

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

CUP-2-90, Am. 1-14

Fomins Construction, Inc.

rescind CUP

Agricultural and Business-Industrial
Land Use

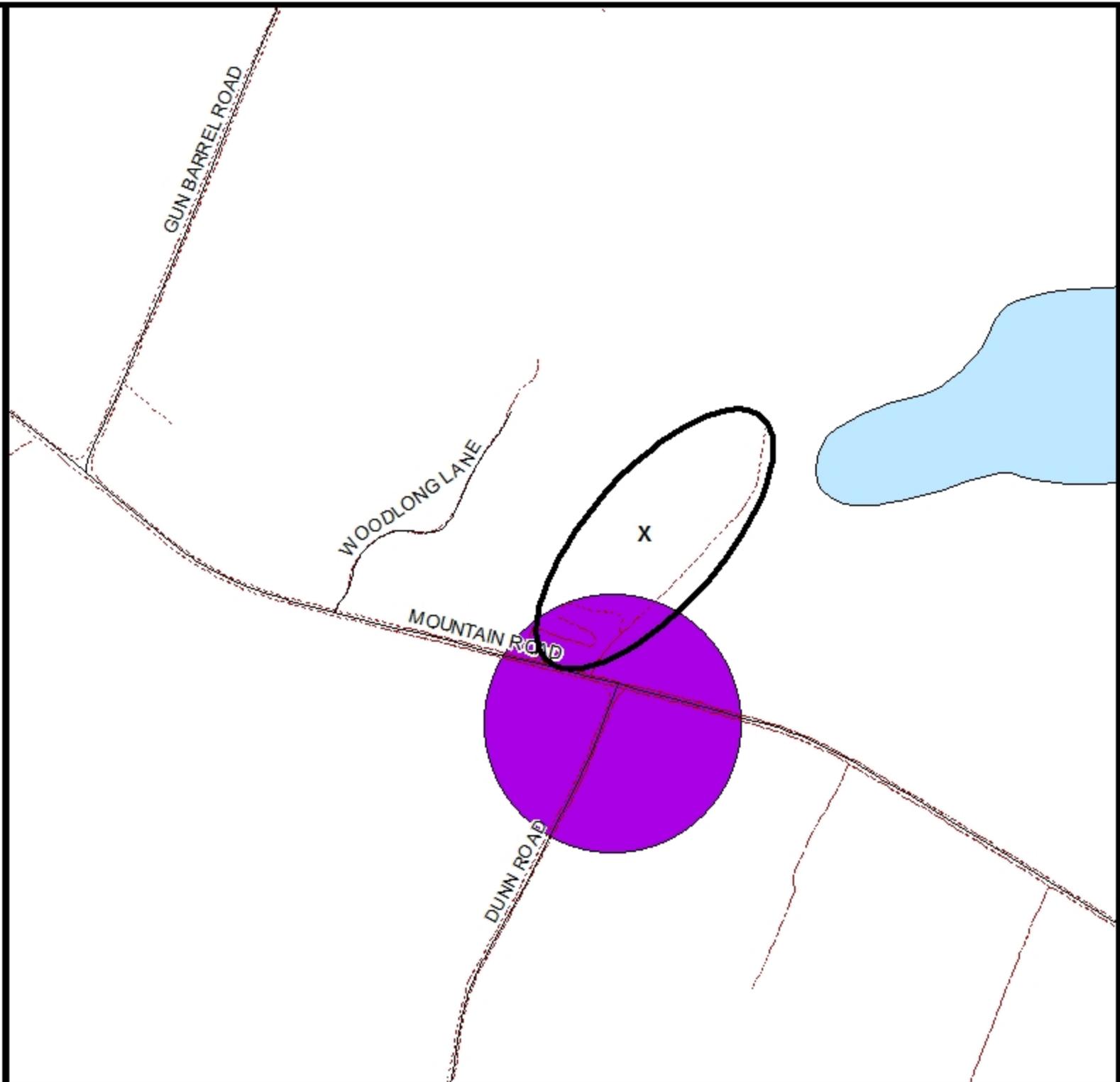
GPIN: 7803-30-8301

Beaverdam Magisterial District



1 inch = 500 feet

September 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-2-90, Am. 1-14

Fomins Construction, Inc.

