

# 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

### SE-18-14

Gibson Wright  
(Dominion Land & Development)

off site sign

Destination Commerce Land Use

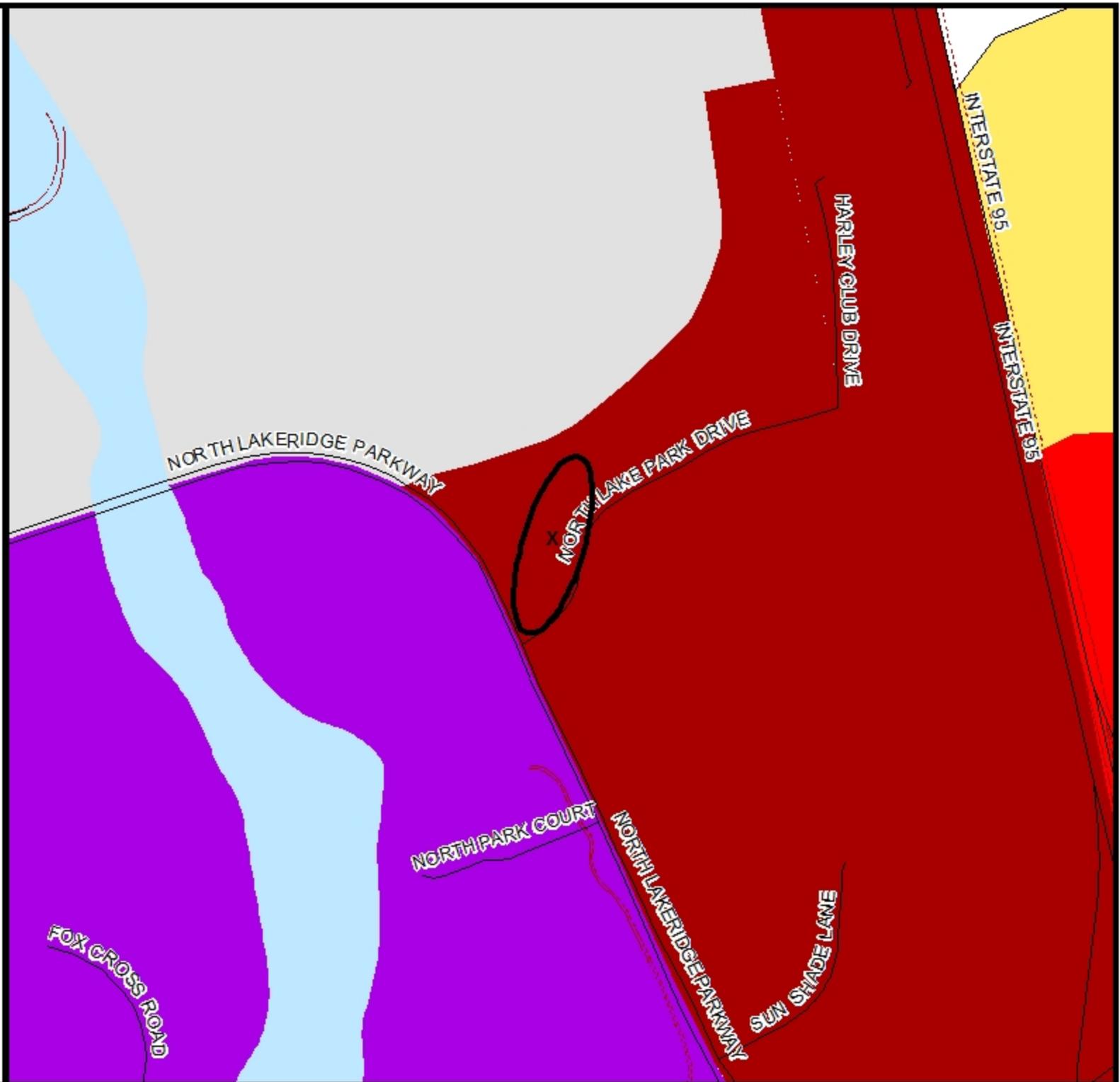
GPIN: 7788-49-6620

Ashland Magisterial District



1 inch = 500 feet

October 01, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**SE-18-14**  
Gibson Wright  
(Dominion Land & Development)

