

# 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-6-15

HCBS (Public Works)

Rezone A-1 to M-2

Industrial Land Use

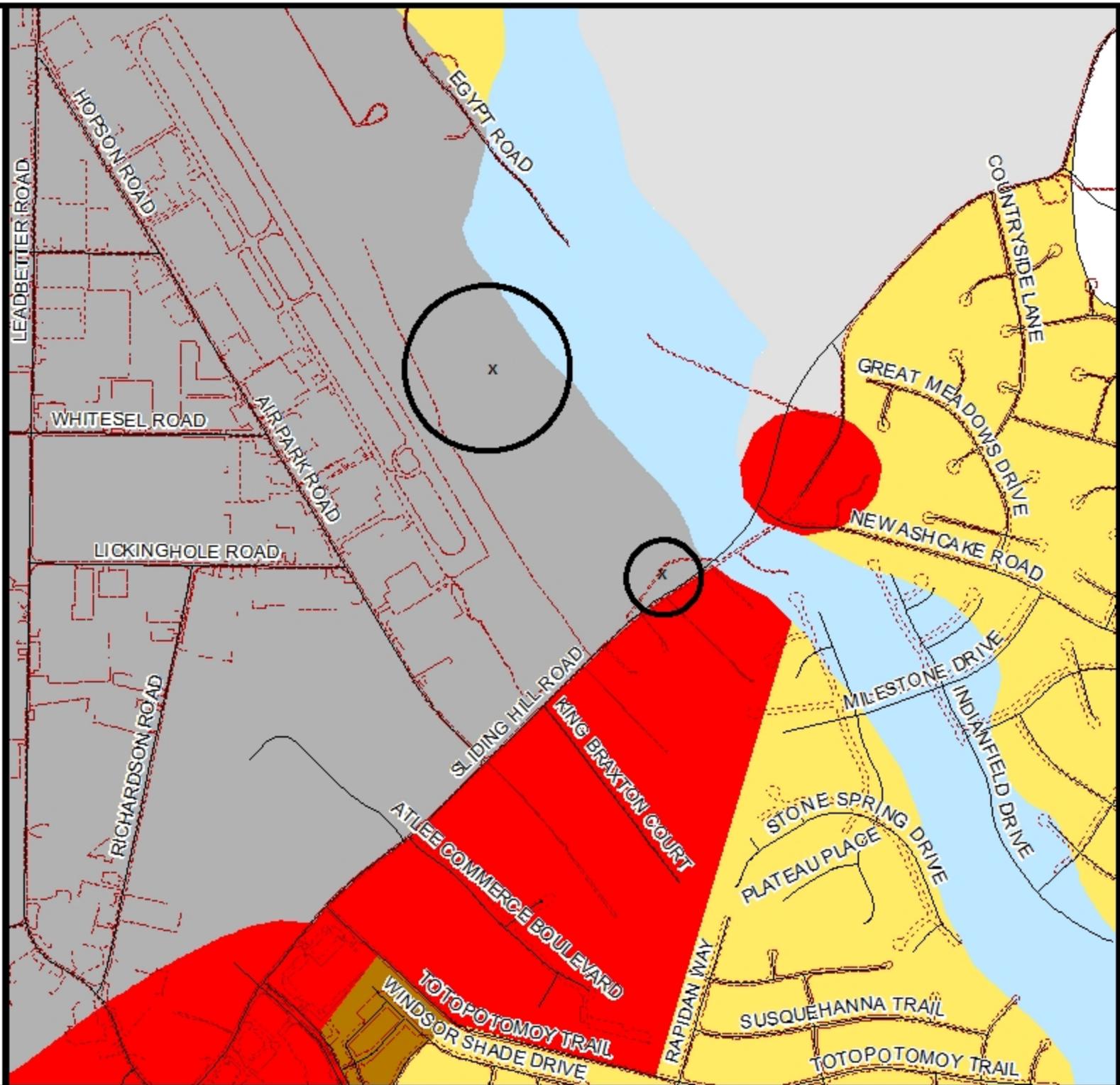
GPIN: 7793-12-9494; et al.

Ashland Magisterial District



1 inch = 1,000 feet

March 31, 2015



Hanover County,  
Virginia

General Parcel Map

Legend

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

C-6-15

HCBS (Public Works)

Rezone A-1 to M-2

GPIN: 7799-12-9494; et al.

