

# 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-48-04, A.m. 1-15

HCBS (Public Works)

amend SE for  
fence taller than permitted

Industrial Land Use

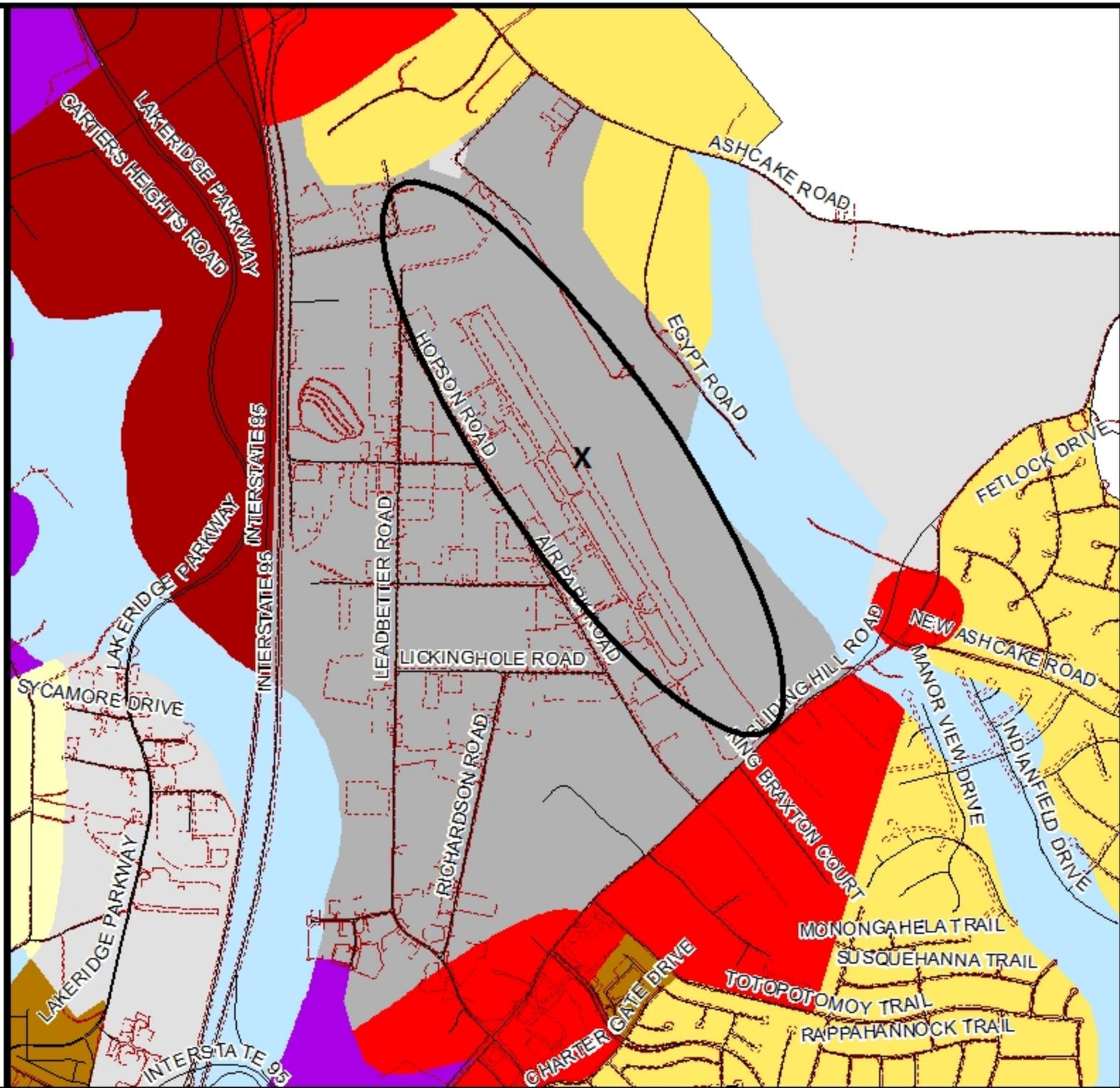
OPIN's: 7798-12-9494; et al

Ashland Magisterial District



1 inch = 1,500 feet

April 01, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**SE-48-04, A.m. 1-15**