rescind CUP

Zoned A-1

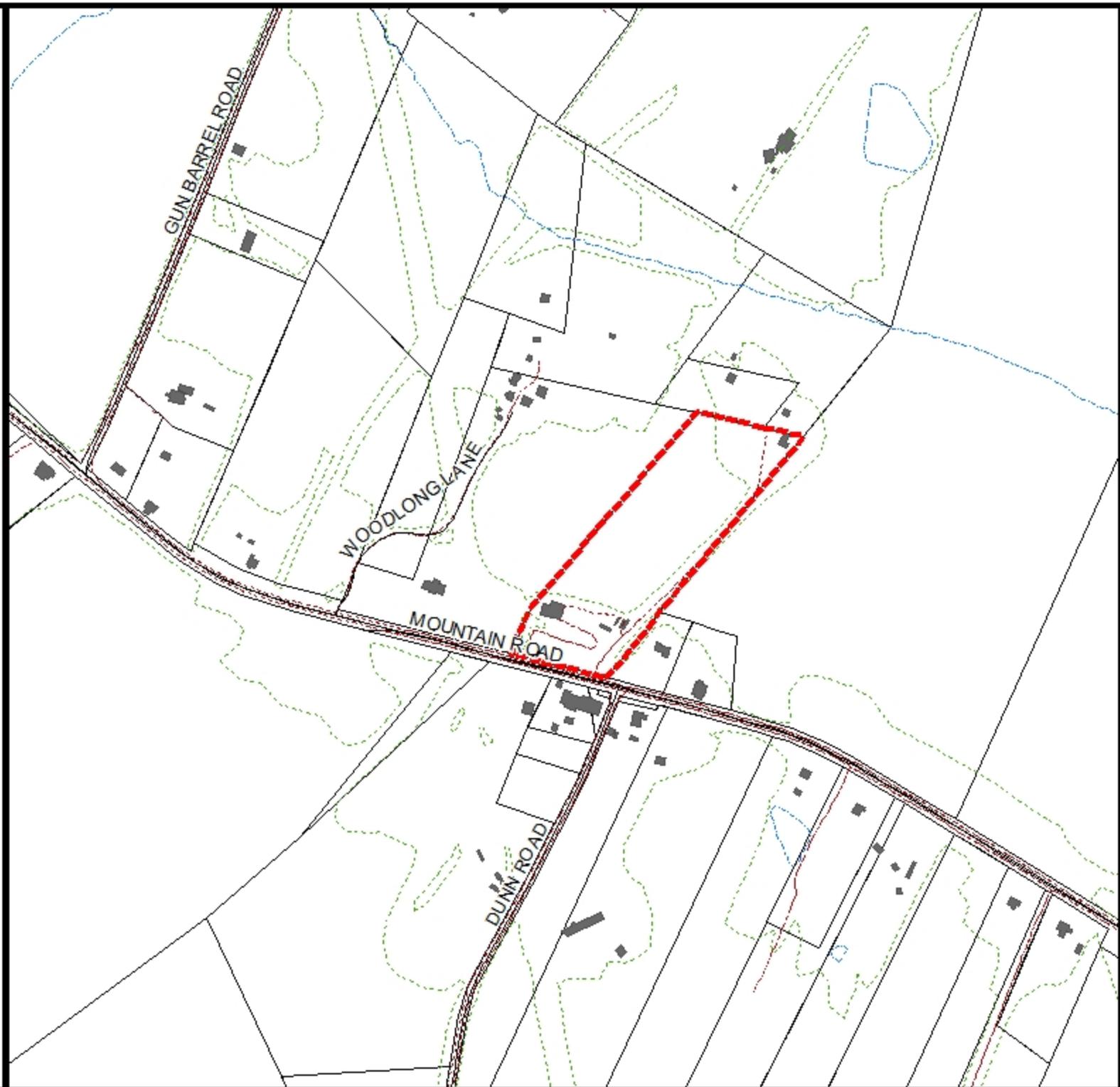
GPIN: 7803-30-8301

Beaverdam Magisterial District



1 inch = 500 feet

September 03, 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	

CUP-2-90, Am. 1-14

