

# Hanover County, Virginia

## Land Use Map

### Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

**C-15-15**

Richard E. Holland, Jr. Properties, L.L.C.

Rezone A-1 & B-3 to M-2

Planned Business Land Use

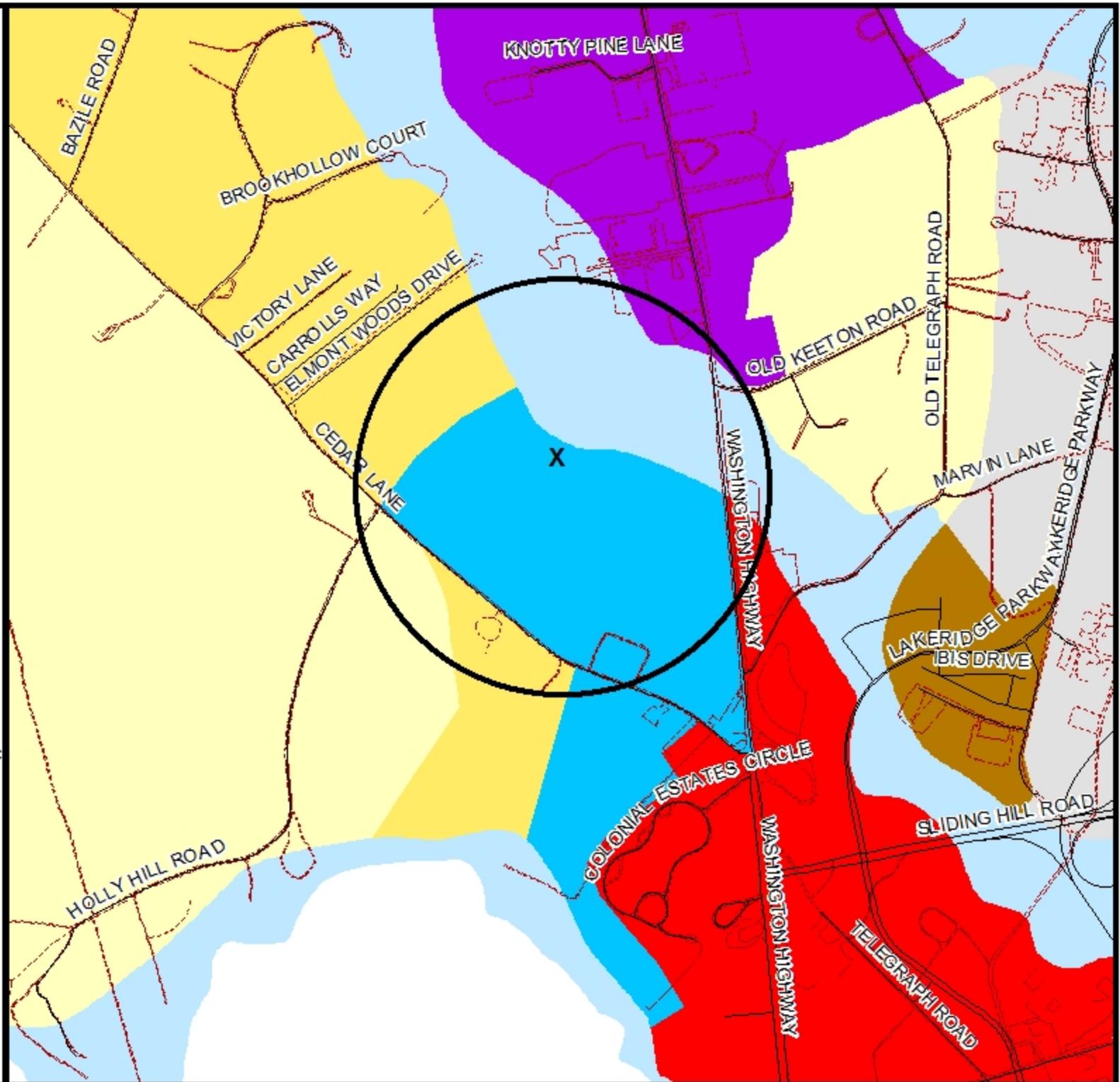
GPIN's: 7787-17-8888, et al

South Anna Magisterial District



1 inch = 1,000 feet

May 05, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-15-15**

Richard E. Holland, Jr. Properties, L.L.C.

