

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2020-00005

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Air Park Associates, L.P.
Contact Name: Phillip W. Dean
Address: 2301 Wade Bridge Road
Midlothian, VA 23113
Telephone No. (804) 647-4304
Fax No.
Email Address pwdean@comcast.net

PARCEL INFORMATION For multiple parcels, please also complete Page 4

GPIN(s)(Tax Parcel #'s) 7798-54-5903 plus others, see next page.
Deed Book 637 Page 218
Magisterial District Ashland
Location Description (Street Address, if applicable) 9300 SLIDING HILL ROAD
Area (acres/square feet) 217.34 ac / 9,467,330 sf
Current Zoning M-2
Requested Use/Exception Distribution facility HEIGHT

SIGNATURE OF OWNER [X] POWER OF ATTORNEY [] CONTRACT PURCHASER [] (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.
Signature Phillip W Dean Date 1.31.2020
Print Name PHILLIP W. DEAN

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Timmons Group, Attn: Ivan Wu
Address: 1001 Boulders Parkway, Suite 300
Richmond, VA 23225
Telephone No. (804) 200-6529
Fax No.
Email Address ivan.wu@timmons.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

FEB - 3 2020

HANOVER COUNTY PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
Tract I: 7798-44-0937	Print <i>PHILLIP W. DEAN</i>	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign <i>Phillipw Dean</i>				
7798-44-0663 7798-44-2350	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
7798-33-3765 7798-34-2121	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
7798-24-8382 7798-24-6569	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
7798-24-4811 7798-25-1001	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
7798-35-3160 7798-35-4750	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
7798-35-0225 7798-25-6471 7798-45-3554	Print	DB: 637 Pg: 222	98.69 / 4,298,936	M-2	M-2
	Sign				
Tract II: 7798-54-5903	Print	DB: 637 Pg: 218	87.35 / 3,804,966	M-2	M-2
	Sign				
Tract III: 7798-33-9427	Print	DB: 807 Pg: 457	31.33 / 1,364,735	M-2	M-2
	Sign				
7798-43-4904 7798-43-4481	Print	DB: 807 Pg: 457	31.33 / 1,364,735	M-2	M-2
	Sign				
7798-43-8505 7798-53-1614	Print	DB: 807 Pg: 457	31.33 / 1,364,735	M-2	M-2
	Sign				
Tract IV: 7798-35-1840	Print	DB: 851 Pg: 288	4.38 / 190,793	M-2	M-2
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				

REQUIREMENTS/ ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries and the location of existing structures on the property. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Please check if you have read and understand Pages 12 & 13.)
- h. A **sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **thirteen (13) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- N/A i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- N/A j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as selected below), of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Phillip W. Dean, Gen. Partner Date 1.31.2020
Print Name PHILLIP W. DEAN

Signature of applicant/authorized agent I.M. Wu Date 1/31/2020
Print Name IVAN M. WU

Address to which notification letter is to be sent:
1001 BOULDERS PKWY, SUITE 300
RICHMOND, VA 23225

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email ivan.wu@timmons.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fee: _____	Accepted by: _____ HTE #: _____
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NOTIFICATION OF ADJOINING PROPERTY OWNERS AND BOARD OF SUPERVISORS

Applicant's Statement:

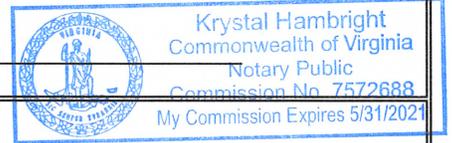
I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: Ivan Wu 1/31/2020

COMMONWEALTH OF VIRGINIA)
) Chesterfield) to-wit:
 COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 31st day of January, 2020, by Ivan Wu (Name of Applicant).

