

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Sub. Transitional 1-2 DU Ac
-  Sub. General 1-4 DU Ac
-  Sub. High 4-8 DU Ac
-  Multi Family 8-15 DU Ac
-  Commercial
-  Multi Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville SAP
-  Flood Plain
-  LDR

C-32-07, Am. 1-13

Beaverdam Heritage Days
Foundation, et al.

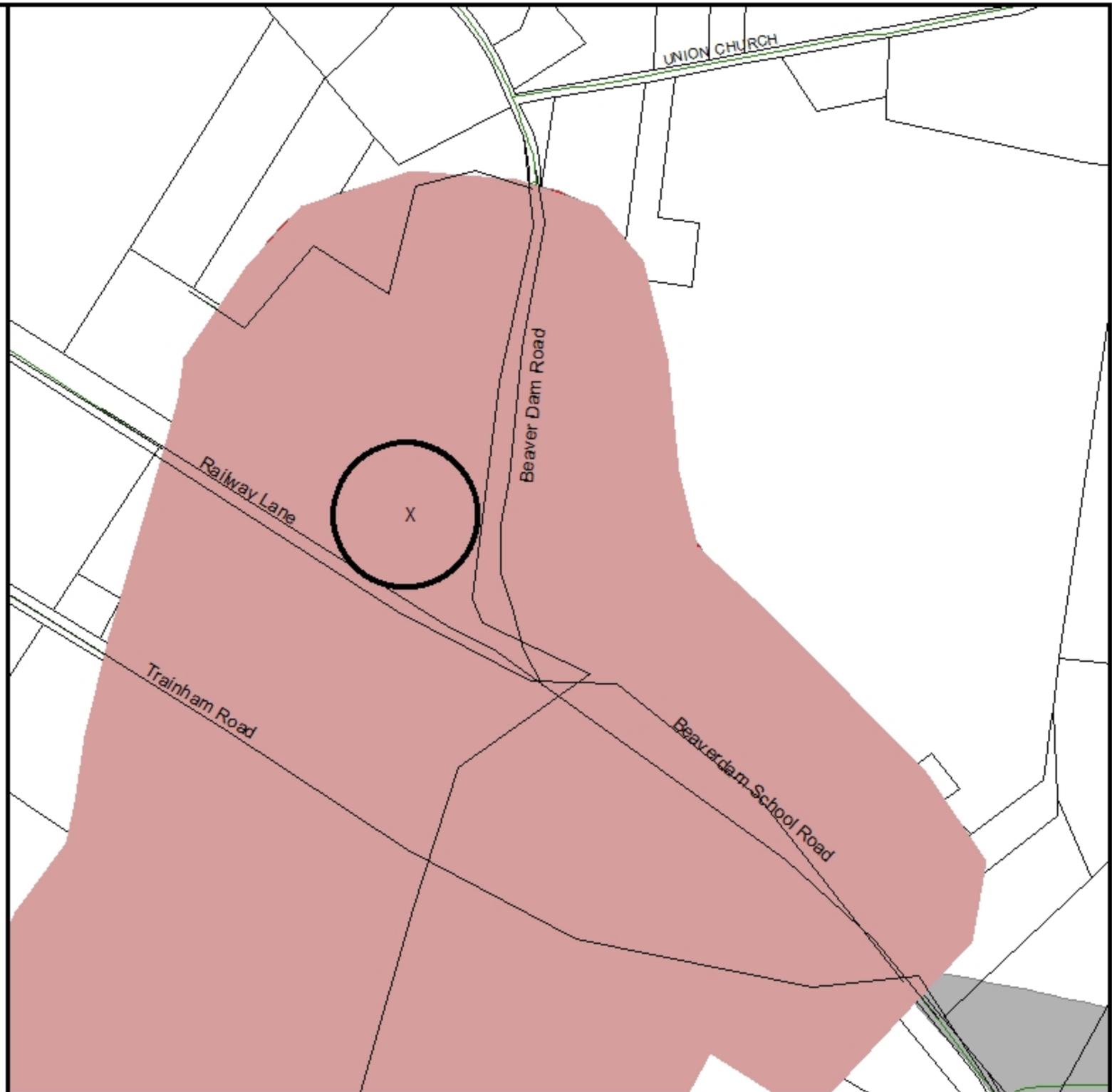
amend the conceptual plan

Rural Village Land Use

GPIN's: 7826-67-3848 & 7826-68-4236 (part)
Beaverdam Magisterial District



1 inch = 400 feet
October 30, 2013



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-32-07, Am. 1-13

Beaverdam Heritage Days
Foundation, et al.

