HANOVER COUNTY
BOARD OF SUPERVISORS
AGENDA

Hanover County School Board
Board Room
200 Berkley Street
Ashland, VA 23005

January 22, 2025

BOARD OF SUPERVISORS
F. Michael Herzberg, IV, Chair
Cold Harbor Magisterial District
Sean M. Davis, Vice-Chair
Henry Magisterial District
Susan P. Dibble
South Anna Magisterial District
Danielle Grieshaber Floyd
Chickahominy Magisterial District
Ryan M. Hudson
Mechanicsville Magisterial District
Faye O. Prichard
Ashland Magisterial District
Jeff S. Stoneman
Beaverdam Magisterial District

6:00 p.m. I. Call to Order

A. Invocation

B. Pledge of Allegiance

II. Consideration of Amendments to the Agenda

III. Comment Period

A. Chairman and Board Member Comments

B. County Administrator Comments

IV. Presentation of Proclamation: Recognizing David Long for 50 Years of Service with Eastern Hanover Vol. Fire Department

Mr. Sean Davis, Supervisor, Henry Magisterial District

V. Citizens' Time

VI. Consent Agenda

VII. Public Hearing: Ordinance 24-11 to combine Hanover County's Erosion and Sediment Control and Stormwater Management Ordinances into a single Erosion and Stormwater Management Ordinance by (1) repealing Chapter 10, Article I, Erosion and Sediment Control, consisting of Sections 10-1 through 10-17, and Article V, Stormwater Management, consisting of Sections 10-77 through 10-92, and (2) replacing them with a new Article I, Erosion and Stormwater Management, consisting of Sections 10-1 through 10-21; and updates to the Hanover County Drainage Design Handbook

Mr. John Saunders, Deputy Director, Department of Public Works

VIII. Public Hearing: Disposition and Sale of Publicly-Held Real Property - GPIN 7788-52-6309 (part)

Mr. Todd Kilduff, Deputy County Administrator

IX. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director of Planning

A. CUP2024-00015, Hanover County Board of Supervisors (Public Utilities Department) - Henry District

1. Requests to amend CUP-15-97, AM. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted public facilities, on GPIN 8726-62-7679, consisting of approximately 128.4 acres, zoned A-1, Agricultural District, and located at the terminus of Pole Green Park Lane (State Route 827) approximately 0.65 miles north of its intersection with Pole Green Road (State Route 627). The property is designated on the General Land Use Map as Rural/Agricultural. The amendment would allow for the construction of a vehicle storage building, parking lot, and gravel yard for the Department of Public Utilities. (PUBLIC HEARING) **Magisterial District: Henry**

B. REZ2024-00016, Dovell and Williams, L.L.C. - Chickahominy District

1. Requests to rezone from B-3, General Business District, to M-2(c), Light Industrial District with conditions, on GPINs 7787-74-0991 and 7787-65-9088(part), consisting of approximately 3.99 acres, and located on the north line of Kings Acres Road (State Route 835) approximately 925 feet east of Interstate 95. The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for heavy truck sales at an existing truck dealership. (PUBLIC HEARING) **Magisterial District: Chickahominy**

C. CUP2024-00019, Virginia Electric and Power Company - Beaverdam District

1. Requests a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a substation, on GPIN 7893-02-7643(part), consisting of

approximately 10.88 acres, zoned A-1, Agricultural District, and located on the east line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

D. SE2024-00022, Virginia Electric and Power Company - Beaverdam District

1. Requests a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to allow a fence taller than permitted on GPIN 7893-02-7643 (part), consisting of 10.88 acres, zoned A-1, Agricultural District, and located on the east line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30). (PUBLIC HEARING) **Magisterial District: Beaverdam**

E. REZ2024-00013, FRHP Lincolnshire, L.L.C. - Ashland District

1. Requests to rezone from M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-68-1448, consisting of approximately 10.0 acres, and located at the terminus of Sunshade Lane (State Route 1328) approximately 675 feet east of its intersection with North Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Destination Commerce. The proposed zoning amendment would allow for the development of the property for recreational vehicle sales and service uses. (PUBLIC HEARING) **Magisterial District: Ashland**

F. SE2023-00019, FRHP Lincolnshire, L.L.C. - Ashland District

1. Requests a Special Exception in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit two entrances along the property's frontage on GPIN 7788-68-1448, consisting of approximately 10.0 acres, zoned M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions (pending request to rezone to M-2(c), Light Industrial District with conditions with REZ2024-00013), and located at the terminus of Sunshade Lane (State Route 1328)

approximately 675 feet east of its intersection with North Lakeridge Parkway (State Route 782). (PUBLIC HEARING) **Magisterial District: Ashland**

G. REZ2024-00020, Santee Farm, Inc. - Cold Harbor District

1. Requests an amendment to the proffers and conceptual plan approved with rezoning request C-13-07(c), Am. 1-13, Santee Farm, Inc., on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, consisting of approximately 168.79 acres, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

H. REZ2024-00014, Belinda and Charles Flournoy - Ashland District

1. Request to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPIN 7788-97-6309, consisting of approximately 7.02 acres, and located on the southwest corner of the intersection of Virginia Crane Drive (State Route 821) and Ashcake Road (State Route 657). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of forty-one (41) attached and detached homes. (PUBLIC HEARING) **Magisterial District: Ashland**

I. SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr. - Henry District

1. Request a Special Exception in accordance with Section 26-21.3 of the Hanover County Zoning Ordinance to permit a commercial dog kennel on GPIN 8737-10-9119, consisting of approximately 5.1 acres, zoned A-1, Agricultural District, and located at the terminus of Studley Farms Lane (State Route 1625) approximately 1,000 feet west of its intersection with Studley Farms Drive (State Route 700). (PUBLIC HEARING) **Magisterial District: Henry**

J. SE2024-00026, Pamela Harris - South Anna District

1. Requests a Special Exception in accordance with Section 26-21.18 of the Hanover County Zoning Ordinance to permit a contractor's equipment storage yard on GPIN 7748-99-3670, consisting of approximately 3.92 acres, zoned A-1, Agricultural District, and located on a private drive, approximately 1,400 feet west of its intersection with Greenwood Road (State Route 625), which is approximately 0.4 miles south of its intersection with Ashland Road (State Route 623). (PUBLIC HEARING)
Magisterial District: South Anna

K. ORDINANCE 24-09, Short Term Rentals

1. An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-6, to add definitions of "short-term, rental," "short-term rental, owner-occupied," and "short-term rental, non-owner-occupied" and to amend Sections 26-19, 26-21, 26-34, 26-36, 26-44, 26-46, 26-58, and 26-60 to allow *short-term rental, owner-occupied* as a permitted accessory use and to allow *short-term rental, non-owner-occupied* with approval of a special exception in the A-1 Agricultural District, the AR-6 Agricultural Residential District, the RC Rural Conservation District, and the RS Single-Family Residential District and, by reference, in the R-1, R-2, R-3, R-4, AR-1, and AR-2 zoning districts, subject to use-specific standards established in proposed new Section 26-300.1. (PUBLIC HEARING)

X. Announcements

XI. Adjournment to 2:00 p.m. Wednesday, February 12, 2025 in the Board Room of the Hanover County Administration Building, 7516 County Complex Road, Hanover, Virginia.

NOTE: Times listed are estimated only for agenda management. The Chair may adjust times during the course of the meeting

CONSENT AGENDA

A. Request for Administrative Approval

1. Request for Administrative Approval: Authorization to Advertise Public Hearings on an Ordinance Amendment (Ordinance 24-13): Creation of Historic Village (HV) Zoning District

B. Request for Adoption of Resolution

1. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Dogwood Meadows Magisterial District: South Anna

General Agenda Information:

1. ***Citizens' Time:*** *Offered to anyone who wants to address the Board of Supervisors for up to five minutes on any matter within the scope of the Board's authority that is not on the agenda for a public hearing at that meeting. If you have issues or questions for any agenda items, you are encouraged to contact, prior to the Board meeting, applicable County staff and/or your Board representative.*
2. ***Citizen comment and in-person procedures for Board meetings****: Email addresses have been established for Citizens' Time and public hearing comments. All comments received will be made part of the meeting record. The email links can be found on the Board's upcoming meeting page. The deadline for submitting comments is 5pm on the Tuesday before each Board meeting. Citizens wishing to speak in-person, for either Citizens' Time or at a public hearing, are encouraged to register in advance. The registration links can be found on the Board's upcoming meeting page. The deadline for registering 5pm on the Tuesday before each Board meeting. Speakers will be called based on the order registered through the link provided. Citizens who have not registered but wish to speak will be allowed to do so if time allows, after the registered speakers have been called.*
3. ***Agenda Times:*** *Agenda times are illustrated to show estimated time for a particular agenda item. However, as some agenda items may occur quicker than others, the Board Chairman has the discretion to advance future agenda items sooner or delay others in order to best accommodate agenda item to expected audience. Please arrive earlier to ensure your presence when an agenda item of interest to you is discussed. Public hearings are advertised for a start time and cannot start prior to such advertised time and generally occur in the order as listed on the agenda; which may be later in the meeting than the advertised start time.*

More Information is available at:
https://www.hanovercounty.gov/DocumentCenter/View/1472

IV.
Agenda Item

County of Hanover

Board Meeting: January 22, 2025

Subject: **Presentation of Proclamation: Recognizing David Long for 50 Years of Service with Eastern Hanover Vol. Fire Department**

Summary of Agenda Item: Mr. Sean Davis, Board of Supervisors Member – Henry Magisterial District - will present a proclamation to David Long recognizing his 50 years' of service with the Eastern Hanover Vol. Fire Department.

County Administrator's Recommended Board Motion: N/A

PROCLAMATION

WHEREAS, David Long has exemplified dedication and selflessness in his service to Hanover County for half a century; and

WHEREAS, in 1974, David Long officially joined the Eastern Hanover Volunteer Fire Department, following in the footsteps of his father, Will Long, one of the department's charter members; and

WHEREAS, David Long participated in the first certification programs for Firefighter I, II, and III in Hanover County; and

WHEREAS, David Long played a pivotal role in the establishment of the Eastern Hanover Vol. Fire Department Santa Runs, a cherished tradition, which he continues to lead today; and

WHEREAS, David Long has held numerous leadership roles within the department, including Secretary, Captain, and his current position as Vice President, continuously offering his wisdom and experience to guide the department forward; and

WHEREAS, for the past 15 years, David Long has led the department's annual fund drive, ensuring the continued operational success of the Eastern Hanover Fire Department; and

WHEREAS, David Long, along with his family, was recognized for their commitment to volunteering, being named the Hanover County Volunteer Family of the Year in 2007, and receiving recognition from the Governor of Virginia in 2008; and

WHEREAS, David Long led an initiative to provide CPR and AED training to the Hanover Senior Softball League, and successfully led the installation of an AED at Pole Green Park, which he utilized in an emergency on July 31, 2024, saving a life and demonstrating the direct impact of his leadership and commitment to public safety; and

WHEREAS, David Long's service has been made possible by the support of his family, including his wife Dianne, daughters Tracey and Courtney, as well as his parents Will and Audrey Long, and other members of the Long family who have been instrumental in shaping his values of community service; and

WHEREAS, David Long's legacy of service will continue to inspire future generations of firefighters and community leaders to serve with the same passion and dedication.