Ashland Magisterial District



1 inch = 1,000 feet

March 31, 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-6-15

HCBS (Public Works)

Rezone A-1 to M-2

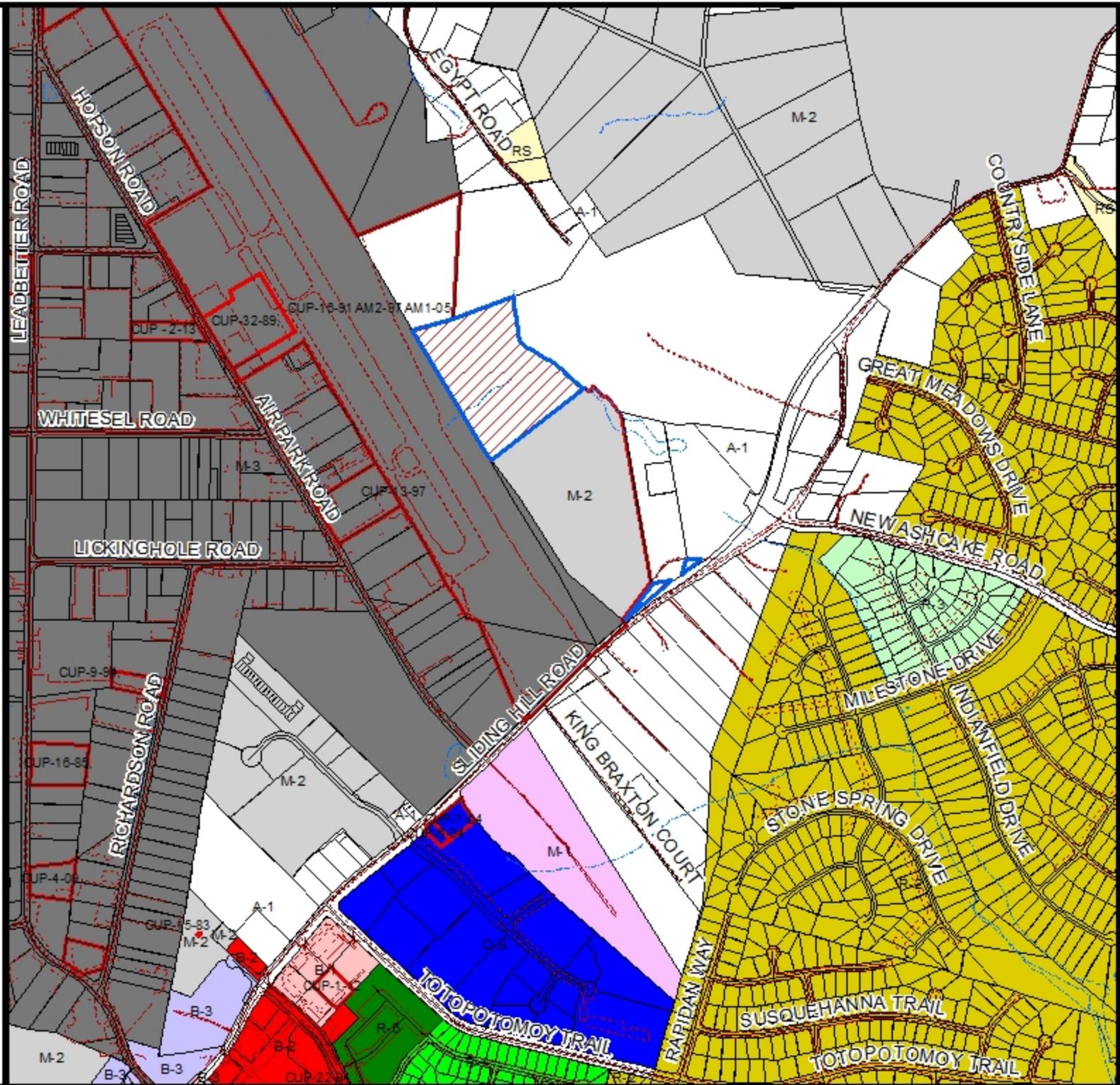
GPIN: 7798-12-9494; et al.