Rezone A-1 & B-3 to M-2

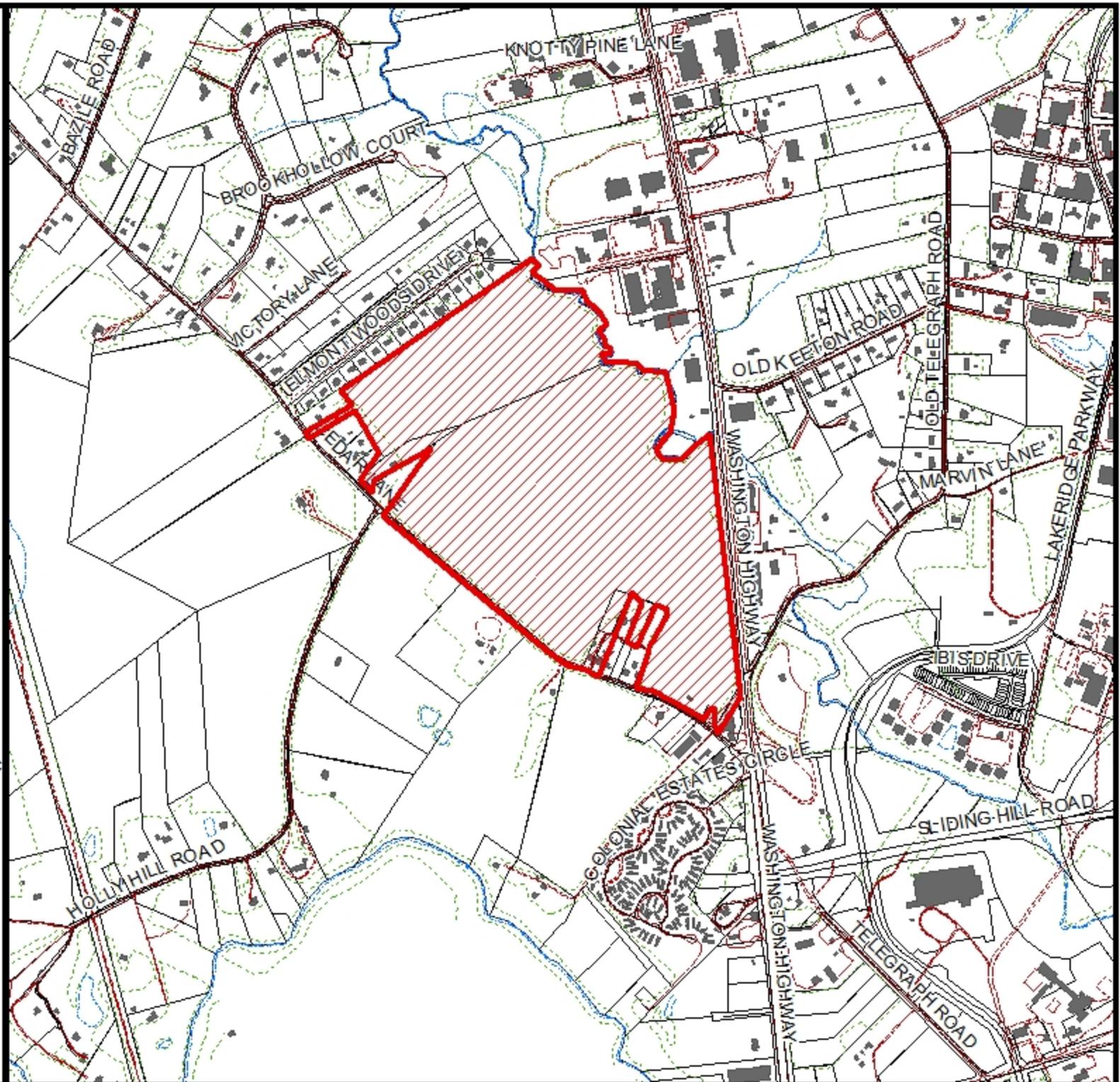
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South Anna Magisterial District



1 inch = 1,000 feet

May 05, 2015



# 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-15-15

Richard E. Holland, Jr. Properties, L.L.C.

Rezone A-1 & B-3 to M-2

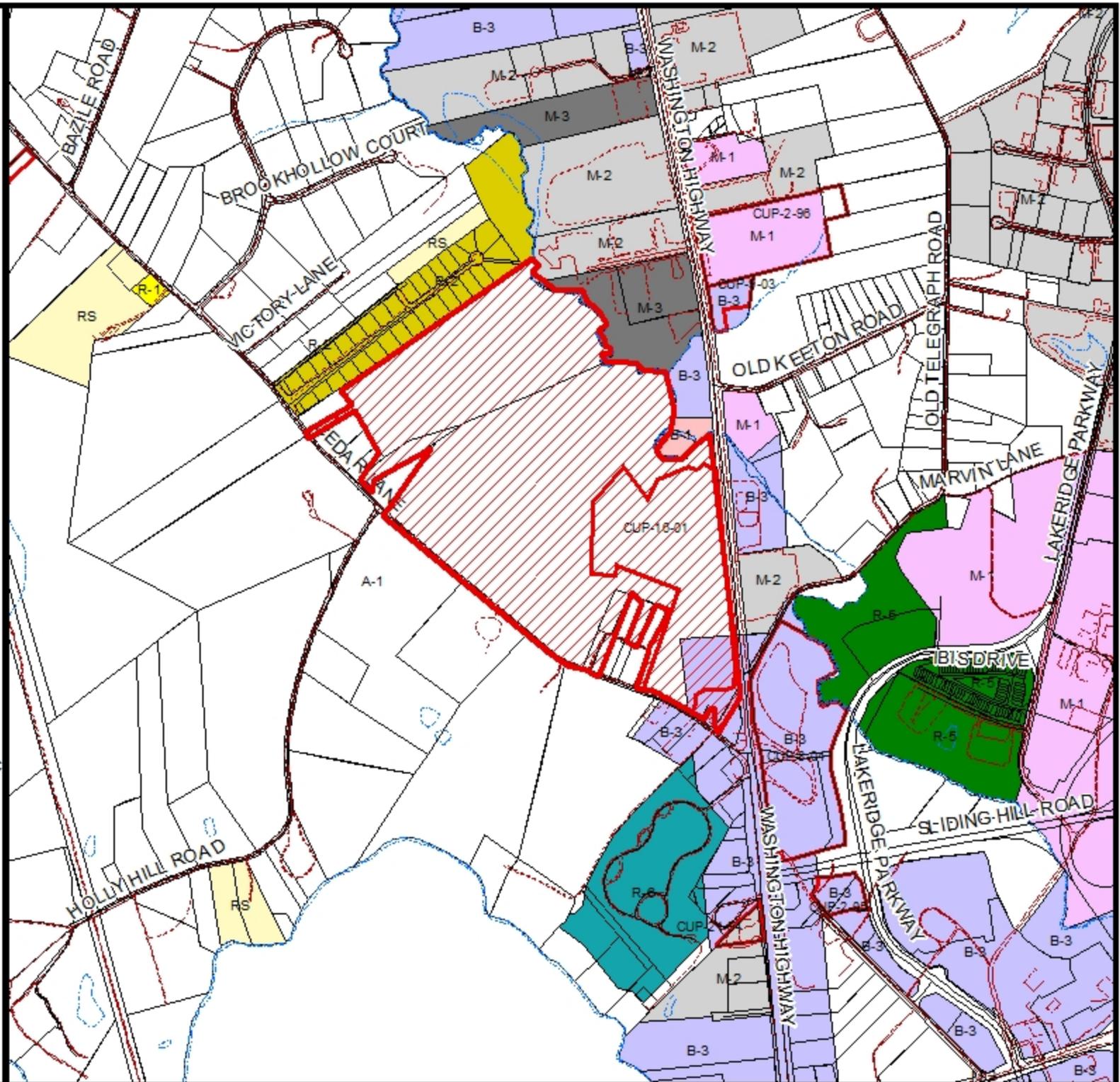
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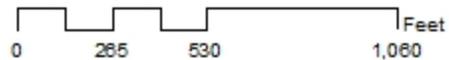
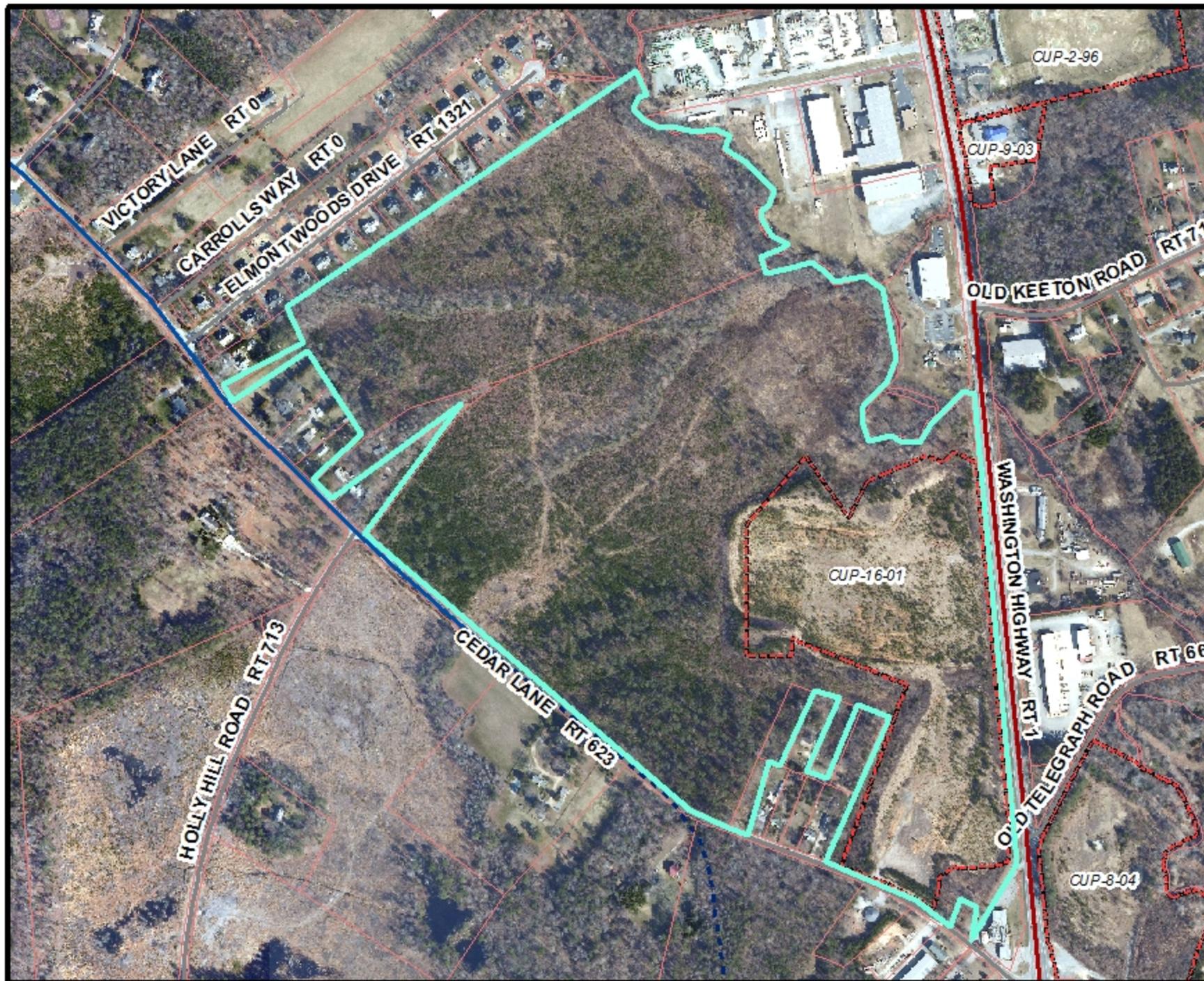
South Anna Magisterial District



1 inch = 1,000 feet

May 05, 2015





**C-15-15(c), RICHARD E. HOLLAND, JR.  
PROPERTIES, L.L.C.**

Industrial Rezoning Report  
South Anna Magisterial District  
Board Meeting Date: July 22, 2015



**Overview**

Current Zoning	A-1, Agricultural District and B-3, General Business District
Requested Zoning	M-2(c), Light Industrial District with conditions
Acreage	118.0 acres
Location	In the northwest quadrant of the intersection of Cedar Lane (State Route 623) and Washington Highway (U.S. Route 1)
GPINs	7787-17-8858, 7787-08-4412, 7787-19-0019(part), 7787-27-0272, 7787-27-2165, 7787-16-9934
General Land Use Plan	Planned Business
Major Thoroughfare Plan	Cedar Lane – Major Collector (100’ right-of-way) Washington Highway – Major Arterial (120’ right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

**Executive Summary**

This is a request to rezone 118.0 acres to M-2(c), Light Industrial District with conditions to allow for certain light industrial and commercial uses. This application is taking part in the Strategic Zoning Initiative, which allows property owners to rezone property for certain uses and remain in the Land Use Taxation program until the actual use of the property is changed to a more intensive use. This zoning request is speculative, and no specific layout is proposed. The applicant has submitted a conceptual plan that identifies access points and buffering and has provided proffers that address the speculative nature of this proposal. The traffic analysis and recommended road improvements would be addressed at the time of site plan review.

Following the Planning Commission meeting, the applicant submitted a revised application, proffers, and conceptual plan, which address the recommendations of the Commission and staff. This includes removing ten (10) acres from the application along the northwestern property line that adjoins the Elmont Woods subdivision.

**Recommendations**

*Staff*

**APPROVAL** subject to the submitted proffers, dated July 1, 2015.

*Planning Commission*

**DENIAL** as submitted at the June 18, 2015, meeting, but **APPROVAL** subject to changes to the proffers and conceptual plan. The applicant has subsequently modified the request to address the changes recommended by the Planning Commission.

## **Planning Analysis**

### *Land Use*

The subject property (Holland Tract) is comprised of several undeveloped parcels totaling 118 acres generally located at the intersection of U.S. Route 1 and State Route 623, Cedar Lane. The subject parcels adjoin property zoned for business and industrial use along U.S. Route 1. Other properties in the immediate vicinity along Cedar Lane are comprised of commercially zoned properties near the intersection of Route 1 and Cedar Lane. Traveling north and west along Cedar Lane, the land use characteristics shift to large lot rural residential development interspersed with smaller residentially zoned subdivisions. The Holland Tract is located adjacent to several smaller agriculturally zoned lots fronting Cedar Lane. The ten acre area zoned A-1 that was recently removed from the application is located between the subject property and the residentially zoned Elmont Woods subdivision. The General Land Use Plan map shows future development in this area designated for Planned Business and Suburban General and Transitional residential use.

The Holland Tract is generally designated for Planned Business on the General Land Use Plan map of the Comprehensive Plan. The land use description of the Planned Business land use classification is as follows:

*The Planned Business designated land use generally consists of fifty (50) acres or more, which are master planned, developed, and operated as integrated facilities for one or more business or limited industrial uses, with consideration to transportation facilities, circulation, parking, utilities, aesthetics (emphasis added), and compatibility with surrounding land uses. Projects should be comprised of limited industrial uses, office, institutional, and commercial uses, along with supporting residential development.*

The plan further suggests that compatible zoning districts include the BP-Business Park, MX-Mixed Use, and OS-Office Service districts. It should be noted that the only mechanism to introduce residential uses into the proposal would be through the MX-Mixed Use district. Such a request is not part of the applicant's request and is not being considered with this application. As such, no residential uses are planned for the property. The three zoning districts that are supported by the comprehensive plan all have very specific standards with regard to master planning, architectural controls and continuity, and landscaping requirements, as well as the establishment of owners associations to ensure the development standards are sustainable.

The specific proposal is to rezone the property to M-2. Unlike the three aforementioned zoning districts, the M-2 district and general zoning requirements offer very few design controls to ensure attractive and harmonious development.

Because the comprehensive plan is a guide, the Planning Commission and Board of Supervisors may consider requests that do not precisely match the vision of the plan, but consideration to the broad goals and objectives of the plan must be taken into consideration. From an economic development perspective this request achieves many of the objectives of the Plan which are summarized below:

- Contributes to compact and contiguous development that maximizes the efficient use of public facilities;

- Contributes to a viable business/employment center that attracts and retains businesses;
- Contributes to a diverse local economy that provides an expanding tax base and employment opportunities for Hanover citizens;
- Support development of attractive industrial or business parks where multiple businesses and industry can benefit from close proximity; and,
- Support the development of regional commercial centers in close proximity to Interstate Highway interchanges

In addition to the economic benefits which may be derived from this zoning request, the Planning Commission and Board of Supervisors must also consider the following objectives:

- Ensure land uses are harmonious with surrounding uses; intensity of commercial and industrial uses should be evaluated to assure the appropriate transition of uses;
- Encourage development of commercial corridors that are attractive and inviting for businesses through the use of landscaping, buffers and coherent, uniform signage free of visual clutter and confusion;
- Encourage distinction in building elevations through architectural form, building materials, color, and texture;
- Support master planned development that includes harmonious architecture and landscaping and maintains higher standards; and,
- Ensure provision of adequate and safe vehicular access to thoroughfares, and examine opportunities to consolidate access points to improve access

It is clear that the comprehensive plan not only encourages viable and robust business and industrial investment, the plan also strongly supports the development of commercial and industrial projects which are compatible with the surrounding community, contain attractive architectural form, and provide significant design aesthetics through architecture, landscaping, and well planned transportation infrastructure.

Consistent with these guidelines, the Planning Commission and staff have recommended additional standards, not otherwise required by the zoning ordinance, be proffered to ensure the proposed development fully meets the objectives of the comprehensive plan. Based on these recommendations, the applicant has proffered the following:

- Use of quality building materials and architectural treatment
- Screening of HVAC units from adjacent public streets or residential properties
- A transportation network immediately serving the proposed development that will provide appropriate service levels and enhance roadway safety
- A 50' buffer along all property lines adjoining residential uses
- Trucking bays be no closer than 50' to the buffer areas
- An enhanced thoroughfare buffer along Cedar Lane
- Paving of all roads, driveways, parking areas, and storage areas
- Outside storage areas visible from U.S. Route 1 or Cedar Lane screened from view

Pursuant to recent changes in the State Code and the subsequent changes to the Hanover County Code, the owners of the subject property are requesting rezoning so that the property can be actively

marketed, while still being enrolled in the County's Land Use Taxation program. When the property is developed and the use changes, the property would no longer be eligible for enrollment in the program, and roll back taxes would then be due. The roll back tax that was imposed previously with a rezoning action inhibited property owners from being able to rezone for marketing purposes. This change in the land use taxation code will assist the Economic Development Department, which seeks available zoned property to market to potential commercial and industrial users seeking a location within the County.

To address this issue, the applicant has provided Proffer No. 3, which incorporates the provisions of Hanover County Code, Section 22-17.1(a), which allows land use taxation to continue until such time as the land is developed for certain land use categories: Manufacturing; transportation and warehousing; professional, scientific, and technical services; hotels and motels, and professional offices.

Prior to taking action on this request, the Board will need to make a finding that all proposed uses fit within the categories described above. For informational purposes, a copy of Section 22.1-17(a) is attached.

### *Conceptual Plan*

The conceptual plan submitted is speculative and does not include a development layout. However, it does show all the subject properties and the points of access. One entrance location is shown on U.S. Route 1, and three entrances are shown along Cedar Lane. At the time of development, final entrance locations must generally conform to the conceptual plan and meet VDOT access management requirements. In addition to access, the conceptual plan also shows the location of the proffered 50' buffer adjacent to existing residential dwellings as well as the thoroughfare buffers along Cedar Lane and U.S. Route 1.

While this request is speculative, any future development will initiate all site design requirements, including the potential for a commercial subdivision as well as individual site plans for each individual parcel (should the property be subdivided in the future).

### *Transportation*

It was agreed among the applicants, staff, and their representatives that the potential uses of the subject property would trigger the need for a traffic impact analysis (TIA). The applicants have proffered to conduct this study prior to the first site plan approval. Proffer #5 establishes when the study must be done and that it include a master plan depicting the internal circulation. Entrances and intersections to be considered within the TIA include proposed entrances to U.S. Route 1 and Cedar Lane, the Cedar Lane/Holly Hill Road intersection, road safety and capacity from Holly Hill Road east to project limits, and the Cedar Lane/ U.S. Route 1 intersection. In no case shall the level of service for the roads evaluated in the TIA fall below LOS D in any phase of development. The study shall also include a phasing plan for the installation of the improvements. The Owners will install all recommended road improvements and traffic control improvements as recommended in the TIA, and such improvements shall be designed and constructed to VDOT standards and specifications.

In addition, the applicant has proffered to dedicate right-of-way along Cedar Lane and U.S. Route 1.

## *Public Participation*

The applicant held a community meeting on June 3, 2015, and citizens have provided comments in writing. Issues raised included the following:

- *The subject parcel adjacent to Elmont Woods subdivision appears to be shown for Suburban General in the Comprehensive Plan or residential use and should not be eligible for M-2 zoning. Alternatives include developing this parcel for residential use, rezoning to M-1, or increasing the width of the buffer along the subdivision.*

The General Land Use Plan map of the Comprehensive Plan that shows designated future land uses throughout the County is a general map and not drawn along specific parcel lines. The Planning Department and Planning Commission provide recommendations on interpreting the map, and the Board of Supervisors makes the ultimate decision. However, based on these concerns, the Commission recommended that the area adjacent to the Elmont Woods be removed from the rezoning request and remain A-1. The applicant agreed to this recommendation and revised the application, proffers, and conceptual plan to remove ten (10) acres adjoining the subdivision. Should this property be rezoned for residential use in the future, additional buffering along this line will be required as industrial uses are developed. In addition, to further assure the community that particular M-2 permitted uses that may be considered a nuisance will not be permitted, the applicant proffered to prohibit coal and wood yards, coke storage and sales, fertilizer storage, and poultry or meat packing and slaughtering. The staff would note that these uses are not appropriate under the Planned Business designation nor would they be permitted under the land use categories listed in Proffer #3.

- *Drainage and noise concerns were expressed.*

The applicant's engineer is required to address stormwater regulations at the time of site plan. Noise is restricted by the County's noise ordinance.

- *Limits should be placed on signage, and a landscaped berm should be installed along Cedar Lane to maintain the rural view along the road.*

A 25' thoroughfare buffer has been proffered along Cedar Lane but the buffer standard does not include a berm.

The applicant has not submitted any proffers on sign limitations. Although the Planning Commission and staff have not specifically provided recommendations on signage, the Board of Supervisors may wish to recommend an additional proffer requiring that signs be limited to monument type. The following language was accepted in nearby commercial rezoning cases (C-2-04(c) Cross Family Investments, C-9-07(c) Hopkins Properties II, and C-16-08(c) Hopkins Properties II), which has set a standard for monument signage in the vicinity:

**Monument Signs. All freestanding signs on the Property shall be monument type. The materials and design of any signs shall be compatible with the proposed materials and architectural theme of the proposed structures. Sign elevations**

**shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of site plan.**

- *A business park type of development with attractive buildings and trails should be encouraged. Standards must be greater than the existing development on U.S. Route 1. Outdoor storage should be limited.*

The applicant has proffered that all buildings utilize quality building materials, architectural details that will improve the appearance of the future structures, and mechanical equipment screening. In accordance with Planning Commission recommendations, the revised proffer document includes a proffer requiring the screening of all outdoor storage visible from U.S. Route 1 and Cedar Lane.

- *Concerns were noted on whether Cedar Lane was adequate to handle the traffic generated by this development.*

As mentioned previously, a traffic impact analysis must be prepared prior to the first site plan approval, which will address impacts to levels of service along Cedar Lane. Any road improvements, such as turn lanes, that are recommended by the analysis must be installed.

### **Agency Analysis**

There were no substantive comments from the reviewing agencies. Since a specific conceptual plan has not been provided or a user identified, all federal, State, and local regulations will be required to be met when plans of development are submitted for site plan review.

The Historical Commission reviewed this request at their June 15, 2015, meeting to consider the impact to various historic sites located on adjacent properties. The Commission was particularly concerned about the visual impact to the historic houses, Providence and the Hargrove House, both located along Cedar Lane. To better protect these historic resources, the Commission recommended that the buffer shown on the conceptual plan to be located along existing residential properties also be extended along the frontage of Cedar Lane.

### **Planning Commission Recommendation**

At their meeting of June 18, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Ms. Winborne, voted to recommend **DENIAL** as submitted but **APPROVAL** of the request to rezone to M-2(c), Light Industrial District with conditions on GPINs 7787-17-8858, 7787-08-4412, 7787-19-0019, 7787-27-0272, 7787-27-2165, and 7787-16-9934, with the following changes to the application and proffers:

- Amend the application by removing from the request approximately 50% of the area that adjoins the Elmont Woods subdivision and shown as Suburban General on the General Land Use Plan map
- Provide a planted buffer in accordance with the County's standard along the revised M-2 zoning line
- Prohibit pre-engineered buildings on the property
- Require that all roads, driveways, parking areas, and storage areas within the Property be paved

- Require that all outside storage on the Property be screened from public view from U.S. Route 1 and Cedar Lane (State Route 623)

Subsequent to the Planning Commission, the applicant submitted a revised application, proffers, and conceptual plan that address the Commission's recommendations. Ten acres adjacent to Elmont Woods were removed from the application. This area will remain A-1 until the property is rezoned for residential use. Any future industrial development along residentially zoned property will be required by the zoning ordinance to install a buffer in accordance with Section 26-266. The applicant provided additional proffers that address the Commission's recommendations for paving of interior roads and parking areas and screening of outdoor storage. The architectural treatment proffer (Proffer #4) addresses the Commission's recommendation to prohibit pre-engineered buildings, and therefore, it was determined that a separate proffer was not necessary. In addition, the revised proffer document also includes a proffer which prohibits certain M-2 uses to be developed that may be considered a nuisance to nearby residential properties.

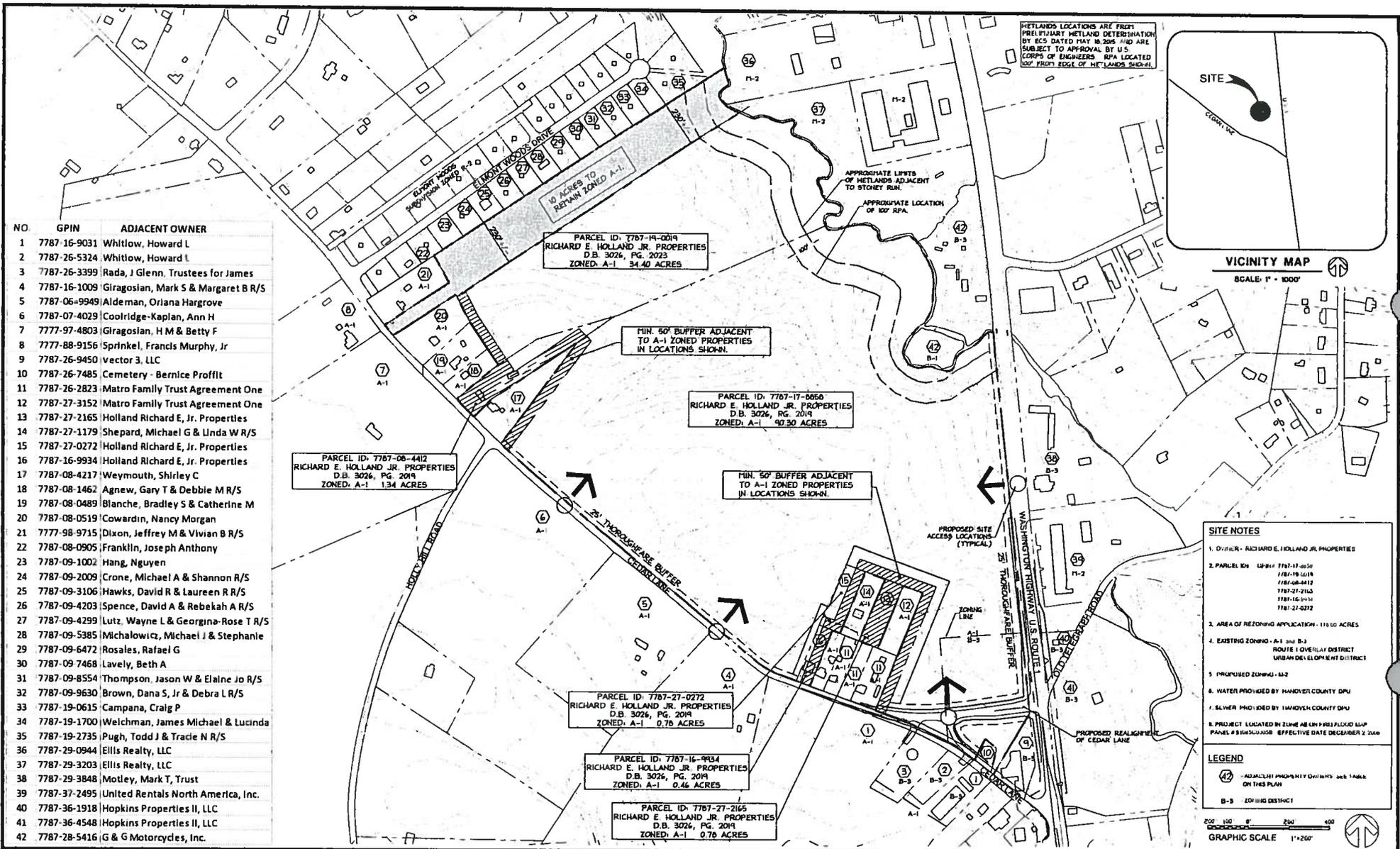
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**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers/Elevations/Conceptual Plan
- Ordinance

**Available Upon Request**

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



NO	GPIN	ADJACENT OWNER
1	7787-16-9031	Whitlow, Howard L
2	7787-26-5324	Whitlow, Howard L
3	7787-26-3399	Rada, J Glenn, Trustees for James
4	7787-16-1009	Giragosian, Mark S & Margaret B R/S
5	7787-06-9949	Aldeman, Oriana Hargrove
6	7787-07-4029	Coolidge-Kaplan, Ann H
7	7777-97-4803	Giragosian, H M & Betty F
8	7777-88-9156	Sprinkel, Francis Murphy, Jr
9	7787-26-9450	vector 3, LLC
10	7787-26-7485	Cemetery - Bernice Proffitt
11	7787-26-2823	Matro Family Trust Agreement One
12	7787-27-3152	Matro Family Trust Agreement One
13	7787-27-2165	Holland Richard E, Jr. Properties
14	7787-27-1179	Shepard, Michael G & Linda W R/S
15	7787-27-0272	Holland Richard E, Jr. Properties
16	7787-16-9934	Holland Richard E, Jr. Properties
17	7787-08-4217	Weymouth, Shirley C
18	7787-08-1462	Agnew, Gary T & Debbie M R/S
19	7787-08-0489	Blanche, Bradley S & Catherine M
20	7787-08-0519	Cowardin, Nancy Morgan
21	7777-98-9715	Dixon, Jeffrey M & Vivian B R/S
22	7787-08-0905	Franklin, Joseph Anthony
23	7787-09-1002	Hang, Nguyen
24	7787-09-2009	Crone, Michael A & Shannon R/S
25	7787-09-3106	Hawks, David R & Lauren R R/S
26	7787-09-4203	Spence, David A & Rebekah A R/S
27	7787-09-4299	Lutz, Wayne L & Georgina-Rose T R/S
28	7787-09-5385	Michalowiak, Michael J & Stephanie
29	7787-09-6472	Rosales, Rafael G
30	7787-09-7468	Lavelly, Beth A
31	7787-09-8554	Thompson, Jason W & Elaine Jo R/S
32	7787-09-9630	Brown, Dana S, Jr & Debra L R/S
33	7787-19-0615	Campana, Craig P
34	7787-19-1700	Welchman, James Michael & Lucinda
35	7787-19-2735	Pugh, Todd J & Tracie N R/S
36	7787-29-0944	Ellis Realty, LLC
37	7787-29-3203	Ellis Realty, LLC
38	7787-29-3848	Motley, Mark T, Trust
39	7787-37-2495	United Rentals North America, Inc.
40	7787-36-1918	Hopkins Properties II, LLC
41	7787-36-4548	Hopkins Properties II, LLC
42	7787-28-5416	G & G Motorcycles, Inc.

PARCEL ID: 7787-19-0019  
 RICHARD E HOLLAND JR PROPERTIES  
 D.B. 3026, PG. 2023  
 ZONED: A-1 34.40 ACRES

PARCEL ID: 7787-17-0050  
 RICHARD E HOLLAND JR. PROPERTIES  
 D.B. 3026, PG. 2019  
 ZONED: A-1 40.30 ACRES

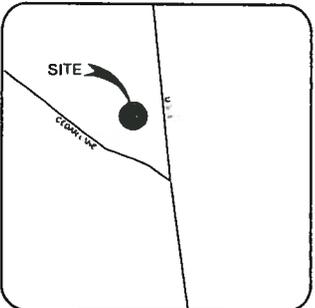
PARCEL ID: 7787-08-4412  
 RICHARD E. HOLLAND JR. PROPERTIES  
 D.B. 3026, PG. 2019  
 ZONED: A-1 134 ACRES

PARCEL ID: 7787-27-0272  
 RICHARD E HOLLAND JR. PROPERTIES  
 D.B. 3026, PG. 2019  
 ZONED: A-1 0.78 ACRES

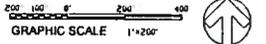
PARCEL ID: 7787-16-9934  
 RICHARD E. HOLLAND JR. PROPERTIES  
 D.B. 3026, PG. 2019  
 ZONED: A-1 0.46 ACRES

PARCEL ID: 7787-27-2165  
 RICHARD E HOLLAND JR. PROPERTIES  
 D.B. 3026, PG. 2019  
 ZONED: A-1 0.78 ACRES

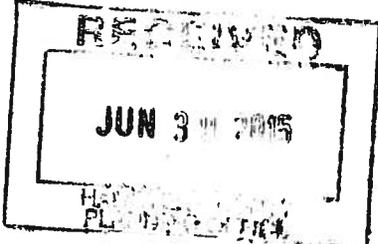
METLANDS LOCATIONS ARE FROM PRELIMINARY METLAND DETERMINATION BY EGS DATED MAY 18, 2009 AND ARE SUBJECT TO APPROVAL BY U.S. CORPS OF ENGINEERS. RPA LOCATED 100' FROM EDGE OF METLANDS SHOWN.



- SITE NOTES**
- OWNER - RICHARD E. HOLLAND JR. PROPERTIES
  - PARCEL ID: 7787-17-0050, 7787-19-0019, 7787-08-4412, 7787-27-2165, 7787-16-9934, 7787-27-0272
  - AREA OF REZONING APPLICATION - 115.60 ACRES
  - EXISTING ZONING - A-1 and B-3 ROUTE 1 OVERLAY DISTRICT URBAN DEVELOPMENT DISTRICT
  - PROPOSED ZONING - S-2
  - WATER PROVIDED BY HANOVER COUNTY GPU
  - SILVER PROVIDED BY HANOVER COUNTY GPU
  - PROJECT LOCATED IN ZONE AB ON FLOOD MAP PANEL # 8 HANOVER EFFECTIVE DATE DECEMBER 2, 2008
- LEGEND**
- ADJACENT PROPERTY OWNERS SEE TABLE ON THIS PLAN
  - B-3 ZONING DISTRICT



**MCKINNEY AND COMPANY**  
 planning • design • construction  
 Date: 5-4-2015  
 REV.-6-30-2015



**HOLLAND PROPERTIES  
 HANOVER COUNTY  
 EXHIBIT A**

**ORDINANCE C-15-15(c)**

**OWNER OF RECORD:** RICHARD E. HOLLAND, JR. PROPERTIES, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 22<sup>nd</sup> day of July, 2015, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPINs 7787-17-8858, 7787-08-4412, 7787-19-0019(part), 7787-27-0272, 7787-27-2165 and 7787-16-9934, consisting of 118.0± acres, and located generally in the northwest quadrant of the intersection of Cedar Lane (State Route 623) and Washington Highway (U.S. Route 1) (a detailed description is filed with the Board's papers) from A-1, Agricultural District and B-3, General Business District, to M-2(c), Light Industrial District with conditions, subject to the following conditions which were proffered by the Applicant on July 1, 2015, and accepted by the Board:

1. Utilities. Public water and sewer facilities shall be used for the development of the Property.
2. Utility Lines. All utility lines, such as electric, telephone, CATV, or other similar lines shall be installed underground, except for (a) those existing utility lines that currently traverse the Property, and (b) those utility lines prohibited by federal and state statues or regulations from being installed underground.
3. Uses. Use of the property shall be limited to those uses listed in Division 14, M-2, Light Industrial, and shall be limited to those uses within the categories of uses set forth in Section 22-17.1(a) of the Hanover County Code, as may be amended, which includes the following categories:
  - A. Manufacturing;
  - B. Transportation and warehousing;
  - C. Professional, scientific and technical services;
  - D. Hotels and motels (Conditional Use Permit necessary); and
  - E. Professional offices.

Nothing herein shall preclude the Owner from applying for a conditional use permit or special exception within Division 14 of the Hanover County Zoning Ordinance provided a determination is made by the Director of Planning that the use is consistent with those uses listed in Section 22-17.1(a) of the Hanover County Code.

4. Architectural Treatment.

- A. Materials used for buildings on the Property shall be brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Planning Department at the time of site plan review.
- B. The architectural treatment for any wall facing a public right-of-way shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Wall surfaces of each building (whether front, sides or rear) that are visible from any public right-of-way shall be similar in architectural materials to other walls of the building.
- C. Any mechanical units on the Property shall be screened, and if on the roof, screened by a parapet wall that is an integral component of the building. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses. The method of screening shall be submitted at the time of site plan review.

5. Transportation Improvements. To provide for an adequate roadway system, the Owner shall be responsible for the road improvements as required below.

- A. Prior to the first site plan approval on the Property, the Owner agrees to undertake a Traffic Impact Analysis (TIA) in accordance with County policies and applicable Virginia Department of Transportation (VDOT) regulations. The scope of the TIA shall be mutually reviewed by the Owner, Hanover County, and the Virginia Department of Transportation; however, the Director of Planning shall make the final determination regarding the scoping of the TIA. The TIA shall include trip generation forecasts for project build out. The TIA shall provide recommendations to ensure that traffic operations as a result of the proposed development will be sufficient to maintain a minimum service level "D" across the road network identified in the TIA.
- B. The TIA shall include a master plan depicting the internal circulation, which shall be submitted to the Hanover County Planning Department for its review and approval. The master plan shall include provisions for the following potential points of ingress and intersections:

- i. Proposed entrances to U.S. Route 1 and Cedar Lane (State Route 623)
- ii. Cedar Lane/Holly Hill Road (State Route 713) intersection
- iii. Road safety and capacity from Holly Hill Road east to project limits
- iv. Cedar Lane/U.S. Route 1 intersection

C. The TIA shall include a phasing plan for the installation of improvements. The phasing plan shall be based on projected daily vehicle trips and PM peak hour trips. In no case shall the level of service for the roads evaluated in the TIA fall below LOS D in any phase of the development. The Owner agrees to install all recommended road and traffic control improvements as recommended by the TIA. The exact design and dimensions of those improvements shall be determined at the time of site plan approval, and they shall be designed and constructed to VDOT standards and specification.

D. The location of all access points into the Property shall be in general conformity with the conceptual plan prepared by McKinney and Company, dated June 30, 2015, entitled "HOLLAND PROPERTIES, HANOVER COUNTY, EXHIBIT A" (the "Concept Plan").

E. Dedication of Right-of-Way. The Owner agrees to dedicate fifty (50) feet of right-of-way from the centerline of Cedar Lane (State Route 623) to the property from the western limit of VDOT Project #0623-042-R71 to the western property line and dedicate sixty (60) feet of right-of-way from the centerline of Washington Highway (U.S. Route 1) to the property from the northern limit of VDOT Project #0623-042-R71 to the northern property line for future road widening, free of cost to the County, upon request of the County or VDOT.

6. Buffer. A minimum fifty foot (50') wide buffer shall be provided and designed on the Property in the locations designated as "MIN. 50' BUFFER ADJACENT TO R-2 AND A-1 ZONED PROPERTIES IN LOCATIONS SHOWN" on the Concept Plan (the "50' Buffer") and in accordance with the standards for a 40' buffer set forth in Section 26-266 of the Hanover County Zoning Ordinance.

A minimum of a twenty-five foot (25') wide buffer shall be provided on the Property adjoining Cedar Lane, which shall be designed in accordance with the standards for a 25' buffer set forth in Section 26-264 of the Hanover County Zoning Ordinance.

There shall be no trucking bays located within fifty feet (50') of the 50' Buffer.

7. Paving. All roads, drives, parking areas and storage areas within the Property shall be paved.
8. Outside Storage. All outside storage on the Property shall be screened from view of the public from U.S. Route 1 and Cedar Lane (State Route 623).

9. Use Restrictions. The following uses shall be prohibited on the Property:

- A. Coal and wood yards, coke storage and sales (Section 26-172(15)).
- B. Fertilizer storage of any kind (Section 26-172(24)).
- C. Poultry or meat packing and slaughtering (Section 26-172(36)).

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the members of the Board of Supervisors voted to approve Ordinance C-15-15(c), Richard E. Holland, Jr. Properties, L.L.C., as follows:

Vote:

Wayne T. Hazzard  
Aubrey M. Stanley  
Sean M. Davis  
Angela Kelly-Wiecek  
W. Canova Peterson, IV  
G. E. Via, III  
Elton J. Wade, Sr.

**Public Hearings:**

Planning Commission June 18, 2015  
Board of Supervisors July 22, 2015  
Adopted July 22, 2015

This is to certify that the above is a true copy of C-15-15(c), adopted by the Hanover County Board of Supervisors on \_\_\_\_\_.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Cecil R. Harris, Jr.  
County Administrator / Clerk  
Hanover County Board of Supervisors