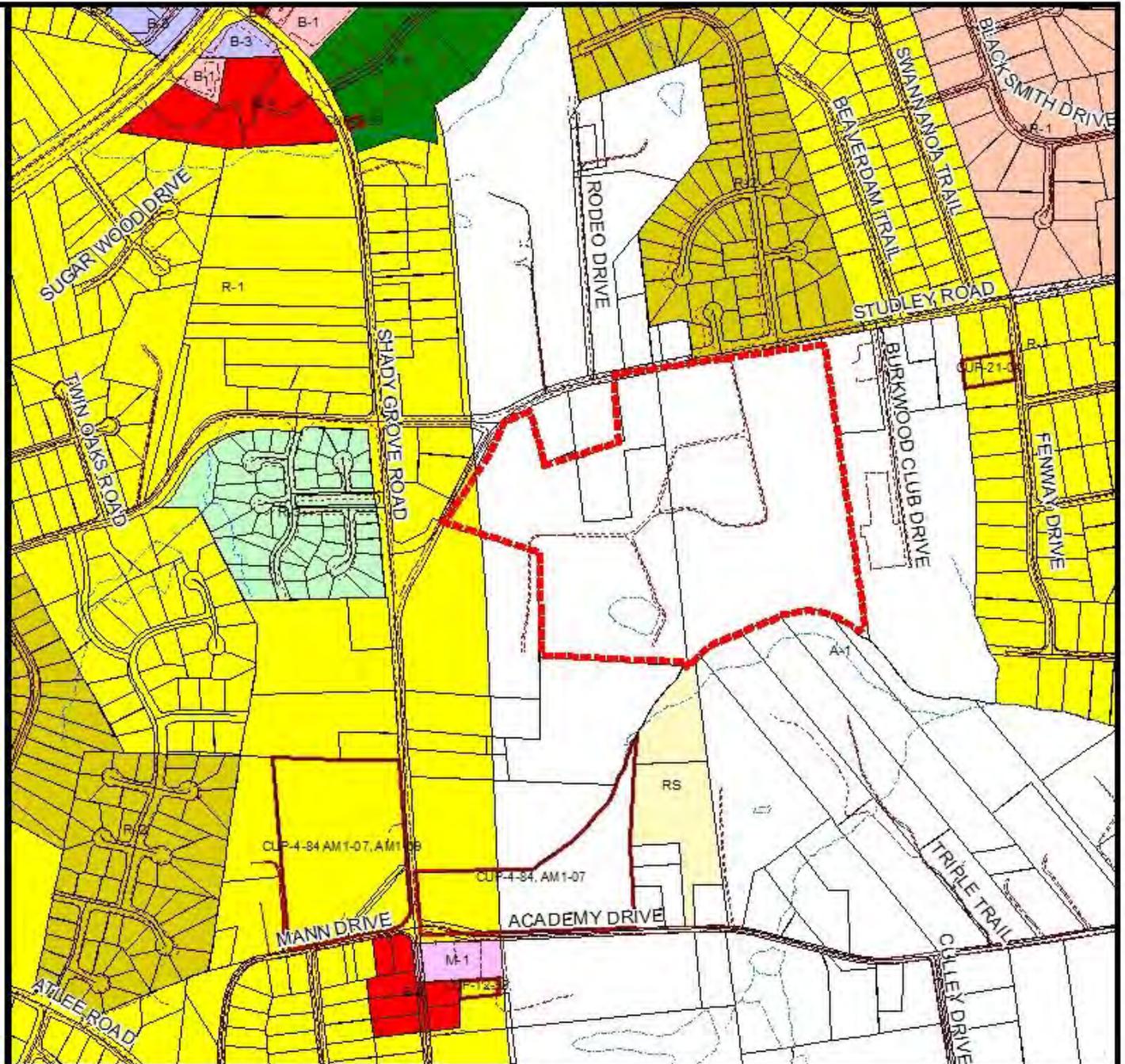
GPIN's: 8706-72-1235, 8706-82-0535
8706-72-4928

