



Hanover County Board of Supervisors

January 8, 2014

Hanover: People, Tradition & Spirit



Expedited Public Hearing

Cases:

DISTRICT:

Conditional Use Permit:

CUP-7-13 Universal Environmental
Services, L.L.C.

Ashland

Special Exceptions:

SE-12-13 Deborah S. and Charles W.
Nuttycombe, Jr.

South Anna

SE-25-05,
Am. 1-13 French Ventures, L.L.C.

Chickahominy



CUP-7-13

Universal Environmental Services, L.L.C.

Ashland Magisterial District

Request	To allow installation of petroleum storage tanks for recyclable materials
Location	South line of Air Park Road, 350' east of its intersection with Progress Road
Zoning	M-3, Heavy Industrial District
Acres	3.32
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	

CUP-7-13

Universal Environmental
Services, L.L.C.

petroleum storage

Zoned M-3

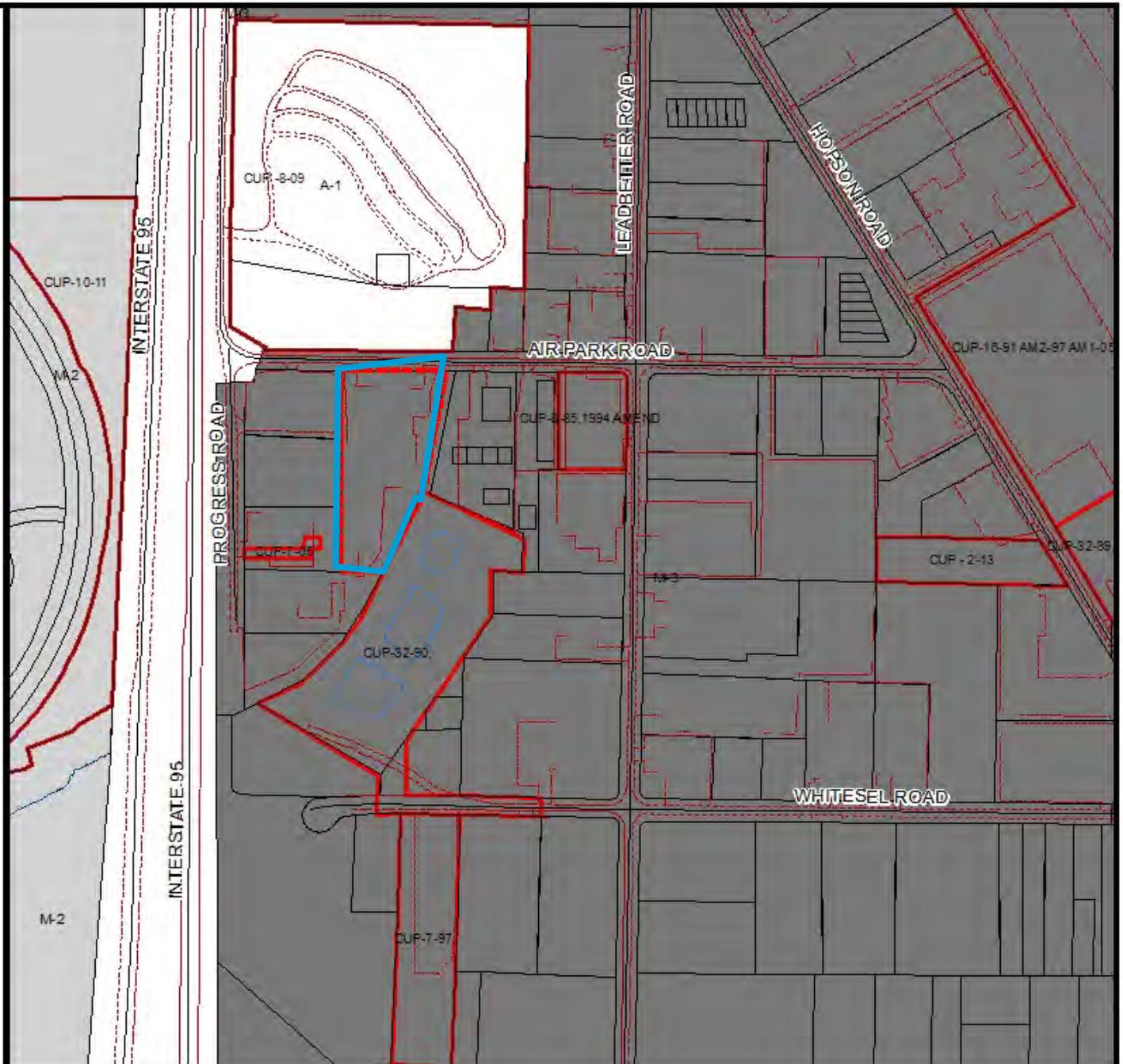
GPIN: 7788-73-8048

Ashland Magisterial District



1 inch = 400 feet

October 07, 2013



CUP-7-13

Universal Environmental Services, L.L.C.

Ashland Magisterial District

Case Summary:

- The subject site will serve as a storage and transfer facility for used materials such as oil, anti-freeze and petroleum-water mixtures from generators
 - All recycling activities occur at another location
- This request is for the addition of two petroleum storage tanks, which requires a Conditional Use Permit (CUP)
 - 20,000 gal. storage tank
 - 6,000 gal. storage tank



CUP-7-13

Universal Environmental Services, L.L.C.

Ashland Magisterial District

Case Summary:

- The sketch plan shows the petroleum storage tanks located toward the center of the site, behind 6' gated fencing
- No other changes are proposed for the site



CUP-7-13

Universal Environmental Services, L.L.C.

