

Draft Planning Commission Minutes – April 17, 2014

VIRGINIA: At a Regular Meeting of the Hanover County Planning Commission in the Board Auditorium of the Hanover County Government Building, Hanover County, Virginia, on Thursday, April 17, 2014 at 6:30 P.M.

PRESENT: Ms. Claiborne R. Winborne, Chairman
Mr. Larry A. Leadbetter, Vice-Chairman
Mr. Jerry W. Bailey
Mrs. Edmonia P. Iverson
Mr. C. Harold Padgett, Jr.
Mrs. Ashley H. Peace
Mr. Randy A. Whittaker

STAFF

PRESENT: Mr. David P. Maloney
Mr. Dennis A. Walter
Mr. Lee W. Garman
Mrs. Sharlee D. Mills

Madam Chairman called the meeting to order at 6:30 P.M. *All members were present.*

Consideration of Agenda Amendments by Action of the Commission

There were no changes in the agenda.

Madam Chairman welcomed all who were present at the meeting.

Mr. Maloney called for a two minute recess at 6:31 P.M. Madam Chairman called the meeting back to order at 6:33 P.M.

Approval of Minutes

Upon a motion by Mr. Bailey, seconded by Mr. Whittaker, the Planning Commission voted unanimously to approve the minutes of the March 20, 2014 regular meeting with a minor correction.

Upon a motion by Mr. Padgett, seconded by Mr. Bailey, the Planning Commission voted unanimously to approve the minutes of the March 13, 2014, Capital Improvement Program (CIP) as submitted.

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REORGANIZATION

Ms. Winborne turned the meeting over to Mr. Maloney, who asked for nominations for the Chairman.

Mr. Whittaker nominated Ms. Winborne to serve as Chairman for another year.

Mr. Maloney asked if there were any additional nominations for Chairman. There were none. Mr. Padgett commented that he appreciated Ms. Winborne's willingness to serve for an additional term; however, he voiced strong support for the annual rotation of the chairmanship as it is a great learning experience for the Commissioners and for that reason, he would not vote in favor of the nomination.

The Planning Commission voted 6 to 1 (Mr. Padgett voted no) to **RE-ELECT MS. CLAIBORNE R. WINBORNE AS CHAIRMAN FOR THE 2014 – 2015 TERM.**

Mr. Maloney turned the meeting back over to Ms. Winborne.

Ms. Winborne asked for nominations of Vice-Chairman.

Mr. Bailey nominated Mr. Leadbetter to continue as Vice-Chairman.

The Planning Commission voted unanimously to **RE-ELECT MR. LARRY LEADBETTER AS VICE-CHAIRMAN FOR THE 2014 – 2015 TERM.**

Ms. Claiborne nominated Mr. Maloney as Secretary.

The Planning Commission voted unanimously to **RE-ELECT MR. DAVID P. MALONEY, AICP AS SECRETARY OF THE PLANNING COMMISSION FOR THE 2014 – 2015 TERM.**

Comprehensive Plan Format Review

Ms. Winborne thanked Mr. Garman and all of staff for the outstanding job done on the formatting of the Comprehensive Plan. She advised that Mr. Maloney has a great staff and the Commission appreciates everything that has been done.

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Mr. Garman noted that he had handed out an introduction page with the names of the Board of Supervisors and Planning Commission at the time of the adoption of the Comprehensive Plan. He advised that the text that was adopted for the last update to the Comprehensive Plan and the maps have been put into an attractive, easy to read and follow format. He asked for comments, suggestions, and changes regarding the loose leaf format.

Ms. Winborne suggested that the cover or introductory page be signed by Mr. Maloney as the Director, she felt that the Resolution to the Board of Supervisors should be put in a special appendix, and she suggested having the County Seal on the first page, and some tabs throughout the book.

Mr. Garman explained that each section will have a tab and also the maps will be 11” x 17” fold outs.

Mr. Maloney stated that the advantages to this particular format is that it will be very easy to identify the various sections once the tabs are included, and when there is an amendment to a section it will be easy to remove a single section and have that section reprinted and reinserted into the binder. This will be an exceptional savings in terms of printing and reproduction costs by going to this loose leaf format.