Fomins Construction, Inc.

rescind CUP

Zoned A-1

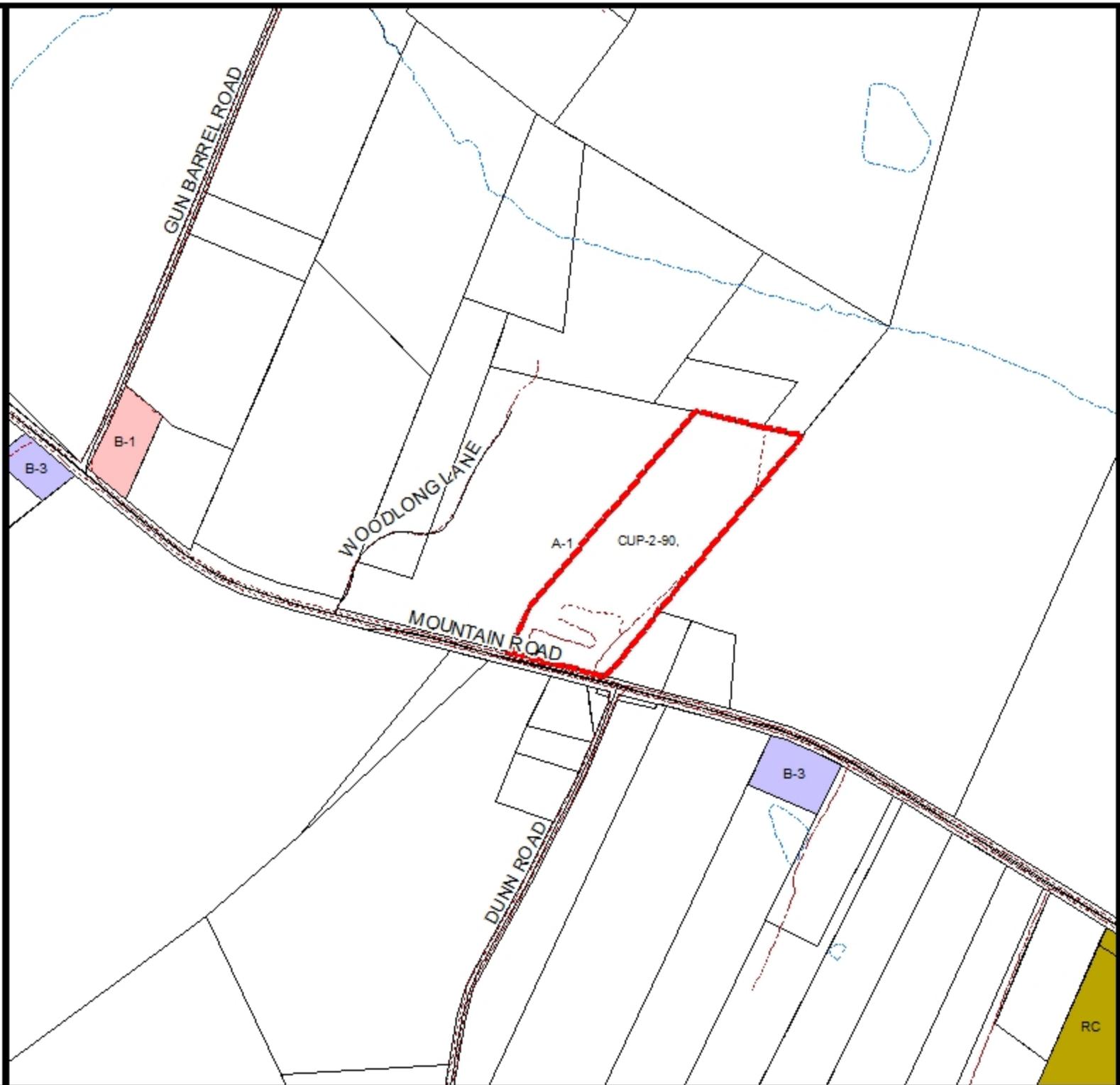
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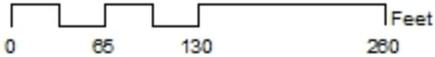
Beaverdam Magisterial District



