



Hanover County Board of Supervisors

February 26, 2014

Hanover: People, Tradition & Spirit



Expedited Public Hearings

Cases:

Rezoning:

C-29-03(c), Royal Dominion Homes
Am. 4-13 (Mount Hermon Farms)

C-39-05(c), Royal Dominion Homes
Am. 2-13 (Hickory Hill)

C-13-13(c) Sandra B. and Michael A. Jalbert

Districts:

Beaverdam

Beaverdam

Henry



Expedited Public Hearing

Cases:

Districts:

Joint Rezoning and Conditional Use Permit:

C-32-07(c), Beaverdam Heritage Days
Am. 1-13 Foundation, et al.

Beaverdam

CUP-22-07, Beaverdam Heritage Days
Am. 1-13 Foundation, et al.

Beaverdam



C-29-03(c), Am. 4-13
Royal Dominion Homes
Beaverdam Magisterial District

- Request Amend the cash proffer for 2 lots in the Mount Hermon Farms subdivision
- Location South line of Mount Hermon Road at its intersection with Campbell Creek Road
- Zoning RC(c), Rural Conservation 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-29-03, Am. 4-13

Royal Dominion Homes
cash proffer amendment

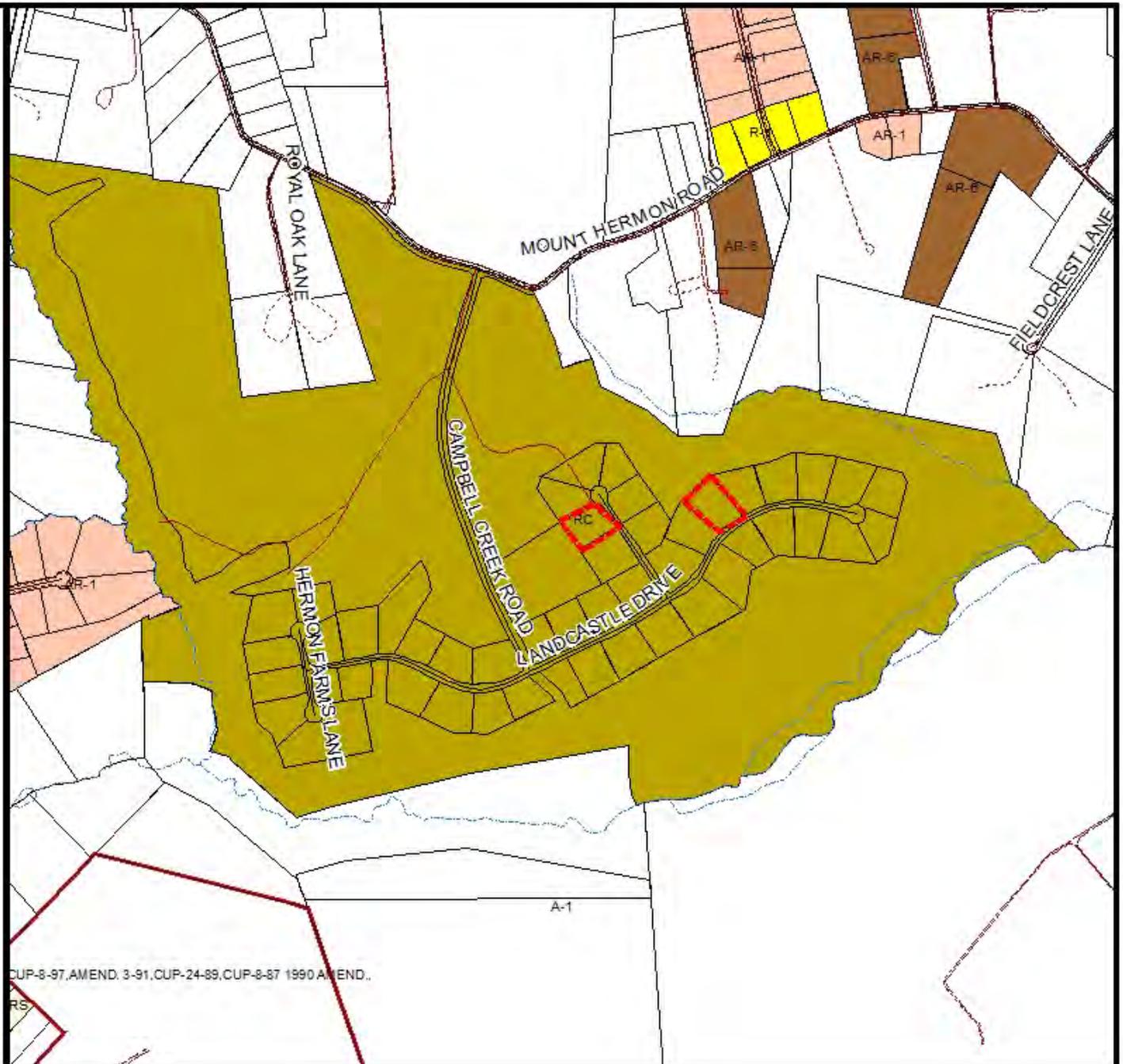
Zoned RC

GPINs: 7799-32-7833 & 7799-32-0714
Beaverdam Magisterial District



1 inch = 800 feet

October 30, 2013



CUP-8-97, AMEND. 3-91, CUP-24-89, CUP-8-87 1990 AMEND.,

C-29-03(c), Am. 4-13
Royal Dominion Homes
Beaverdam Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$8,700.00 (capital & road improvements) to \$2,306.00 (road improvements)



C-29-03(c), Am. 4-13
Royal Dominion Homes
Beaverdam Magisterial District

Recommendations:

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



C-39-05(c), Am. 2-13
Royal Dominion Homes
Beaverdam Magisterial District

- Request Amend the cash proffer for 2 lots in the Hickory Hill subdivision
- Location North line of East Patrick Henry Road, 2,000' east of its intersection with Goddins Hill Road
- Zoning RC(c), Rural Conservation 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-39-05, Am. 2-13