Ms. Winborne stated that the only other comment she had had to do with pages 2-3 in the Land Use Section, regarding the “white” land use designation for A-1, Agricultural. She said she, Mr. Leadbetter, Mr. Maloney and Mr. Garman had discussed putting the word “white” in the color box. She thought it would look like a mistake had been made and it would not be quite as user friendly not to have the word “white” in the box to identify the color for the Agricultural designation, as all of the other designations have the color inside their prospective boxes.

Mr. Garman stated he would do that.

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Mr. Whittaker advised that he did not like the previous book and he knows they are expensive to copy, and he liked everything he has seen so far. He was glad the maps were going to be enlarged. He commended Mr. Garman for his fine work on this.

Mr. Leadbetter asked if the Planning Department will have additional copies for citizens.

Mr. Garman replied they will have additional hard copies, CDs and it will also be on the web site.

Mr. Maloney mentioned that this will be like all of their other documents, they will be distributed to the Planning Commission, the Board of Supervisors, key staff members, and libraries. Regarding having hard copies for citizens there will be a fee of approximately \$26 or whatever the cost is to copy the document. The County will not make any money selling them but it will help recover some of the cost of copying.

Ms. Winborne asked if it was the consensus of the Commission for staff to make the revisions mentioned tonight to the Comprehensive Plan format. All Commission Members were in agreement.

Miscellaneous

Mr. Leadbetter asked about the supplement pamphlet for the Zoning Ordinance they received in their packets and which of their Ordinance copies it goes into.

Mr. Maloney explained that the new Supplements are intended for the new light green Subdivision and Zoning Ordinance books reprinted last year by Muni Code.

Madam Chairman declared recess at 6:52 P.M.

Meeting Reconvened

Madam Chairman called the meeting back to order at 7:00 P.M. *All members were present.*

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Welcome and Pledge of Allegiance

Madam Chairman welcomed everyone to the meeting. Mrs. Peace led the Pledge of Allegiance.

Citizens' Time

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes.

Mrs. Jo Bottenfield, a Bell Creek Road resident, expressed concern with the proposed development at Bell Creek and Pole Green Roads. She expressed concern with the negative impact of traffic, growth, the changing of the character of the area, stormwater runoff into the pond which causes green alga. She said she had talked with Mr. Shield at one time about putting in a water fountain to help keep the water moving and she asked the Commission to talk with Mr. Shield about this.

Mrs. Beth Burrell, a Bell Creek Road resident, expressed concern with the proposed development on Bell Creek and Pole Green Roads, mainly expressing concern with this development disrupting and harming the Bald Eagles' habitat in that area. She had spoken with an Officer of the Game and Inland Fisheries and got some background on Bald Eagles. She read the intro on the Bald Eagle Guidelines which in partial summary states "that not only are Bald Eagles a vital component of ravine and wetland ecosystems they are also a flag ship indicator of a healthy ecosystem. The future of Bald Eagles in Virginia depends in large measure on pro-active conservation on both public and private lands." She requested that this area be studied by an environmental specialist to determine if there are any Bald Eagle nesting sites in this wetland area.

Mr. Scott Burrell, spouse of Beth Burrell, expressed concern with the proposed development on Pole Green and Bell Creek Roads. He expressed concern that with the wetlands in this area being damaged as it is part of a larger ecosystem. The wetlands are a body of water that tie into other bodies of water, eventually goes into the Chickahominy River and eventually goes into larger rivers into the

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Bay. He asked that the Commission take into account that this is a gem of an ecosystem and not simply a wooded hillside to put up houses and stormwater runoff basins.

Mr. Ernest Wright, owner of Wright's Garage, which is across from a potential subdivision, expressed concern with the impact of traffic.

Mr. Whittaker asked where his garage is located.

Mr. Wright replied on Ash Thompson Road where they want to put that road in.

Mr. Whittaker said he did not believe they were talking about the same case.