off site sign

Zoned B-3

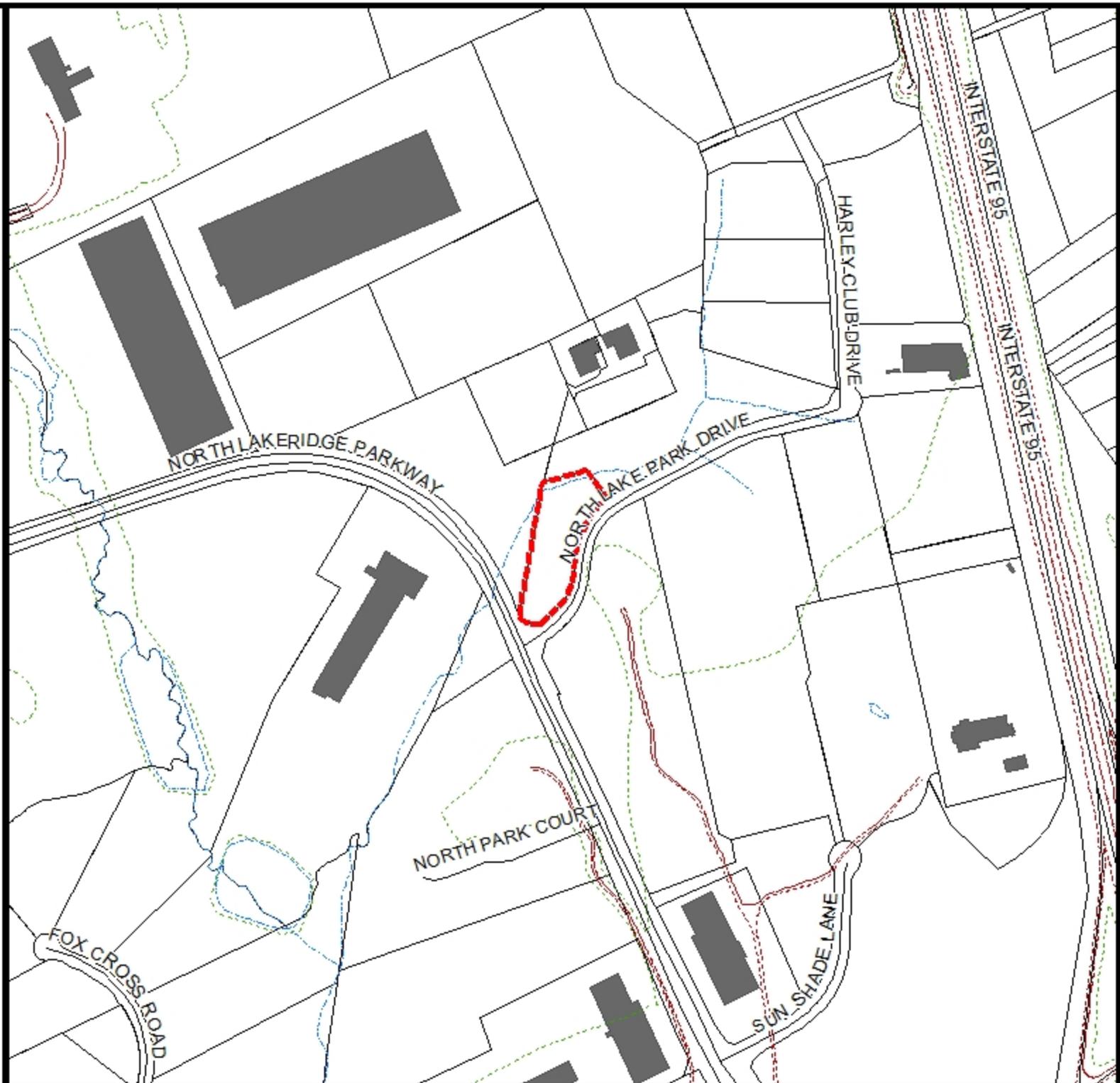
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Ashland Magisterial District