Chickahominy Magisterial District



1 inch = 700 feet

March 05, 2014



C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Planning Analysis:

- The RS District requirements have all been met for this project
- The proposed subdivision will include:
 - 142 residential lots
 - 17.5 acres of common open space
 - Only 12.41 acres is required



C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Planning Analysis, cont.:

➤ Amenities will include:

- Multi-use playing field
- Tot lot playground
- Pavilion
- Pond
- Wooded common area
- Sidewalks
- Pedestrian trails



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Elevations:

- Elevations have been provided showing a variety of:
 - Housing styles
 - Materials
 - Stone, brick and siding
 - Most include porches
 - All include attached front or side loaded garages



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)

William H. Garrison, et al.
(Meridian Land Company)

Chickahominy Magisterial District

Transportation:

- A traffic impact analysis (TIA) was prepared by the applicant's engineer, reviewed by VDOT and Planning
- Staff and VDOT included the following recommendations:
 - Dedication of right-of-way along Old Oaklawn Drive
 - Addition of a 100' right turn lane with a 100' taper at the project entrance on Studley Road
 - The turn lane sized in accordance with the right turn lane warrant analysis



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Proffers:

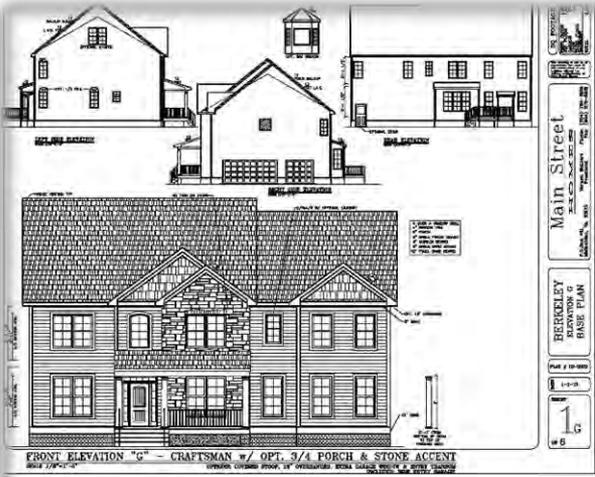
- Road Cash Proffer
- Foundations – Brick or stone
- Off-Site Sanitary Sewer
- Dedication of Right-of-Way on Studley Road
- Road Improvements - Entrances and the right turn lane from Studley Road
- Perimeter Fencing





POTENTIAL BUILDING ELEVATIONS

GARRISON MANOR
 MERIDIAN LAND COMPANY
 HANOVER COUNTY, VIRGINIA
 CHICKAHOMINY DISTRICT
 MARCH 3, 2014



C-3-14(c)
William H. Garrison, et al.
(Meridian Land Company)
Chickahominy Magisterial District

Recommendations:

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



HANOVER: PEOPLE, TRADITION & SPIRIT!

C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Request Rezone from A-1 to RS(c)

Location West line of Atlee Station Road, south of its
 intersection with Deer Stream Drive