NOW, THEREFORE, BE IT RESOLVED that the Hanover County Board of Supervisors, on behalf of the citizens, wishes to express its appreciation and congratulations to David Long for his fifty (50) years of outstanding service and dedication to Hanover County, and thank him for his tireless service.

On motion of Mr. Michael Herzberg, seconded by Ms. Faye Prichard, the members of the Board of Supervisors voted to approve this Proclamation as follows:

	Vote:
Ms. Dibble - Chair	Aye
Mr. Herzberg – Vice-Chair	Aye
Mr. Davis	Absent
Ms. Floyd	Aye
Mr. Hudson	Aye
Ms. Prichard	Aye
Mr. Stoneman	Aye

Dated: November 13, 2024

John A. Budesky, County Administrator
Clerk, Hanover County Board of Supervisors

VII.

Agenda Item

County of Hanover

Board Meeting: January 22, 2025

Subject: **Public Hearing: Ordinance 24-11 to combine Hanover County's Erosion and Sediment Control and Stormwater Management Ordinances into a single Erosion and Stormwater Management Ordinance by (1) repealing Chapter 10, Article I, Erosion and Sediment Control, consisting of Sections 10-1 through 10-17, and Article V, Stormwater Management, consisting of Sections 10-77 through 10-92, and (2) replacing them with a new Article I, Erosion and Stormwater Management, consisting of Sections 10-1 through 10-21; and updates to the Hanover County Drainage Design Handboo**k.

Summary of Agenda Item:

New Virginia Erosion and Stormwater Management Regulations became effective July 1, 2024. All localities who previously adopted a Virginia Stormwater Management Program (VSMP) are required to consolidate their Virginia Erosion and Sediment Control Program (VESCP) into a combined Virginia Erosion and Stormwater Management Program (VESMP). The updated regulations do not significantly alter previously adopted technical requirements related to water quantity and quality, however pollutant loading rates for water quality calculations were re-calibrated based on updated modeling that incorporated legislative restrictions on non-commercial fertilizer applications.

The Virginia Department of Environmental Quality (DEQ) developed a model ordinance for localities to adopt a VESMP. Utilizing the model ordinance, Public Works, with assistance and review from the County Attorney's office, developed Ordinance 24-11 in tandem with updates to the Hanover County Drainage Design Handbook. In addition to the model ordinance provisions, the proposed ordinance reinforces the County's erosion and sediment control oversight by addressing potential issues from the creation of steep slopes and minimizing large exposed disturbed areas during development through project phasing.

Public Works presented the proposed ordinance and background information to the Community Development Committee on October 7, 2024 and received approval to advance Ordinance 24-11 and updates to the Drainage Design Handbook to the Board to request authorization to advertise a public hearing. The Board authorized advertisement of the public hearing at its November 13, 2024 meeting.

Ordinance 24-11 and the proposed updates to the Hanover County Drainage Design Handbook were presented at a community development engagement meeting on January 10, 2025 held at the Atlee Branch Library. Over 50 local developers, engineers, and other industry professionals attended the engagement meeting.

Ordinance 24-11:

1. Combines Erosion and Sediment Control and Stormwater Management Programs into a consolidated Virginia Erosion and Stormwater Management Program (VESMP) by (1) repealing Chapter 10, Article I, Erosion and Sediment Control, and Article V, Stormwater Management, and (2) replacing them with a new Article I, Erosion and Stormwater Management;
2. Formally adopts the newly combined Virginia Erosion and Stormwater Management Regulations and new Virginia Stormwater Management Handbook; and
3. Requires project phasing and additional measures for steep slopes.

Proposed Hanover County Drainage Design Handbook:

1. Updates outdated references to state regulations and handbooks;
2. Requires minimum separation of engineered level spreaders to downstream receiving channels to promote sheet flow conditions when applicable; and
3. Aligns natural receiving channel adequacy requirements with state regulations.

County Administrator's Recommended Board Motion:

Motion to adopt Ordinance 24-11, Erosion and Stormwater Management Ordinance, and updates to the Hanover County Drainage Design Handbook.

ORDINANCE 24-11

AN ORDINANCE TO COMBINE HANOVER COUNTY'S EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT ORDINANCES INTO A SINGLE EROSION AND STORMWATER MANAGEMENT ORDINANCE BY REPEALING CHAPTER 10, ARTICLE I, EROSION AND SEDIMENT CONTROL, CONSISTING OF SECTIONS 10-1 THROUGH 10-17, AND ARTICLE V, STORMWATER MANAGEMENT, CONSISTING OF SECTIONS 10-77 THROUGH 10-92, AND REPLACING THEM WITH A NEW ARTICLE I, EROSION AND STORMWATER MANAGEMENT, CONSISTING OF SECTIONS 10-1 THROUGH 10-21, RELATED TO EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT, IN ACCORDANCE WITH VIRGINIA CODE § 62.1-44.15:27

WHEREAS Hanover County is required by Virginia Code § 62.1-44.15:27 to adopt a combined erosion and sediment control and stormwater management program and ordinance; and

WHEREAS the proposed ordinance will combine erosion and sediment control requirements with stormwater management requirements to improve the process of submission and approval of plans, issuance of permits, payment of fees, and inspection and enforcement activities; and

WHEREAS the Virginia Department of Environmental Quality has created a model Virginia Erosion and Stormwater Management Program Ordinance for localities to use to combine their erosion and sediment control and stormwater management ordinances; and

WHEREAS Hanover County Department of Public Works staff have recommended that the Board of Supervisors adopt a combined erosion and sediment control and stormwater management ordinance based upon the model ordinance with certain modifications to improve clarity, delete unnecessary language, and more closely align the ordinance with the language in the Virginia Erosion and Stormwater Management Regulation, 9 VAC 25-875; and

WHEREAS the Board of Supervisors finds that the public necessity, convenience, and general welfare require that the Hanover County Code be amended in accordance with these findings;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County:

1. That the Hanover County Code, Chapter 10, Article I, Erosion and Sediment Control, consisting of Sections 10-1 through 10-17, and Article V, Stormwater Management, consisting of Sections 10-77 through 10-92, shall be repealed in their entirety and replaced with a new Article I, titled Erosion and Stormwater Management and consisting of Sections 10-1 through 10-21, which shall read as follows:

ARTICLE I. EROSION AND STORMWATER MANAGEMENT

Sec. 10-1. - Title.

This article shall be known as the "Hanover County Erosion and Stormwater Management Ordinance."

Sec. 10-2. - Purpose of and authority for article.

(a) The purpose of this article is to (1) ensure the general health, safety, and welfare of the county's residents; (2) protect water quality, stream channels, other natural resources, and the quality and quantity of state waters from the potential harm of unmanaged stormwater and soil erosion, including protection from land-disturbing activity causing unreasonable degradation of properties; and (3) establish procedures whereby erosion and sediment controls and stormwater requirements related to water quality and quantity shall be administered and enforced.

(b) This article is adopted pursuant to the Code of Virginia (Va. Code § 62.1-44.15:27) and the Virginia Administrative Code (9 VAC 25-875).

Sec. 10-3. - Definitions.

The following words, terms, and phrases, when used in this article, shall have the following meanings, unless the context clearly indicates otherwise.

Adequate channel. A channel that will convey the designated frequency storm event without overtopping the channel bank or causing erosive damage to the channel bed or banks.

Agreement in lieu of a plan. A contract between the county and the owner that specifies methods that shall be implemented to comply with the requirements of the VESMA and this article for the construction of a (i) single-family detached residential structure that disturbs less than one acre or (ii) farm building or structure on a parcel of land with a total impervious cover percentage, including the impervious cover from the farm building or structure to be constructed, of less than five percent. Such contract may be executed by the county in lieu of a soil erosion control and stormwater management plan.

Applicant. Person submitting a soil erosion control and stormwater management plan to the VESMP authority for approval in order to obtain authorization to engage in a land-disturbing activity.

Best management practice or *BMP*. Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices, including both structural and nonstructural practices, to prevent or reduce the pollution of surface waters and groundwater systems.

Channel. A natural stream or manmade waterway.

Chesapeake Bay Preservation Act. Virginia Code, Title 62.1, Chapter 3.1, Article 2.5 (§ 62.1-44.15:67 et seq.).

Chesapeake Bay Preservation Area. Any land designated by the county pursuant to the Chesapeake Bay Preservation Area Designation and Management Regulations, 9 VAC 25-830, and Virginia Code § 62.1-44.15:74. A Chesapeake Bay Preservation Area shall consist of a Resource Protection Area and a Resource Management Area as defined in 9 VAC 25-830-40.

Clean Water Act or *CWA*. The federal Clean Water Act and applicable regulations published in the Code of Federal Regulations.

Common plan of development or sale. A contiguous area where separate and distinct construction activities may be taking place at different times on different schedules.

Construction activity. Any clearing, grading, or excavation except for routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the facility.

Control measure. Any BMP, stormwater facility, or other method used to minimize the discharge of pollutants to state waters.

Dam. A barrier to confine or raise water for storage or diversion, to create a hydraulic head, to prevent gully erosion, or to retain soil, rock or other debris.

Department. The Virginia Department of Environmental Quality.

Development. Land disturbance and the resulting landform associated with the construction of residential, commercial, industrial, institutional, recreation, transportation, or utility facilities or structures or the clearing of land for nonagricultural or non-silvicultural purposes. The regulation of discharges from development, for purposes of stormwater management, does not include the exclusions found in 9 VAC 25-875-860.

Dike. An earthen embankment constructed to confine or control water, especially one built along the banks of a river to prevent overflow of lowlands; levee.

Discharge. When used without qualification, the discharge of a pollutant.

Discharge of a pollutant.

1. Any addition of any pollutant or combination of pollutants to state waters from any point source, or

2. Any addition of any pollutant or combination of pollutants to the waters of the contiguous zone or the ocean from any point source other than a vessel or other floating craft which is being used as a means of transportation.

This definition includes additions of pollutants into surface waters from: surface runoff that is collected or channeled by man; discharges through pipes, sewers, or other conveyances owned by a state, municipality, or other person that do not lead to a treatment works; and discharges through pipes, sewers, or other conveyances, leading into privately owned treatment works. This term does not include an addition of pollutants by any indirect discharger.

Drainage area. A land area, water area, or both from which runoff flows to a common point.

Environmental Protection Agency or EPA. The United States Environmental Protection Agency.

Erosion and sediment control plan. A document containing material for the conservation of soil and water resources of a unit or group of units of land. It may include appropriate maps, an appropriate soil and water plan inventory and management information with needed interpretations, and a record of decisions contributing to conservation treatment. The plan shall contain all major conservation decisions to ensure that the entire unit or units of land will be so treated to achieve the conservation objectives. The erosion and sediment control plan is a component of the soil erosion control and stormwater management plan or ESM plan. Preparation of an erosion and sediment control plan requires a license under Virginia Code, Title 54.1, Chapters 4 (54.1-400 et seq.) or 22 (54.1-2200 et seq.)

Erosion impact area. An area of land that is not associated with a current land-disturbing activity but is subject to persistent soil erosion resulting in the delivery of sediment onto neighboring properties or into state waters. This definition shall not apply to any lot or parcel of land of 10,000 square feet or less used for residential purposes or to shorelines where the erosion results from wave action or other coastal processes.

ESC. Erosion and sediment control.

