



# Hanover County Board of Supervisors

November 25, 2014

*Hanover: People, Tradition & Spirit*



CUP-2-93, Am. 1-14 & SE-16-14  
Virginia Electric & Power Company  
(DBA Dominion Virginia Power)  
**South Anna Magisterial District**

Request	A substation expansion and a fence taller than permitted
Location	South of Cedar Lane
Zoning	A-1, Agricultural District
CUP Acres	37.34
Land Use	Suburban Transitional (1-2 dwelling units per acre)



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**CUP-2-93, Am. 1-14**

Virginia Electric & Power Company

CUP expansion

Zoned A-1

GIN's 777-69-4065, et al.

South Anna Magisterial District



1 inch = 700 feet  
August 04, 2014



CUP-2-93, Am. 1-14 & SE-16-14  
Virginia Electric & Power Company  
(DBA Dominion Virginia Power)  
**South Anna Magisterial District**

Planning Analysis:

- A CUP amendment is requested to allow the expansion of the Elmont Substation, which is part of Dominion Virginia Power's Substation Security Enhancement Project
  - The 2.1 acre expansion of the substation will allow for the storage of spare equipment
  - Access to the site is a shared driveway that runs along the former Ashland trolley line right-of-way



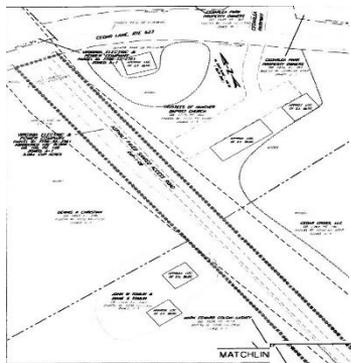
CUP-2-93, Am. 1-14 & SE-16-14  
Virginia Electric & Power Company  
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**South Anna Magisterial District**

Planning Analysis:

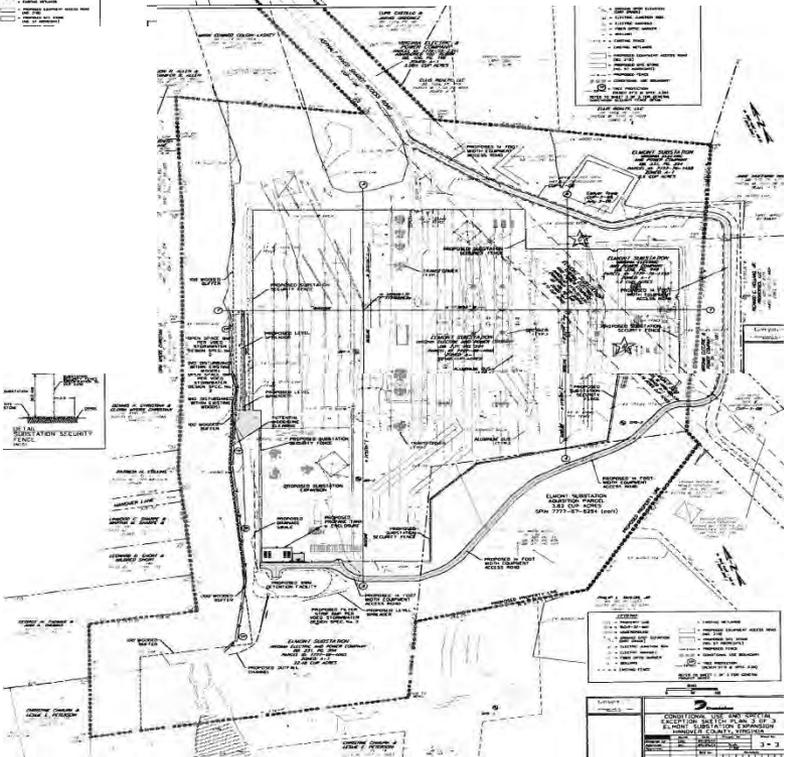
- There is a concurrent SE request for a security fencing that would be 20' in height
- Elevations have been provided showing metal mesh panels that will screen and protect the substation