amend the conceptual plan

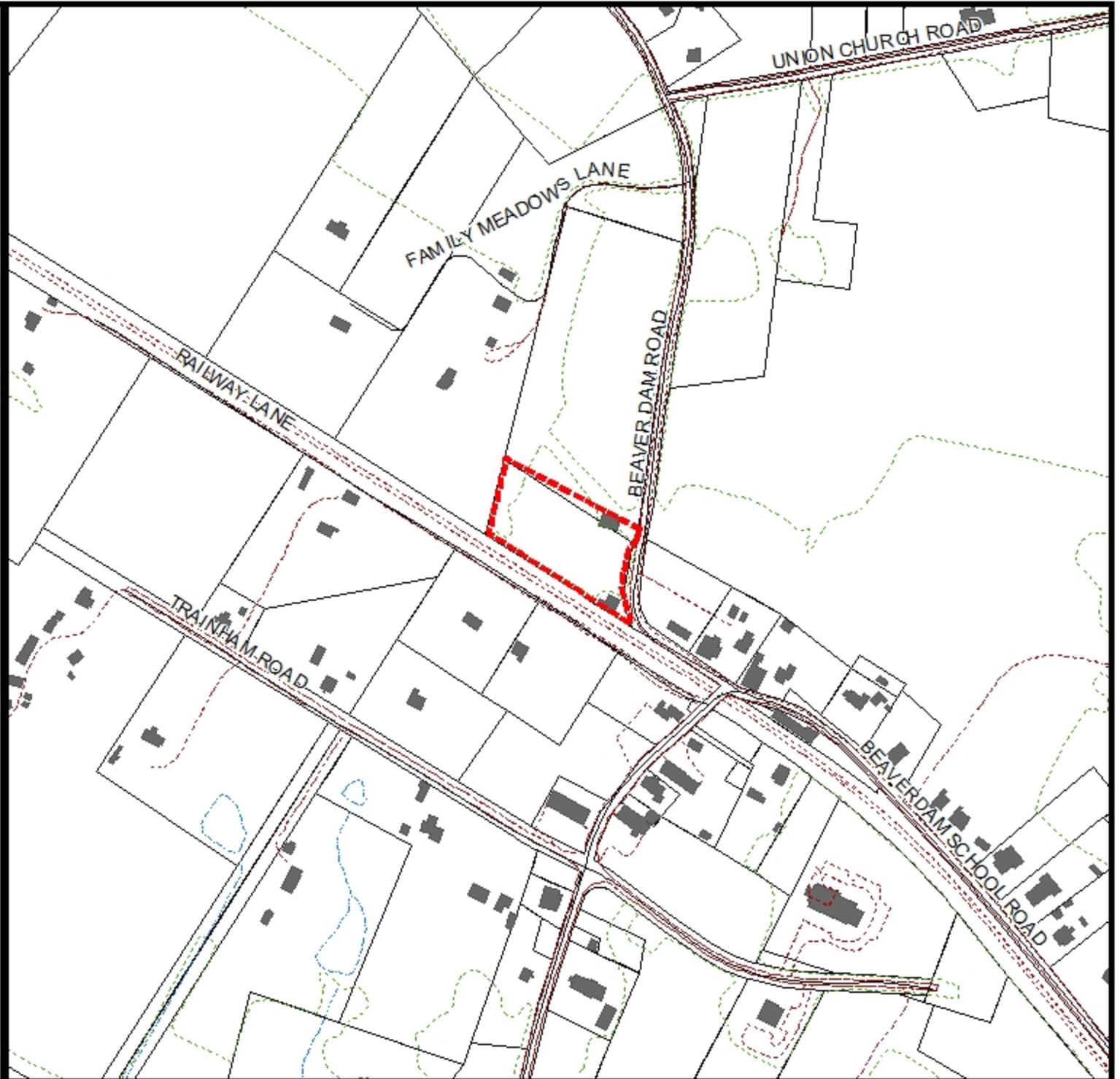
Zoned B-1

GPINs: 7826-67-3848 & 7826-68-4236 (part)
Beaverdam Magisterial District



1 inch = 400 feet

October 30, 2013



