

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-7-15

HCBS Public Utilities

pump station

Suburban General Land Use

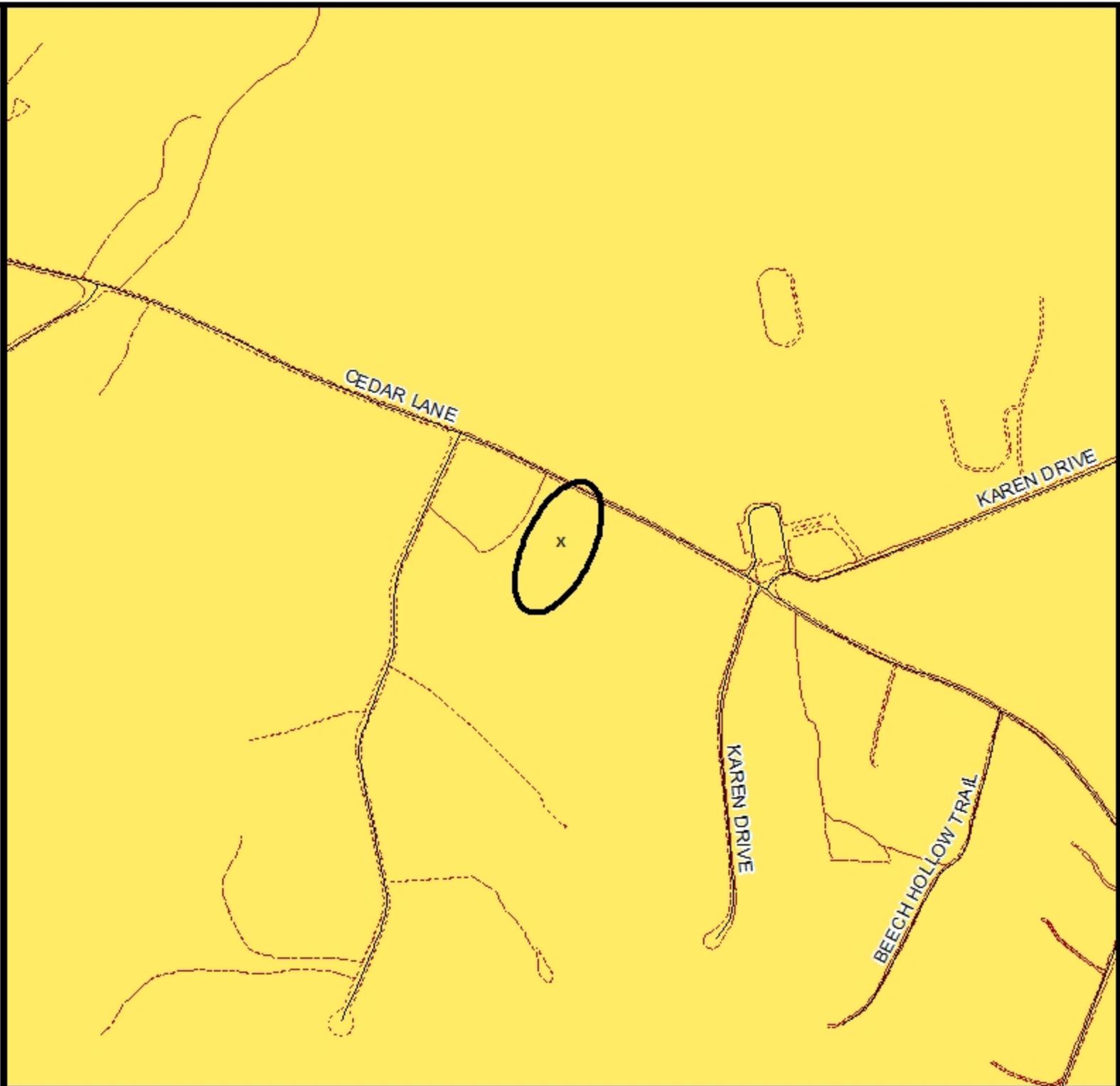
GPIN: 7763-94-1966

South Anna Magisterial District



1 inch = 500 feet

July 06, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-7-15

HCBS Public Utilities

pump station

Zoned A-1

OPIN: 7768-94-1986

South Anna Magisterial District



1 inch = 500 feet

July 06, 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	

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Zoned A-1

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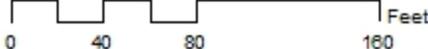
South Anna Magisterial District



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**CUP-7-15, HANOVER BOARD OF SUPERVISORS
(DEPARTMENT OF PUBLIC UTILITIES)**



Conditional Use Permit Report
South Anna Magisterial District
PC Meeting Date: August 20, 2015

Overview

Request	To permit a water storage tank and pump station
Zoning	A-1, Agricultural District (RS, Single-Family Residential District pending)
Acreage	2.05 acres
Location	Located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772)
GPIN	7768-94-1986
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane -- Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to permit a water storage tank and pump station. These facilities are necessary to improve water service into the western part of the Suburban Service Area.

Staff Recommendation

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

Planning Analysis

Sketch Plan/ Elevations

The sketch plan shows access to the site provided by a 20' wide asphalt road with entry into the compound through a secure gate. The site will contain a one million gallon storage tank, pump station building, emergency generator, fuel tank, and stormwater pond, which are all encompassed by an 8' chain link security fence with barbed wire. Outside of the fence, the plan shows a 25' landscape screen along the two sides of the property and a 50' screen along a portion of the front that is west of the access road. The applicant has indicated that the larger existing trees will be preserved as part of the screening. The staff would note that although the plan indicates that the screening shall be designed in accordance with Section 26-263 of the Zoning Ordinance, the trees provided as an illustration on the plan do not meet this standard. The landscape design of the screen that addresses this standard must be provided at the time of site plan review.

Elevations for the pump station building have been provided. Materials consist of utility brick and a standing seam metal roof. The structure will be no larger than 4,000 square feet.

Comprehensive Plan/ Compatibility with Surrounding Area

The Public Utility Plan within the Comprehensive Plan generally identifies this location for a "Proposed Water Storage and/or Pumping Facility". The Department of Public Utilities has stated that the facility will provide service to the western portion of the Suburban Service Area in accordance with the adopted Comprehensive Plan.

This facility should have little impact on the surrounding properties. The proposed landscaping should screen and buffer the site from nearby homes on both sides and across the street from the property. Traffic and noise from normal operations would be minimal. During power outages, the generator onsite would create an increase in noise levels but these occurrences should be infrequent and brief.

Agency Analysis

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

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan and elevations titled, "Elmont Water Storage Tank and Pump Station," dated July 2015, and prepared by Dewberry Engineers, Inc.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Staff's Recommended Conditions

Staff recommends that the Planning Commission make a finding under the Code of Virginia, Section 15.2-2232, that this project is consistent with the County's adopted Community Facilities Plan.

Staff recommends the following conditions:

1. The pump station building shall be no larger than 4,000 square feet.
2. The Conditional Use Permit shall be valid for two (2) years from the date of Board of Supervisors approval and thereafter shall become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors, for good cause shown, before the two-year expiration date.
3. All development and use of the Property shall comply with all federal, State, and local statutes, ordinances, and regulations.

GJWB/sm/HTE

Attachments

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