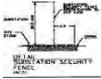
**HANOVER: PEOPLE, TRADITION & SPIRIT!**



1	EXISTING ROAD
2	EXISTING DRIVE
3	EXISTING SIDEWALK
4	EXISTING CURB
5	EXISTING UTILITY
6	EXISTING FENCE
7	EXISTING WALL
8	EXISTING CONCRETE
9	EXISTING ASPHALT
10	EXISTING GRAVEL
11	EXISTING SAND
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27	EXISTING MAMMALS
28	EXISTING BIRDS
29	EXISTING REPTILES
30	EXISTING AMPHIBIANS
31	EXISTING MARINE LIFE
32	EXISTING TERRESTRIAL LIFE
33	EXISTING AQUATIC LIFE
34	EXISTING AERIAL LIFE
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36	EXISTING COSMIC LIFE
37	EXISTING UNKNOWN LIFE



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CUP-2-93, Am. 1-14 & SE-16-14  
Virginia Electric & Power Company  
(DBA Dominion Virginia Power)  
**South Anna Magisterial District**

Recommendations:

CUP-2-93, Am. 1-14:

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

SE-16-14:

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



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

# CUP-6-14 & SE-17-14

Robert Oliver

## Mechanicsville Magisterial District

Request	Permit a meeting hall within a shopping center and permit an afterschool daycare
Location	Northeast quadrant of the intersection of Mechanicsville Turnpike and Shady Grove Road
Zoning	B-3, General Business District
CUP Acres	4,971 sq. ft.
Land Use	Mixed Use (High Commercial/Low Residential)



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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		