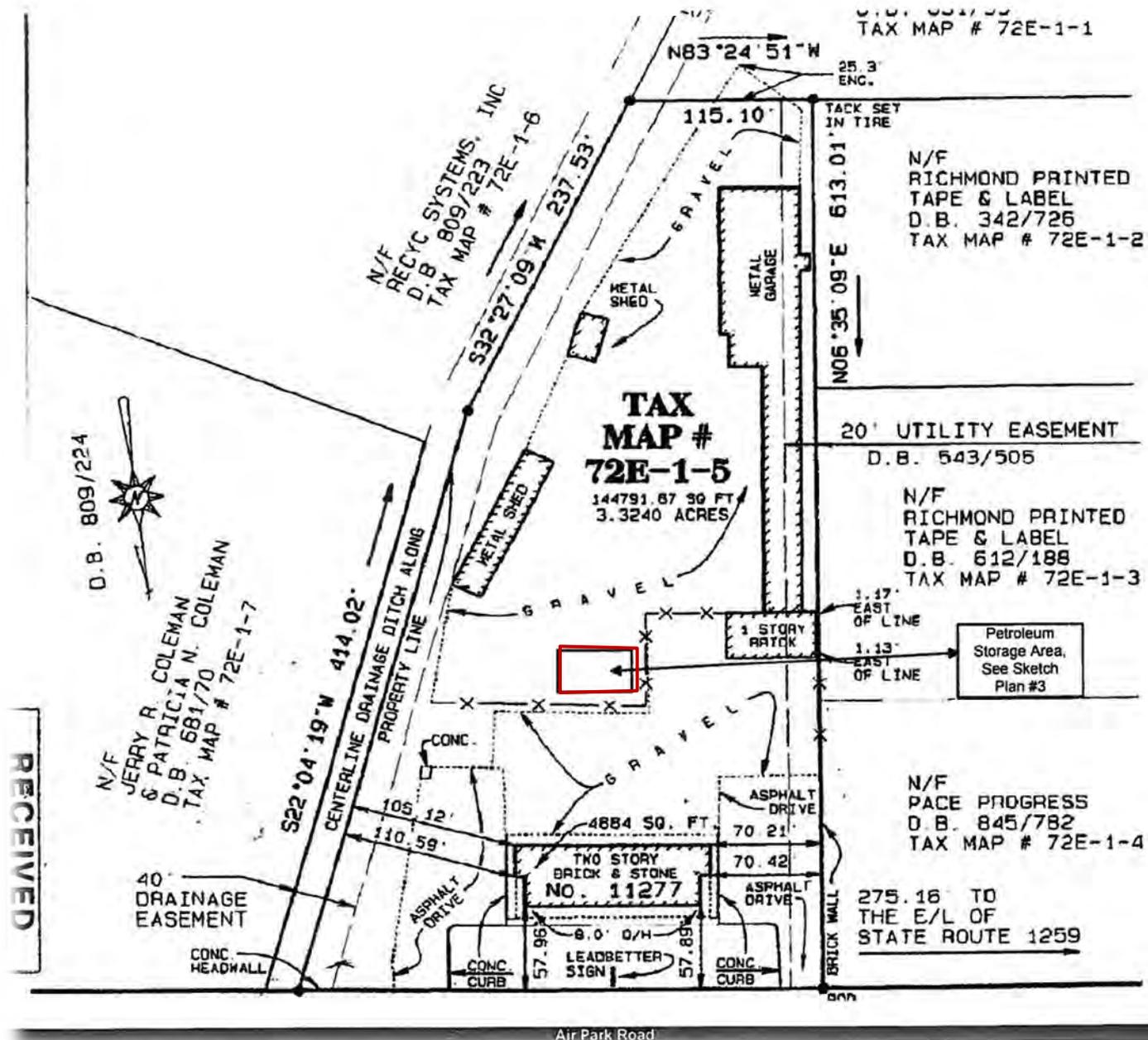
Ashland Magisterial District