My commission expires: 5/31/2021
Krystal Hambricht
 Notary Public



Board of Supervisors Representative: FAYE O. PRICHARD

List of Adjacent Property Owners:

GPIN	Name	Address
7798-65-8529 7798-64-6936	Miller, Elizabeth Loving & Vaughan Lowe, Riley B	206 Stebbins Street, Ashland, VA 23005
		PO Box 175, Mechanicsville, VA 23111
7798-64-7835 7798-64-6435	Hochfelder, Hope R Barker, Billy Joe & Dempsey. Malice	9209 Sliding Hill Road, Ashland, VA 23005
		9211 Sliding Hill Road, Ashland, VA 23005
7798-64-4457 7798-64-3286	Jackson, Joseph M & Gatilee Puller, Alvin P & Kathy S R/S	9221 Sliding Hill Road, Ashland, VA 23005
		9229 Sliding Hill Road, Ashland, VA 23005
7798-63-6873 7798-63-1703	Owen Land & Development LLC Martin, Franklin E Jr & Duchanoy	2116 Dabney Road, Suite B-1, Richmond, VA 23230
		9255 Sliding Hill Road, Ashland, VA 23005
7798-53-7786 7798-53-5637	Dargie, Christopher Clark, Stephan J & Donna C	11198 Countryside Lane, Mechanicsville, VA 23116
		11193 Countryside Lane, Mechanicsville, VA 23116
7798-53-2383 7798-52-0866	Coleman, Kenneth Leon Etal Singh, Marcella P	9303 Sliding Hill Road, Ashland, VA 23005
		101 Point Hollow Place, Richmond, VA 23227
7798-42-7610 7798-32-4765	Singh, Marcella P Lowe, Riley B Revocable Trust & Lowe	101 Point Hollow Place, Richmond, VA 23227
		PO Box 175, Mechanicsville, VA 23116
7798-23-3795 7798-23-6674	Jones, Abraham Burruss, Carolyn	9403 Ashcake Road, Ashland, VA 23005
		PO Box 17, Ashland, VA 23005
7798-23-2956 7798-24-2008	Cotman, Bonnic & Larry Jr Harris, McKinley & Elizabeth	11208 Egypt Road, Ashland, VA 23005
		9459 Ashcake Road, Ashland, VA 23005
7798-24-1490 7798-24-1623	Cemetery Morris, Caroline	Unknown
		9403 Asheake Road, Ashland, VA 23005
7798-14-8660 7798-14-6763	Hancock, Thomas R & Cheryl D Cash, Juanita	11232 Egypt Road, Ashland, VA 23005
		11242 Egypt Road, Ashland, VA 23005

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. VDHR#44HN0362 GPIN 7798-54-5903
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No, only potentially eligible.
- b) Is the historic site open to the public? No
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____
The identified items consist of brick fragments and nails and will be recovered and documented per VDH, so they will not be impacted by noise, traffic, dust, vibration, visual impact or air pollution.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. If any artifacts are found, they will be recovered and documented per state VDH requirements.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature: _____ Date: _____

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: _____
Increase the building height to 62' to fully enclose and screen the rooftop mechanicals. Other mechanical units may not be enclosed, but partially or completely screened by the parapet wall.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____
Wegmans Distribution Center

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) _____
The proposed exception is desirable because it provides fully screened and enclosed rooftop refrigeration required by Wegmans. The proposed exception is appropriate because of the existing industrial zoning use.
The exception will not have a visual impact on the surrounding vicinity due to the enhanced buffers proposed.
The Ashcake Road Buffer is increased from 25' to 50' with a Screening Landscape Buffer per Section 26-264 & 26-263(b).
The Sliding Hill Road Buffer is a minimum 25' with a Screening Landscape Buffer per Section 26-264 & 26-263(b), however, a majority of the frontage will retain the natural 200' wide vegetation which will screen the building from the adjacent parcels.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) _____
None

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

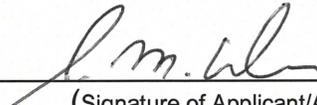
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 2493 vehicles per day and a site peak hour trip generation of 199/211 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 150/157 and Page Number 57/143).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

1/31/2020

(Date)

IVAN M. WU

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

<http://www.virginiadot.org/projects/chapter527/>