### CUP-6-14

Robert Oliver

meeting hall

Zoned B-3

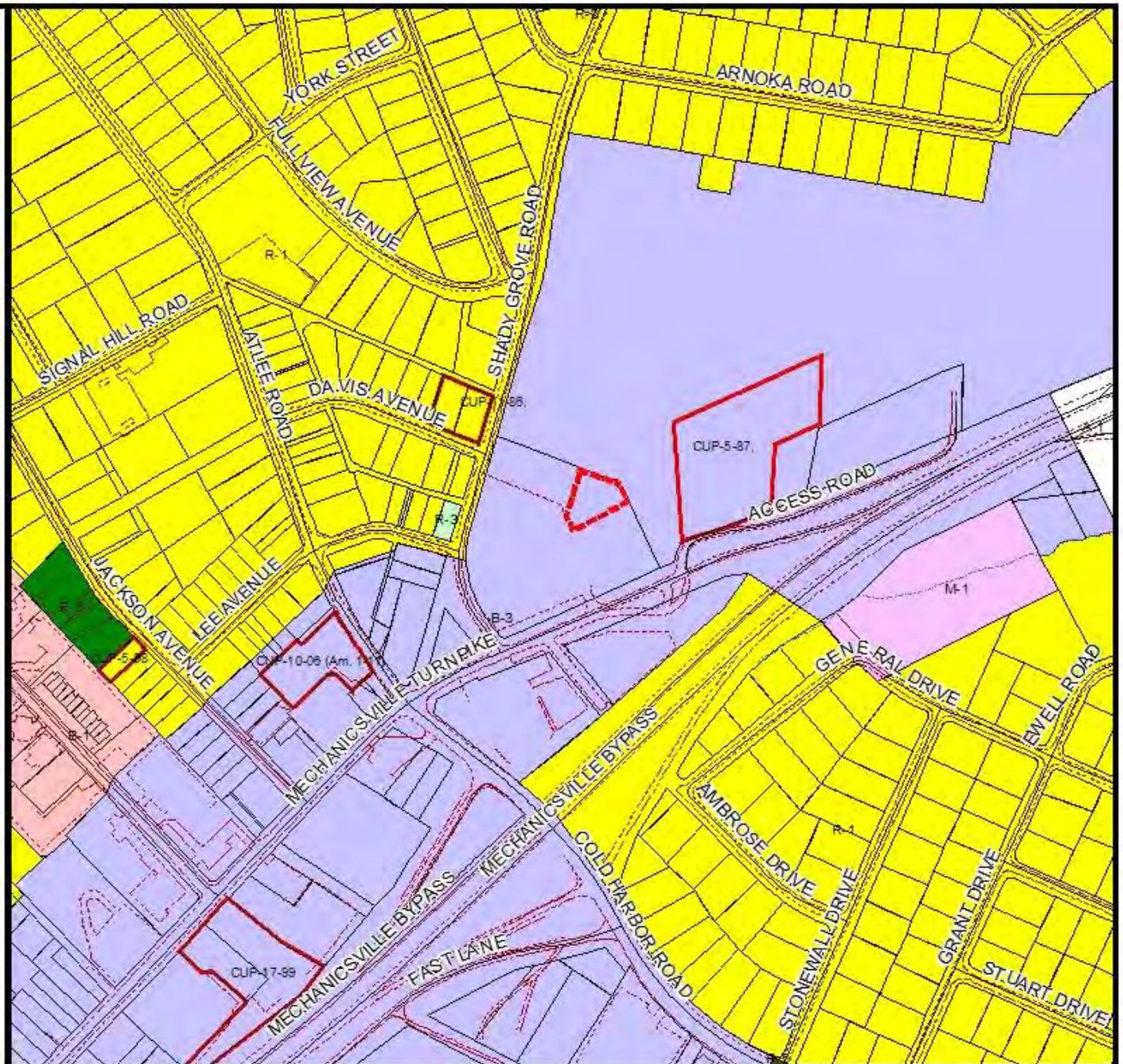
SPIN: 0714-05-0985

Mechanicsville Magisterial District



1 inch = 400 feet

August 04, 2014



# CUP-6-14 & SE-17-14

Robert Oliver

## Mechanicsville Magisterial District

### Planning Analysis:

- Allow a retail space in the Mechanicsville Shopping Center to be used as a meeting hall
  - There is a concurrent SE request for an afterschool daycare in the same space
- The space will serve as the office and meeting place for an organization geared to support female business owners and professionals



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# CUP-6-14 & SE-17-14

Robert Oliver

## Mechanicsville Magisterial District

### Planning Analysis, cont.:

- The meeting space will be leased for uses such as:
  - Family reunions
  - Birthday/anniversary celebrations
  - Fundraisers
  - Seminars and other special events
  
- No activities will overlap the hours of the proposed afterschool program, which will operate Monday through Friday from 2:30 p.m. to 6:00 p.m.



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CUP-6-14 & SE-17-14

Robert Oliver

## Mechanicsville Magisterial District

### Planning Analysis, cont.:

- Hours of operation for the Meeting Hall will be as follows:
  - 8 a.m. to 2:00 p.m. and 7:00 p.m. to midnight, Monday - Friday
  - 8:00 a.m. to midnight on Saturday and Sunday



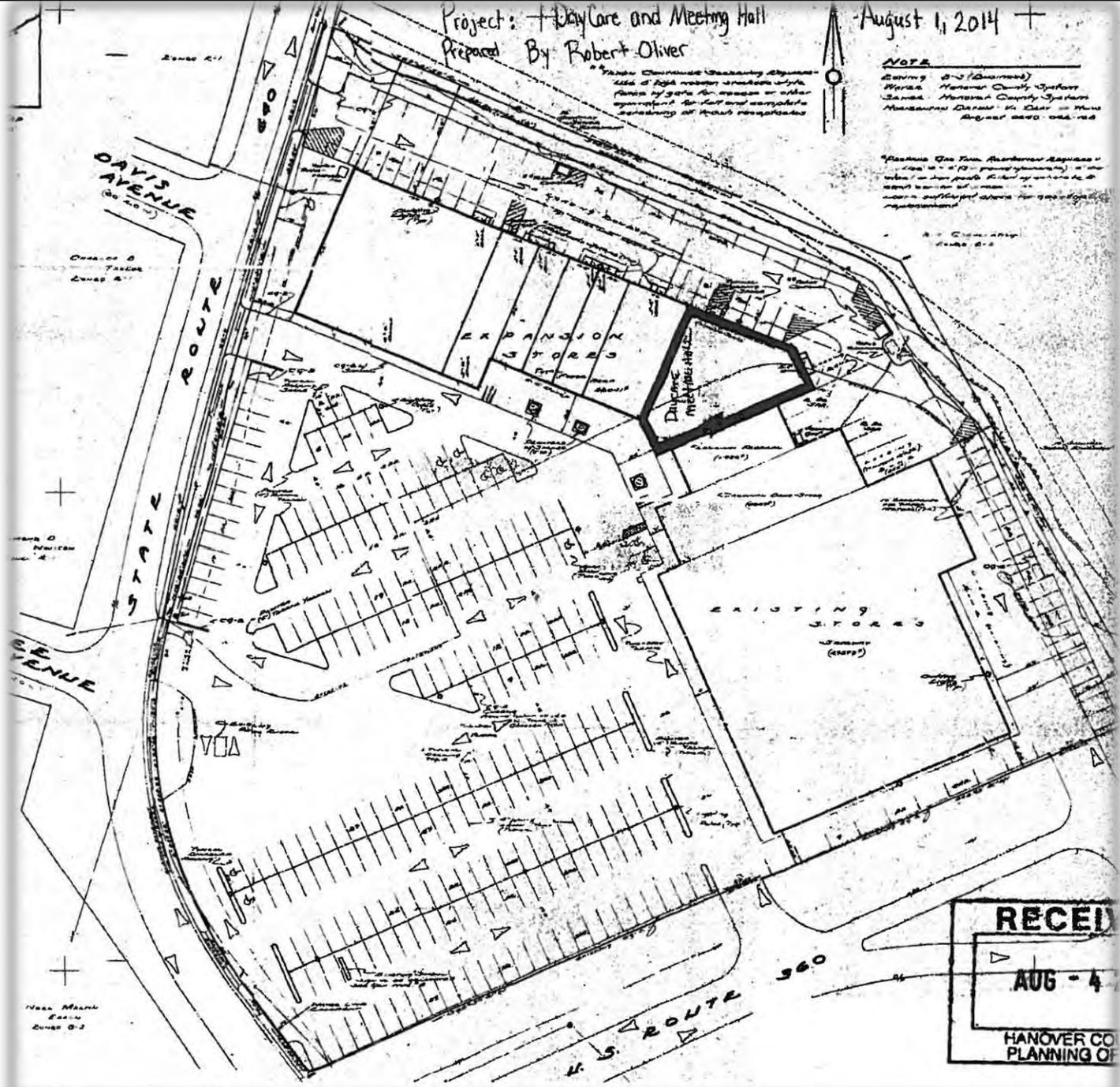
**HANOVER: PEOPLE, TRADITION & SPIRIT!**

Project: Day Care and Meeting Hall  
 Prepared By Robert Oliver

August 1, 2014

**NOTE**  
 Section 2-3 (Revised)  
 Revised Hanover County Zoning  
 Ordinance, Hanover County, Virginia  
 Measured Direct to Earth in Mass  
 August 2000 044-148

"Because the Two Assemblies Require a  
 Total of 1000 sq. ft. of space, it is  
 noted in the plans that if either of  
 these were to be used as a  
 more sufficient space for the other  
 requirement."



**RECEIVED**  
 AUG - 4  
 HANOVER CO  
 PLANNING OFF

# CUP-6-14 & SE-17-14

Robert Oliver

## Mechanicsville Magisterial District

### Recommendations:

CUP-6-14:

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

SE-17-14:

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



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