Zoning A-1, Agricultural District

Acres 41.94

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-7-14

E. Tyree Chappell, Estate

Rezone A-1 to RS

Zoned A-1

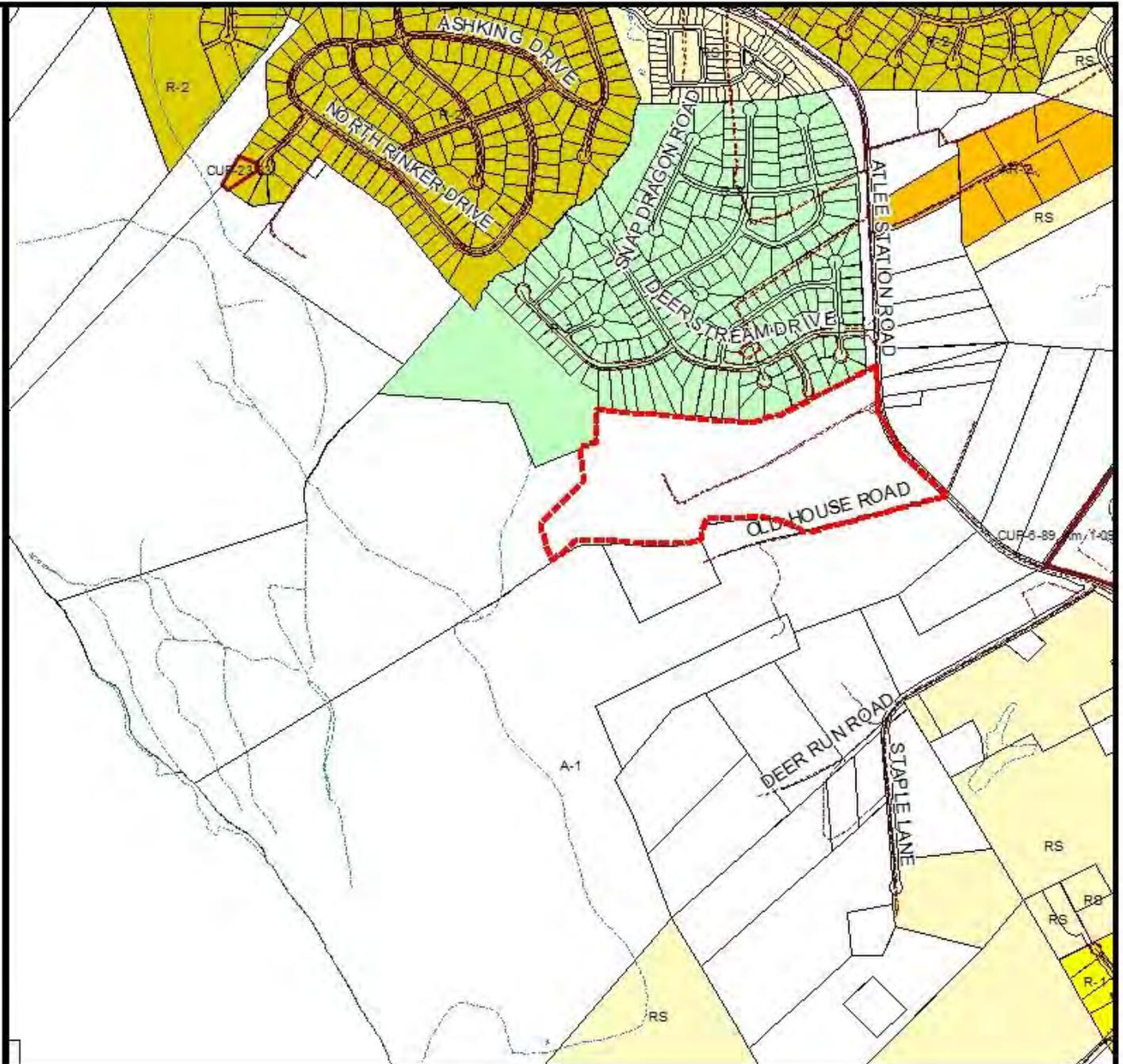
GPIN: 7796-28-9346(part)

Chickahominy Magisterial District



1 inch = 900 feet

May 06, 2014



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Planning Analysis:

- The proposed subdivision will include 68 residential lots for a gross density of 1.62 DU per acre
- The RS District requirements have all been met
- 15% (5.45 acres) common open space is required
 - 20.5% (8.6 acres) is provided
 - An additional 8.05 acres of open space is provided after RPA, steep slopes and 50% of the subdivision buffer are accounted for



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Planning Analysis, cont.:

- Amenities include:
 - Sidewalks on both sides of each street
 - Pedestrian trails
- Typical landscaping cross sections have been provided for the street buffer and for typical plantings along the internal streets
- To address a concern made by an adjoining property owner, the applicant has added a 20' landscaped common area along the southern property line