1 inch = 500 feet

October 01, 2014



# 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-18-14

Gibson Wright  
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off site sign

Zoned B-3

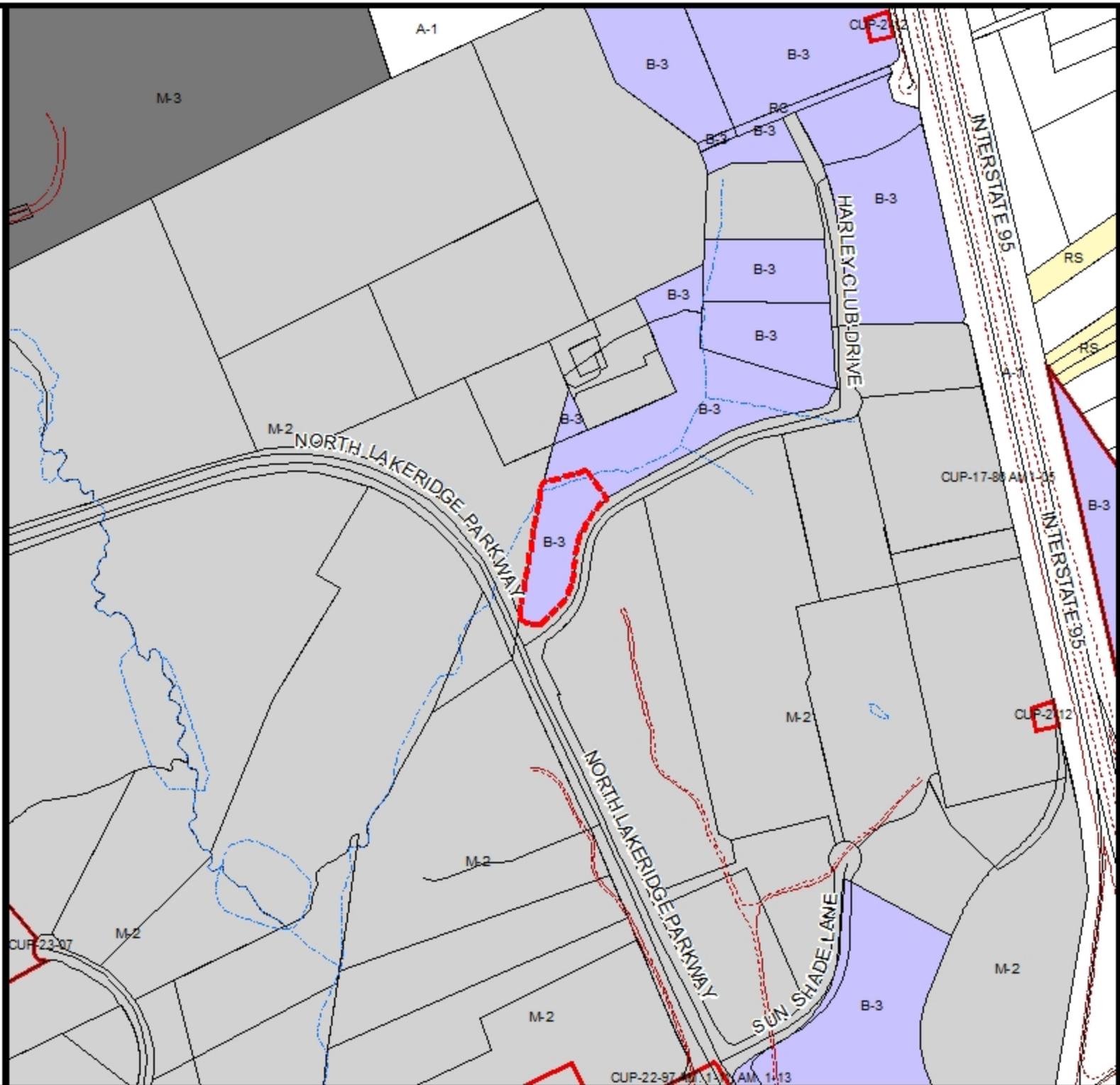
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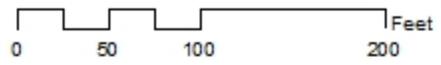
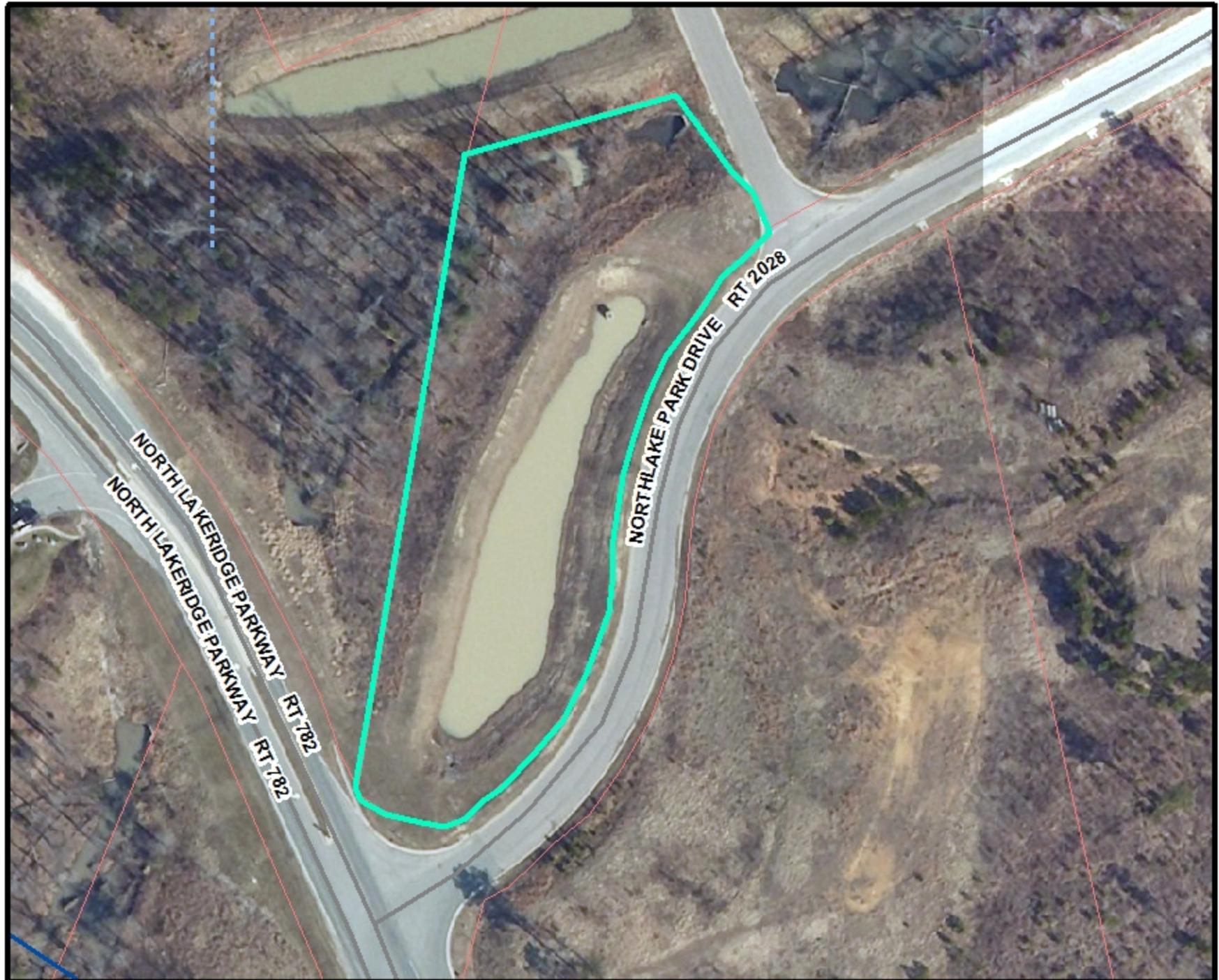
Ashland Magisterial District