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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amend the conceptual plan

Zoned B-1

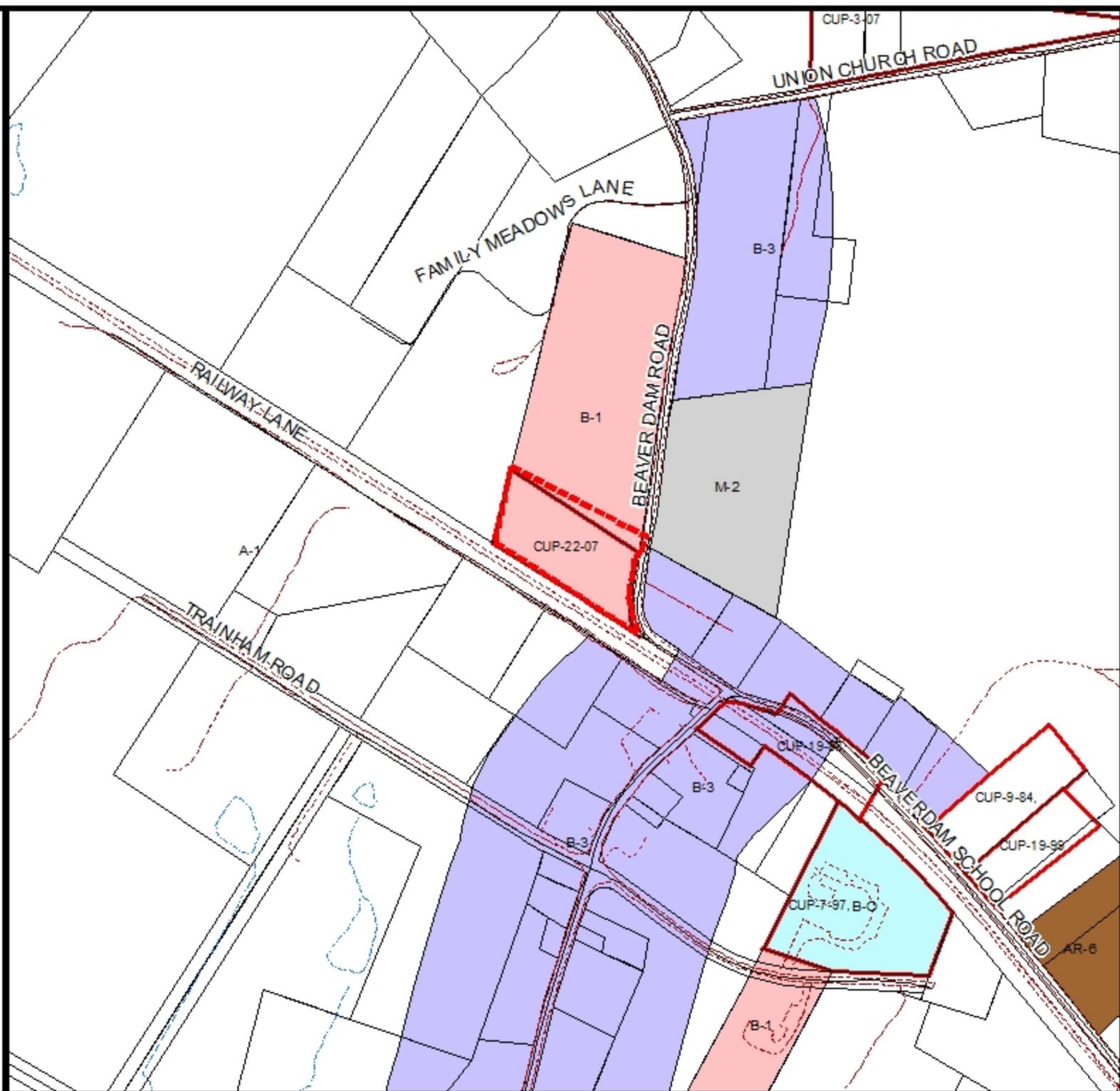
GPIN's: 7826-67-3848 & 7826-68-4236 (part)