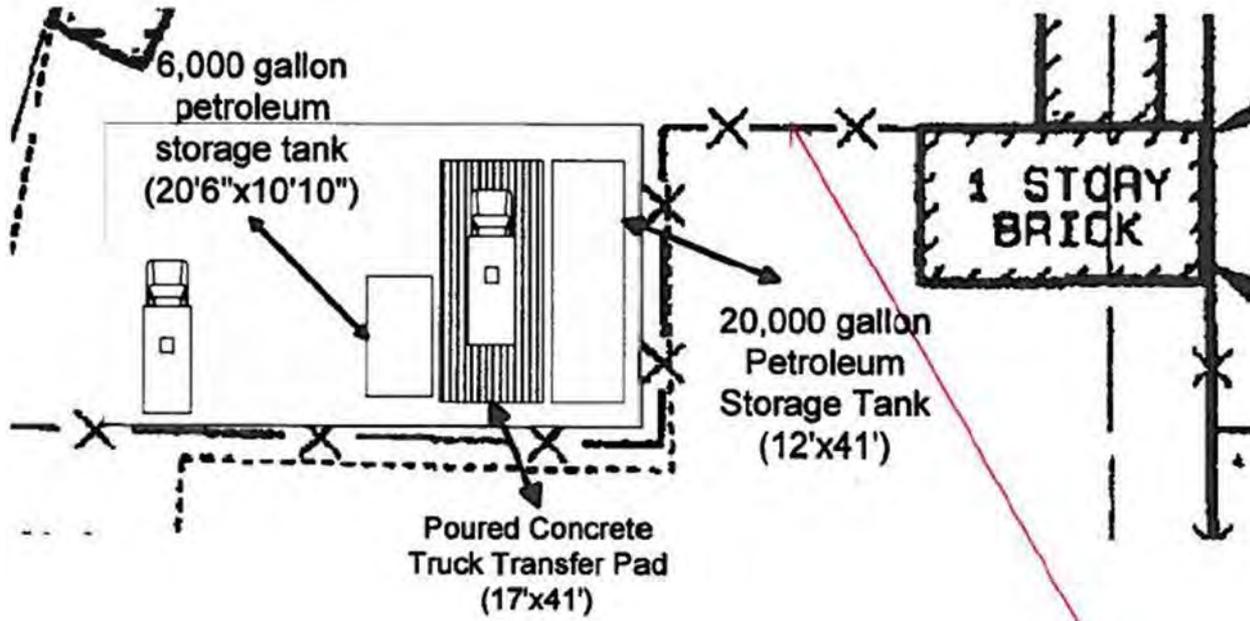
Agency Analysis:

- The applicant provided detailed information to Fire/EMS regarding the materials to be stored, the storage containers and safety plans
 - The supplemental information satisfactorily addressed Fire/EMS questions



Sketch Plan





6 Foot Chain Link Fence Surrounds the Petroleum Storage Area. An Accessible Lock Box will be provided to allow for Emergency Access.

CUP-7-13

Universal Environmental Services, L.L.C.

Ashland Magisterial District

Recommendations:

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



SE-12-13

Deborah S. & Charles W Nuttycombe, Jr.

South Anna Magisterial District

Request	An accessory family housing unit on the 2nd floor of an existing storage building
Location	Terminus of Sir Walker Drive, 1,700' northeast of its intersection with Mountain Road
Zoning	AR-6(c), Agricultural Residential District
Acres	7.5
Land Use	Agricultural



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-12-13

Deborah S. and Charles W.
Nuttycombe, Jr.

accessory family housing unit

Zoned AR-6

GPIN: 7831-13-3431

South Anna Magisterial District



1 inch = 600 feet

December 02, 2013



CUP-7-37

SE-12-13

Deborah S. & Charles W Nuttycombe, Jr.

South Anna Magisterial District

Case Summary:

- The proposed family unit complies with ordinance requirements:
 - 1 accessory unit, with 1 bedroom
 - Entrance located in the rear yard
 - Less than 25% of the primary residence's square footage
 - 850 sq. ft. (13.5%)
 - 2 additional parking spaces are provided
 - Applicants will live in the primary residence



THIS IS TO CERTIFY THAT ON 12-22-12 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES ONTO SUBJECT PREMISES OR FROM SUBJECT PREMISES ONTO ADJOINING PREMISES OTHER THAN SHOWN HEREON.

THIS PARCEL IS LOCATED IN HUD FLOOD ZONE A & X AS DESIGNATED BY HUD FIRM PANEL #51085C 0145 B.

PURCHASERS: CHUCK NUTTYCOMB
 SITE ADDRESS: 14065 SIR WALKER DRIVE
 POWER & TELE US TO DWELLING
 ● DENOTES ROD FOUND

GPIN # 7831-03-2876
 KNIGHTON
 DB 2828 PG 698

N67°54'06"E
 239.04FT.

CEDAR CREEK



plot meridian
 "WALTONS TAVERN ESTATES"

P/L 1025' ± ALONG CREEK

N83°43'57"E
 224.69FT.

ZONE "A"

100 YR FLOOD PLAIN

ZONE "X"

S38°55'43"W
 650.88FT.

GPIN # 7831-03-6383
 LOT # 4
 DB 2980 PG 1518

CREEK

547°04'38"W
 159.84FT.

110.3'

571°32'19"E
 21.57FT.

N47°01'38"E
 47' ±

N83°32'12"E
 235.49FT.

"LOT 5"
 7.5± ACRES

GPIN # 7831-12-6321
 TERRELL
 DB 1901 PG 164

CONJOINTLY OWNED STORAGE SYKES
 ACCESSORY FAMILY HOUSING UNIT #1820 ±
 TOTAL 4' ±

GARAGE 100%

FOUNDATION ONLY

EXISTING HOME 6280 SQ FT

TRANSFORMER

N18°48'14"E
 57.43FT.

P/L 524' ± ALONG
 N20°54'37"E
 253.74FT.

BRINEL DB
 288.1'

317.1'

213.4'

180.7'

S69°09'01"W
 100.00FT.

