



Hanover County Board of Supervisors

January 22, 2014

Hanover: People, Tradition & Spirit



Expedited Public Hearing

Cases:

DISTRICT:

Conditional Use Permit:

CUP-8-13	Brooks Investments III Company, L.L.C.	Beaverdam
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Combined Conditional Use Permit and Special Exception Permit:

CUP-6-13	Commonwealth Soccer Programs	Mechanicsville
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SE-9-13	Commonwealth Soccer Programs	Mechanicsville
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CUP-8-13

Brooks Investments III Company, L.L.C.

Beaverdam Magisterial District

Request	A wastewater pump station
Location	North line of Hickory Hill Road at its intersection with Elletts Crossing Road
Zoning	M-2(c), Light Industrial District with conditions
Acres	3.65
Land Use	Destination Commerce and 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-8-13

Brooks Investments III Company, L.L.C.

wastewater pump station

Zoned M-2

GPIN: 7881-29-3011 (par)

Beaverdam Magisterial District



1 inch = 1,200 feet

November 04, 2013



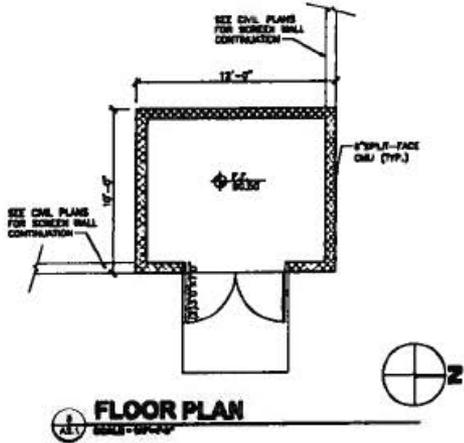
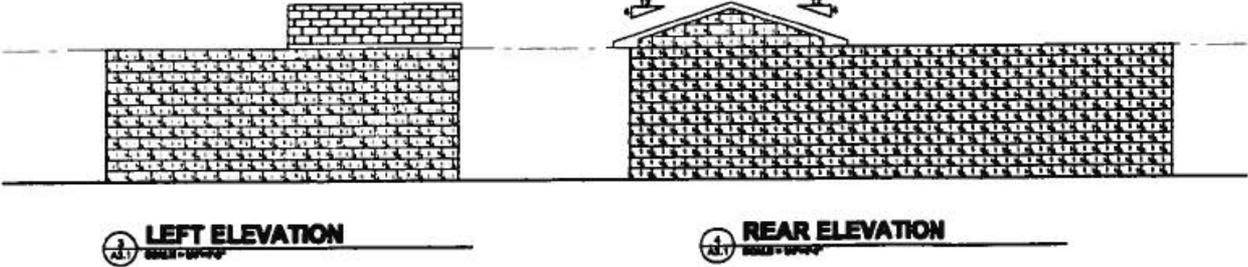
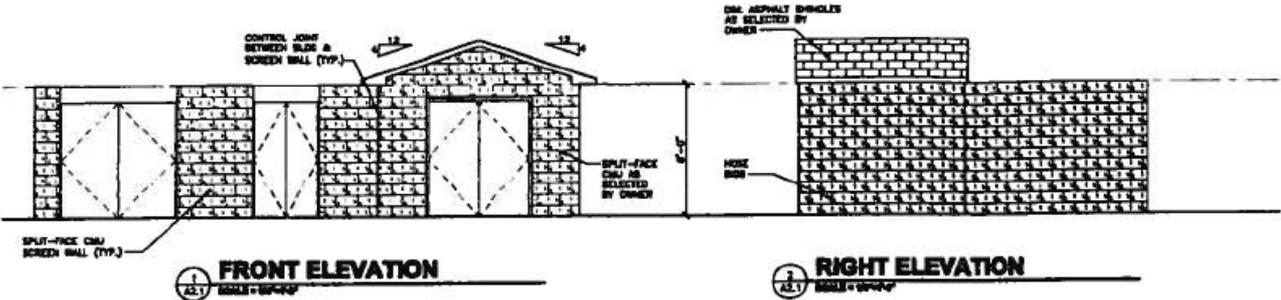
CUP-8-13
Brooks Investments III Company, L.L.C.
Beaverdam Magisterial District

Case Summary:

- The applicant plans to construct the pump station and dedicate it to the Department of Public Utilities
 - The facility is necessary to provide sewer service to develop the industrial property
- The proposed pump station is consistent with the Public Utility Plan Map, which was amended by the Board of Supervisors on November 26, 2013, to add a “Proposed Wastewater Pump Station” in the vicinity



Elevations



CUP-8-13

Brooks Investments III Company, L.L.C.

Beaverdam Magisterial District

Recommendations:

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



CUP-6-13
Commonwealth Soccer Programs
Mechanicsville Magisterial District

Request	A commercially-operated recreation facility
Location	South line of Mechanicsville Turnpike, 400' west of its intersection with Elm Drive
Zoning	B-3(c), General Business District with conditions
CUP Acres	2.47
Land Use	Commercial



SE-9-13
(Companion Case with CUP-6-13)
Commonwealth Soccer Programs
Mechanicsville Magisterial District

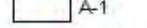
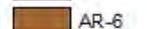
Request	A day care center
Location	South line of Mechanicsville Turnpike, 400' west of its intersection with Elm Drive
Zoning	B-3(c), General Business District with conditions
Acres	9.16
Land Use	Commercial



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	

CUP-6-13

Commonwealth Soccer Programs

recreational facility

Zoned B-3

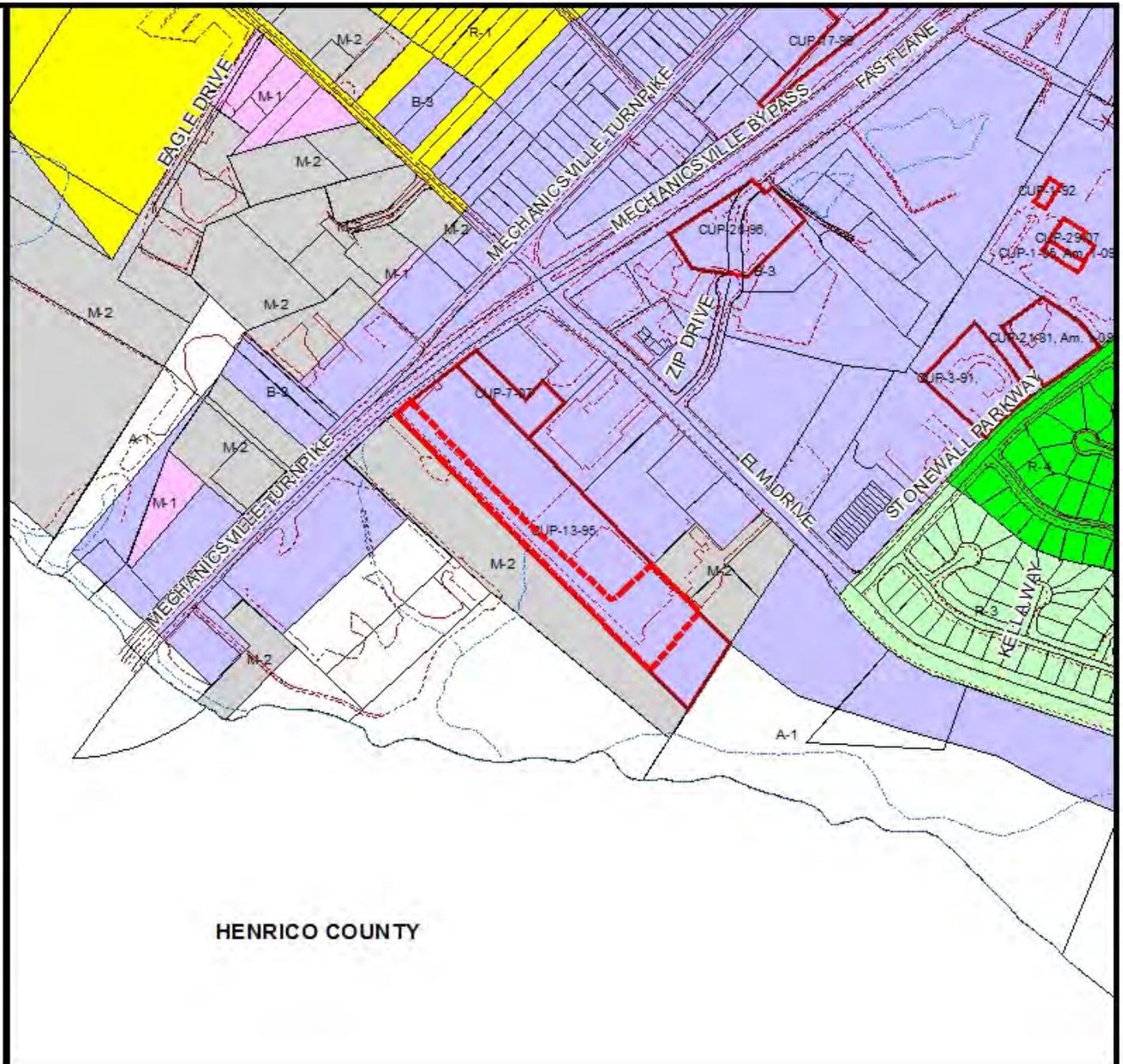
GPIN: 8704-82-1673 (part)

Mechanicville Magisterial District



1 inch = 500 feet

October 08, 2013



HENRICO COUNTY

CUP-6-13 & SE-9-13
Commonwealth Soccer Programs
Mechanicsville Magisterial District

Case Summary:

- The applicant is proposing a commercially-operated recreation facility within an existing structure (CUP-6-13) and a day care/after-school soccer program (SE-9-13)
- All activities for the recreational facility will take place inside the existing building
- An outdoor play area has been designated for the day care use
- Parking on site is sufficient to serve both proposed uses



CUP-6-13 & SE-9-13
Commonwealth Soccer Programs
Mechanicsville Magisterial District

Case Summary, cont.:

- The day care/after-school program uses shall not overlap with the recreational facility hours
- Hours of operation:
 - Recreation facility – 8:00 am to 9:00 pm, Monday - Sunday
 - Day care program – 8:00 am to 6:30 pm, Monday - Friday



CUP-6-13 & SE-9-13
Commonwealth Soccer Programs
Mechanicsville Magisterial District

Recommendations:

CUP-6-13

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

SE-9-13

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