Royal Dominion Homes
cash proffer amendment

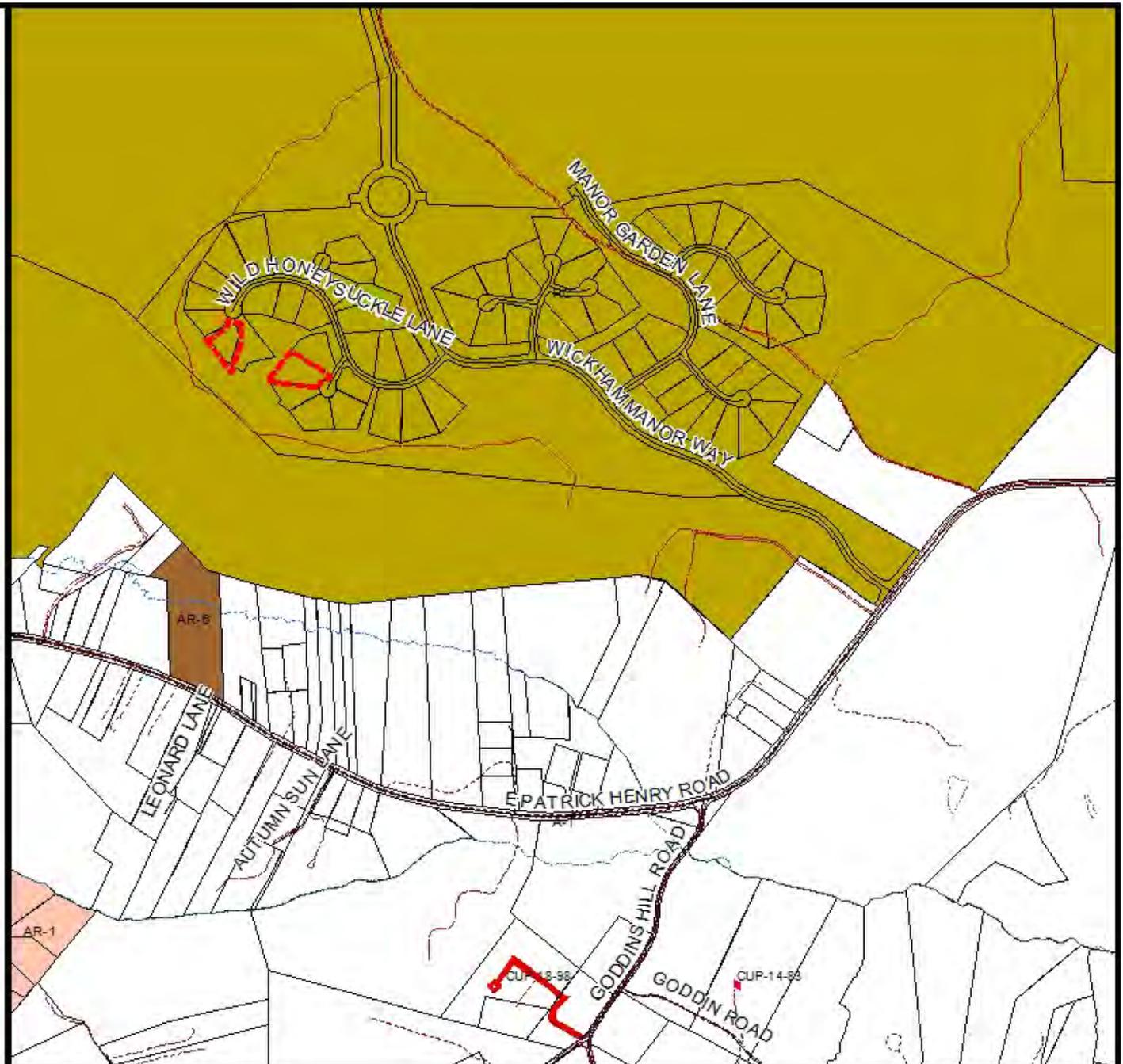
Zoned RC

GPINs: 7890-61-3804 & 7890-62-7002
Beaverdam Magisterial District



1 inch = 900 feet

November 04, 2013



C-39-05(c), Am. 2-13
Royal Dominion Homes
Beaverdam Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$11,246.00 (capital & road improvements) to \$2,574.00 (road improvements)
 - The recommended amount was negotiated using the proffer calculation methodology for subdivisions containing 50 or more undeveloped lots



C-39-05(c), Am. 2-13
Royal Dominion Homes
Beaverdam Magisterial District

Recommendations:

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



C-13-13(c)

Sandra B. and Michael A. Jalbert

Henry Magisterial District

Request	Rezone from A-1 to AR-6(c) to create one additional lot
Location	Southeast quadrant of the intersection of Shannondale Road and Georgetown Road
Zoning	A-1, Agricultural District
Acres	4.86
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	