S69°09'01"W
 420.66FT.

SIR WALKER DRIVE

Δ 19°04'53"
 R=575.00FT.
 A=191.49FT.
 Lc=190.61FT.
 S82°47'59"E

N69°09'01"E
 50.00FT.

GPIN # 7831-12-0859
 LOT # 6
 DB 2896 PG 2251

SKETCH PLAN

SHOWING IMPROVEMENTS ON LOT
 WALTONS TAVERN ESTATES

IN THE
 SOUTH ANNA DISTRICT HANOVER COUNTY, VIRGINIA



SE-12-13

Deborah S. & Charles W Nuttycombe, Jr.
South Anna Magisterial District

Staff Recommendation:

Recommends **APPROVAL** subject to the conditions outlined in the staff report



SE-25-05, Am. 1-13

French Ventures, L.L.C.

Chickahominy Magisterial District

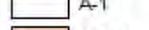
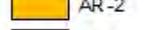
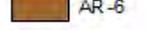
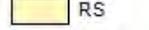
Request	Amendment to allow expansion of an existing child day care facility
Location	North line of Pole Green Road, 700' west of its intersection with Verdi Lane
Zoning	B-1(c), Neighborhood Business District
Acres	3.6
Land Use	Business Park



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-25-05, Am. 1-13

French Ventures, L.L.C.