1 inch = 500 feet

October 01, 2014





# SE-18-14, DOMINION LAND & DEVELOPMENT CORP.

Special Exception Report  
Ashland Magisterial District  
Board Meeting Date: November 12, 2014



## Overview

Request	An off-site general advertising sign permitted with a Special Exception
Zoning	B-3(c), General Business District with conditions
Acreage	1.88 acres
Location	On the northeast quadrant of the intersection of North Lakeridge Parkway (State Route 782) and Northlake Park Drive (State Route 2028)
GPIN	7788-49-6820
General Land Use Plan	Destination Commerce
Major Thoroughfare Plan	North Lakeridge Parkway (a Major Collector w/100' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

This is a request to allow an off-site general advertising sign on a B-3 zoned parcel, located at a major intersection within Northlake Industrial Park. A predominant area of Northlake is designated on the General Land Use Plan map as Destination Commerce and the uses developing in this area have been determined to contribute to a destination commerce center. The owners' association desires a signage program to direct incoming traffic to the desired destinations. The applicant is proposing the first of these signs with this request.

## Staff Recommendation

**APPROVAL** subject to the conditions as outlined in the staff report.

**Planning Analysis**

This is a request to allow an off-site general advertising sign on a B-3 zoned parcel, located at the intersection of Northlake Park Drive and Lakeridge Parkway. As noted in the application, the owners’ association desires a directional signage program to direct incoming traffic to the desired destinations; however, the zoning classifications in Northlake do not permit off-site directional signs, so to achieve that, the applicant must pursue individual zoning requests for each location where they want a sign. This application is for the first of these signs.

*Sketch Plan and Elevations*

A simple sketch plan has been provided showing the location of the proposed off-site general advertising sign. The elevations provided show the sign template for the directional signage program the applicant desires. The text on the sign included with the application is illustrative only, and the actual sign at the location shown would include the development name, Northlake, and provide directional instructions to find tenants that occupy the industrial park. The proposed sign is 9½ feet tall, 3½ feet wide, and the sign face area is approximately 22 square feet, which is in compliance with the Zoning Ordinance.

**Agency Analysis**

There were no substantive comments from any of the reviewing agencies.

**In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Northlake Directional Sign” prepared by P. Kay Pangraze, and submitted with the application on September 20, 2014, and the elevations titled, “Double Faced Directional Sign – Off Premise”, dated September 23, 2014, and prepared by P. Kay Pangraze.**

**Staff’s Recommended Conditions**

1. The applicant shall obtain all necessary permits, including both a sign permit and a building permit, prior to construction of each sign. Location of the sign shall be outside the sight distance triangle and the area of any public utility easements.
2. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

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
- Elevations/Sketch Plan

**Available Upon Request**

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

ION OF THE NORTH LINE OF NORTHLAKE PARK  
KERIDGE PARKWAY, THENCE ALONG THE NORTH  
58° E, 5.92' TO THE TRUE POINT OF  
LINE OF NORTHLAKE PARK DRIVE N 13°20'42" E,  
E, 145.02' TO A POINT; THENCE N 88°48'48" E,  
W, 366.76' TO A POINT; THENCE N 66°45'26"  
5° E, 93.29' TO A POINT; THENCE N 90°00'00"  
E OF HARLEY CLUB DRIVE; THENCE ALONG THE  
FOLLOWING TWO COURSES: S 4°59'00" E, 499.06'  
THE RIGHT HAVING A RADIUS OF 40.00', A  
20°17'07" W, AND CHORD OF 34.15' TO A POINT  
K DRIVE; THENCE ALONG THE NORTH LINE OF  
FOURTEEN COURSES: ALONG A CURVE TO THE  
GTH OF 31.71', A CHORD BEARING S 28°05'07"  
THENCE ALONG A CURVE TO THE RIGHT HAVING  
' , A CHORD BEARING S 43°49'38" W, AND A  
77°02'17" W, 271.75' TO A POINT; THENCE  
RADIUS OF 325.00', A LENGTH OF 86.81', A  
CHORD OF 86.85' TO A POINT; THENCE S  
E ALONG A CURVE TO THE LEFT HAVING A  
A CHORD BEARING S 58°37'10" W, AND A  
34°28'36" W, 12.00' TO A POINT; THENCE S  
E ALONG A CURVE TO THE LEFT HAVING A  
' , A CHORD BEARING S 26°00'41" W, AND A  
ALONG A CURVE TO THE RIGHT HAVING A  
' , A CHORD BEARING S 13°36'32" W, AND A  
ALONG A CURVE TO THE RIGHT HAVING A  
' , A CHORD BEARING S 44°29'03" W, AND A  
S 43°40'27" E, 20.02' TO A POINT; THENCE  
A RADIUS OF 275.00', A LENGTH OF 51.41, A  
CHORD OF 51.34' TO A POINT; THENCE N  
OF BEGINNING. CONTAINING 13.335 ACRES OF