1 inch = 500 feet

September 03, 2014





CUP-2-90, AM.1-14, FOMIN CONSTRUCTION INC.

Conditional Use Permit Amendment Report
Beaverdam Magisterial District
PC Meeting Date: November 20, 2014



Overview

Request	An amendment for the purpose of rescinding a Conditional Use Permit (CUP-2-90, James C. and Patsy Dymacek) for an agricultural and forestal support center
Zoning	A-1, Agricultural District
Acreage	9.07
Location	On the north line of Mountain Road (U.S. Route 33) approximately 75 feet west of its intersection with Dunn Road (State Route 736)
GPIN	7803-30-8301
General Land Use Plan	Business-Industrial
Major Thoroughfare Plan	Mountain Road – Major Arterial (120' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

The subject property has been sold to Fomin Construction Inc., who would like to use the property for a contractor's equipment storage yard and office and has submitted rezoning case, C-16-14(c), to be heard subsequent to this request. The Conditional Use Permit was approved in 1990 for an agricultural and forestal support center and has been used for that purpose within the last two years. Therefore, to allow the new owner to move forward with the new use, a rescission of the previously approved Conditional Use Permit is necessary. There are no Code Compliance violations or outstanding issues that would impact rescission of the CUP.

Staff Recommendation

RESCIND CUP-2-90.

GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Proffers/Conceptual Plan

CURVE DATA:

①
Δ = 3°12'08"
R = 1949.77'
T = 54.50'
L = 108.97'
C = N66°17'34"W
108.96'

REFERENCED TO "A" &

DB 23. -203, Tax Map Section
20 Parcel 31A.

CHARLES M.
LUCK et ux
DB 248 - 149

J. WIRT
WILKERSON

KENNETH W. EDWARDS et ux
802.78'
806.88'
N32°52'15"E

PARCEL "A"
14.120 ACRES

PB 23 - 215

W. C. LUCK

Rod by Pipe
& Mkd. Cedar
N36°17'34"E
106.48'
Rod Ind.

R/W to
Rte. 33
S62°47'41"E
215.13'

Rod by
Pipe

Rod Ind. by
Pipe

S65°49'15"E
927.24'

770.64'

Rod set

S65°49'15"E
379.10'

Rod
set

PARCEL "B"
9.744 ACRES

S62°12'42"W
N62°12'42"E

LINGLE

40.3' x 72.3'
Metal Bldg.

Rod set
S28°01'52"W
239.22'

921.68'

S48°04'57"W

DYMACEK

R/R/W
700 PAGE 713

N67°53'35"W

685.20

U. S. ROUTE 33 (50' R/W)

N67°53'35"W

497.99'

Rod set

to Richmond

Meridian Per JAMES H. BELL, JR. Survey 19 February 1986

Plat of Survey of 23.864 Acres
Standing in the name of JAMES C. DYMACEK et ux
South Anna Dist., Hanover County, Virginia
Scale: 1" = 200' 21 September 1987

JAMES H. BELL, JR., P.C.
PROFESSIONAL LAND SURVEYOR
Mineral, Va. 23117