Beaverdam Magisterial District



1 inch = 400 feet

October 30, 2013





C-32-07(c), AM. 1-13, BEAVERDAM HERITAGE DAYS FOUNDATION, ET AL.

Commercial Rezoning Amendment Report
Beaverdam Magisterial District
Board Meeting Date: February 26, 2014



Overview

Amendment Request	Amendment to the approved proffers and conceptual plan
Current Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	9.23
Location	On the west line of Beaverdam Road (State Route 715) approximately 310 feet west of its intersection with Beaverdam School Road (State Route 739)
GPINs	7826-67-3848 and 7826-68-4236
General Land Use Plan	Rural Village
Major Thoroughfare Plan	Access is provided from Beaverdam Road, a Minor Collector road with 60' ROW
Suburban Service Area	Outside
Conservation Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The property was rezoned to B-1(c), Neighborhood Business District with conditions (C-32-07(c), John K. Thompson, et al.), and granted its Conditional Use Permit (CUP) in 2008, for the purpose of creating a historical museum and learning center on a portion of the rezoned property. At that time, two parcels were created with Parcel A as the CUP area for the museum and Parcel B was set aside for speculative future uses. However, at that time a mistake was made in the location of the division line on the property because the line between those parcels actually went through a farm structure intended to be on Parcel A. The purpose of this request is to allow 0.25 acres to be added to Parcel A with a lot line adjustment.

Staff notes that this request was advertised to include a larger barn structure, which was proposed to replace one that fell down. The applicants have since amended the application and conceptual plan to remove that portion of the request. They will pursue a new structure in the future when they can provide more exact specifications as to its size and the additional parking area it will require since the future barn will be used in conjunction with the Old Pop's Store museum.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated February 5, 2014, and conceptual plan, dated August 27, 2008, received on October 24, 2013, and prepared by Downing Surveys, Inc.

Planning Commission

APPROVAL subject to the submitted proffers, dated February 5, 2014, and conceptual plan, dated August 27, 2008, received on October 24, 2013, and prepared by Downing Surveys, Inc.

Planning Analysis

Compatibility with Surrounding Area

This request is to simply adjust a lot line between parcels that were rezoned together in 2008 by adding 0.25 acres to Parcel A from Parcel B. This will not impact the surrounding area.

Conceptual Plan

The conceptual plan shows the existing site including the footprint of the fallen barn, and the 0.25 acre wedge of land to be added to Parcel A from Parcel B. The lot line adjustment to accomplish this transfer will also be shown on the sketch plan for the concurrent CUP request.

Agency Analysis

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

Agency	Comment Summary
Historical Commission	Determined there were no negative impacts from this request

Proffers

The proffers submitted with this request are exactly the same as those approved in 2008, with the exception that Proffer 1 now references the conceptual plan submitted with this request.

Staff recommends approval of the proffers submitted on February 5, 2014.

Planning Commission Recommendation

At their meeting of December 12, 2013, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to amend the previously approved proffers and conceptual plan on GPINs 7826-67-3848 and 7826-68-4236, consisting of approximately 9.23 acres, subject to the submitted proffers and conceptual plan.