ESM plan or *erosion control and stormwater management plan*. See *soil erosion control and stormwater management plan*.

Farm building or structure. Farm building or structure as this term is defined in Virginia Code § 36-97 and also includes any building or structure used for agritourism activity, as defined in Virginia Code § 3.2-6400, and any related impervious services including roads, driveways, and parking areas.

Flooding. A volume of water that is too great to be confined within the banks or walls of the stream, water body, or conveyance system and that overflows onto adjacent lands, thereby causing or threatening damage.

Floodplain or *flood-prone area*. Any land area susceptible to being inundated by water from any source.

General permit. The General VPDES Permit for Discharges of Stormwater from Construction Activities (9 VAC 25-880).

Impervious cover. A surface composed of material that significantly impedes or prevents natural infiltration of water into soil.

Inspection. An on-site review of a project's compliance with any applicable design criteria, or an on-site review to obtain information or conduct surveys or investigations necessary in the implementation or enforcement of the VESMA and applicable regulations.

Karst area. Any land area predominantly underlain at the surface or shallow subsurface by limestone, dolomite, or other soluble bedrock regardless of any obvious surface karst features.

Karst features. Sinkholes, sinking and losing streams, caves, large flow springs, and other such landscape features found in karst areas.

Land disturbance or *land-disturbing activity*. A manmade change to the land surface that may result in soil erosion or that has the potential to change its runoff characteristics, including construction activity such as the clearing, grading, excavating, or filling of land.

Land-disturbance approval or *land-disturbance permit*. An approval allowing a land-disturbing activity to commence issued by the VESMP authority after the requirements of Virginia Code § 62.1-44.15:34 have been met.

Localized flooding. Smaller scale flooding that may occur outside of a stormwater conveyance system. This may include high water, ponding, or standing water from stormwater runoff, which is likely to cause property damage or unsafe conditions.

Main channel. The portion of the stormwater conveyance system that contains the base flow and small frequent storm events.

Manmade. Constructed by man.

Minimize. To reduce or eliminate the discharge of pollutants to the extent achievable using stormwater controls that are technologically available and economically practicable.

Natural channel design concepts. The utilization of engineering analysis and fluvial geomorphic processes to create, rehabilitate, restore, or stabilize an open conveyance system for the purpose of creating or recreating a stream that conveys its bankfull storm event within its banks and allows larger flows to access its bankfull bench and its floodplain.

Natural stream. A tidal or nontidal watercourse that is part of the natural topography. It usually maintains a continuous or seasonal flow during the year and is characterized as being irregular in cross-section with a meandering course. Constructed channels such as drainage ditches or swales shall not be considered natural streams; however, channels designed utilizing natural channel design concepts may be considered natural streams.

Nonerodible. Material, e.g., riprap, concrete, plastic, etc., that will not experience surface wear due to natural forces.

Nonpoint source pollution. Pollution such as sediment, nitrogen, phosphorous, hydrocarbons, heavy metals, and toxics whose sources cannot be pinpointed but rather are washed from the land surface in a diffuse manner by stormwater.

Normal agricultural activities. Those activities defined as an agricultural operation in Virginia Code § 3.2-300 and any activity that is conducted as part of or in furtherance of such agricultural operation but shall not include any activity for which a permit would have been required as of January 1, 1997, under § 1344 of Chapter 33 of the United States Code or any associated regulations.

Normal silvicultural activities. Any silvicultural activity as defined in Virginia Code § 10.1-1181.1 and any activity that is conducted as part of or in furtherance of such silvicultural activity but shall not include any activity for which a permit would have been required as of January 1, 1997, under § 1344 of Chapter 33 of the United States Code or any associated regulations.

Operator. The owner or operator of any facility or activity subject to the VESMA and this article. In the context of stormwater associated with a large or small construction activity, operator means any person associated with a construction project that meets either of the following two criteria: (i) the person has direct operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications or (ii) the person has day-to-day operational control of those activities at a project that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit or VESMP authority permit conditions (i.e., they are authorized to direct workers at a site to carry out activities required by the stormwater pollution prevention plan or comply with other permit conditions).

Owner. Owner as defined in Virginia Code § 62.1-44.3. "Owner" also means the owner or owners of the freehold of the premises or lesser estate therein, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, or other person, firm, or corporation in control of a property.

Peak flow rate. The maximum instantaneous flow from a prescribed design storm at a particular location.

Percent impervious. The impervious area within the site divided by the area of the site multiplied by 100.

Permit. Unless otherwise specified, a "land-disturbance permit."

Permittee. The person to whom a land disturbance permit is issued, unless otherwise specified in this article.

Point source. Any discernible, confined, and discrete conveyance including any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel, or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.

Pollutant discharge. The average amount of a particular pollutant measured in pounds per year or other standard reportable unit as appropriate, delivered by stormwater runoff.

Pollution. Alteration of the physical, chemical, or biological properties of any state waters as will or is likely to create a nuisance or render such waters (a) harmful or detrimental or injurious to the public health, safety, or welfare, or to the health of animals, fish or aquatic life; (b) unsuitable with reasonable treatment for use as present or possible future sources of public water supply; or (c) unsuitable for recreational, commercial, industrial, agricultural, or other reasonable uses. "Pollution" for the purposes of this article includes: (i) an alteration of the physical, chemical, or biological property of state waters, or a discharge or deposit of sewage, industrial wastes or other wastes to state waters by any owner or operator which by itself is not sufficient to cause pollution, but which, in combination with such alteration of or discharge or deposit to state waters by other owners or operators, is sufficient to cause pollution; (ii) the discharge of untreated sewage by any owner into state waters; and (iii) contributing to the contravention of standards of water quality duly established by the State Water Control Board.

Pollution Prevention Plan. A component of the SWPPP for implementing pollution prevention measures during construction activities.

Post-development. Conditions that reasonably may be expected or anticipated to exist after completion of the land development activity on a specific site or tract of land.

Pre-development. Conditions that exist at the time that plans for the land-disturbing activity are submitted to the VESMP authority. Where phased development or plan approval occurs (preliminary grading, demolition of existing structures, roads and utilities, etc.), the existing conditions at the time prior to the commencement of land-disturbing activity shall establish predevelopment conditions.

Regulations. The Virginia Erosion and Stormwater Management Regulation, 9 VAC 25-875.

Responsible land disturber or *RLD*. An individual holding a certificate issued by the department pursuant to Virginia Code § 62.1-44.15:30 who is responsible for carrying out the land-disturbing activity in accordance with the approved erosion and sediment control plan or ESM plan. The RLD may be the owner, applicant, permittee, operator, designer, superintendent, project manager, contractor, or any other project or development team member. The RLD must be designated on the erosion and sediment control plan, ESM plan, or permit as defined in this article as a prerequisite for engaging in land disturbance.

Runoff or stormwater runoff. That portion of precipitation that is discharged across the land surface or through conveyances to one or more waterways.

Runoff characteristics. Includes maximum velocity, peak flow rate, volume, and flow duration.

Runoff volume. The volume of water that runs off the land development project from a prescribed storm event.

Sediment basin. A temporary impoundment built to retain sediment and debris with a controlled stormwater release structure.

Shoreline erosion control project. An erosion control project approved by local wetlands boards, the Virginia Marine Resources Commission, the department, or the United States Army Corps of Engineers and located on tidal waters and within non-vegetated or vegetated wetlands as defined in Virginia Code § 28.2-1300.

Site. The land or water area where any facility or land-disturbing activity is physically located or conducted, including adjacent land used or preserved in connection with the facility or land-disturbing activity. Areas channel-ward of mean low water in tidal Virginia shall not be considered part of a site.

Site hydrology. The movement of water on, across, through, and off the site as determined by parameters including soil types, soil permeability, vegetative cover, seasonal water tables, slopes, land cover, and impervious cover.

Soil erosion. The movement of soil by wind or water into state waters or onto lands in the Commonwealth.

Soil erosion control and stormwater management plan or *erosion control and stormwater management plan* or *ESM plan*. A document describing methods for controlling soil erosion and

managing stormwater in accordance with the requirements adopted pursuant to the VESMA. The ESM plan consists of the erosion and sediment control plan and the stormwater management plan as each is described in this article.

Stabilized. Land that has been treated to withstand normal exposure to natural forces without incurring erosion damage.

State Water Control Law. Virginia Code, Title 62.1, Chapter 3.1 (§ 62.1-44.2 et seq.).

State waters. All water, on the surface and under the ground, wholly or partially within or bordering the Commonwealth or within its jurisdiction, including wetlands.

Stormwater. Precipitation that is discharged across the land surface or through conveyances to one or more waterways and that may include stormwater runoff, snow melt runoff, and surface runoff and drainage.

Stormwater conveyance system. A combination of drainage components that are used to convey stormwater discharge, either within or downstream of the land-disturbing activity. This includes:

1. *Manmade stormwater conveyance system*. A pipe, ditch, vegetated swale, or other stormwater conveyance system constructed by man except for restored stormwater conveyance systems.
2. *Natural stormwater conveyance system*. The main channel of a natural stream and the flood-prone area adjacent to the main channel.
3. *Restored stormwater conveyance system*. A stormwater conveyance system that has been designed and constructed using natural channel design concepts. Restored stormwater conveyance systems include the main channel and the flood-prone area adjacent to the main channel.

Stormwater management facility. A control measure that controls stormwater runoff and changes the characteristics of that runoff including the quantity and quality, the period of release, or the velocity of flow.

Stormwater management plan. A document containing material describing methods for complying with the requirements of the VESMP. Preparation of a stormwater management plan requires a license under Virginia Code, Title 54.1, Chapters 4 (§ 54.1-400 et seq.) or 22 (§ 54.1-2200 et seq.)

Stormwater Pollution Prevention Plan or *SWPPP*. A document that is prepared in accordance with good engineering practices and that identifies potential sources of pollutants that may reasonably be expected to affect the quality of stormwater discharges. A SWPPP required under the VESMP for construction activities shall identify and require the implementation of control measures and shall include or incorporate by reference an approved erosion and sediment control plan, an approved stormwater management plan, and a pollution prevention plan.

Surface waters.

1. All waters that are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of the tide;
2. All interstate waters, including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce including any such waters:

a. That are or could be used by interstate or foreign travelers for recreational or other purposes;

b. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

c. That are used or could be used for industrial purposes by industries in interstate commerce;

4. All impoundments of waters otherwise defined as surface waters under this definition;
5. Tributaries of waters identified in subdivisions 1 through 4 of this definition;
6. The territorial sea; and
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in subdivisions 1 through 6 of this definition.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA and the law, are not surface waters. Surface waters do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other agency, for the purposes of the CWA, the final authority regarding the CWA jurisdiction remains with the EPA.

SWM. Stormwater management.

Total maximum daily load or *TMDL*. The sum of the individual wasteload allocations for point sources, load allocations (LAs) for nonpoint sources, natural background loading, and a margin of safety. TMDLs can be expressed in terms of either mass per time, toxicity, or other appropriate measure. The TMDL process provides for point versus nonpoint source trade-offs.

Virginia Erosion and Stormwater Management Act or *VESMA*. Virginia Code, Title 62.1, Chapter 3.1, Article 2.3 (§ 62.1-44.15:24 et seq.).