NLD LAND LC  
D.B. 2735  
PG. 391  
P.B. 37  
PG. 579  
GPIN  
7789-41-7169

D.B. 2880 PG. 3249  
GPIN 7789-51-4130

NO 332705  
93.28'

MG HARLEY CLUB, LLC  
D.B. 3031 PG. 350  
GPIN 7789-50-4812

NORTHLAKE LAND INVESTMENTS, LLC  
D.B. 2011 PG. 560  
GPIN 7789-50-3817 (IN PART)

13.335  
ACRES

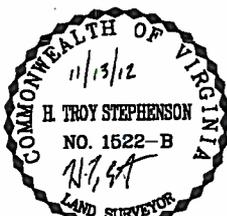
DOMINION LAND AND  
DEVELOPMENT CORPORATION  
D.B. 2987 PG. 1324  
GPIN 7789-50-0341

TRADECENTER PARTNERS, LLC  
D.B. 2450 PG. 533  
GPIN 7789-40-8349

NORTHLAKE LAND INVESTMENTS, LLC  
D.B. 2011 PG. 560  
GPIN 7789-50-3817 (IN PART)

DOMINION LAND AND  
DEVELOPMENT CORPORATION  
D.B. 2987 PG. 1324  
GPIN 7789-49-6820

NORTHLAKE PARK DRIVE  
P.B. 36 PG. 548  
(VAR. WIDTH R/W)



CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CHORD
C1	40.00'	35.28'	S20°17'07"W	34.15'
C2	52.00'	31.71'	S28°05'07"W	31.22'
C3	38.00'	44.05'	S43°49'38"W	41.63'
C4	325.00'	86.91'	S69°22'37"W	86.85'
C5	325.00'	35.13'	S58°37'10"W	35.11'
C6	330.00'	275.48'	S28°00'41"W	267.56'
C7	270.00'	108.51'	S13°36'32"W	107.78'
C8	1569.32'	100.89'	S44°29'03"W	100.87'
C9	275.00'	51.41'	S52°20'26"W	51.34'

COMPILED PLAT SHOWING  
13.335 ACRES OF LAND LYING  
NORTH OF NORTHLAKE PARK  
DRIVE AND WEST OF  
HARLEY CLUB DRIVE

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

LAND SURVEYORS  
& PLANNERS

DATE: NOV. 13, 2012

SCALE: 1" = 150'

DRAWN BY: HTS

J.N.: 12-045

CHECK BY: HTS

APPROXIMATE SIGN LOCATION

HARLEY CLUB DRIVE  
P.B. 36 PG. 107  
(90' R/W)

83' AND

RECORDS.  
THIS SURVEY.

5TH
00'
30'
02'
36'

E

150

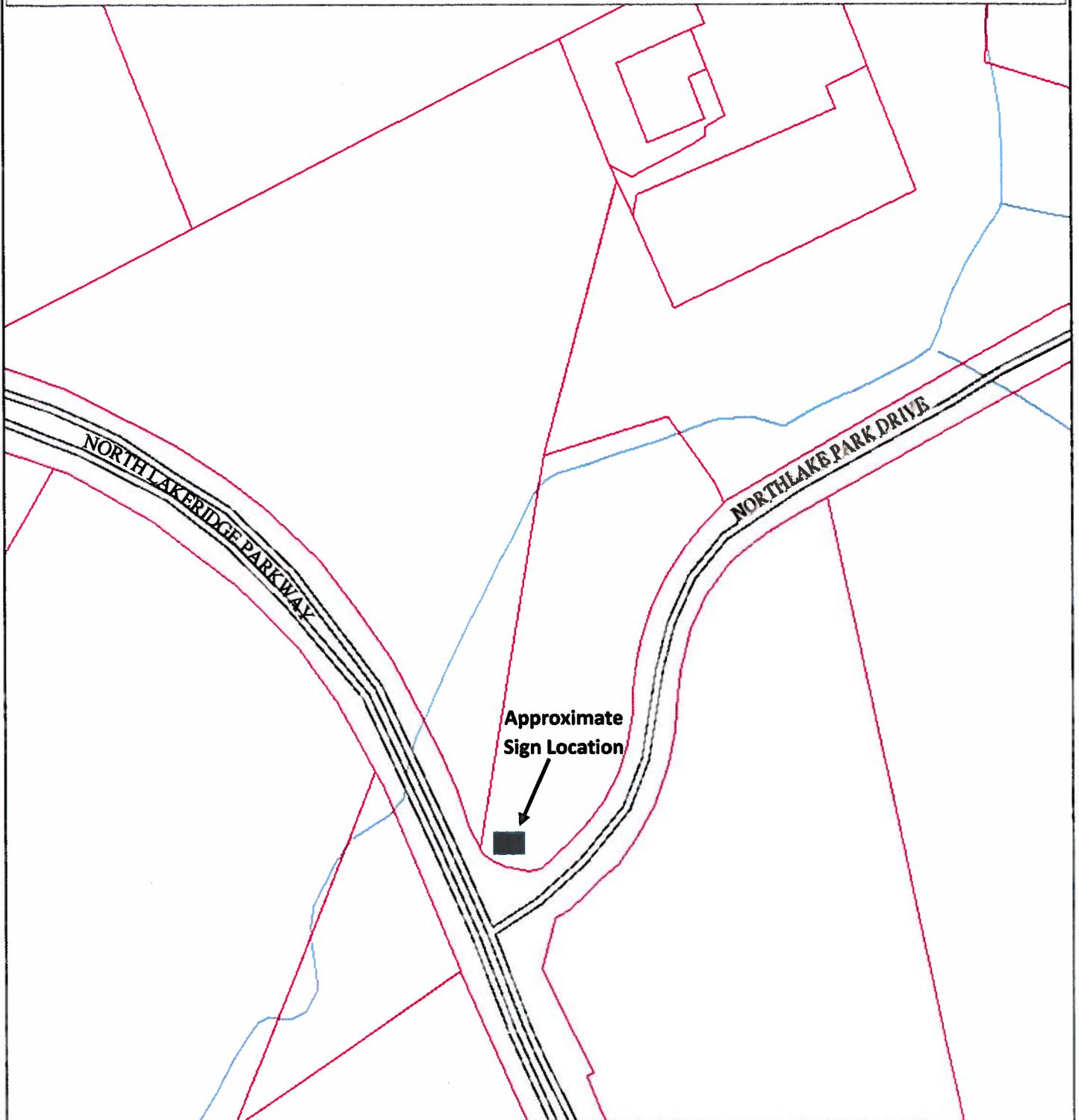
TRUE POINT  
OF BEGINNING

NORTH LAKEKERIDGE PARKWAY  
P.B. 36 PG. 925  
(VAR. WIDTH R/W)



# Northlake Directional Sign

Prepared by: P. Kay Pangraze



- Street Labels
- Topography
- CUP Lines

- Conditional Use Permits
- Urban Service Areas
- Tax Parcels

- Shrink Swell Soils**
- Moderate
- Severe
- Slight

- Building Addresses



09/30/2014  
Scale 1 inch = 166.7 feet