There was confusion as to what case Mr. Wright was speaking of. Ms. Winborne asked Mr. Maloney to speak with Mr. Wright and discuss which case he was referring to and address his concerns. Mr. Maloney took Mr. Wright out to the lobby to discuss his concerns.

Ms. Winborne asked if anyone else wished to speak. Seeing no one come forward she closed Citizens' Time.

PUBLIC HEARINGS

Ms. Winborne explained the expedited hearings. She stated that the Rules of Order were on the back of the agendas and for citizens to pay particular attention to the time limits in items 2-6. She asked if anyone was in opposition to any of the cases on the agenda. No one spoke.

Expedited Public Hearings

C-15-08(c) AM. 1-14 **MARGARET WESTBROOK VAUGHAN**, Requests an amendment to the proffer approved with rezoning request C-15-08(c), Margaret Vaughan and Franklin Reynolds on GPINs 7821-54-5295, 7821-73-7841 and 7821-74-5575, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Mountain Road (U.S. Route 33) at its intersection with Hatch Thompson Road (State Route 672) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Mr. Garman briefly presented this request to amend the cash proffer for 3 parcels zoned AR-6(c), Agricultural Residential District. The subject properties are located on Mountain Road. The

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amendment would eliminate proffer #1 which references a cash proffer of \$14,240 and the applicant has submitted a proffer for the amount of \$2,306 for Road Improvement Transportation Policy. Staff recommended approval of the request.

Ms. Winborne opened the public hearing and asked if the applicant was present. She was not present; therefore, it is assumed since this is an expedited case, she is in agreement with staff recommendations. She asked if anyone wished to speak regarding this request.

Mr. Steve Brown, Derby Ridge Subdivision resident, asked for clarification of what it meant for the applicant to receive a reduced proffer, and if the other proffers would still be in effect.

Ms. Winborne advised that staff would address his question following the public hearing. She asked if anyone else wished to speak. Seeing no one come forward, she closed the public hearing.

In response to Mr. Brown's question Mr. Garman advised that the only change to this case is to the cash proffer. There are no changes to the conceptual plan, lots sizes or anything else that was proffered originally with the zoning case.

Upon a motion Mr. Leadbetter, seconded by Mr. Padgett, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF C-15-08(c), AM. 1-14, MARGARET WESTBROOK VAUGHAN SUBJECT TO THE FOLLOWING PROFFERS DATED MARCH 10, 2014 BASED ON THE BOARD OF SUPERVISORS' ACTION OF NOVEMBER 28, 2012:**

1. Contribution to Road Improvements: The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

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2. Conceptual Plan: The property shall be divided in substantial conformity with the conceptual plan attached, titled “Vaughan Property Rezoning,” dated August 29, 2008, and prepared by Balzer and Associates, Inc.
3. Dedication of Right-of-way: The Owner agrees to dedicate sixty feet (60’) of right-of-way from the centerline of Mountain Road (State Route 33), to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
4. Tree Preservation: Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
5. House Size: All homes shall have a 2,200 square foot minimum house size.
6. Access: All newly created lots shall access from internal road network. There shall be no access from Mountain Road or Derby Ridge Road.
7. Wells: Each lot shall be served by a drilled deep well.
8. Creation of Home Owners’ Association to Maintain Preservation Strip: Prior to or contemporaneous with final subdivision approval, the owner shall record documents which:
 - (1) Create an Owner’s Association for the property; and
 - (2) Establish Restrictive Covenants that:
 - a. Require membership of all lot owners in the association;
 - b. Create a tree preservation strip along the property line as shown on the conceptual plan;
 - c. Require that the preservation strip remain in a natural state, that no structures shall be erected within the preservation strip, and that no improvements shall be made within the strip. With the exception of drainage basins, or channel improvements if it can be demonstrated at the time of Construction Plan Approval that there are no other locations for the above mentioned items to be placed;
 - d. Provide the association with the authority to assess fees and improve liens on all lots for the maintenance of the preservation strip and its restoration, if necessary; and
 - e. Require the association to enforce the provisions related to the maintenance and restoration of the preservation strip.
9. Thoroughfare Buffer: A 100’ thoroughfare buffer along Mountain Road shall be provided as shown on the conceptual plan in accordance with the requirements of Title II,

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Section 5-21-1(a), of the Hanover County Subdivision Ordinance. This shall not prevent the removal of trees necessary for the construction of entrance signs, or drainage facilities.