Virginia Erosion and Stormwater Management Program or *VESMP*. A program established by the VESMP authority for the effective control of soil erosion and sediment deposition and the management of the quality and quantity of runoff resulting from land-disturbing activities to prevent the unreasonable degradation of properties, stream channels, waters, and other natural resources. The program shall include such items as local ordinances, rules, requirements for permits and land-disturbance approvals, policies and guidelines, technical materials, and requirements for plan review, inspection, and enforcement consistent with the requirements of the VESMA.

Virginia Erosion and Stormwater Management Program authority or *VESMP authority*. The Hanover County Department of Public Works which has been approved by the department to operate the VESMP.

Virginia Erosion and Stormwater Management Program Administrator or *VESMP administrator* or *administrator*. The Director of the Hanover County Department of Public Works or his designee(s).

Virginia Pollutant Discharge Elimination System permit or *VPDES permit*. A document issued by the department pursuant to the State Water Control Law authorizing, under prescribed conditions, the potential or actual discharge of pollutants from a point source to surface waters.

Virginia Stormwater BMP Clearinghouse. A collection that contains detailed design standards and specifications for control measures that may be used in Virginia to comply with the requirements of the VESMA and associated regulations.

Virginia Stormwater Management Handbook. A collection of pertinent information that provides general guidance for compliance with the VESMA and associated regulations and is developed by the department with advice from a stakeholder advisory committee.

Wasteload allocation or *wasteload*. The portion of a receiving surface water's loading or assimilative capacity allocated to one of its existing or future point sources of pollution. Wasteload allocations are a type of water quality-based effluent limitation.

Water quality technical criteria. Standards set forth in regulations adopted pursuant to the VESMA that establish minimum design criteria for measures to control nonpoint source pollution.

Water quantity technical criteria. Standards set forth in regulations adopted pursuant to the VESMA that establish minimum design criteria for measures to control localized flooding and stream channel erosion.

Watershed. A defined land area drained by a river or stream, karst system, or system of connecting rivers or streams such that all surface water within the area flows through a single outlet. In karst areas, the karst feature to which water drains may be considered the single outlet for the watershed.

Wetlands. Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sec. 10-4. - Virginia Erosion and Stormwater Management Program Established.

Pursuant to Virginia Code § 62.1-44.15:27, the Regulations, and this article, the County hereby establishes a Virginia Erosion and Stormwater Management Program for land-disturbing activities

and adopts the standards and specifications for VESMPs promulgated by the State Water Control Board for the purposes set forth in section 10-2 of this article. The Director of Public Works and his designees are hereby designated as the Administrator of the Virginia Erosion and Stormwater Management Program established by this article.

Sec. 10-5. - Regulated Land-Disturbing Activities; Exemptions.

(a) Land-disturbing activities that meet one of the criteria below are regulated as follows:

(1) Land-disturbing activity that disturbs 10,000 square feet or more, is less than one acre, not in an area of the county designated as a Chesapeake Bay Preservation Area, and not part of a common plan of development or sale, is subject to:

a. The soil erosion requirements set forth in the Regulations (9 VAC 25-875-540 et seq.) and

b. The water quantity technical criteria set forth in the Regulations (9 VAC 25-875-570 et seq).

(2) Land-disturbing activity, other than a single-family detached residential structure, that disturbs 2,500 square feet or more, is less than one acre, and in an area of the county designated as a Chesapeake Bay Preservation Area is subject to:

a. The soil erosion requirements set forth in the Regulations (9 VAC 25-875-540 et seq.);

b. The water quantity and water quality technical criteria set forth in the Regulations (9 VAC 25-875-570 et seq.); and

c. The water quantity and water quality technical criteria for grandfathered projects and time limits of applicability to projects set forth in the Regulations (9 VAC 25-875-670 et seq. in accordance with 9 VAC 25-875-480 and 25-875-490).

(3) Land-disturbing activity for a single-family detached residential structure that disturbs 2,500 square feet or more, is less than one acre, and in an area of the county designated as a Chesapeake Bay Preservation Area is subject to:

a. The soil erosion requirements set forth in the Regulations (9 VAC 25-875-540 et seq.) and

b. The water quantity technical criteria set forth in the Regulations (9 VAC 25-875-570 et seq.).

(4) Land-disturbing activity that disturbs less than one acre, but is part of a larger common plan of development or sale that disturbs one acre or more, is subject to:

a. The soil erosion requirements set forth in the Regulations (9 VAC 25-875-540 et seq.);

b. The water quantity and water quality technical criteria set forth in the Regulations (9 VAC 25-875-570 et seq.); and

c. The water quantity and water quality technical criteria for grandfathered projects and time limits of applicability to projects set forth in the Regulations (9 VAC 25-875-670 et seq. in accordance with 9 VAC 25-875-480 and 25-875-490).

(5) Land-disturbing activity that disturbs one acre or more is subject to:

a. The soil erosion requirements set forth in the Regulations (9 VAC 25-875-570 et seq.); and

b. The water quantity and water quality technical criteria for grandfathered projects and time limits of applicability to projects set forth in the Regulations (9 VAC 25-875-670 et seq. in accordance with 9 VAC 25-875-480 and 25-875-490).

(b) Notwithstanding any other provisions of this article, the following activities listed in Virginia Code § 62.1-44.15:34 subsection F are not required to comply with the requirements of this article unless otherwise required by federal law:

(1) Minor land-disturbing activities, including home gardens and individual home landscaping, repairs, and maintenance work;

(2) Installation, maintenance, or repair of any individual service connection;

(3) Installation, maintenance, or repair of any underground utility line when such activity occurs on an existing hard surfaced road, street, or sidewalk, provided the land-disturbing activity is confined to the area of the road, street, or sidewalk that is hard surfaced;

(4) Installation, maintenance, or repair of any septic tank line or drainage field unless included in an overall plan for land-disturbing activity relating to construction of the building to be served by the septic tank system;

(5) Permitted surface or deep mining operations and projects, or oil and gas operations and projects conducted pursuant to Virginia Code, Title 45.2;

(6) Clearing of lands specifically for bona fide agricultural purposes; the management, tilling, planting, or harvesting of agricultural, horticultural, or forest crops; livestock feedlot operations; agricultural engineering operations, including construction of terraces, terrace outlets, check dams, desilting basins, dikes, ponds, ditches, strip cropping, lister furrowing, contour cultivating, contour furrowing, land drainage, and land irrigation; or as additionally set forth by the State Water Control Board in regulations. However, this exception shall not apply to harvesting of forest crops unless the area on which harvesting occurs is reforested artificially or naturally in accordance with the provisions of Virginia Code, Title 10.1, Chapter 11 (§ 10.1-1100 et seq.) or is converted to bona fide agricultural or improved pasture use as described in Virginia Code § 10.1-1163 subsection B;

(7) Installation of fence and signposts or telephone and electric poles and other kinds of posts or poles;

(8) Shoreline erosion control projects on tidal waters when all of the land-disturbing activities are within the regulatory authority of and approved by local wetlands boards, the Marine Resources Commission, or the United States Army Corps of Engineers; however, any associated land that is disturbed outside of this exempted area shall remain subject to the VESMA and the regulations adopted pursuant thereto;

(9) Repair or rebuilding of the tracks, rights-of-way, bridges, communication facilities, and other related structures and facilities of a railroad company;

(10) Land-disturbing activities in response to a public emergency where the related work requires immediate authorization to avoid imminent endangerment to human health or the environment. In such situations, the VESMP authority shall be advised of the disturbance within seven days of commencing the land-disturbing activity, and compliance with the administrative requirements of subsection (a) is required within 30 days of commencing the land-disturbing activity; and

(11) Discharges to a sanitary sewer or a combined sewer system that are not from a land-disturbing activity.

(c) Notwithstanding this article, the following activities listed in Virginia Code § 62.1-44.15:34 subsection G are required to comply with the soil erosion control requirements but are not required to comply with the water quantity and water quality technical criteria, unless otherwise required by federal law:

(1) Activities under a state or federal reclamation program to return an abandoned property to an agricultural or open land use;

(2) Routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original construction of the project. The paving of an existing road with a compacted or impervious surface and reestablishment of existing associated ditches and shoulders shall be deemed routine maintenance if performed in accordance with this subsection; and

(3) Discharges from a land-disturbing activity to a sanitary sewer or a combined sewer system.

Sec. 10-6. - Review and Approval of Plans; Prohibitions.

(a) The VESMP authority shall review and approve ESM plans, except for activities not required to comply with the requirements of the VESMA pursuant to Virginia Code § 62.1-44.15:34. Activities not required to comply with VESMA are listed in section 10-5(b) of this article. The VESMP authority shall approve or disapprove the ESM plan as follows:

(1) The VESMP authority shall determine the completeness of any application within 15 days after receipt, and shall act on any application within 60 days after it has been determined to be complete;

(2) The VESMP authority shall issue either approval or denial and provide written rationale for any denial; and

(3) The VESMP authority shall determine whether any resubmittal of a previously disapproved application is complete within 15 days after receipt and shall act on the resubmitted application withing 45 days after receipt.

(b) A person shall not conduct any land-disturbing activity until:

(1) An application that includes a general permit registration statement, if required, an ESM plan or an executed agreement in lieu of a plan, if required, has been submitted to the VESMP authority; and

(2) The VESMP authority has issued a land-disturbance permit. In addition, as a prerequisite to engaging in an approved land-disturbing activity, the name of the Responsible Land Disturber shall be submitted to the VESMP authority. Failure to provide the name of an individual holding a Responsible Land Disturber certificate prior to engaging in land-disturbing activities may result in revocation of the land-disturbance permit and shall subject the owner, operator, or permittee to the penalties provided in this article.

(c) The VESMP authority may require changes to an approved ESM plan in the following cases:

(1) Where inspection has revealed that the plan is inadequate to satisfy applicable regulations or ordinances; or

(2) Where the owner, operator, or permittee finds that because of changed circumstances or for other reasons the plan cannot be effectively carried out, and proposed amendments to the plan, consistent with the requirements of the Act, are agreed to by the VESMP authority and the owner, operator, or permittee.

(d) In order to prevent further erosion, the VESMP authority may require approval of an erosion and sediment control plan and a stormwater management plan for any land it identifies as an erosion impact area.

(e) Prior to issuance of any land-disturbance permit, the VESMP authority may also require an applicant, excluding state agencies and federal entities, to submit a reasonable performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement it finds acceptable, to ensure that it can take measures at the applicant's expense should he fail, after proper notice, within the time specified, to comply with the conditions it imposes as a result of his land-disturbing activity. If the VESMP authority takes such action upon such failure by the applicant, it may collect from the applicant the difference should the amount of the reasonable cost of such action exceed the amount of the security held. Within 60 days of the completion of the VESMP authority conditions, such bond, cash escrow, letter of credit, or other legal arrangement, or the unexpended or unobligated portion thereof, shall be refunded to the applicant or terminated.

(f) The VESMP authority may enter into an agreement with an adjacent locality authorized to administer a VESMP regarding the administration of multijurisdictional projects, specifying who shall be responsible for all or part of the administrative procedures. Should the adjacent localities authorized to administer a VESMP fail to reach such an agreement, each shall be responsible for administering the area of the multijurisdictional project that lies within its jurisdiction.

(g) No exception to, or waiver of, post-development nonpoint nutrient runoff compliance requirements shall be granted unless offsite options have been considered and found not available in accordance with Virginia Code § 62.1-44.15:35 subsection D.