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Planning Analysis, cont.:

- This subdivision will be located on a portion of the Summer Duck Farm, which includes a home that dates to the 1840s and several outbuildings that date to the late 19th and early 20th centuries
 - The applicant has submitted a proffer that preserves oldest farm structures on Lot 33, including the historic home, smokehouse and the granary



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Transportation:

- Based on recommendations from a Traffic Impact Analysis (TIA), the applicant has provided the following improvements:
 - A northbound left turn lane on Atlee Station Road with 100' of storage, taper and transition at a length within the property frontage
 - The entrance will have 1 ingress lane and 2 egress lanes for separate left and right turn lanes



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Transportation, cont.:

- The applicant has also added a right turn taper to address community concerns regarding traffic congestion on Atlee Station Road



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Proffers:

- Contribution for Road Improvements in the amount of \$6,671.00
- House Size – Minimum 1,800 sq. ft.
- Foundations – Brick or stone
- Right-of-Way Dedication – 50' from centerline of Atlee Station Road



C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Proffers, cont.:

- Road Improvements
- Buffer – Plantings and maintenance by HOA
- Historic Structure – Preservation and maintenance of Summerduck, allowing for future additions





NOTE:
2.57 AC. OPEN SPACE
TO BE TRACED FOR ACCESS
TO VETERAN BARRACKS

QPIN 7796-05-1194
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-0800
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-1490
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-0800
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

QPIN 7796-05-0194
R/F
POLICE HOUSING UNIT
USE: RESIDENTIAL
20400 5-1

NOTE:
PARTIAL OF THIS SITE
LIES WITHIN THE RWA. THE
LINES OF RWA ARE LOCATED
ON THIS SITE BASE MAP
SHOWN ON THE PLAN.

NOTE:
EX. WETLANDS SHOWN
EXPANDED FIELD COVER
OF CORP. COMPANED
VEGETATION
EX. WEA WIND
DIRECTIONAL POTENTIALITY
DETERMINATION BASED ON
COMPANED WETLANDS.

NOTE:
EXISTING SITE IS OPEN
FIELD

NOTE:
TO ELIMINATE EXISTING
ROADS EAST ON SITE

NOTE:
ON EXISTING ROAD GENERAL
CONSTRUCTION PROJECT (WATER)
CONCRETE ROAD WORK

SIDEWALK DETAIL



Architectural rendering of a two-story house with a gabled roof and a front porch. Below it is a detailed floor plan showing the layout of the rooms.

THE ALESSANDRA

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles (front, side, and rear).

THE ANDROMEDA

A detailed floor plan for a two-story house, showing the layout of the first and second floors.

THE CANTONVILLE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CRESTWOOD

Two floor plans for a two-story house, labeled 'FIRST FLOOR PLAN' and 'SECOND FLOOR PLAN', showing the layout of the rooms.

THE DORIAN

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CAMBRIDGE

Two floor plans for a two-story house, labeled 'FIRST FLOOR PLAN' and 'SECOND FLOOR PLAN', showing the layout of the rooms.

THE CAMBRIDGE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CANTONVILLE

Two floor plans for a two-story house, labeled 'FIRST FLOOR PLAN' and 'SECOND FLOOR PLAN', showing the layout of the rooms.

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THE CAMBRIDGE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CAMBRIDGE

Two floor plans for a two-story house, labeled 'FIRST FLOOR PLAN' and 'SECOND FLOOR PLAN', showing the layout of the rooms.

THE CANTONVILLE

Three architectural renderings of a two-story house with a gabled roof and a front porch, shown from different angles.

THE CRESTWOOD

Two floor plans for a two-story house, labeled 'FIRST FLOOR PLAN' and 'SECOND FLOOR PLAN', showing the layout of the rooms.

THE DORIAN

C-7-14(c)
E. Tyree Chappell, Estate
Chickahominy Magisterial District

Recommendations:

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