10. Hydrogeologic Study: Prior to recordation of a subdivision plat, the owner shall submit a hydrogeologic study to the Planning Department.

The vote was as follows:

Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Leadbetter	Aye
Mr. Padgett	Aye
Mrs. Peace	Aye
Mr. Whittaker	Aye
Ms. Winborne	Aye

The motion carried.

Combined Rezoning and Conditional Use Permit

C-1-14(c) ELMONT FIRST BAPTIST CHURCH, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). The proposed zoning amendment and companion Conditional Use Permit (CUP-1-14) would be limited to church uses only. (PUBLIC HEARING)

Mr. Garman presented this request to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions. The property is located at the intersection of Cedar Lane and Karen Drive, and is designated on the General Land Use Plan Map as Suburban General, which is a residential district. Staff pointed out they feel this request is consistent with the General Land Use Plan Map because that is a guide and not a zoning map. Churches are a use permitted by a CUP in all of the residential districts. The applicant has submitted proffers that exclude business uses thus keeping the property consistent with the residential land use designation.

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CUP-1-14 ELMONT FIRST BAPTIST CHURCH, Requests a Conditional Use Permit in accordance with Section 26-110.7 of the Hanover County Zoning Ordinance to permit a church on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, currently zoned A-1, Agricultural District (concurrent request, C-1-14(c), for B-1(c), Neighborhood Business District with conditions), and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). (PUBLIC HEARING)

Mr. Garman advised that this request is the companion conditional use permit, which is required for the property to be used as a church in the B-1, Neighborhood Business District.

Mr. Garman stated that staff is in agreement with these requests and recommended approval of both requests subject to the proffers submitted for the rezoning and the conditions for the CUP both as outlined in the staff report.

Ms. Winborne opened the public hearing and asked if the applicants were present and if so were they were in agreement with staff recommendations.

Mr. Aaron Breed with Balzer and Associates, Inc., representing the applicants came forward and stated that they were in agreement with the proffers and the conditions.

Ms. Winborne asked if anyone wished to speak in favor of or in opposition to the request. Seeing no one come forward, she closed the public hearing.

Mr. Leadbetter complimented the applicants on being able to build a new church. He said “we always welcome churches in our communities.”

Upon a motion by Mr. Leadbetter, seconded by Mrs. Iverson, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF C-1-14(c), ELMONT FIRST BAPTIST CHURCH SUBJECT TO THE FOLLOWING SUBMITTED PROFFERS DATED MARCH 26, 2014:**

1. Property Uses: The use of the Property shall be limited to church use only.

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2. Dedication of Right-of-way: The Property Owner agrees to dedicate twenty-five (25) feet of right of-way from the centerline of Karen Drive (State Route 772) and fifty (50) feet of right-of-way from the centerline of Cedar Lane (State Route 623) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

The vote was as follows:

Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Leadbetter	Aye
Mr. Padgett	Aye
Mrs. Peace	Aye
Mr. Whittaker	Aye
Ms. Winborne	Aye

The motion carried.

Upon a motion by Mr. Leadbetter, seconded by Mr. Whittaker, the Planning Commission voted

UNANIMOUSLY TO RECOMMEND APPROVAL OF CUP-1-14, ELMONT FIRST BAPTIST CHURCH SUBJECT TO THE FOLLOWING CONDITIONS AS OUTLINED IN THE STAFF REPORT:

1. Should daycare services be contemplated in the future, an amendment to the Conditional Use Permit or a Special Exception Permit shall be required.
2. The parking lot shall be landscaped in accordance with Section 26-192.
3. Upon request of the County or VDOT, the Owner shall dedicate twenty-five (25) feet of right-of-way from the centerline of Karen Drive (State Route 772) and fifty (50) feet of right-of-way from the centerline of Cedar Lane (State Route 623) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
4. A 15' thoroughfare buffer shall be provided along Cedar Lane in accordance with Section 26-265. Should public utilities be located within the area of the buffer, additional width shall be provided to allow the necessary area for the required landscaping in the thoroughfare buffer.
5. The Owner shall connect to public sewer when available at the property line.
6. All development and use of the Property shall comply with all Federal, State, and local statutes, ordinances, and regulations.