(h) The VESMP authority is authorized to cooperate and enter into agreements with any federal or state agency in connection with the requirements for land-disturbing activities in accordance with Virginia Code § 62.1-44.15:50.

Sec. 10-7. - Land-disturbance Permit Requirement; Effects on Building Permits.

Except as provided herein, no person may engage in any land-disturbing activity until a land-disturbance permit has been issued by the VESMP authority in accordance with the provisions of this article and the Regulations.

(a) No building permit for construction shall be issued until the effect of the one-hundred-year (100-year) storm on the proposed building has been calculated by a licensed professional engineer or land surveyor.

(b) No building permit for construction shall be issued for a proposed building with a proposed lowest finished floor less than one (1) foot above the one-hundred-year (100-year) flood elevation as determined in subsection 10-7(c).

(c) Grading plans with residential building permit applications:

(1) A building permit application for a residential lot shall contain a grading plan depicting existing topography and proposed lot grading, one-hundred-year (100-year) flood elevations, lowest finished floor elevation, and erosion and sediment control measures.

(2) Such grading plan for a residential lot shall be prepared by a licensed professional engineer or land surveyor.

(3) The building permit application shall provide the name of the responsible land disturber.

Sec. 10-8. - Stormwater Pollution Prevention Plan; Contents of Plans.

(a) A SWPPP is required to include the content specified by the Regulations (9 VAC 25-875-500) and is required to also comply with the requirements and general information of the general permit established by 9 VAC 25-880.

(b) The SWPPP shall be amended by the owner or operator whenever there is a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants to state waters and that has not been previously addressed in the SWPPP.

(c) The SWPPP must be maintained at a central location onsite. If an onsite location is unavailable, notice of the SWPPP's location must be posted near the main entrance at the construction site.

Sec. 10-9. - Stormwater Management Plan; Contents of Plans.

(a) A stormwater management plan, required by the Regulations (9 VAC 25-875-510), shall be developed and submitted to the VESMP authority. The stormwater management plan shall be implemented as approved or modified by the VESMP authority and shall be developed in accordance with the following:

(1) A stormwater management plan for a land-disturbing activity shall apply the stormwater management technical criteria set forth in this article to the entire land-disturbing activity. Individual lots in new residential, commercial, or

industrial developments, including those developed under subsequent owners, shall not be considered separate land-disturbing activities.

(2) A stormwater management plan shall consider all sources of surface runoff and all sources of subsurface and groundwater flows converted to surface runoff.

(b) A complete stormwater management plan shall include the following elements:

(1) Information on the type of and location of stormwater discharges, information on the features to which stormwater is being discharged including surface waters or karst features if present, and predevelopment and post-development drainage areas;

(2) Contact information including the name, address, telephone number, and email address of the owner or operator and the tax reference number and parcel number of the property or properties affected;

(3) A narrative that includes a description of current site conditions and final site conditions or if allowed by the VESMP authority, the information provided and documented during the review process that addresses the current and final site conditions;

(4) A general description of the proposed stormwater management facilities and the mechanism through which the facilities will be operated and maintained after construction is complete;

(5) Information on the proposed stormwater management facilities, including:

a. Detailed narrative on the conversion to a long-term stormwater management facility if the facility was used as a temporary ESC measure;

b. The type of facilities;

c. Location, including geographic coordinates;

d. Acres treated; and

e. The surface waters or karst features into which the facility will discharge;

(6) Hydrologic and hydraulic computations, including runoff characteristics;

(7) Documentation and calculations verifying compliance with the water quality and quantity requirements of this article;

(8) A map of the site that depicts the topography of the site and includes:

a. All contributing drainage areas;

b. Existing streams, ponds, culverts, ditches, wetlands, other water bodies, and floodplains;

c. Soil types, geologic formations if karst features are present in the area, forest cover, and other vegetative areas;

d. Current land use including existing structures, roads, and locations of known utilities and easements;

e. Sufficient information on adjoining parcels to assess the impacts of stormwater from the site on these parcels;

f. The limits of clearing and grading, and the proposed drainage patterns on the site;

g. Proposed buildings, roads, parking areas, utilities, and stormwater management facilities; and

h. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses, including planned locations of utilities, roads, and easements; and

(9) If an owner or operator intends to meet the water quality and/or quantity technical criteria set forth in section 10-12 of this article through the use of off-site compliance options, where applicable, then a letter of availability from the off-site provider must be included. Approved off-site options must achieve the necessary nutrient reductions prior to the commencement of the owner or operator's land-disturbing activity except as otherwise allowed by Virginia Code § 62.1-44.15:35.

(c) All final plan elements, specifications, or calculations of the stormwater management plan shall be appropriately signed and sealed by a professional who is licensed in the Commonwealth of Virginia. Nothing in this subsection shall authorize any person to engage in practice outside his area of professional competence.

Sec. 10-10. - Pollution Prevention Plan; Contents of Plans.

(a) A plan for implementing pollution prevention measures during construction activities shall be developed, implemented, and updated as necessary. The pollution prevention plan shall detail the design, installation, implementation, and maintenance of effective pollution prevention measures as specified in federal regulations (40 CFR 450.21(d)) to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented, and maintained to:

(1) Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;

(2) Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site to precipitation and to stormwater; and

(3) Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

(b) The pollution prevention plan shall include effective best management practices to prohibit the following discharges in accordance with federal regulations (40 CFR 450.21(e)):

(1) Wastewater from washout of concrete, unless managed by an appropriate control;

(2) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials;

(3) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and

(4) Soaps or solvents used in vehicle and equipment washing.

(c) Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls in accordance with federal regulations (40 CFR 450.21(c)).

Sec. 10-11. - Erosion and Sediment Control Plan; Contents of Plans.

(a) An erosion and sediment control plan, which is a component of the ESM plan, shall be filed for a development and the buildings constructed within, regardless of the phasing of construction.

(b) The erosion and sediment control plan shall detail those methods and techniques to be used in controlling erosion and sedimentation. At a minimum, the plan shall comply with the standards prescribed by the Regulations, The Virginia Stormwater Management Handbook, and The Hanover County Drainage Design Handbook, as amended.

(c) If individual lots or sections in a residential development are being developed by different property owners, all land-disturbing activities related to the building

construction shall be covered by an erosion and sediment control plan or an Agreement in lieu of a plan signed by the property owner.

(d) Land-disturbing activity of less than 10,000 square feet on individual lots in a residential development shall not be considered exempt from the provisions of the VESMA if the total land-disturbing activity in the development is equal to or greater than 10,000 square feet.

(e) A complete erosion and sediment control plan shall include the following elements:

(1) Information on the type of and location of stormwater discharges, information on the features to which stormwater is being discharged including surface waters or karst features if present, and pre-development and post-development drainage areas;

(2) Contact information including the name, address, telephone number, and email address of the owner and the tax reference number and parcel number of the property or properties affected;

(3) A narrative that addresses all minimum standards set forth in the Regulations (9 VAC 25-875-560) and includes a description of current site conditions and final site conditions or, if allowed by the VESMP authority, the information provided and documented during the review process that addresses the current and final site conditions;

(4) A general description of any proposed temporary structural and nonstructural erosion and sediment control measures and a description of the methods that will be used to control erosion and sedimentation on the site;

(5) All erosion and sediment control structures and systems shall be maintained, inspected and repaired as needed to ensure continued performance of their intended function. A statement describing the maintenance responsibilities of the responsible land disturber.

(6) Information on the proposed stormwater management facilities, including:

a. detailed narrative on the conversion to a permanent stormwater management facility if the facility was used as a temporary ESC measure;

b. the type of facilities;

c. location, including geographic coordinates;

d. acres treated; and

e. the surface waters or karst features into which the facility will discharge;

(7) Hydrologic and hydraulic computations, including runoff characteristics;

(8) Documentation and calculations verifying compliance with the water quantity requirements of this article;

(9) A map of the site that depicts the topography of the site and includes:

a. All contributing drainage areas;

b. Existing streams, pond, culverts, ditches, wetlands, other water bodies, and floodplains;

c. Soil types, geologic formations if karst features are present in the area, forest cover, and other vegetative areas;

d. Current land use including existing structures, roads, and locations of known utilities and easements;

e. Sufficient information on adjoining parcels to assess the impacts of stormwater from the site on these parcels;

f. The limits of clearing and grading, and the proposed drainage patterns on the site;

g. Proposed buildings, roads, and parking areas, utilities, and stormwater management facilities; and

h. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses, including planned locations of utilities, roads, and easements.

(f) In areas where land-disturbing activities may increase erosion potential, due to the steepness of the resultant slope or the stability of the underlying soil, the following shall apply:

(1) No permanent cut or fill slope greater than eight (8) feet in height with a grade differential of steeper than fifty (50) percent (two (2) feet of horizontal extension of every one foot of vertical rise, also termed 2:1) shall be established without the implementation of structural or nonstructural measures specifically designed to ensure the stability of the slope;

(2) The structural or nonstructural measures shall be designed and certified by a professional engineer and approved by the county. Whenever a structural or nonstructural measure is proposed, the applicant shall submit a soils report for the site. The soils report shall identify the types of soils on the site, describe any proposed fill material, and document any pertinent characteristics of the soils or fill material as they relate to the ability of the soils for fill material to continue to

be stable after the development of the site. The VESMP authority may require the submission of a geotechnical report when specific characteristics of the site or fill material are deemed to have questionable soil stability, including, but not limited to, shrink-swell soils.

(3) All required information shall be submitted to the VESMP authority in conjunction with the site or construction plan or building permit application. Approval of any structural or nonstructural measures shall be required as a condition of the plan or permit approval.

(g) In addition to the standards and specifications in the Virginia Stormwater Management Handbook, the following conservation standards shall be indicated on the plan, installed and maintained until permanent stabilization is achieved:

(1) Super silt fence shall be installed adjacent to critical areas (wetlands and streams);

(2) Soil stabilization blankets and matting shall be installed to provide temporary or permanent stabilization on all slopes equal to or steeper than 3 feet horizontal to 1 foot vertical (3:1).

(h) Construction phasing shall be required for all plans. The size of the separate construction phases in a project and the elements of the construction phasing plan shall be provided during plan review and must be approved by the VESMP authority. The phasing plan shall include, but not be limited to, the following factors:

(1) The size of the land disturbance;

(2) The presence of steep slopes greater than twenty-five (25) percent;

(3) The presence of highly erodible soils;

(4) The proximity of the site to perennial or intermittent streams located either on the development site or located on an abutting or adjacent property;

(5) The ability of conventional erosion and sediment controls to provide adequate control of sediment and erosion for the land-disturbing activity;

(6) The proposed use or type of development occurring on the property and the anticipated duration of the land-disturbing activity;

(7) The ability to balance cuts and fills on the site within each phase of the development.

The VESMP authority must inspect the development and determine that the initial or previous phase complies with the approved erosion and sediment control plan before any additional portions of the development may be disturbed. The permittee must mark

the limits of clearing allowable for each construction phase, as established by the approved erosion and sediment control plan, either with temporary fencing, reflective tape, signs, or another acceptable method clearly delineating the limits of clearing. Applicants may not circumvent the requirements for phasing by applying for separate land-disturbance permits for each separate construction phase when it is clear from other documents and/or plats or plans that the intended development is a single connected project or common plan of development.