HCBS (Public Works)

amend SE for  
fence taller than permitted

Zoned M-3, M-2 & A-1

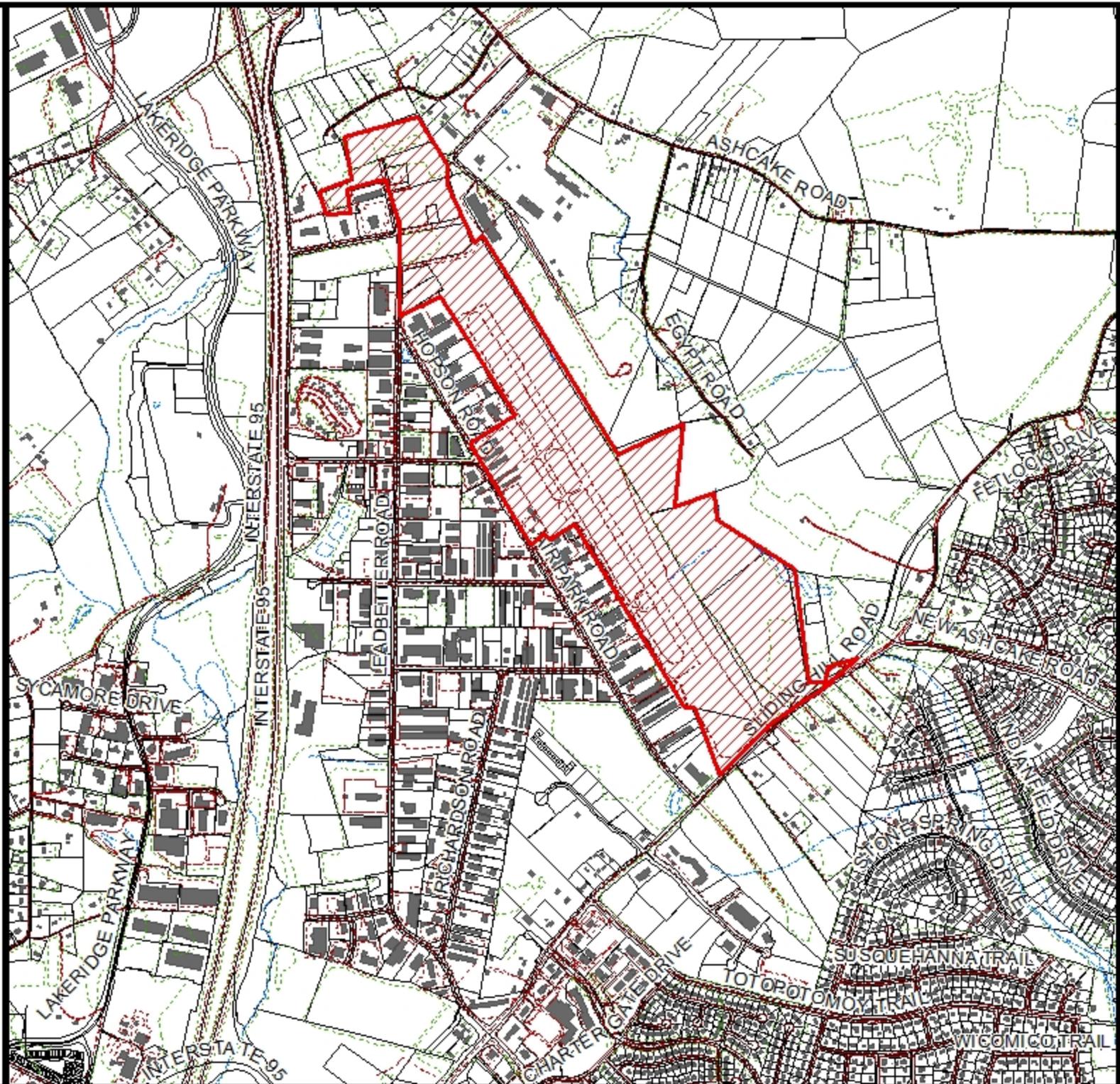
GPIN's: 7798-12-9494, et al

Ashland Magisterial District



1 inch = 1,500 feet

April 01, 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	

### SE-48-04, A.m. 1-15

HCBS (Public Works)

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Zoned M-3, M-2 & A-1

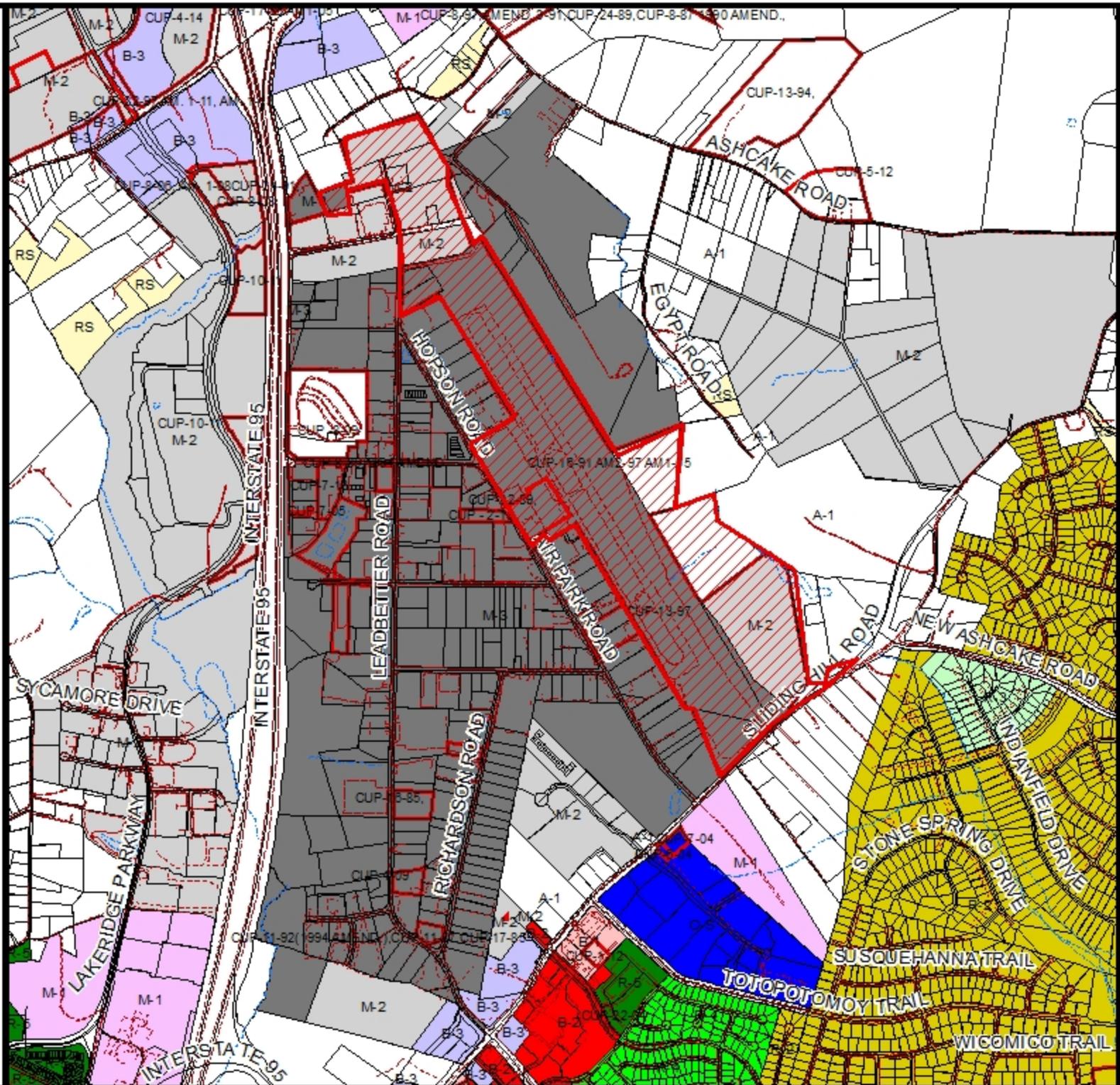
GPIN's: 7798-12-9494; et al

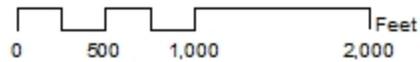
Ashland Magisterial District



1 inch = 1,500 feet

April 01, 2015





# SE-48-04, AM.1-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)



Special Exception Amendment Report  
Ashland Magisterial District  
Board Meeting Date: August 26, 2015

## Overview

Request	To allow a fence taller than permitted in the front yard for security purposes
Zoning	A-1, Agricultural District (pending rezoning to M-2, Light Industrial District); M-2(c), Light Industrial District with conditions; and M-3, Heavy Industrial District
Acreage	242.07
Location	Generally on the east line of Air Park Road (State Route 813) approximately 4,000 feet north of Sliding Hill Road (State Route 656)
GPINs	7798-12-9494, 7798-30-1875, 7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363 and 7798-13-4239
General Land Use Plan	Industrial
Major Thoroughfare Plan	The Airport has access from Air Park Road, a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

The Hanover County Airport is requesting an amendment to a Special Exception Permit that allows a security fence that is 5'6" taller than the permitted 4' in a front yard, for two parcels being added to the Airport. The existing Airport fencing is black polycoated vinyl chain-link fence and may be up to 9'6" feet tall. There are concurrent County requests for rezoning of the two parcels to M-2, Light Industrial (C-5-15) and a Conditional Use Permit amendment to add those parcels to the area of the Airport (CUP-16-91, Am. 1-15).

## Staff Recommendation

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

**Planning Analysis**

The applicant has provided a sketch plan showing the new area of the concurrent CUP and rezoning, and the hashed areas are the new parcels being added to the area of the Airport. The additional sheets show in bold the proposed location of the perimeter fence. The new sections of the fence along the outer perimeter of the new parcels will be attached at each end to the existing fencing. An elevation of the proposed fencing is also provided, which will match the existing fencing type and height.

**Agency Analysis**

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

**In accordance with Section 26-333 of the Hanover County Zoning Ordinance, the fence shall be located as shown on the “Master Plan Update, Airport Layout Plan (revised),” received on May 28, 2015 with the application materials, and prepared by Campbell & Parris Engineers, and County staff.**

**Staff’s Recommended Conditions**

1. The height of the fence shall not exceed nine feet six inches (9’6”) and shall be black polycoated vinyl coated. The maximum fence height shall not be applied where additional fencing is required for areas that drop below the average ground level such as drainage ditches.
2. The fence shall be located no closer than thirty-five (35) feet from the edge of Sliding Hill Road (State Route 656).
3. All development and use of the Property shall comply with all federal, State, local statutes, ordinances.

CDC/sm/HTE

**Attachments**

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

**Available Upon Request**

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

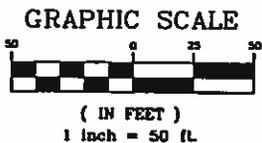
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MAR - 2 2015

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



HANOVER COUNTY  
 PLANNING OFFICE

R=186.94'  
 L=173.45'  
 Tan=93.53'  
 $\Delta=53^{\circ}09'41''$   
 C.B. N61 $^{\circ}15'41''$ E  
 CHORD 167.30'

BILLIE W. ELLIOTT, TRUSTEE  
 D.B. 2445 PG. 172  
 GPIN 7798-31-5585

PARCEL  
 2  
 0.220  
 ACRE

R=1299.20'  
 L=106.36'  
 Tan=53.21'  
 $\Delta=4^{\circ}41'26''$   
 C.B. S54 $^{\circ}08'34''$ W  
 CHORD 106.33'

BILLIE W. ELLIOTT,  
 TRUSTEE  
 D.B. 2445 PG. 172  
 GPIN  
 7798-31-2320

ARCHIBALD WILLIAMS ESTATE  
 D.B. 37 PG. 354  
 P.B. 3 PG. 77  
 GPIN 7798-30-2989

CEMETERY

STATE ROUTE 656  
 SLIDING HILL ROAD  
 (VARIABLE WIDTH R/W)  
 D.B. 2905 PG. 1103  
 D.B. 2924 PG. 2248

PARCEL  
 1

R=2926.47'  
 L=287.64'  
 Tan=143.93'  
 $\Delta=5^{\circ}37'53''$   
 C.B. S52 $^{\circ}09'52''$ W  
 CHORD 287.52'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37 $^{\circ}31'40''$ W	6.62'
L2	S36 $^{\circ}29'26''$ W	30.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2926.47'	12.56'	0 $^{\circ}14'46''$	S56 $^{\circ}21'55''$ W	12.56'
C2	2926.47'	64.46'	1 $^{\circ}15'43''$	S55 $^{\circ}36'40''$ W	64.46'
C3	2926.47'	127.35'	2 $^{\circ}29'36''$	S47 $^{\circ}31'48''$ W	127.34'



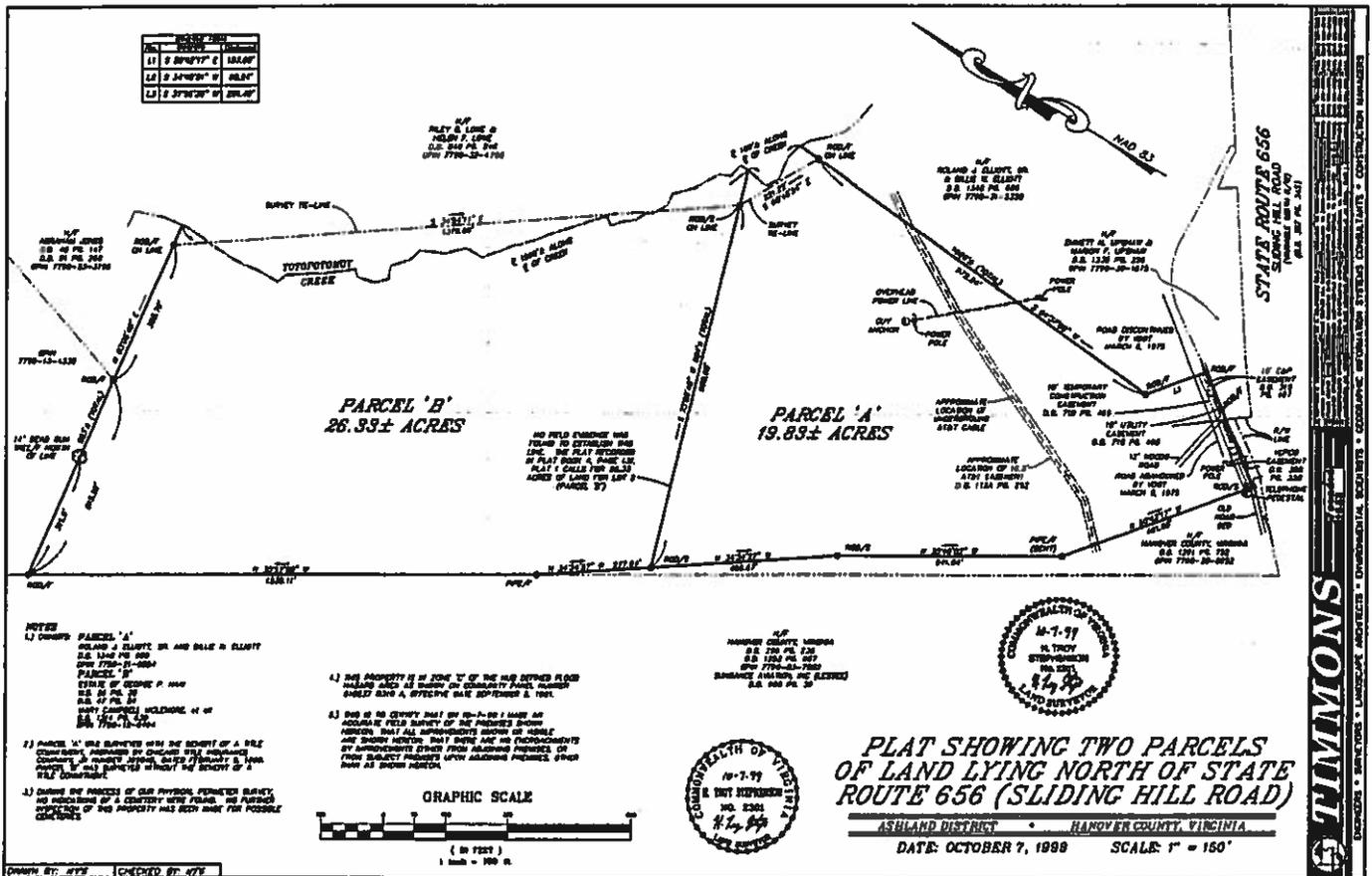
PLAT SHOWING TWO PARCELS  
 OF LAND LYING ON THE NORTH  
 LINE OF SLIDING HILL ROAD  
 (STATE ROUTE 656)

ASHLAND DISTRICT \* HANOVER COUNTY, VIRGINIA

JENNINGS 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

Wm. E. Blair  
 City Returned: Granton  
 County: Co. of Hanover

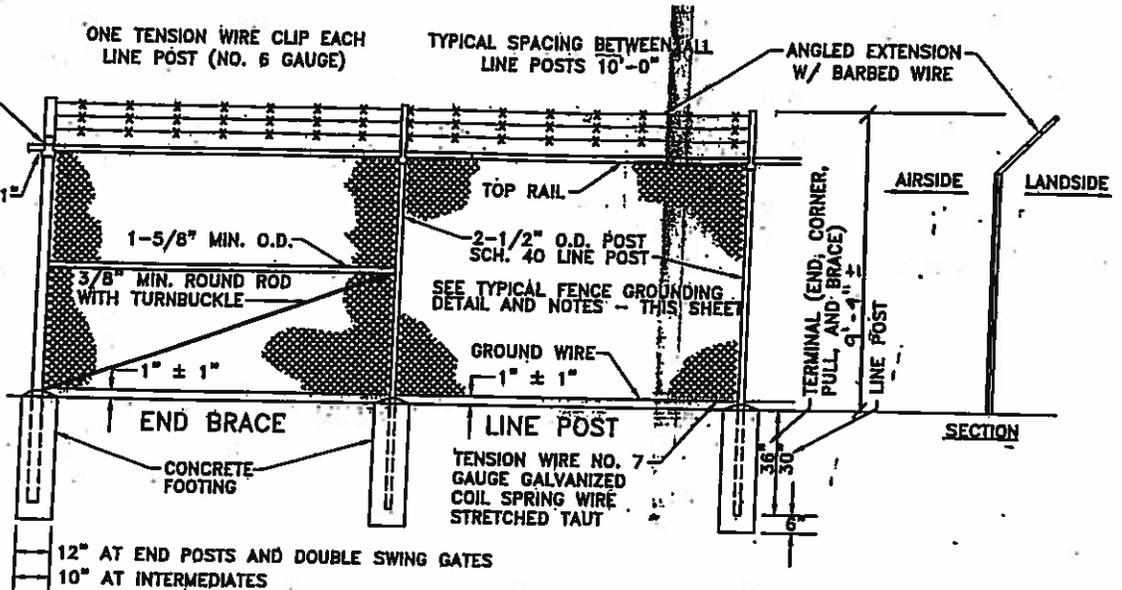


J.N. 65134

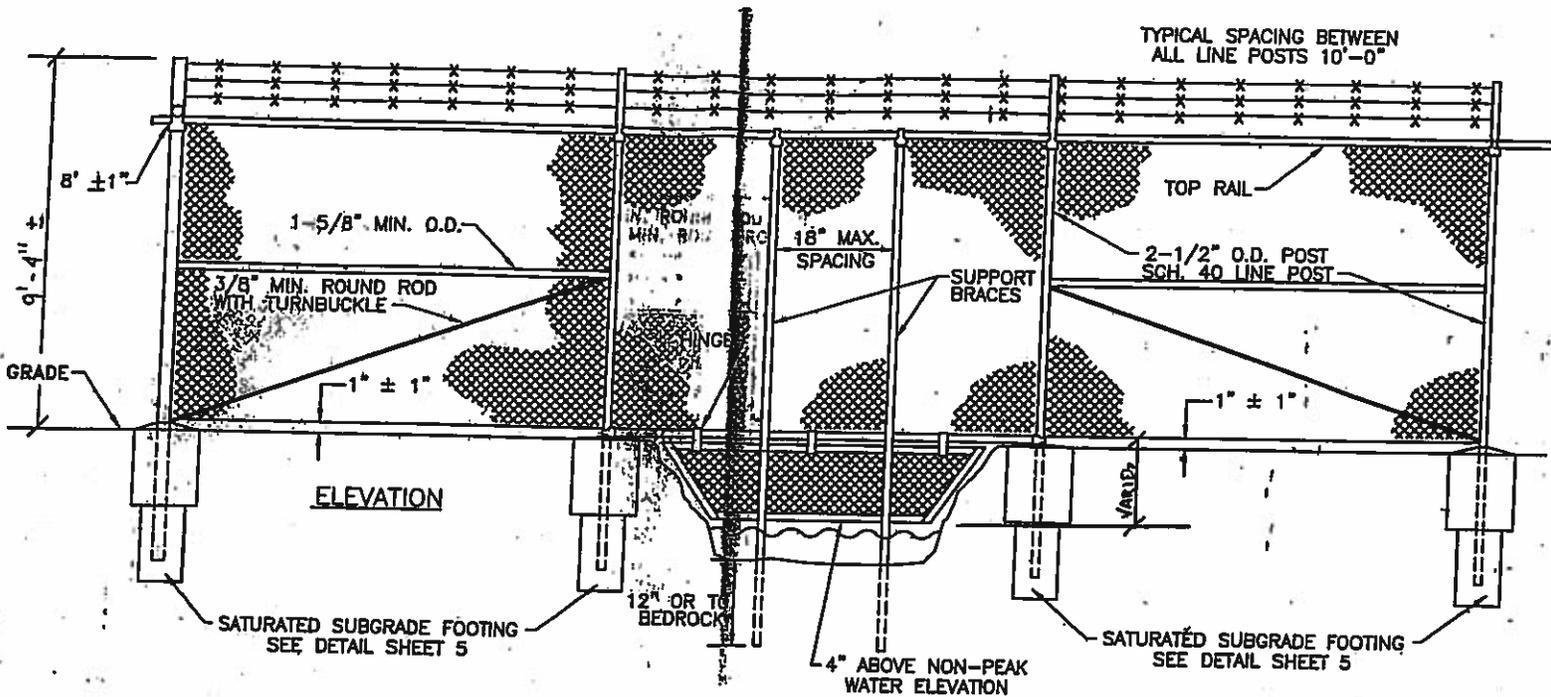
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4" MIN. OD NO. 11 GAUGE X  
1" BEVELED GALVANIZED STEEL  
BAND WITH NUT AND BOLT

- FENCING NOTES:**  
 1. 500' MAXIMUM SPACING  
BETWEEN BRACES.  
 2. CORNER BRACES - TO  
BE USED WHEN HORIZONTAL  
ALIGNMENT CHANGES 15° OR  
MORE.  
 3. TOP AND BOTTOM  
SELVAGE TO BE BARBED.



**ELEVATION**  
**TYPICAL 8' PERIMETER FENCE DETAIL**  
 NOT TO SCALE



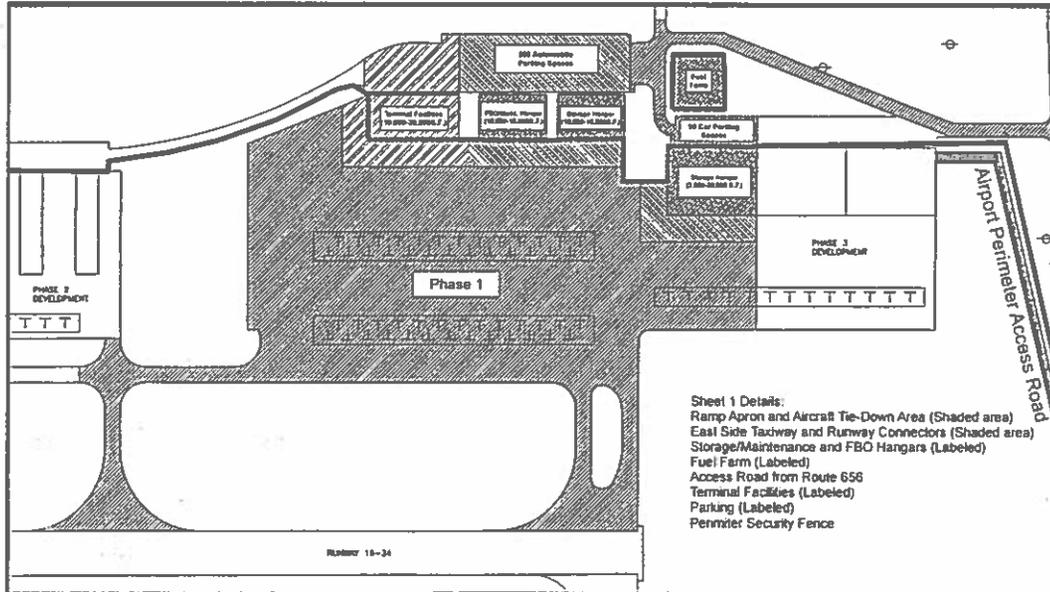
**TYPICAL STREAM/DITCH CROSSING DETAIL**  
 NOT TO SCALE

EXACT SIZE AND SHAPE TO BE  
FABRICATED TO GEOMETRY OF  
INDIVIDUAL STREAM BED  
OR SPILLWAY

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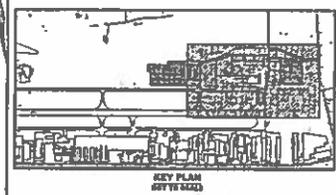
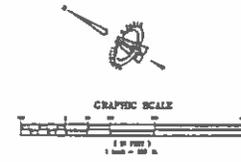
**HANOVER AIRPORT**  
**SPECIAL EXCEPTION REQUEST FOR PERIMETER FENCE**





Sheet 1 Details:  
 Ramp Apron and Aircraft Tie-Down Area (Shaded area)  
 East Side Taxiway and Runway Connectors (Shaded area)  
 Storage/Maintenance and FBO Hangars (Labeled)  
 Fuel Farm (Labeled)  
 Access Road from Route 656  
 Terminal Facilities (Labeled)  
 Parking (Labeled)  
 Perimeter Security Fence

LEGEND	
SYMBOL	DESCRIPTION
[Diagonal lines /]	NOT ELIGIBLE CONSTRUCTION (1994)
[Diagonal lines \]	SOFT ELIGIBLE CONSTRUCTION (2002)
[Diagonal lines / and \]	SOFT ELIGIBLE CONSTRUCTION (2002)
[Cross-hatch]	COUNTY / TENANT CONSTRUCTION (2002)



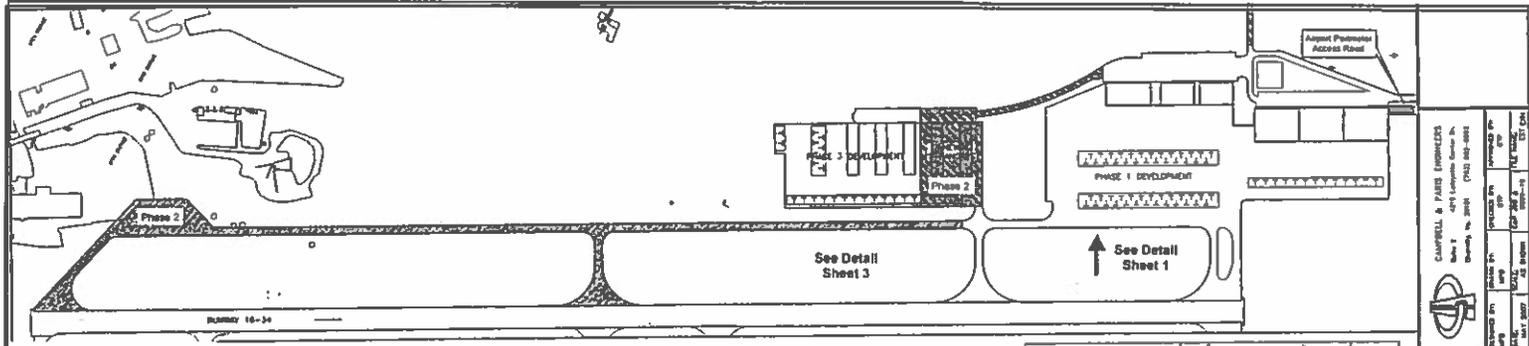
— Approximate Perimeter Security Fence Location

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.

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 MAY 28 2015  
 TUNNICLIFFE COUNTY  
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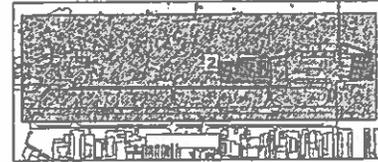
 <b>CAMPBELL &amp; PATTI ENGINEERS</b> 405 Laramie Drive Chevy, W. Va. (304) 881-8972	
PROJECT NO. _____ SHEET NO. _____ DATE _____ DRAWN BY _____ CHECKED BY _____ IN CHARGE _____	PROJECT TITLE EAST SIDE TERMINAL DEVELOPMENT ENVIRONMENTAL ASSESSMENT <b>PHASE 1 DEVELOPMENT          ELIGIBILITY</b>
MANORVILLE COUNTY MANORVILLE AIRPORT MANORVILLE COUNTY, VIRGINIA	
1 3	



Sheet 2 Details:  
 Complete Full Length Parallel Taxiway and Connectors  
 Additional Ramp Apron Area North of Phase 1 (Shaded)  
 Access Road Connection to Phase 1 (Shaded)  
 Two Rows of 7 to 10 Unit T-Hangers (labeled)  
 Access Road from New Ashcake Road Extended (Pending VDOT Construction)  
 Parking (Shaded)

Notes:

- 1) Centerline of the Parallel East Side Taxiway is planned to be located between 350 and 400 feet from the Centerline of Runway 16-34.
- 2) Final configuration of the Parallel East Side Taxiway is subject to FAA Design Criteria Changes and property acquisitions.



KEY PLAN  
OFF SITE

CAMPBELL & PARR ENGINEERS 4475 Longleaf Curve Dr. Raleigh, N.C. 27619 (703) 882-8881	
PROJECT NO. SHEET NO.	DATE SCALE
DRAWN BY CHECKED BY	FILE NO.
PROJECT NAME PHASE 2 DEVELOPMENT ELIGIBILITY	DATE