C-13-13

Sandra and Michael Jalbert

Rezone A-1 to AR-6

Zoned A-1

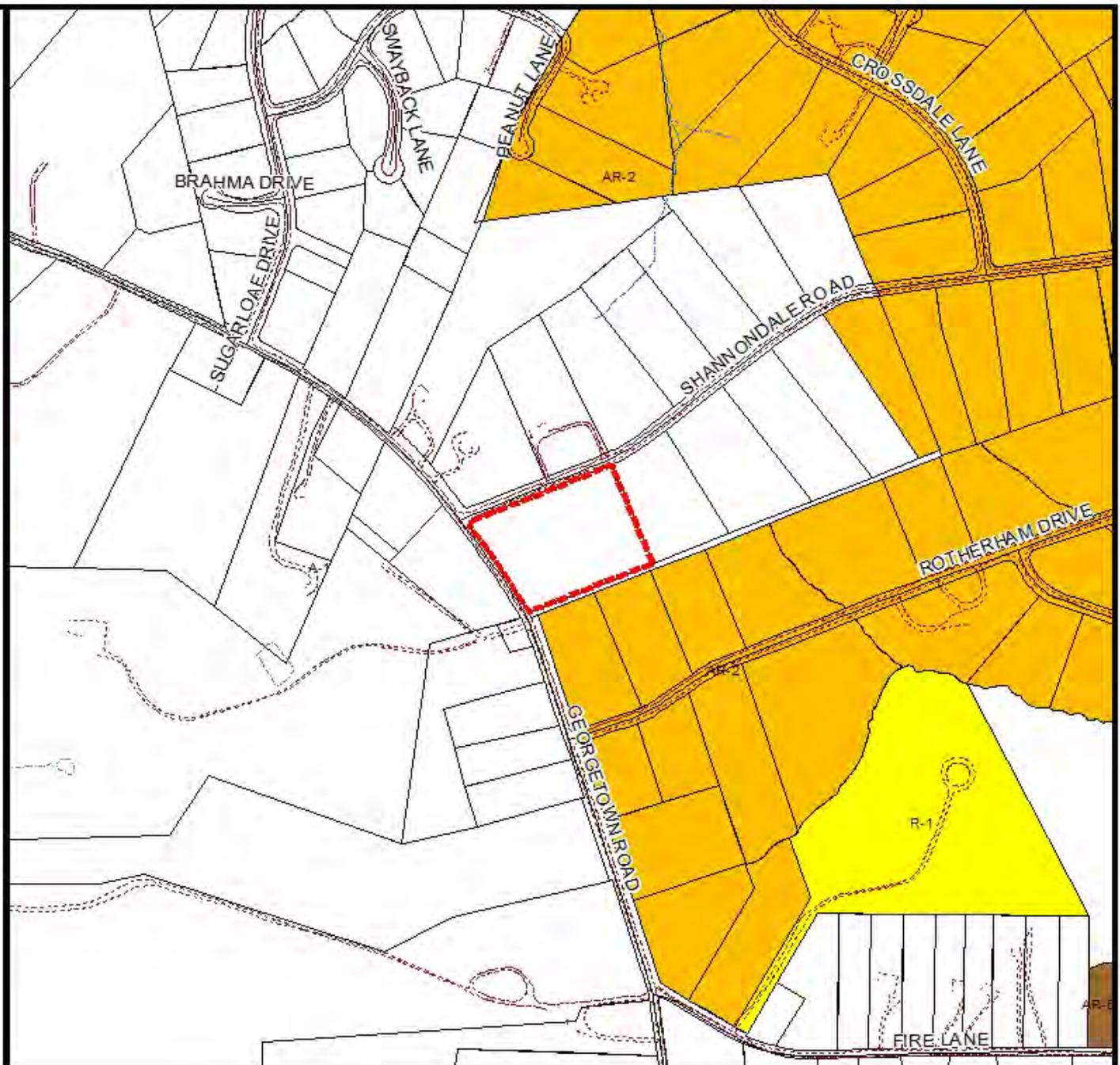
OPIN: 3717-58-3301

Henry Magisterial District



1 inch = 500 feet

October 31, 2013



C-13-13(c)
Sandra B. and Michael A. Jalbert
Henry Magisterial District

Planning Analysis:

- The applicant is requesting to divide a 4.86 acre parcel to create one additional lot:
 - 2.15 acre lot
 - 2.54 acre lot with existing house
- Access to the new lot will be from Shannondale Road



C-13-13(c)
Sandra B. and Michael A. Jalbert
Henry Magisterial District

Proffers:

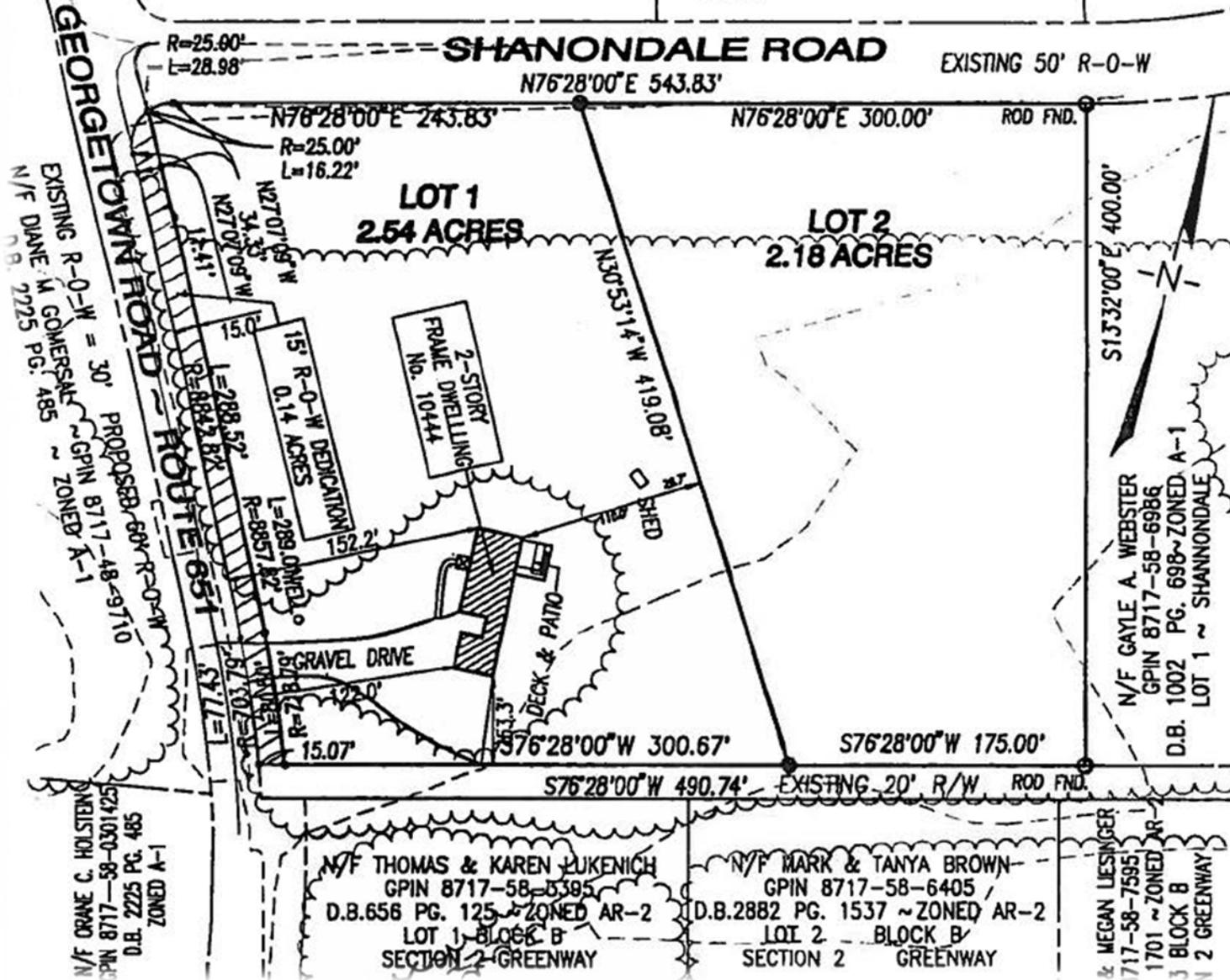
- Conceptual plan
- Tree preservation
- Prohibiting access to the 20' right-of-way on the south
- Contribution for road improvements (\$2,306.00)
- Dedication of right-of-way



Conceptual Plan

N/F RENEE REID &
TIMOTHY HANDY
GPIN 8717-59-0118
D.B. 2995 PG. 2201 ~ ZONED A-1
LOT 11 ~ SHANNONDALE

N/F ALAN & VERONICA ARIKIAN
GPIN 8717-59-2334
D.B. 885 PG. 695 ~ ZONED A-1
LOT 10 ~ SHANNONDALE



C-13-13(c)
Sandra B. and Michael A. Jalbert
Henry Magisterial District

Recommendations:

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



C-32-07(c), Am. 1-13
Beaverdam Heritage Days Foundation, et al.
Beaverdam Magisterial District

Request	Amend the proffers and conceptual plan
Location	West line of Beaver Dam Road, 310' west of its intersection with Beaverdam School Road
Zoning	B-1(c), Neighborhood Business District with conditions
Acres	9.23
Land Use	Rural Village



CUP-22-07(c), Am. 1-13
Beaverdam Heritage Days Foundation, et al.
Beaverdam Magisterial District

Request	Addition of 0.25 acres to area of existing CUP
Location	West line of Beaver Dam Road, 310' west of its intersection with Beaverdam School Road
Zoning	B-1(c), Neighborhood Business District with conditions
CUP Acres	2.42
Land Use	Rural Village



Hanover County, Virginia

Zoning Map

Legend

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- - - - 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-32-07, Am. 1-13

Beaverdam Heritage Days
Foundation, et al.