The vote was as follows:

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Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Leadbetter	Aye
Mr. Padgett	Aye
Mrs. Peace	Aye
Mr. Whittaker	Aye
Ms. Winborne	Aye

The motion carried.

CUP-2-14 **MCGRATH REALTY, L.L.C.**, Requests a Conditional Use Permit in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance to a permit a used automobile dealership on GPIN 8735-03-0438, consisting of approximately 2.19 acres. The area of the Conditional Use Permit will be limited to approximately 0.50 acres. The property is zoned B-3, General Business District, and is located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet west of its intersection with Walnut Grove Road (State Route 615) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

Mr. Garman presented this request for a conditional use permit, which would allow a used car dealership located on Mechanicsville Turnpike. The property is zoned B-3, General Business District and is designated on the General Land Use Plan Map as commercial. Staff recommended approval subject to the conditions outlined in the staff report.

Mr. Padgett mentioned that this non-conforming use was not used for at least two years, and that is why it expired. They just want to resume what they had before. He asked if that was correct.

Mr. Maloney replied that was correct.

Ms. Winborne opened the public hearing and asked if the applicant was present and if so, was he in agreement with staff recommendations. The applicant from the audience stated yes, he was in agreement with staff recommendations. She asked if anyone wished to speak in favor of or in opposition to this request. Seeing no one come forward, she closed the public hearing.

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Upon a motion by Mrs. Peace, seconded by Mrs. Iverson, the Planning Commission voted

UNANIMOUSLY TO RECOMMEND APPROVAL OF CUP-2-14, MCGRATH REALTY, L.L.C.

SUBJECT TO THE FOLLOWING CONDITIONS AS OUTLINED IN THE STAFF REPORT:

1. Use of the Property shall be limited to used automobile sales; no automobile service shall occur at this site, and discharge of wash water or other materials, other than stormwater, to any storm water conveyance system, including the system in the VDOT right-of-way, is prohibited.
2. Upon request of the County or VDOT, the applicant shall dedicate sixty feet (60') of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County and free of encumbrances for road use purposes.
3. A site plan amendment will be required if new structures are proposed, existing structures are expanded, or a land disturbance permit is required. The site must comply with all requirements of the Zoning Ordinance in effect at the time of site plan approval.
4. No outside speaker systems shall be permitted.
5. The following items shall not be permitted on site:
 - Exposed bulbs
 - Flags/pennants or other attention-getting devices, including those placed on automobile antennas (except as permitted in Section 26-278 of the Zoning Ordinance, for grand openings and/or special events)
 - Tents
 - Spotlights
 - Exterior storage
6. There shall be no inoperable vehicles on site at any time.
7. The applicants shall provide evidence that the State-issued license to sell used cars has been issued prior to issuance of a Certificate of Occupancy.
8. The owner shall connect to water and sewer when available to the subject property.
9. The commercial entrance shall meet minimum sight distance requirements, and shall be designed and constructed by the Owner in accordance with VDOT standards and specifications.
10. All requirements of the Public Utilities Department, Public Works Department, Fire Department, and Building Inspector's Office shall be met.
11. All development and use of the property shall comply with all Federal, State and local statutes, ordinances and regulations.

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The vote was as follows:

Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Leadbetter	Aye
Mr. Padgett	Aye
Mrs. Peace	Aye
Mr. Whittaker	Aye
Ms. Winborne	Aye

The motion carried.

Mr. Maloney announced that his wife has a financial interest in the next request and he has not participated in discussions or negotiations involving this case, and he will not be participating in the public hearing.

C-25-08(c) AM. 1-14 **THE BARNES PLACE, L.L.C.**, Requests to rezone from B-3©, General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 7788-15-9141 and 7788-14-7804, consisting of approximately 5.08 acres, located on the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would permit certain business and industrial uses. (PUBLIC HEARING)

Mr. Garman presented this request to rezone from B-3(c), General Business District to M-2(c), Light Industrial District on approximately 5.08 acres, located on Washington Highway. This property is designated on the General Land Use Plan Map as Business-Industrial, and the proposed zoning amendment would permit some expanded industrial and business uses on the property. Staff recommended approval subject to the submitted proffers.

Ms. Winborne opened the public hearing and asked if the applicant was present and if so, if he was in agreement with staff recommendations. The applicant from the audience said yes, he was in agreement with staff recommendations. She asked if there was anyone who wished to speak in favor of or in opposition to this request. Seeing no one, she closed the public hearing.

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Upon a motion by Mr. Leadbetter, seconded by Mr. Bailey, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF C-25-08(c), AM. 1-14, THE BARNES PLACE, L.L.C. SUBJECT TO THE FOLLOWING PROFFERS DATED APRIL 3, 2014, AS OUTLINED IN THE STAFF REPORT AND THE CONCEPTUAL PLAN DATED MARCH 25, 2014:**

1. Conceptual Plan: The thoroughfare buffer shall be provided in substantial conformity to the conceptual plan titled, “The Barnes Place” dated March 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates. At such time as the site is developed for future uses or new structures are added to the site, the ultimate location of the Route 1 entrance shall be determined, designed and constructed in accordance with VDOT standards and specifications.
2. Architecture/materials: The architectural treatment for future structures shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Building materials utilized for the front and side facades of the buildings shall be limited to brick, split-face block, metal fluted block, tile, concrete tile, dryvit or other simulated stucco (E.I.F.S.), real or simulated wood and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Standard concrete masonry block shall not be used for the front and side facades of any building. Elevators for proposed structures shall be submitted for review and approval by the Director of Planning prior to site plan approval.
3. HVAC Screening: Ground level heating and air conditioning equipment on any new or proposed building shall be screened from public right-of-ways. Any mechanical units compatible and the building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses.
4. Use Restrictions: The following M-2 uses shall not be permitted:
 - a. Coal and wood yards, coke storage and sales;
 - b. Grain storage;
 - c. Greenhouses, commercial, wholesale or retail;
 - d. Kennels, boarding or otherwise;
 - e. Poultry packing and slaughtering (wholesale); and,
 - f. Railroad switch yard, primarily for railroad service in the district, team tracks and spur tracks.
5. Tree Preservation: Existing trees of 5 inch caliper or greater on the property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, drainfields, or drainage facilities.

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6. Dedication of Right-of-Way: The Owner agrees to dedicate 60 feet of right-of-way from the centerline of Washington Highway (U.S. Route 1) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
7. Public Utilities: The Property shall connect to public water and sewer at such time that it is available at the property line, and it shall be designed and constructed in compliance with all Hanover County Public Utility standards.
8. Signage: All freestanding signage shall be monument style.

The vote was as follows:

Mr. Bailey	Aye
Mrs. Iverson	Aye
Mr. Leadbetter	Aye
Mr. Padgett	Aye
Mrs. Peace	Aye
Mr. Whittaker	Aye
Ms. Winborne	Aye

The motion carried.

MISCELLANEOUS

Ms. Winborne advised that she would like to have a Legislative Update scheduled on a future agenda.

Mr. Maloney stated he would talk with Mr. Walter to see if this could be done next month.

Mr. Padgett mentioned that their Rules say they will appoint two subcommittees.

Ms. Winborne stated she appointed two subcommittees last year and asked if the Commission members were okay with them remaining the same with the exception of changing the two chairmen.

The following subcommittees were agreed upon.

Committee A: Mr. Padgett, Chairman
Mrs. Iverson
Mrs. Peace

Committee B: Mr. Bailey, Chairman
Mr. Leadbetter
Mr. Whittaker

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ADJOURNMENT

The next regularly scheduled meeting is May 15, 2014. There being no further business Madam Chairman adjourned the meeting at 7:37 P.M.