(i) All final plan elements, specifications, or calculations of the erosion and sediment control plan shall be appropriately signed and sealed by a professional who is licensed to practice in the Commonwealth of Virginia.

Sec. 10-12. - Water Quantity and Water Quality Technical Criteria for Regulated Land-Disturbing Activities.

(a) To protect the quality and quantity of state waters from the potential harm of unmanaged stormwater runoff resulting from land-disturbing activities, Hanover County hereby adopts the water quantity and water quality technical criteria for regulated land-disturbing activities set forth in the Regulations (9 VAC 25-875-570 et seq.), which shall apply to all land-disturbing activities regulated pursuant to this article, except as expressly set forth in subsection (b) of this section.

(b) The grandfathering provisions of the Regulations (9 VAC 25-875-490) shall apply, and any land-disturbing activity considered grandfathered shall be subject to the water quantity and water quality technical criteria for grandfathered projects and time limits of applicability to projects set forth in the Regulations (9 VAC 25-875-670 et seq.).

(c) In addition to the criteria in Section 10-12(a) and (b), the following criteria shall apply to all applications for land-disturbance permits under this article:

(1) Concentrated stormwater runoff leaving the site shall be discharged directly into a well-defined, natural or manmade off-site receiving channel, pipe, or stormwater conveyance system. If there is not a well-defined off-site receiving channel, pipe, or stormwater conveyance system, one must be constructed to convey stormwater runoff to the nearest adequate channel. Any newly constructed channel is required to be designed as an adequate channel.

(2) An adequate channel is defined as a natural channel or manmade stormwater conveyance system with a defined bed and bank or pipe which meets the water quantity technical criteria of this article, as applicable.

(3) Concentrated stormwater runoff, including outflows from stormwater management facilities and BMPs, shall not be discharged onto an adjoining property unless a storm drainage easement has been recorded on the affected property or unless the discharge is directly into a well-defined natural channel or an existing drainage system of adequate capacity. Such drainage easement shall

be obtained prior to approval of the stormwater management plan and shall extend to the nearest recorded storm drainage easement, well defined natural channel, or manmade stormwater management facility, channel, or pipe of adequate capacity.

(4) Storm drainage easements shall be extended where necessary to upstream property lines to provide future development access to onsite drainageways or drainage systems.

Sec. 10-13. - Long Term Maintenance of Permanent Stormwater Facilities.

(a) A construction record drawing for permanent stormwater management facilities shall be submitted to the VESMP authority. The record drawing shall contain a statement signed by a professional licensed in the Commonwealth of Virginia pursuant to Virginia Code, Title 54.1, Chapter 4 stating that to the best of their knowledge, the construction record drawing shows all adjustments and revisions to the stormwater management plan made during construction. The record drawing shall serve as a permanent record of the actual location of all constructed elements.

(b) The VESMP authority shall require the provision of long-term responsibility for and maintenance of stormwater management facilities and other techniques specified to manage the quality and quantity of runoff. Such requirements shall be set forth in an instrument in a form approved by the County Attorney and recorded in the local land records prior to general permit termination or earlier as required by the VESMP authority and shall at a minimum:

(1) Be submitted to the VESMP authority for review and approval prior to the approval of the stormwater management plan;

(2) Be stated to run with the land;

(3) Provide for all necessary access to the property for purposes of maintenance and regulatory inspections;

(4) Provide for inspections and maintenance and the submission of inspection and maintenance reports to the VESMP authority; and

(5) Be enforceable by all appropriate governmental parties.

(c) At the discretion of the VESMP authority, such recorded instruments need not be required for stormwater management facilities designed to treat stormwater runoff primarily from an individual residential lot on which they are located, provided it is demonstrated to the satisfaction of the VESMP authority that future maintenance for those facilities will be addressed through an enforceable mechanism at the discretion of the VESMP authority.

(d) If a recorded instrument is not required pursuant to section 10-13(c), the VESMP authority shall develop a strategy for addressing maintenance of stormwater management facilities designed to treat stormwater runoff primarily from an individual residential lot on which they are located. Such a strategy may include periodic inspections, homeowner outreach and education, or other method targeted at promoting the long-term maintenance of such facilities. Such facilities shall not be subject to the requirement for an inspection to be conducted by the VESMP authority.

Sec. 10-14. - Monitoring and Inspections.

(a) The VESMP authority shall inspect the land-disturbing activity during construction for:

(1) Compliance with the approved erosion and sediment control plan;

(2) Compliance with the approved stormwater management plan;

(3) Development, updating, and implementation of a pollution prevention plan; and

(4) Development and implementation of any additional control measures necessary to address a TMDL.

(b) The VESMP authority shall conduct periodic inspections on all projects during construction. The VESMP authority shall either:

(1) Provide for an inspection during or immediately following initial installation of erosion and sediment controls, at least once in every two-week period, within 48 hours following any runoff producing storm event, and at the completion of the project prior to the release of any performance bonds; or

(2) Establish an alternative inspection program which ensures compliance with the approved erosion and sediment control plan. Any alternative inspection program shall be:

a. Approved by the department prior to implementation;

b. Established in writing;

c. Based on a system of priorities that, at a minimum, address the amount of disturbed project area, site conditions and stage of construction; and

d. Documented by inspection records.

(c) The VESMP authority shall establish an inspection program that ensures that permanent stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities. Inspection programs shall:

(1) Be approved by the department;

(2) Ensure that each stormwater management facility is inspected by the VESMP authority, or its designee, not to include the owner or operator, except as provided in subsections (d) and (e) of this section, at least once every five years; and

(3) Be documented by records.

(d) The VESMP authority may utilize the inspection reports of the owner or operator of a stormwater management facility as part of an inspection program established in subsection (b) of this section if the inspection is conducted by (1) a person who is licensed as a professional engineer, architect, landscape architect, or land surveyor pursuant to Virginia Code, Title 54.1, Chapter 4, Article 1 (§ 54.1-400 et seq.); (2) a person who works under the direction and oversight of the licensed professional engineer, architect, landscape architect, or land surveyor; or (3) a person who holds an appropriate certificate of competence from the department.

(e) If a recorded instrument is not required pursuant to subsection (c) of section 10-13 of this article, the VESMP authority shall develop a strategy for addressing maintenance of stormwater management facilities designed to treat stormwater runoff primarily from an individual residential lot on which they are located. Such a strategy may include periodic inspections, homeowner outreach and education, or other method targeted at promoting the long-term maintenance of such facilities. Such facilities shall not be subject to the requirement for an inspection to be conducted by the VESMP authority.

Sec. 10-15. - Appeals.

A final decision by the VESMP authority shall be subject to judicial review, provided that an appeal is filed in the appropriate court within 30 days from the date of any written decision adversely affecting the rights, duties, or privileges of the person engaging in or proposing to engage in a land-disturbing activity, by a person who is aggrieved by such decision.

Sec. 10-16. - Right of Entry.

(a) The VESMP authority or any duly authorized agent thereof may, at reasonable times and under reasonable circumstances, enter any establishment or upon any property, public or private, for the purpose of obtaining information or conducting surveys or investigations necessary in the enforcement of the provisions of this article.

(b) In accordance with a performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement, the VESMP authority may also enter any establishment or upon any property, public or private, for the purpose of initiating or maintaining appropriate actions that are required by conditions imposed by the VESMP authority on a land-disturbing activity when an owner, operator, or permittee, after proper notice, has failed to take acceptable action within the time specified.

Sec. 10-17. - Enforcement.

(a) If the VESMP administrator determines that there is a failure to comply with the permit conditions or determines there is an unauthorized discharge, notice shall be served upon the owner, operator, permittee, or other person responsible for carrying out the permit conditions by any of the following: inspection reports, notices of corrective action, consent special orders, and notices to comply. Written notices shall be served by registered or certified mail to the address specified in the permit application or by delivery at the site of the development activities to the agent or employee supervising such activities.

(1) The notice shall specify the measures needed to comply with the permit conditions and shall specify the time within which such measures shall be completed. Upon failure to comply within the time specified, a stop work order may be issued in accordance with subsection (a)(2) or the permit may be revoked by the VESMP administrator.

(2) If a permittee, owner, or operator fails to comply with a notice issued in accordance with this section within the time specified, the VESMP administrator may issue an order requiring the owner, operator, permittee, registered land disturber, or the person conducting the land-disturbing activities without an approved plan or required permit to cease all land-disturbing activities (a "stop work order") until the violation of the permit has ceased, or an approved plan and required permits are obtained, and specified corrective measures have been completed.

(3) Such orders shall become effective upon service on the owner, operator, or permittee by certified mail, return receipt requested, sent to the address specified in the land records of Hanover County, or by personal delivery by an agent of the VESMP administrator. However, if the VESMP administrator finds that any such violation is grossly affecting or presents an imminent and substantial danger of causing harmful erosion of lands or sediment deposition in waters within the watersheds of the Commonwealth or otherwise substantially impacting water quality, it may issue, without advance notice or hearing, an emergency order directing such owner, operator, or permittee to cease immediately all land-disturbing activities on the site and shall provide an opportunity for a hearing, after reasonable notice as to the time and place thereof, to such person, to affirm, modify, amend, or cancel such emergency order. If a person who has been issued an order is not complying with the terms thereof, the VESMP administrator may institute a proceeding for an injunction or other appropriate remedy in accordance with subsection 10-18(c).

(b) Any person violating or failing, neglecting, or refusing to obey any rule, regulation, ordinance, order, approved standard or specification, or any permit condition issued by the VESMP administrator may be compelled in a proceeding instituted in the Hanover

County Circuit Court by the county to obey same and to comply therewith by injunction or other appropriate remedy.

(c) Any person who violates any provision of the VESMA, the Regulations, this article, or any permit condition issued by the VESMP administrator, or who fails, neglects, or refuses to comply with any order of the VESMP administrator or a court shall be subject to a civil penalty not to exceed $32,500 for each violation within the discretion of the court. Each day of violation of each requirement shall constitute a separate offense.

(1) Violations for which a civil penalty may be imposed under this subsection shall include but not be limited to the following:

a. Failure to obtain state general permit registration;

b. Failure to obtain SWPPP;

c. Failure to complete SWPPP;

d. Failure to provide or post SWPPP for review;

e. Failure to submit or obtain approval of erosion and sediment control plan;

f. Failure to install stormwater BMPs or erosion and sediment controls;

g. Failure to properly install or maintain stormwater BMPs or erosion and sediment controls;

h. Operational deficiencies;

i. Failure to conduct proper, complete, required inspections at required internals; or

j. Failure to comply with the requirements of the general permit established by 9 VAC 25-880-70, if general permit coverage is required.

(2) The VESMP administrator may issue a summons or commence an appropriate legal proceeding for the collection of the civil penalty and the action may be prosecuted in the Hanover County District Court or Circuit Court.

(3) In imposing a civil penalty pursuant to this subsection, the court may consider the degree of harm caused by the violation and also the economic benefit to the violator from noncompliance.

(4) Any civil penalties assessed by a court as a result of a summons issued by the VESMP administrator shall be paid into the treasury of the county to be used for the purpose of minimizing, preventing, managing, or mitigating pollution of the

waters of the locality and abating environmental pollution therein in such manner as the court may, by order, direct.