CDC/sm/HTE

Attachments

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

Available Upon Request

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

SYMBOL	COMMON NAME	BOTANICAL NAME	NUMBER	HEIGHT
	LEYLAND CYPRESS	Cyprinus cyparissias	15	7'

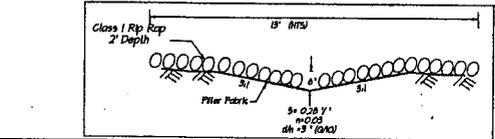
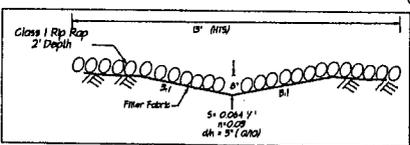
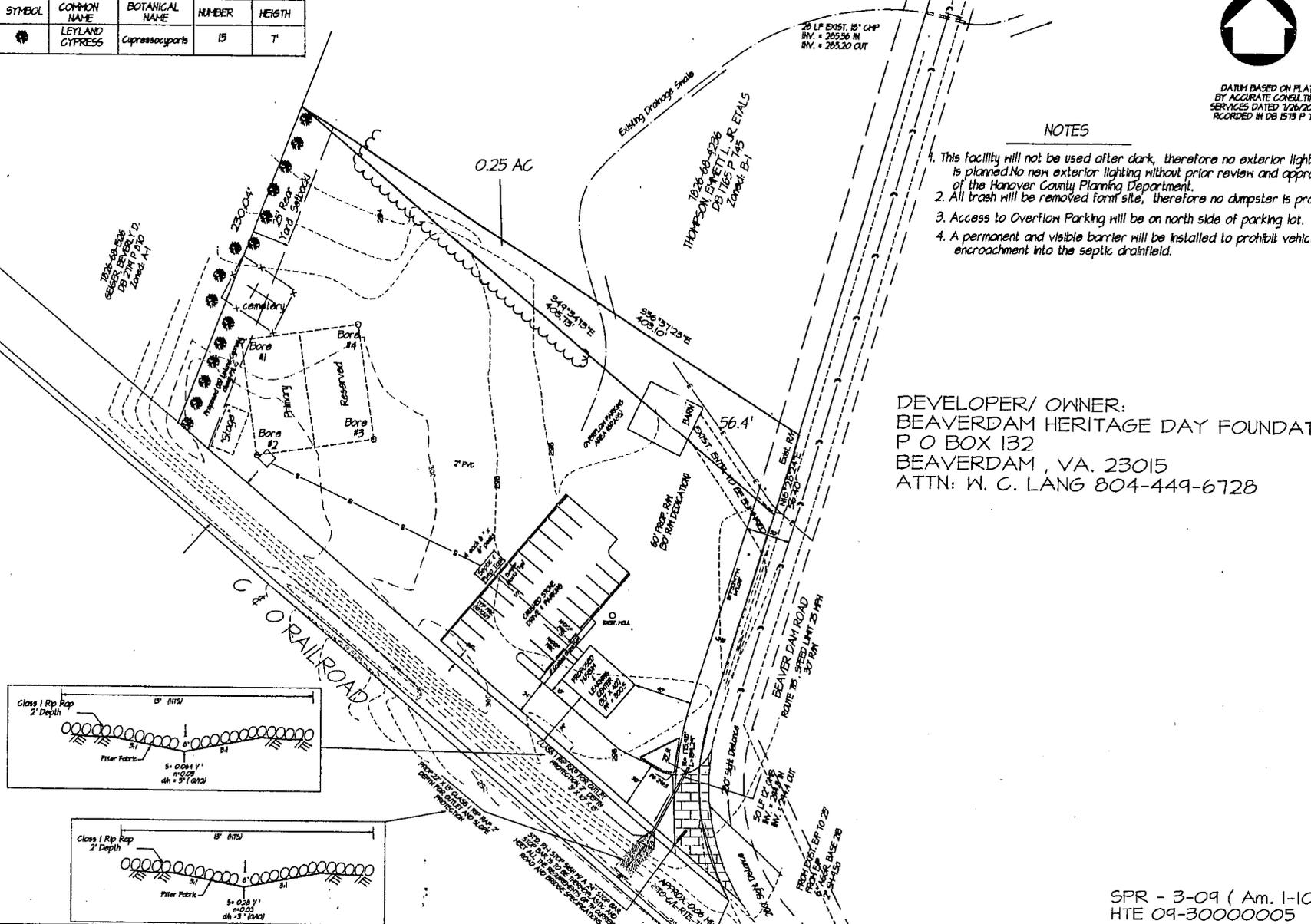


DATUM BASED ON PLAN BY ACCURATE CORRELATION SERVICES DATED 12/26/2010 RECORDED IN DB 1575 P 1

NOTES

1. This facility will not be used after dark, therefore no exterior lighting is planned. No new exterior lighting without prior review and approval of the Hanover County Planning Department.
2. All trash will be removed from site, therefore no dumpster is proposed.
3. Access to Overflow Parking will be on north side of parking lot.
4. A permanent and visible barrier will be installed to prohibit vehicle encroachment into the septic drainfield.

DEVELOPER/ OWNER:
 BEAVERDAM HERITAGE DAY FOUNDATION
 P O BOX 132
 BEAVERDAM, VA. 23015
 ATTN: W. C. LANG 804-449-6728



ORDINANCE C-32-07(c), AM. 1-13

OWNER OF RECORD: BEAVERDAM HERITAGE DAYS FOUNDATION EL AL.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of February, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers and conceptual plan approved with rezoning request C-32-07(c), John K. Thompson, et al., described as GPINs 7826-67-3848 and 7826-68-4236, consisting of 9.23 ± acres located on the west line of Beaverdam Road (State Route 715) approximately 310 feet west of its intersection with Beaverdam School Road (State Route 739), (a detailed description is filed with the Board's papers) currently zoned B-1(c), Neighborhood Business District with conditions, subject to the following conditions which were proffered by the Applicant on February 5, 2014, and accepted by the Board:

1. Conceptual Plan. The driveways shall be located in substantial conformity with the conceptual plan attached and titled "Beaverdam Heritage Day Foundation Sketch Plan," prepared by Downing Surveys, Inc., dated August 27, 2008, revised August 5, 2010, and received October 24, 2013. A conceptual plan shall be submitted to the Planning Commission for review and approval, at its sole discretion, for any proposed use on "Parcel B", prior to site plan approval.
2. Elevations and Exterior Materials. The proposed historical museum and learning center on "Parcel A" shall be constructed in substantial conformity with the elevations received December 3, 2007. Elevations for any structure constructed on "Parcel B" or any use other than a museum and learning center on "Parcel A" must be submitted to the Planning Commission for review and approval, at its sole discretion, prior to site plan approval.
3. Signage. All freestanding signage in the B-1 District shall be monument style. Wall signs shall be designated in accordance with B-1 district standards.

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. Dedication of Right-of-Way. The Owner agrees to dedicate 30 feet of right-of-way from the centerline of Beaverdam Road (State Route 715) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
6. Use Prohibitions. The property shall only be for general retail and office use. Such uses shall not include drive-in service.
7. HVAC. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the B-1 zoned property, or from adjacent residential uses. Any units placed on the ground shall also be screened from view by a person on any public street, utilizing wing walls, fencing, or landscaping.
8. Lighting. The Property Owner shall provide lighting in the B-1 zoning districts not greater than twenty-five (25) feet in height, and such lighting shall be so arranged as to reasonably protect adjacent properties from direct glare or hazardous interference.
9. Outside Storage. There shall be no outside storage of equipment, materials, or supplies, except that an outdoor trash receptacle may be used if it is enclosed within an area that is completely screened from view in a manner that is architecturally compatible with the buildings on site. Chain link, wire mesh, and similar fence materials shall not be permitted.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-32-07(c), Am. 1-13, Beaverdam Heritage Days Foundation, et al., as follows:

Vote:

W. Canova Peterson, IV
 Sean M. Davis
 Wayne T. Hazzard
 Angela Kelly-Wiecek
 Aubrey M. Stanley
 G. E. Via, III
 Elton J. Wade, Sr.

Public Hearings:

Planning Commission December 12, 2013

Board of Supervisors February 26, 2014

Adopted February 26, 2014

Date: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

CDC/sm/hte