amend the conceptual plan

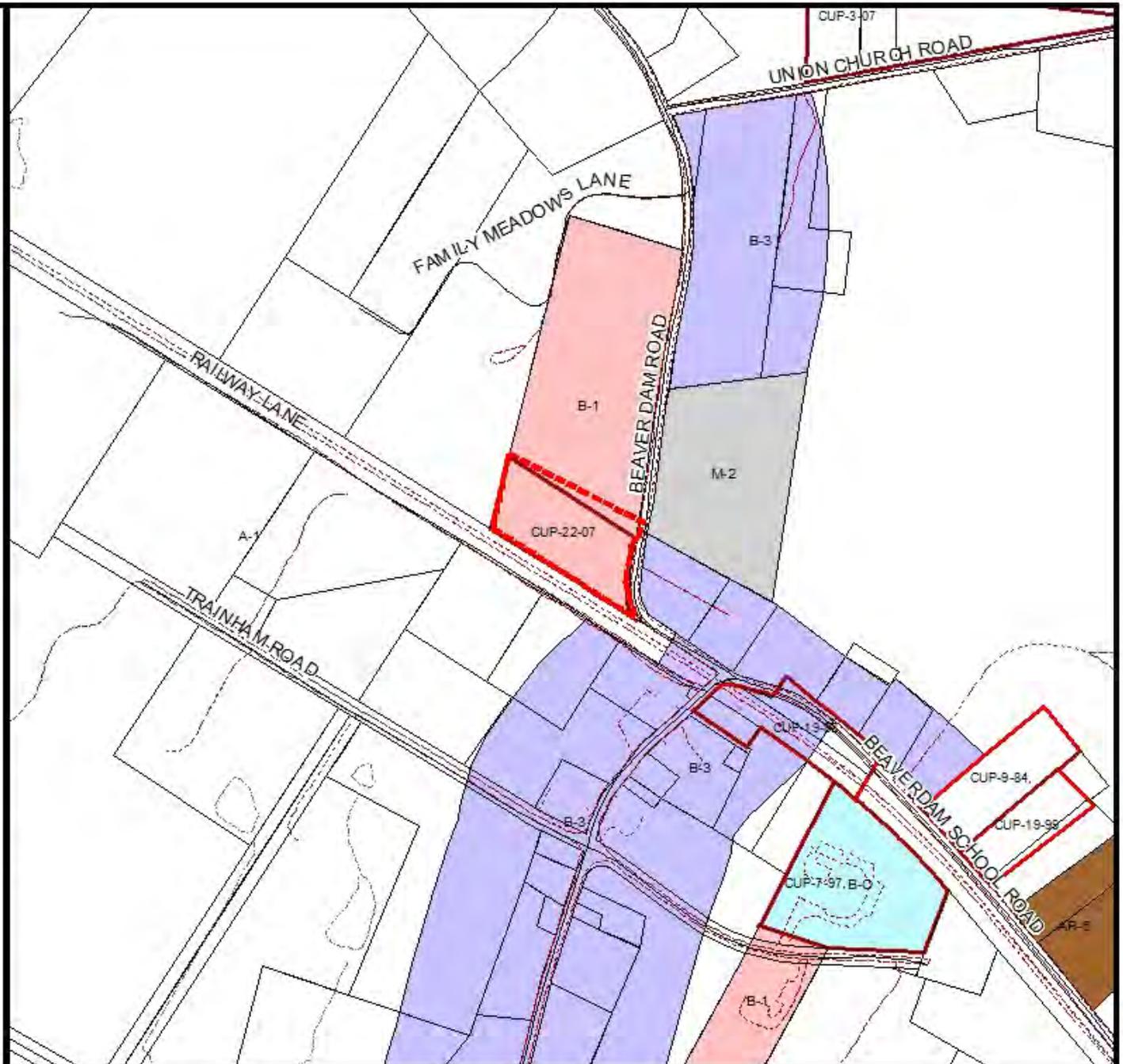
Zoned B-1

GPIN's 7826-67-3848 & 7826-68-4236 (part)
Beaverdam Magisterial District



1 inch = 400 feet

October 30, 2013



C-32-07(c), Am. 1-13 & CUP-22-07(c), Am. 1-13
Beaverdam Heritage Days Foundation, et al.
Beaverdam Magisterial District

Executive Summary:

- This property was rezoned as 2 parcels and granted a Conditional Use Permit (CUP) in 2008
- The purpose of this request is to amend the conceptual plan and the CUP area to reflect a boundary line adjustment



C-32-07(c), Am. 1-13
Beaverdam Heritage Days Foundation, et al.
Beaverdam Magisterial District

Proffers:

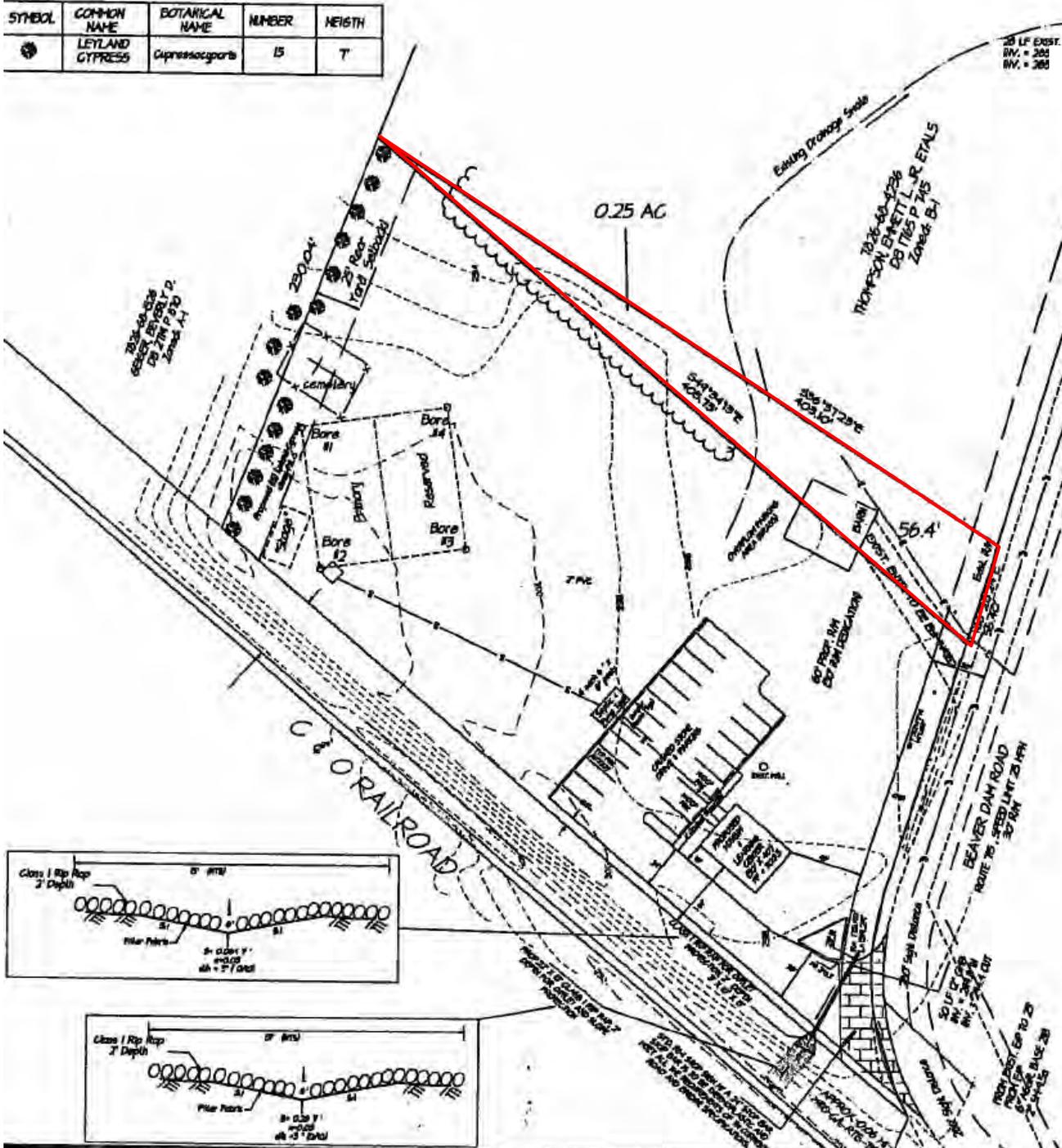
- Conceptual plan – amended to reflect the lot line adjustment
- No changes to the other proffers



PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	NUMBER	HEIGHT
☉	LEYLAND CYPRRESS	Cupressocyparis	15	7'

Conceptual Plan



NOTES

1. This facility will not be used after dark, there is planned. No new exterior lighting without p of the Hanover County Planning Department
2. All trash will be removed from site, thereic
3. Access to Overflow Parking will be on north
4. A permanent and visible barrier will be instk encroachment into the septic drainfield.

DEVELOPER/ OWNER:
 BEAVERDAM HERITAGE DA
 P O BOX 132
 BEAVERDAM, VA. 23015
 ATTN: W. C. LANG 804-449

C-32-07(c), Am. 1-13 & CUP-22-07(c), Am. 1-13
Beaverdam Heritage Days Foundation, et al.
Beaverdam Magisterial District

Recommendations:

C-32-07(c), Am. 1-13

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

CUP-22-07(c), Am. 1-13

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