(d) Notwithstanding any other civil or equitable remedy provided by this article or by law, any person who willfully or negligently violates any provision of this article, any order of the VESMP administrator, any condition of a permit, or any order of a court shall, be guilty of a misdemeanor punishable by confinement in jail for not more than 12 months or a fine of not less than $2,500 nor more than $32,500, or both.

Sec. 10-18. – Variances and Exceptions.

(a) An exception to this article may be requested from the VESMP administrator. The VESMP administrator may grant an exception provided that:

(1) The exception is the minimum necessary to afford relief;

(2) Reasonable and appropriate conditions are imposed as necessary upon any exception granted so that the intent of the VESMA and the Regulations are preserved;

(3) Granting the exception will not confer any special privileges that are denied in other similar circumstances; and

(4) Exception requests are not based upon conditions or circumstances that are self-imposed or self-created.

(b) Economic hardship alone is not sufficient reason to grant an exception from the requirements of this article or a variance to waive or modify any of the erosion and sediment control requirements.

(c) A variance to waive or modify any of the erosion and sediment control requirements that are deemed inappropriate or too restrictive for site conditions may be requested from the VESMP administrator under the following conditions:

(1) At the time of plan submission, an applicant may request a variance to become part of the approved erosion and sediment control plan. The application shall explain the reasons for requesting a variance in writing. Any variance approved by the VESMP administrator shall be documented in the erosion and sediment control plan.

(2) During construction, the responsible land disturber may request a variance in writing from the VESMP administrator. The VESMP administrator shall respond in writing either approving or disapproving such a request. If the VESMP administrator does not approve a variance within 20 days of receipt of the request, the request shall be considered to be denied. Following denial, the applicant may resubmit a variance request with additional documentation.

(d) Under no circumstance shall the VESMP administrator grant an exception to the requirement that the land-disturbing activity obtain required permits, nor approve the use of a BMP not found in the Virginia Stormwater Management Handbook, except where allowed under the Regulations (9 VAC 25-875-670 et seq.).

(e) Exceptions to requirements for phosphorus reductions shall not be allowed unless offsite options available pursuant to the Regulations (9 VAC 25-875-610 et seq.) have been considered and found not available.

Sec. 10-19. - Fees; Validity of Permits.

(a) The board may establish plan review and inspection fees by ordinance. The applicant shall pay such fees at the time of submittal of a plan, at the time of building permit application, at the time of permit renewal, or as otherwise specified by the board. A copy of the adopted fee schedule shall be maintained in the office of the VESMP administrator.

(b) Permits shall be valid only for duration periods established by the board and only upon compliance with all requirements including payment of applicable fees. Land-disturbing activity conducted without a valid permit or following expiration of a permit is prohibited and shall be subject to penalties and enforcement actions set forth in section 10-18 of this article.

(c) Land-disturbing activities that require coverage under a VPDES permit issued by the department pursuant to Virginia Code § 62.1-44.15 are subject to the department portion of fees established in the Regulations (9 VAC 25-875-1400).

Sec. 10-21. - Performance Bond.

Prior to issuance of any permit, the applicant shall be required to submit a reasonable performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement approved by the county attorney, to ensure that measures could be taken by the county at the applicant's expense should he fail, after proper notice, within the time specified to initiate or maintain appropriate actions which may be required of him by the permit conditions as a result of his land disturbing activity. If the county takes such action upon such failure by the applicant, the county may collect from the applicant for the difference should the amount of the reasonable cost of such action exceed the amount of the security held, if any. Within 60 days of the completion of the requirements of the permit conditions, such bond, cash escrow, letter of credit or other legal arrangement, or the unexpended or unobligated portion thereof, shall be refunded to the applicant or terminated.

2. That references in this Ordinance to "the Regulations" or "federal regulations" include references to sections numbers as they exist on the date of the adoption of this Ordinance. Should those section numbers be amended by the appropriate regulatory authority, the references to the Regulations set forth in this Ordinance shall be amended, mutatis mutandis.

3. That this article shall be effective on the date of adoption.

COUNTY OF HANOVER, VA.

DRAINAGE DESIGN HANDBOOK



DEPARTMENT OF PUBLIC WORKS

P.O. BOX 470

HANOVER, VIRGINIA 23069-0470

PHONE: (804) 365-6000

Approved by the Hanover County Board of Supervisors
~~February 12, 2014~~January 22, 2025

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I. PURPOSE

The purpose of the Hanover County Drainage Design Handbook ("this Handbook") is to prescribe certain design standards and specifications; construction, acceptance, and maintenance criteria; and associated technical criteria specific to Hanover County which are required for compliance with the *Hanover County Code,* Chapter 10, *Environmental Management,* Article I, *Erosion* and ~~*Sediment Control*~~ *Stormwater Management*, Article II, *Chesapeake Bay Preservation*, and Article V, *Stormwater Management*, and with Chapter 12*, ~~Floodplain and~~ Drainage Control,* ~~Article I and Article II~~and Chapter 26, Article 4, Division 10, *Flood Hazard Overlay District*.

II. STANDARDS

Except as stipulated in this Handbook, all development, designs, construction materials, conveyance systems, structures and appurtenant facilities and structures requiring design approval constructed in Hanover County shall conform with all applicable federal, state and local laws, regulations, orders, guidelines, with manufacturers' recommendations and with the latest editions of the following:

- *Drainage Manual, Road and Bridge Standards, and the Road and Bridge Specifications* and associated *Instructional & Informational Memorandum* prepared by the Virginia Department of Transportation (VDOT)
- ~~*Virginia Erosion and Sediment Control Handbook*, Third Edition, 1992 (VESCH) Chapters 3, 4, 5, and 6 of the Virginia Department of Conservation and Recreation (DCR)~~
- Virginia Erosion and Stormwater Management ~~Program (VSMP)~~Regulations
- Virginia Stormwater Management Handbook~~, 2nd Edition 2013~~, prepared by Virginia Department of Environmental Quality (DEQ)
- ~~Virginia Stormwater BMP Clearinghouse, www.~~ http://vwrrc.vt.edu/swc/
- *Field Office Technical Guide* (FOTG) the United States Department of Agriculture (USDA)

In the event of a conflict, the more stringent or restrictive requirement shall prevail. In no event shall this Handbook be interpreted to waive or alter any of the requirements of federal, state or local laws, regulations, orders or guidance except to impose equivalent or more stringent requirements.

III. FORMS; INFORMATION REQUIRED; INTERPRETATION AND ADMINISTRATION

A. All computations shall be provided in standard VDOT/DCR/DEQ format and included in a legible font on the plans.

B. All deeds and agreements required by this Handbook shall be submitted in a form approved by the County Attorney and with content approved by the Director of Public Works (the "Director").

1. All submittals shall be in a form prescribed by the Director and shall include information and calculations deemed necessary by the Director.

a. The Department of Public Works (the "Department") will provide the County's required standard form(s) to the applicant. The applicant shall complete the blanks on the form and return the form to the Department.

b. Final documents for execution will be prepared by the Department and provided to the applicant.

C. The Director shall administer and interpret the provisions of this Handbook.

IV. CONSTRUCTION MATERIALS

A. Bituminous concrete shall not be allowed as a temporary or permanent channel lining.

B. Pipe and culvert materials and associated structures shall be of concrete and/or reinforced concrete construction (poured in place or precast) except as noted below:

1. Bituminous coated or aluminized corrugated metal pipe is approved for use for culverts at single family residential driveway entrances, and for temporary installations.

2. High density polyethylene pipe (HDPE) and polypropylene (PP) pipe is approved only for the following applications:
   a. ~~use as~~ culverts for single family residential driveway entrances,
   b. ~~for~~ temporary installations,
   c. ~~for~~ privately maintained storm drainage systems for non-residential developments outside of public easements, or
   d. piping of an individual residential lot and serving only one single-family residential lot. HDPE and PP end sections are not permitted for use.

3. Solid walled plastic pipe is approved only for the following applications:

a. ~~for use for~~ temporary installations, and
b. ~~for~~ privately maintained storm drainage systems for non-residential developments outside of public rights-of-way and public easements.

C. Only plastic pipe which is listed on VDOT's current Approved Materials List may be proposed.

Installation/Bedding of plastic pipe in storm sewer and culvert applications shall be in accordance with the more stringent of the two:

1. Manufacturer's recommendations;

2. Current VDOT standards. The appropriate installation/bedding detail for the specified pipe shall be shown on the approved plans.

D. Only plastic pipe connections to structures that are listed on VDOT's current Approved Materials List as Silt-Tight or Leak Resistant Connectors may be proposed. The appropriate detail and/or manufacturer's specifications for the specified connections shall be shown on the approved plans.

E. When a private system, using plastic pipe materials, connects to a public system, the plastic pipe system must change to RCP prior to the public system. The change in materials must occur in a standard VDOT manhole or drop inlet concrete structure outside of the public easement.

F. The owner/developer shall order a post installation inspection of all storm sewer pipes and pipe culverts within a public system, in accordance with the requirements set forth in Section 302.03(d) - Procedures, Post Installation Inspection of the current VDOT Road and Bridge Specifications ("VDOT Specifications") and shall submit an inspection report that identifies all issues or deficiencies noted during the inspection, as defined per the VDOT Specifications 302.03(d)(1)-(4), as well as all proposed remediation measures. The inspection must include all storm sewer, culverts, and structures within public easements, including those public easements with private maintenance. Prior to correction of deficiencies, the remediation measures identified in the report must be approved by the Director.

V. STORM SEWER

A. Design of storm sewer systems shall provide for adequate cover for connection of future storm sewer systems from upstream areas. The storm system design shall accommodate upstream areas at ultimate development conditions in accordance with the latest version of the County's Land Use Plan, and shall also use ultimate developed time of concentration for contributing drainage areas.

B. No "necking down" of storm sewer pipe is allowed unless multiple pipes, with an equivalent size at least equal to the upstream pipe, are to be installed. In some instances, it may be appropriate to allow storm sewer pipes of new upstream development to tie to existing smaller diameter downstream systems if sufficient capacity in the existing system exists. Inlet shaping is required in connecting structures for a transition in such instances.

C. All storm sewer shall be a minimum size of 15 inches in diameter. This minimum size requirement does not apply to a private storm sewer system serving an individual single-family lot or to private storm sewer systems which convey drainage from rooftop and unpaved areas, with no off-site drainage entering the system.

D. Storm sewer systems shall be designed to meet the minimum design capacity requirement based on Manning's Equation using non-pressurized flow.

E. Hydraulic grade line (HGL) computations are required for all storm sewer systems. Storm sewer profiles shall include the HGL plotted on the construction plan profile sheets. When computing the HGL, flow under pressurized conditions can be considered in order to show the design storm is contained within the system.

VI. OPEN MANMADE and NATURAL CHANNELS

A. Permissible Velocity

1. Open manmade channels shall be designed and constructed to preclude erosion during the 2-year storm and to contain the 10-year storm. Open natural channels shall be evaluated and determined to be safe from erosion during the 2-year storm. Flooding shall be evaluated in accordance with floodplain management requirements in section X of this Handbook.

2. Design calculations for new manmade open channels shall use Manning's "n" values listed in Appendix A, "**Values of Roughness Coefficient "n" (Uniform Flow)**."

3. Analysis of existing open or natural channels shall use the Manning's "n" values listed in Appendix A, "**Values of Roughness Coefficient "n" (Uniform Flow)**."