Ashland Magisterial District



1 inch = 1,000 feet

March 31, 2015





CUP-13-97

CUP-16-91AM2-97AM1-05

SLIDING HILL ROAD  
RT 656

34



0 170 340 680 Feet

# C-6-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)



Industrial Rezoning Report  
Ashland Magisterial District  
Board Meeting Date: August 26, 2015

## Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	M-2, Light Industrial District
Acreage	27.11
Location	On the east side of the runway of the Hanover County Airport, which can be accessed from Air Park Road (State Route 813)
GPINs	7798-12-9494 and 7798-30-1875
General Land Use Plan	Industrial
Major Thoroughfare Plan	The Airport is accessed from Air Park Road, a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

The Hanover County Airport has acquired property in the vicinity of its air strip to provide clear airspace for incoming and outgoing air traffic and for the area needed to provide additional facilities in accordance with the Airport Master plan. The subject parcels will be added to the area of the Conditional Use Permit (CUP-16-91, Am. 1-15), which is being considered concurrently with this request. The conditions of the CUP will govern the operations and development of the Airport. The zoning of the adjacent Airport parcels is M-2, Light Industrial and M-3, Industrial; therefore, the applicant requests the subject parcels be rezoned to M-2 for consistency.

## Recommendations

### *Staff*

**APPROVAL** of the request.

### *Planning Commission*

**APPROVAL** of the request.

## Planning Analysis

### *Comprehensive Plan & Compatibility with Surrounding Area*

The subject parcels are shown for Industrial use and are located immediately adjacent to a runway at the existing Hanover County Airport. Rezoning to M-2, Light Industrial would be consistent with the Comprehensive Plan. Adjacent parcels are industrially zoned and owned by Hanover County for airport purposes. The addition of these parcels to the area of the Airport CUP will allow the airport to expand in accordance with its Master Plan. The additional parcels will be used for additional Airport facilities such as tie-down areas, storage hangars, automobile parking and terminal buildings for office space and maintenance.

The Airport operates as a regional airport facility under the oversight of the Federal Aviation Administration (FAA) and the Virginia Department of Aviation. Acquisition of land for needed facilities and open space has always been a goal of the Hanover County Airport per direction of the FAA, but also to meet local demands for airport facilities.

## Agency Analysis

There were no substantive comments from the reviewing agencies.

## Proffers

No proffers have been submitted with this request. The property will be added to the area of the Hanover County Airport, which is subject to conditions of approval of the concurrent Conditional Use Permit.

## Planning Commission Recommendation

At their meeting of July 16, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to rezone to M-2, Light Industrial District on GPINs 7798-12-9494 and 7798-30-1875, consisting of approximately 27.11 acres.

CDC/sm/HTE

### **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
- Conceptual Plan
- Ordinance

### **Available Upon Request**

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

RECEIVED

MAR - 2 2015

HANOVER COUNTY PLANNING OFFICE

NOTES

1.) OWNERSHIP AND REFERENCES:

PARCEL 1  
EMMETT M. UPSHAW AND  
MARION F. UPSHAW  
D.B. 1239 PG. 256  
D.B. 2905 PG. 1103  
D.B. 2924 PG. 2248  
GPIN 7798-30-1875 (IN PART)

PARCEL 2  
EMMETT M. UPSHAW AND  
MARION F. UPSHAW  
D.B. 1239 PG. 256  
D.B. 2905 PG. 1103  
D.B. 2924 PG. 2248  
GPIN 7798-30-1875 (IN PART)

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.

3.) DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY, INDICATIONS OF A CEMETERY WERE FOUND. NO DETAILED INSPECTION OF THESE PROPERTIES HAS BEEN MADE FOR POSSIBLE ADDITIONAL GRAVE SITES.

4.) THESE PROPERTIES ARE LOCATED IN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 51085C0310B, EFFECTIVE DATE DECEMBER 2, 2008.

5.) THIS IS TO CERTIFY THAT ON 5-12-14 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

HANOVER COUNTY, VIRGINIA  
D.B. 1531 PG. 213  
GPIN 7798-21-6554

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

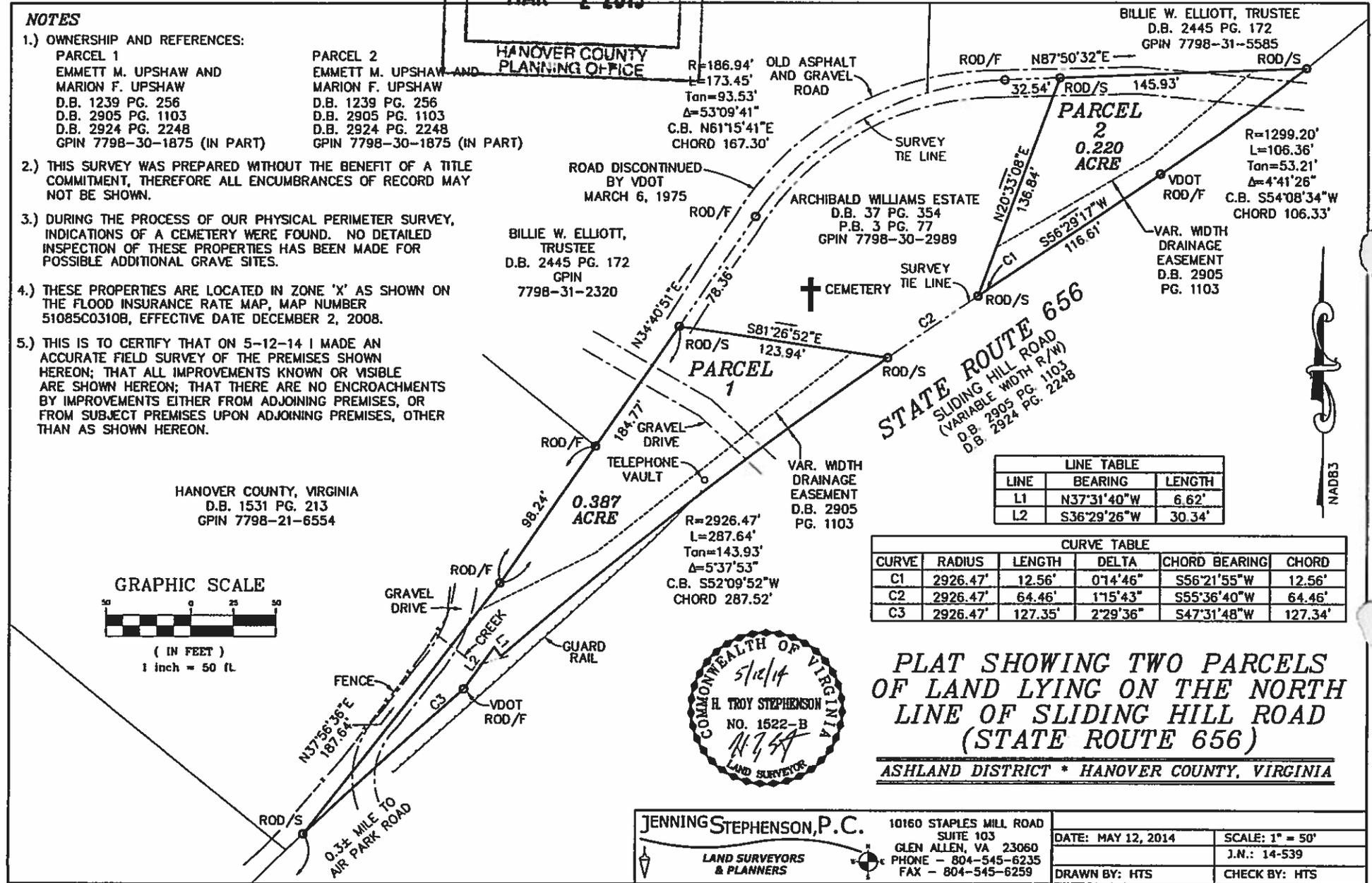


PLAT SHOWING TWO PARCELS  
OF LAND LYING ON THE NORTH  
LINE OF SLIDING HILL ROAD  
(STATE ROUTE 656)

ASHLAND DISTRICT \* HANOVER COUNTY, VIRGINIA

JENNING STEPHENSON, P.C. 10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259

DATE: MAY 12, 2014	SCALE: 1" = 50'
	J.N.: 14-539
DRAWN BY: HTS	CHECK BY: HTS



LINE TABLE

LINE	BEARING	LENGTH
L1	N37°31'40"W	6.62'
L2	S36°29'26"W	30.34'

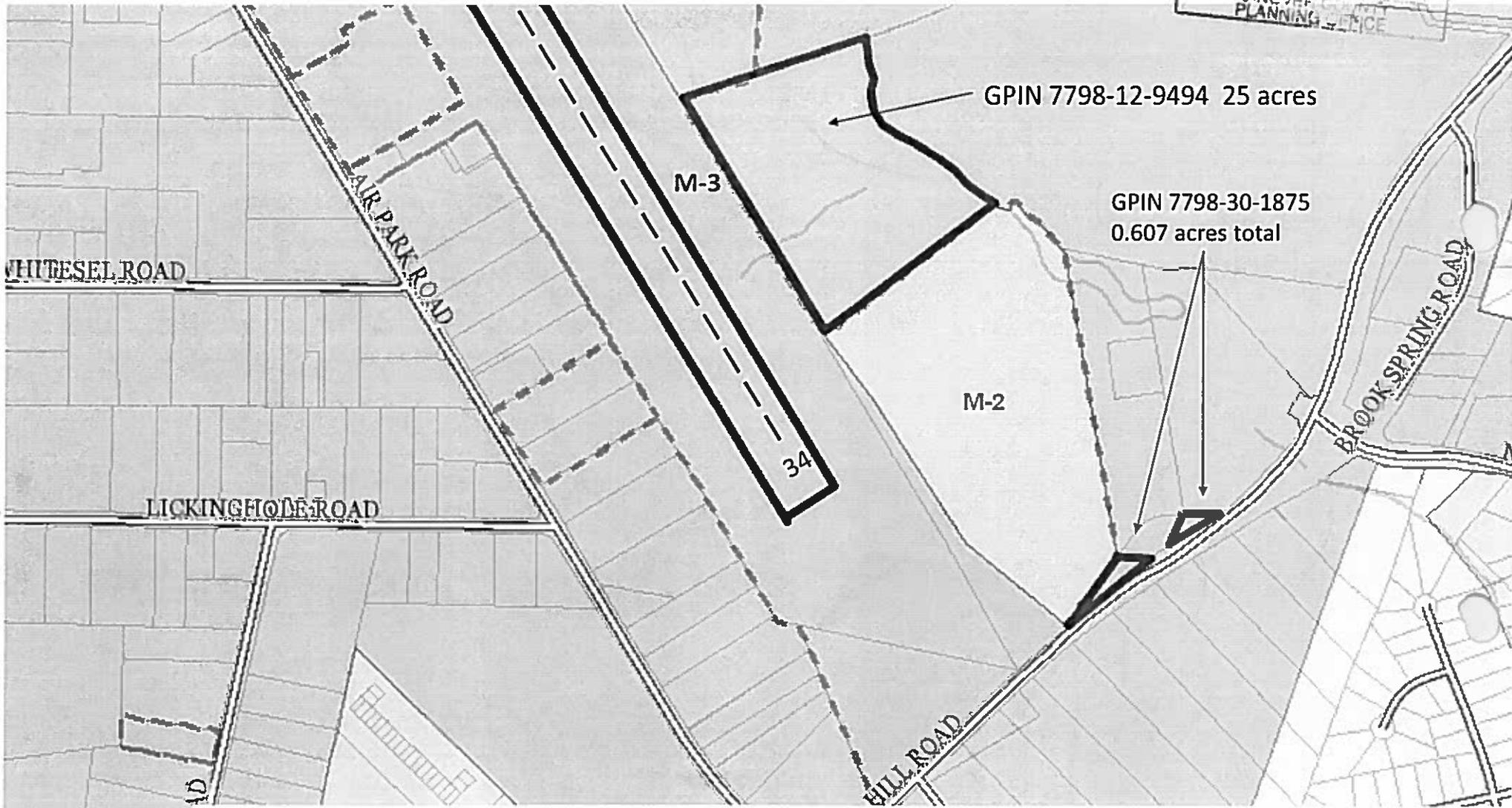
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2926.47'	12.56'	0°14'46"	S56°21'55"W	12.56'
C2	2926.47'	64.46'	1°15'43"	S55°36'40"W	64.46'
C3	2926.47'	127.35'	2°29'36"	S47°31'48"W	127.34'

NAD83

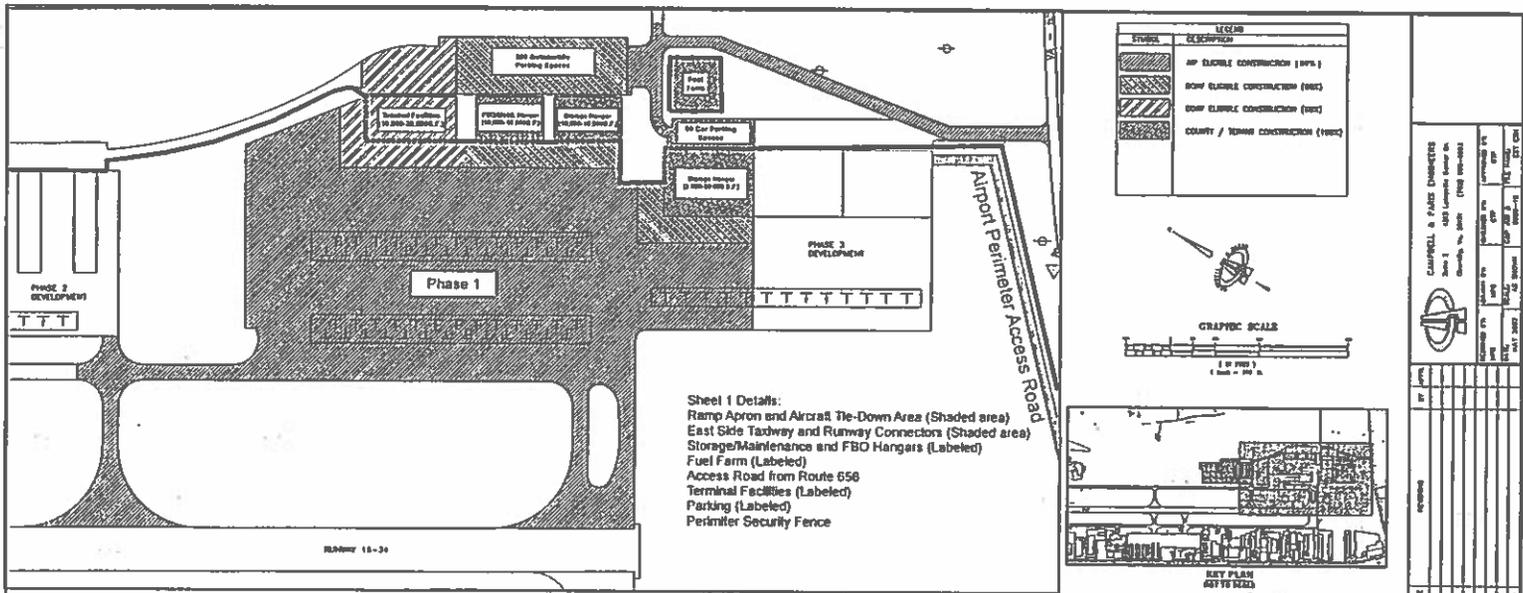


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HANOVER COUNTY AIRPORT REZONING REQUEST A-1 to M-2 GPINS 7798-12-9494 and 7798-30-1875



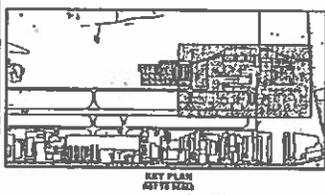
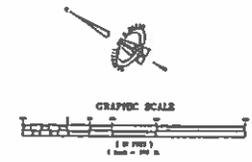


— Approximate Perimeter Security Fence Location

**Notes:**

- 1) Due to changes in the FAA Airport Design Advisory Circular, the Ramp Apron, Taxiway and Runway Connectors pavement layout will vary from depiction to accommodate the new design criteria.
- 2) Aircraft Hangar size ranges up to 30,000 Square Feet, the final size and number of Hangars to be built is dependent on future tenant lease negotiations.
- 3) Indicated location of the Terminal Facilities is subject to change in the final design and may be exchanged for a planned Hangar location.
- 4) Fuel farm Location is subject to final review and could be relocated to the Phase 3 Development Area south of the main ramp apron or other more suitable location.

SYMBOL	DESCRIPTION
[Hatched Pattern]	NOT ELIGIBLE CONSTRUCTION (1995)
[Dotted Pattern]	SOUP ELIGIBLE CONSTRUCTION (1995)
[Cross-hatched Pattern]	SOUP ELIGIBLE CONSTRUCTION (1995)
[Diagonal Line Pattern]	COUNTY / TENANT CONSTRUCTION (1995)



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MAY 28 2015

HICKORY COUNTY PLANNING OFFICE

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**PHASE 1 DEVELOPMENT ELIGIBILITY**

DATE	BY	REVISION	DATE	BY	REVISION	DATE	BY	REVISION

HICKORY COUNTY, MISSISSIPPI, AIRPORT  
 HANCOCK COUNTY, VIRGINIA  
 EAST SIDE TERMINAL DEVELOPMENT  
 ENVIRONMENTAL ASSESSMENT

CAMPBELL & PARRIS ENGINEERS  
 3001 N. 1st Street, Suite 100  
 Chesapeake, VA 23041 (757) 546-1000