daycare expansion

Zoned B-1

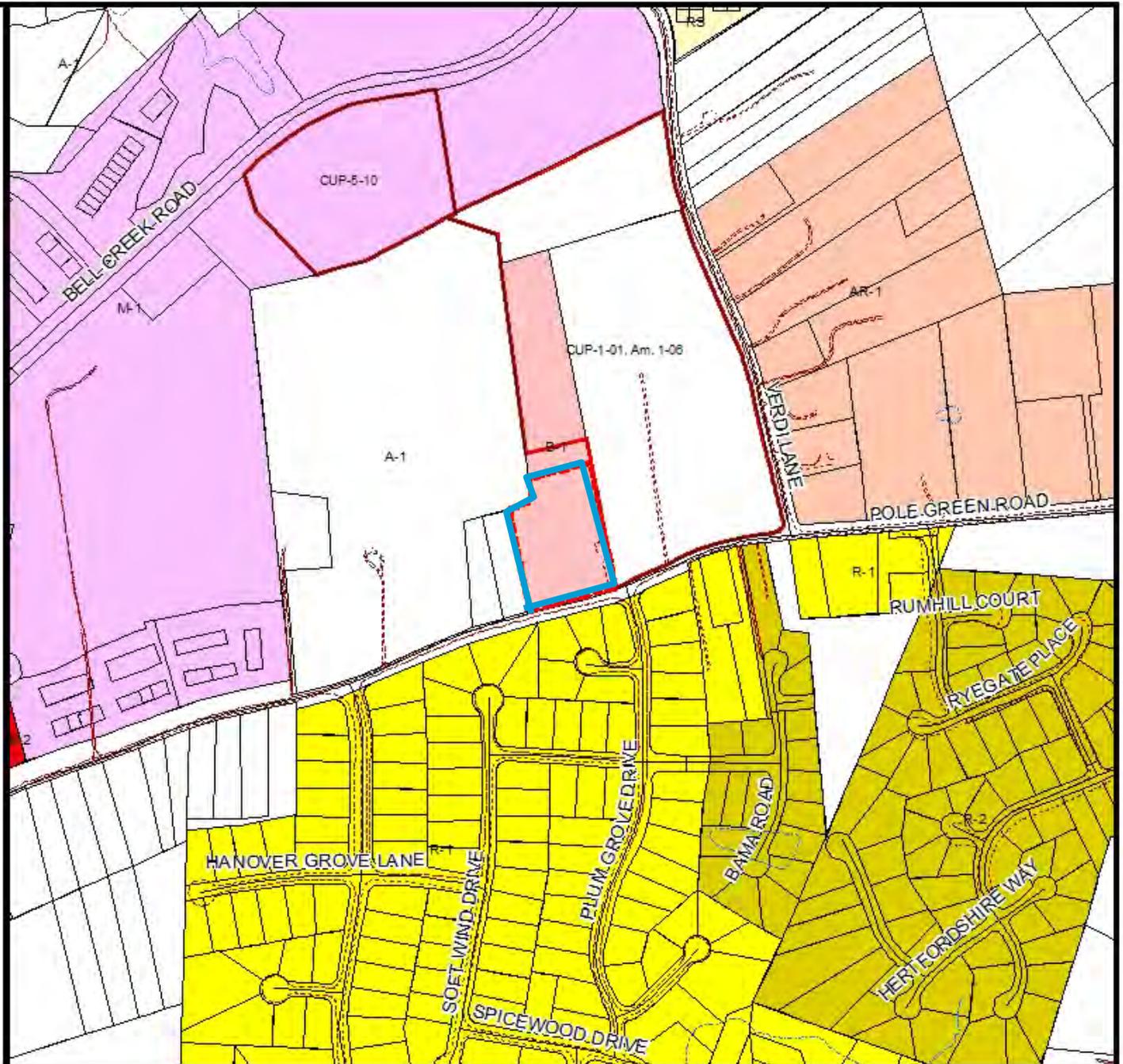
GPIN: 6715-67-4697

Chickahominy Magisterial District



1 inch = 500 feet

December 03, 2013



SE-25-05, Am. 1-13
French Ventures, L.L.C.
Chickahominy Magisterial District

Case Summary:

- The request is to expand an existing day care and after school facility by 625 sq. ft. to provide:
 - Additional space for a computer lab, and
 - A math/science learning center
- The proposed materials for the expansion are consistent with the original structure

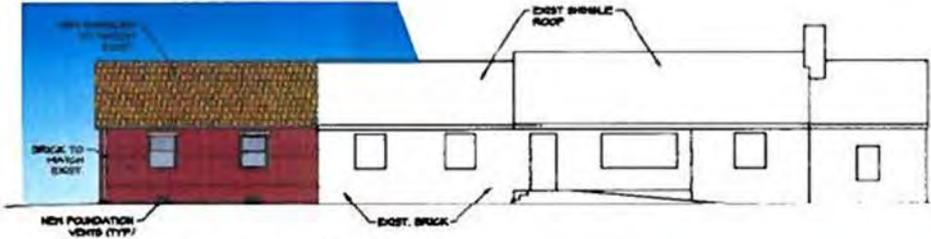


Elevations



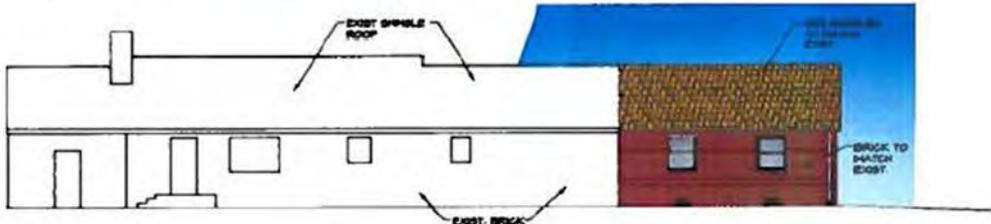
① SIDE ELEVATION

1/8" = 1'-0"



② FRONT ELEVATION

1/8" = 1'-0"



③ REAR ELEVATION

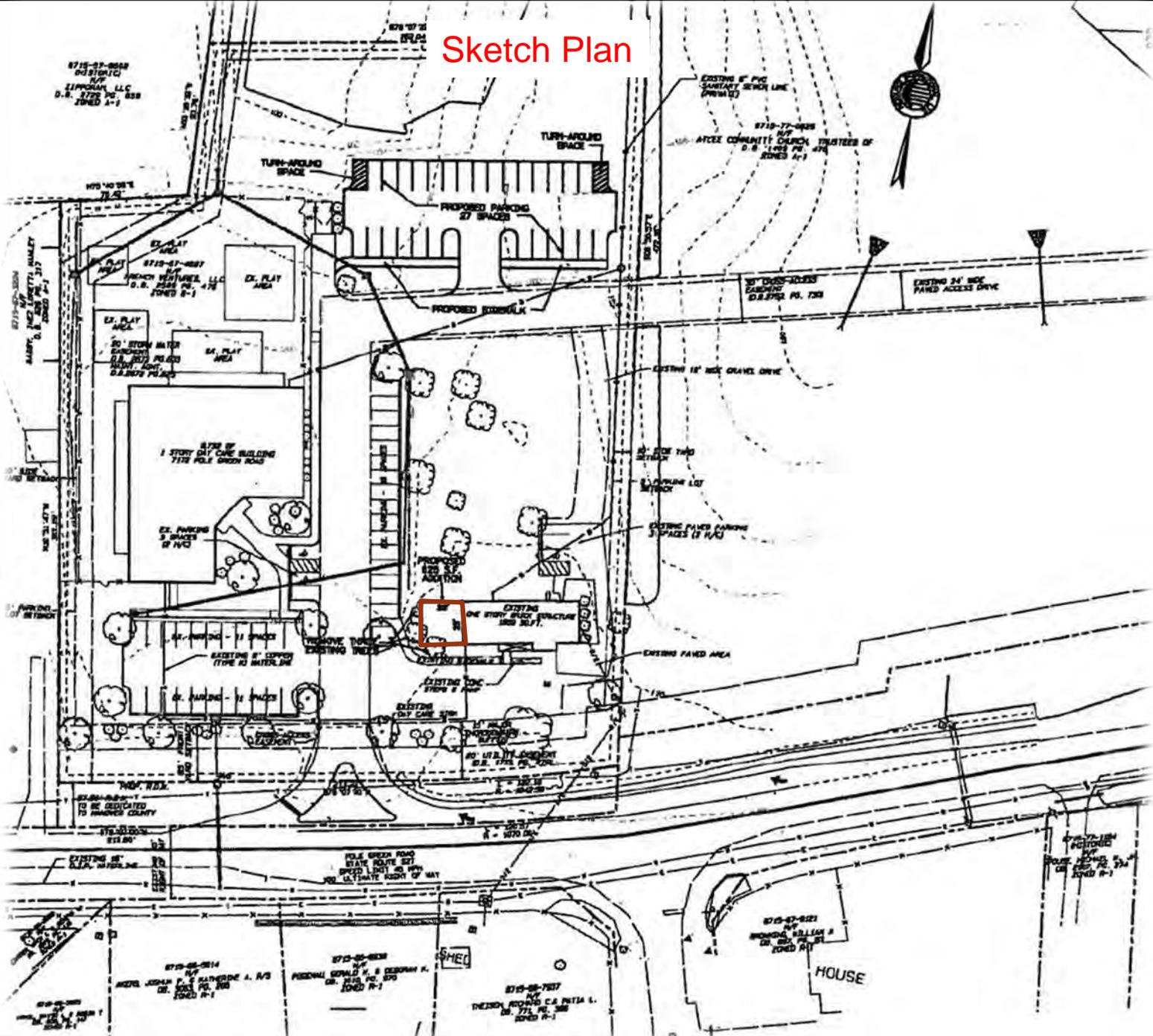
1/8" = 1'-0"



④ EXISTING BUILDING

N.T.A.

Sketch Plan



SE-25-05, Am. 1-13
French Ventures, L.L.C.
Chickahominy Magisterial District

Corrected Condition:

- Condition #1 should have referenced a sketch plan date of November 19, 2013



SE-25-05, Am. 1-13
French Ventures, L.L.C.
Chickahominy Magisterial District

Staff Recommendation:

Recommends **APPROVAL** subject to the conditions outlined in the staff report, with the noted correction