4. The 2-year storm velocity for new or existing manmade or natural channels shall not exceed the permissible velocity for the soil type and treatment based on the chart found in Appendix B, titled "**Maximum Permissible Water Velocities as a Function of Soil Type."** Newly established grassed lined channels must be lined with a minimum Soil Stabilization Treatment "1" or VDOT EC-2 when velocities exceed 2.5 ft/s.

B. Minimum longitudinal slope for new manmade channels with grass linings = 1.0%.

C. New manmade channels with slopes less than 1.0% shall be concrete lined. The minimum longitudinal slope for concrete lined channels = 0.5%.

D. When used, concrete lining shall be installed to a depth of at least 110% of the 10year storm depth.

E. Rip-Rap Lined Channels shall meet the following criteria:

1. Minimum rip-rap size of Class I to be used in all applications.

2. Maximum side slope of 2:1.

3. Minimum rip-rap thickness = ~~18~~24 inches.

4. Minimum channel depth = 18 inches.

5. Rip-rap shall be placed over a layer of filter fabric.

6. Rip-rap shall not be allowed for energy dissipation or channel lining on slopes over 15%.

7. Rip-rap channel lining shall not be allowed within 200 hundred feet of residences. The two hundred feet distance will be measured from the front yard set-back line.

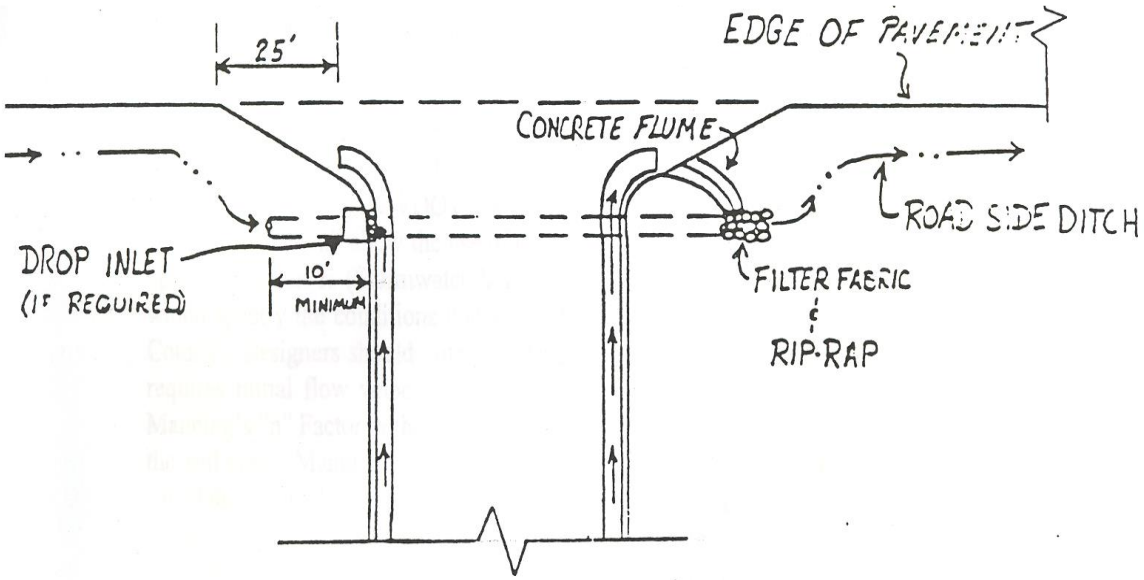
F. Where intersecting a street that does not have curb and gutter, the design shall accommodate the conveyance of run-off from the curb and gutter section to the roadside ditch via paved ditch transitions or drop structures. See Figure C-1 for illustration.

G. In residential developments, open channels shall be designed in a manner to permit maintenance by residents. This requires:

1. Maximum side slopes for grassed channels to facilitate maintenance is 3H: 1V, rounded at the top.

2. Longitudinal slope sufficient to allow stormwater to drain, 1%, unless specifically designed and approved as a Best Management Practice (BMP).

H. The Director may grant an exception in non-residential developments to the criteria for open channel design allowing an earthen ditch with minimum longitudinal slope of 0.5 percent if the Director finds that such a slope will adequately contain the design storm and convey drainage.



ENDING CURB & GUTTER AT AN INTERSECTION

FIGURE C-1

VII. LOT GRADING

A. General

In all developments, plans shall provide for drainage by gravity of all lands within the boundaries of the project to a natural ~~watercourse~~

drainageway, wetland, man-made system, or ~~natural receiving area~~ stormwater conveyance system so as not to create a public nuisance due to increase in standing water not specifically intended for Best Management Practice, Low Impact Development (LID) or Environmental Site Design (ESD) purposes. Measures to allow for efficient dissipation of stormwater shall be provided on all plans.

B. Non-residential (Business, Commercial, Industrial)
In non-residential developments, provide a minimum 0.5% slope to provide positive drainage for all unpaved areas. All unpaved areas shall slope continuously at a minimum 0.5% to lower elevations off the lot in accordance with the general requirements for lot grading, or to drainage structures on the lot.

C. Residential (Single Family, Multi-Family, Townhouse)
Lot grading plans shall be submitted to and approved by the County in order to obtain building permits for construction. Lot grading plans shall be in substantial conformance to the grading shown on approved construction plans. The owner is responsible for the implementation of the lot grading plan. Should an on-site inspection reveal areas of standing water or areas not in accordance with approved plans, improvements or re-grading to provide adequate drainage shall be required. A Certificate of Occupancy may not be issued if an inspection reveals that work has not been completed in accordance with the approved plan.

D. Lot grading plans shall include the items listed under the "Required attachments" list found on the Erosion and Sediment Control and Chesapeake Bay Permit Application, Form 201, found in the Building Permit Application Package and shall comply with the following criteria:

1. Provide minimum fall of 6 inches from structure in no more than 10 feet, except as restricted by side lot lines or other major considerations, without regard to soil type. Paved areas adjacent to or within 10 feet of the structure need be constructed at an elevation that allows for gravity drainage away from the foundation. The horizontal length of such slopes may be reduced as necessary at building corners and side yards; the 6-inch fall may not be reduced.

2. Provide a minimum 1% slope to provide drainage by gravity for all disturbed areas. All disturbed areas shall slope continuously at a minimum 1% to lower elevations off the lot, or to drainage structures on the lot.

~~3. Slabs on grade shall be higher than exterior grades.~~

VIII. IMPOUNDMENTS AND EMBANKMENTS

A. When a permanent dam is proposed within any development, or when an existing dam is affected by development, the County regulates the design and construction of the dam for safety purposes and to prevent wash-outs that may cause downstream siltation or flooding. An existing impoundment is considered "affected" by development when there is any increase in run-off to the impoundment. Ponds located downstream of development will not be considered "affected" if the peak post-development discharge rate to the impoundment is attenuated to pre-development 2-, 10-, and 100-year flows.

B. All impoundments shall be designed and inspected by a qualified professional and shall meet the following criteria:

1. All impoundments shall be capable of passing the 10-year storm event through a hardened principal and / or auxiliary spillway. A 100-year storm event shall be conveyed through the combined principal and emergency spillways while maintaining 1-foot of freeboard at the dam embankment. Basins without embankments (completely dug ponds) and impoundments with spillway design floods in excess of the .25 Probable Maximum Flood (PMF) are not required to meet the 1-foot freeboard requirement.

2. The embankment shall be structurally able to withstand the intended depth of the impoundment.

3. Impoundment side slopes shall not exceed 2 feet horizontal to 1 foot vertical, 2:1.

4. In dry impoundments, the basin bottom shall be graded to drain at a minimum 1% slope, from all directions to the outlet structure for vegetated surfaces or 0.25% for facilities with concrete low flow channels.

5. The professional shall address seepage around the barrel pipe. At a minimum, this requirement shall be addressed by the use of watertight gasketed concrete pipe bedded and backfilled with flowable fill along the entire length of the conduit in accordance with VDOT's SWM-DR concrete cradle standard or alternate equivalent approved by the Director.

6. The qualified professional shall address how the outlet structure is protected from debris and clogging.

7. The limits of the "Maintenance Agreement" for impoundments and embankments shall be recorded to a point ~~10~~25 feet past the toe of slope of the embankment, or less when the toe of the embankment meets the offset requirements from property lines per the applicable Virginia Stormwater Management Handbook specification, and to either the elevation of the maximum design storm or 20 feet landward of the normal pool elevation, whichever is greater. In addition, maintenance agreements must conform to the general requirements of this Handbook.

8. Following completion, a qualified professional shall prepare a certification stating the embankment and impoundment have been constructed in accordance with the approved plans.

9. All existing impoundments shall be inspected by a qualified professional to assess the structural stability of the embankment and make any recommendations for repairs, if necessary, when affected by development. A report shall be prepared and submitted by the qualified professional detailing the dam condition and including information required by the Director.

IX. STORMWATER MANAGEMENT

A. All impoundments, embankments or other structures serving as water quality or water quantity control measures additionally shall be designed in accordance with the applicable standards set forth in this Handbook and in the regulations and documents listed in section II of this Handbook.

B. The adequacy of receiving channels shall be analyzed in accordance with the requirements of the Hanover County Erosion and Stormwater Management Ordinance, the Hanover County Drainage Design Handbook, the Hanover County Drainage Ordinance, and applicable state laws and regulations~~.~~, including: the Virginia Stormwater Management Act and the Virginia Erosion and Stormwater Management Regulations.

a. Channel cross-sections and calculations for the downstream receiving channel shall be provided on the plans, when applicable.

b. In addition to the requirements of the Virginia Stormwater Management Handbook, level spreaders and measures used to physically spread concentrated flow to achieve sheet flow conditions shall be sited a minimum of 100 feet from a receiving channel with a defined bed and bank, unless permitted by the Director.

~~Discharges from development must first meet the requirements set forth in 9VAC25-870-66. Discharges must then be evaluated using the permissible velocity requirements set forth in this Handbook to determine which is most restrictive, energy balance or permissible velocity. The "energy balance formula" set forth in 9VAC25-870-66(B)(3)(a) shall only be used if it is demonstrated to be at least as protective as the permissible velocity requirements of this Handbook. Channel cross-sections and calculations for the downstream receiving channel shall be provided on the plans. Cross sections shall be representative and conservatively selected to represent the worst case erosion condition along the channel, as required by the Director, to a point of analysis within the channel that is one hundred times greater than the contributing drainage area of the project in question or to a point where the flow from the project is one percent or less of the total flow. If permissible velocity is found to be more restrictive than energy balance, then, as a default, an applicant will be deemed to be in compliance with receiving channel adequacy requirements when the applicant has demonstrated compliance with 9VAC25-870-66, and post-developed peak release rate from the 2-year storm is attenuated to the peak release rate associated with forest in good condition for the contributing project pre-development drainage area, provided the discharge is to a receiving channel.~~

X. FLOODPLAIN MANAGEMENT

Downstream properties and drainage ways shall be protected from damage from localized flooding due to changes in runoff rate of flow and hydrologic characteristics, including but not limited to, changes in volume, velocity, frequency, duration, and peak flow rate of stormwater runoff in accordance with the Code of Federal Regulations CFR 44, applicable building codes, and the minimum design standards ~~set out in~~ established in Hanover County Code, Chapter 26, Article 4, