

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-19-14

Charles D. Waddell

garage larger than permitted

Suburban Transitional Land Use

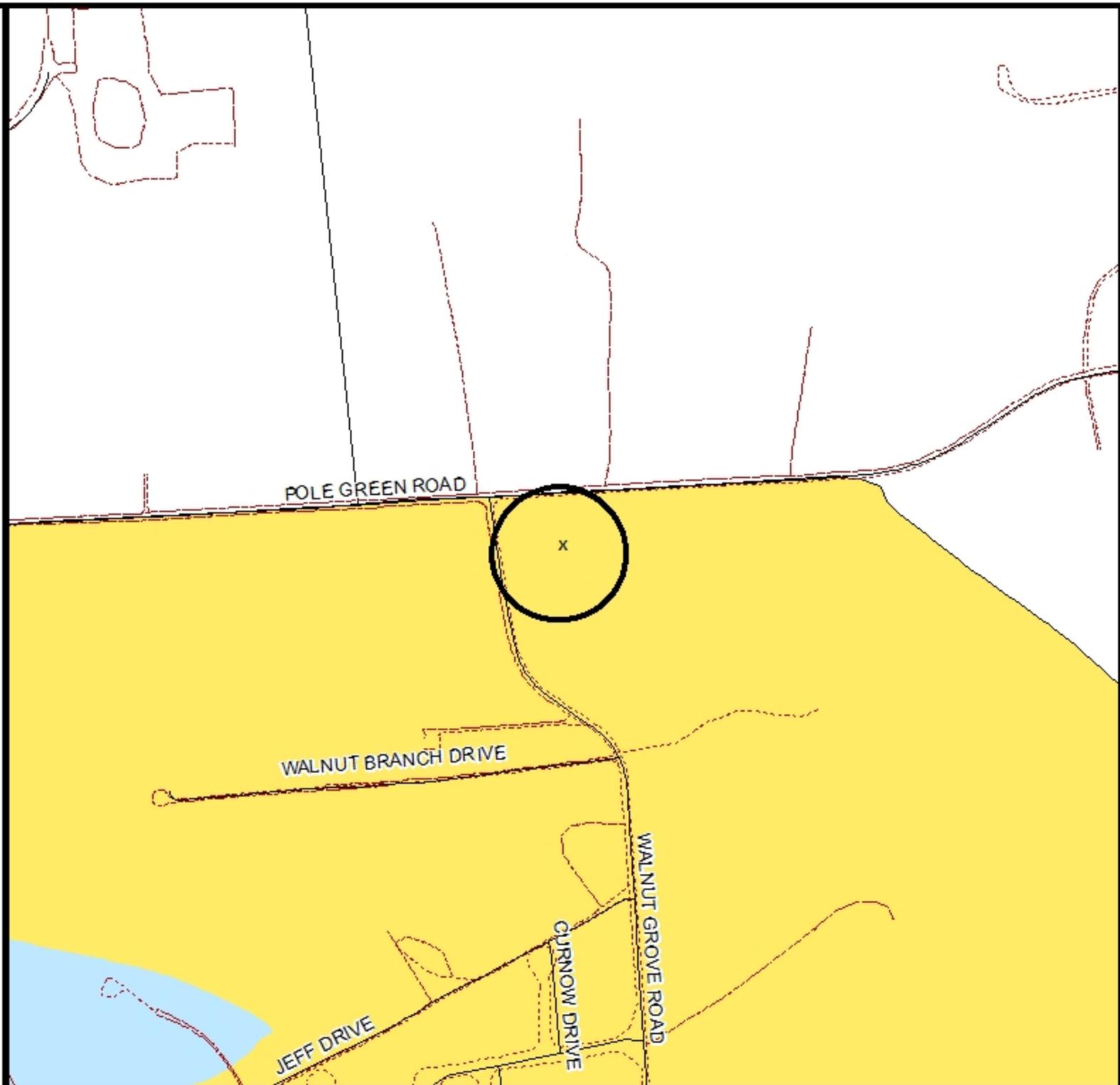
GPIN: 8735-08-5429

Henry Magisterial District



1 inch = 400 feet

October 06, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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



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garage larger than permitted

Zoned A-1

GPIN: 8735-08-5429

Henry Magisterial District



1 inch = 400 feet

October 06, 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	

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garage larger than permitted

Zoned A-1

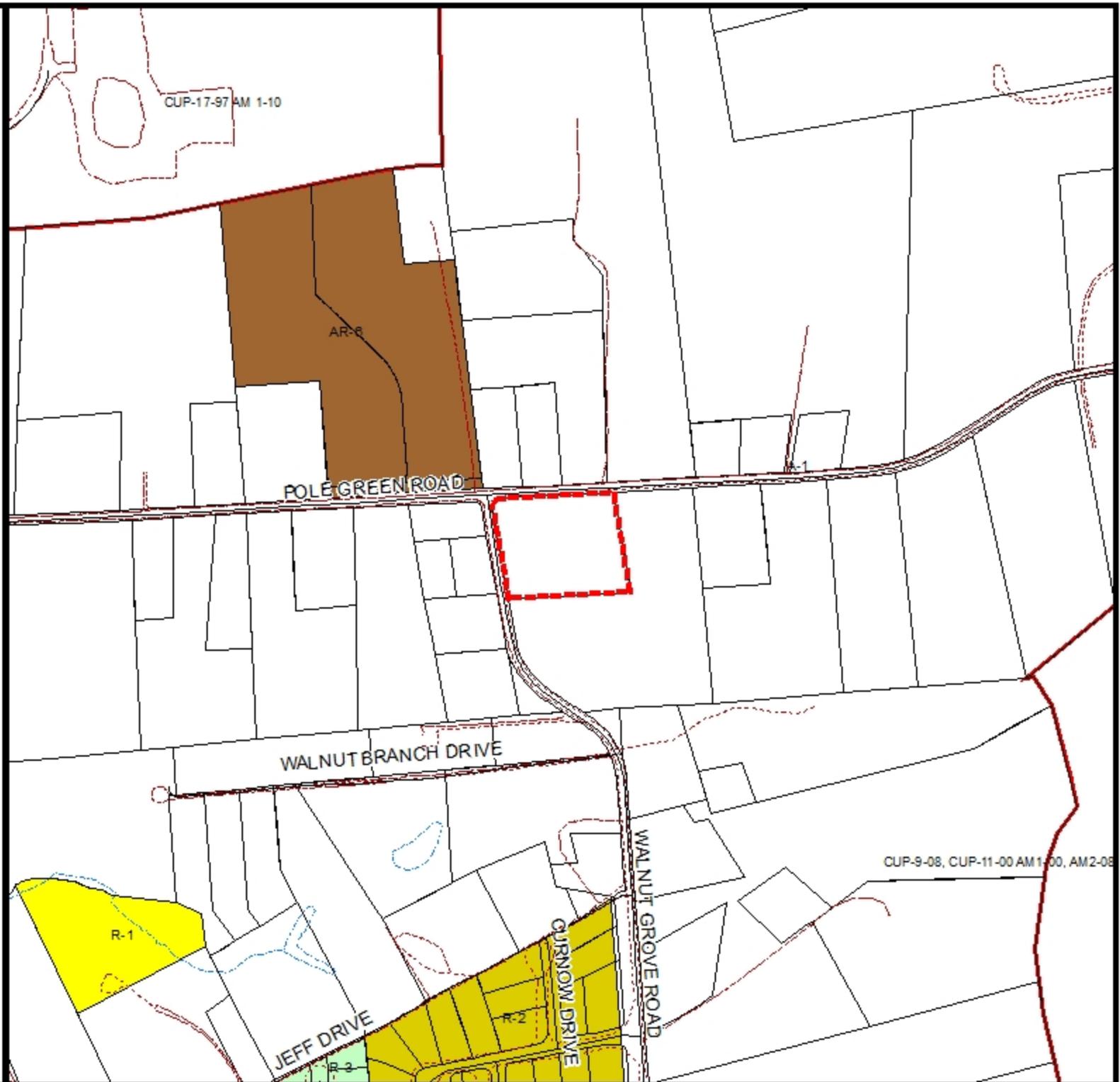
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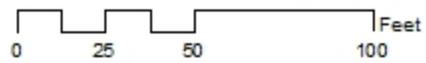
Henry Magisterial District



1 inch = 400 feet

October 06, 2014





SE-19-14, CHARLES D. WADDELL

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



Overview

Request	Private garage space for more than four (4) vehicles on a residential lot located within the County's Suburban Service Area
Zoning	A-1, Agricultural District
Acreage	2.13 acres
Location	Located in the southeast quadrant of the intersection of Pole Green Road (State Route 627) and Walnut Grove Road (State Route 615)
GPIN	8735-08-5429
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Pole Green Road and Walnut Grove Road - Major Collectors (100' ultimate right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

This is a request to permit private garage space on the subject property with capacity for more than four vehicles. The proposed 24' x 40' garage would be the second garage on the property and would have a driveway to Pole Green Road.

Staff Recommendation

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

Planning Analysis

There is currently a three-car garage located on the subject property with driveway access to Walnut Grove Road. The applicant would like to construct a second two-car garage on the property, approximately 24’x40’ in size, to allow for additional storage space for his personal automobiles. The sketch plan shows the driveway entrance to the new garage to be located on Pole Green Road. The applicant has indicated that the sight distance at the existing entrance on Walnut Grove Road just north of a curve is very unsafe. In addition, using the existing entrance to the new garage or constructing the new garage closer to the existing one would require crossing over the existing septic drainfield area. The Health Department specifically stated in their comments that the proposed garage and driveway should avoid the existing septic system. VDOT has not expressed any objections to a new entrance at the location on Pole Green Road. The applicant must obtain an entrance permit from VDOT prior to construction of the new entrance.

The additional garage space on the property should have very little impact to the surrounding properties and will provide space where the applicant can move vehicles inside the new building that are currently stored outside on the property.

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, “Waddell Special Exception,” dated October 20, 2014, and prepared by Charles D. Waddell.

Staff’s Recommended Conditions

Staff recommends the following conditions:

1. The garage, which is subject to this Special Exception, shall be limited to 1,000 square feet.
2. The applicant shall obtain all required permits prior to construction, including a building permit and VDOT entrance permit.
3. All development and use of the Property shall comply with all federal, state and local statutes, ordinance and regulations.

GJWB/HTE

Attachments

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

Available Upon Request

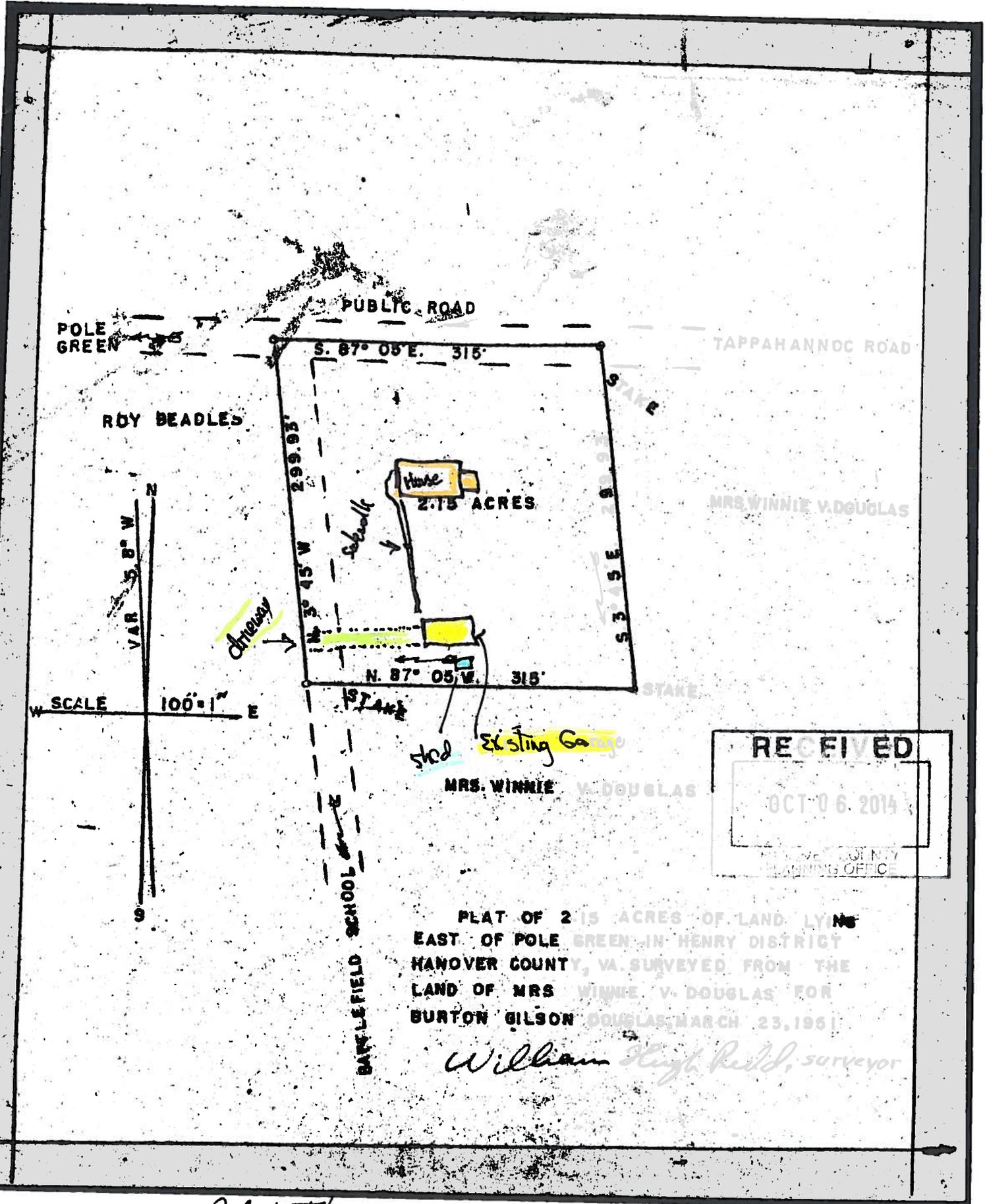
- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

Plat for 8434 Walnut Grove Road 8735-02-5429

Waddell, Charles D.

Application for S.E. - for 2 story garage

PB 19
PG 71



RECEIVED
 OCT 06 2014
 HANOVER COUNTY
 PLANNING OFFICE

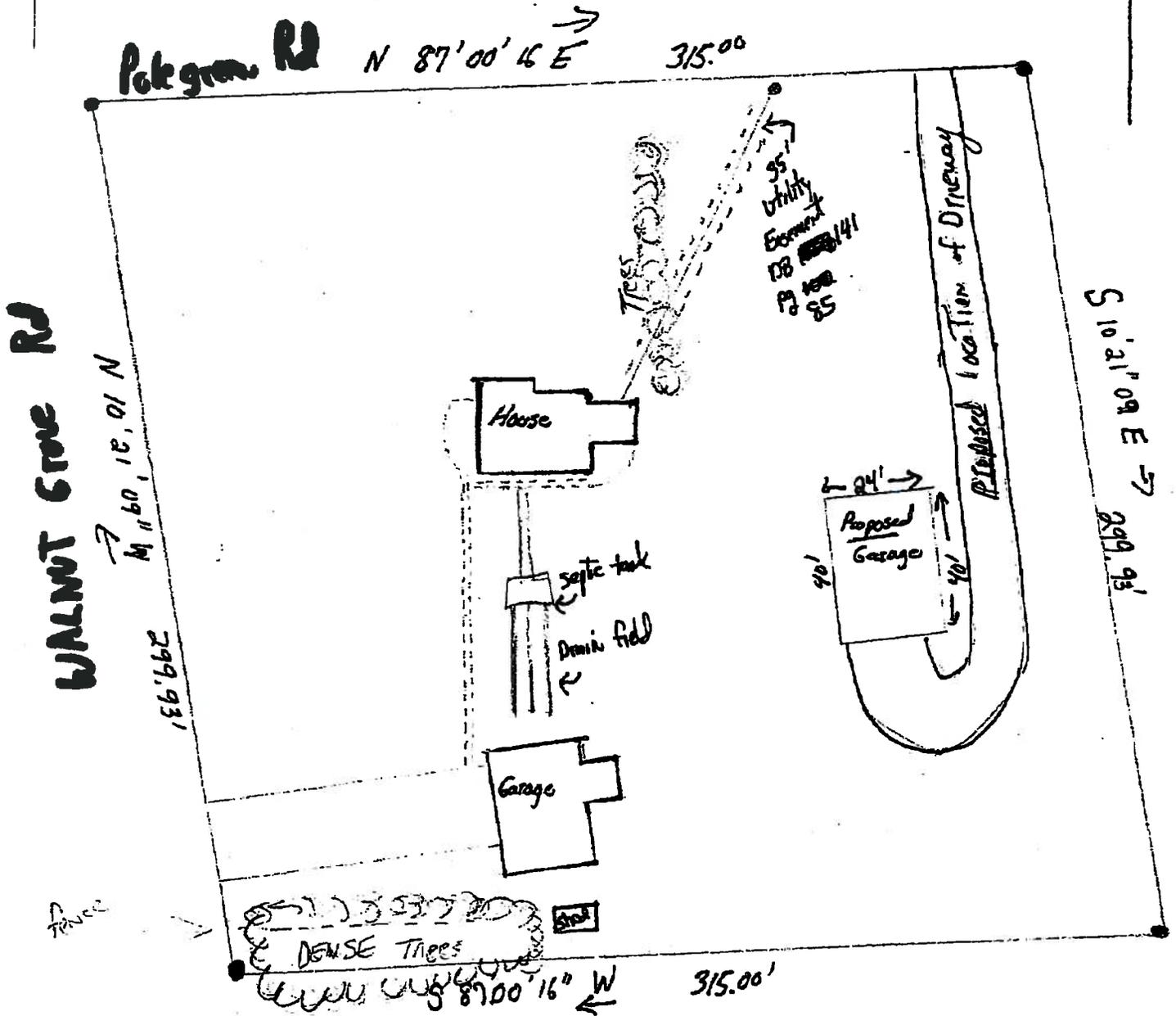
PLAT OF 2.15 ACRES OF LAND LYING
 EAST OF POLE GREEN IN HENRY DISTRICT
 HANOVER COUNTY, VA. SURVEYED FROM THE
 LAND OF MRS. WINNIE V. DOUGLAS FOR
 BURTON GILSON DOUGLAS, MARCH 23, 1961

William Hugh Beall, surveyor

Waddell Special Exception 1914

Option 1

proposed driveway
location



Drawn by Charles D. Waddell on
20 October 2014 using plat obtained
from Circuit Court Clerk's Office

Scale
1" = 30'

02 1736 pg 311

Plat for:
8434 Walnut Grove Road
GPN 8735-08-5429
2.21 2.15 Acres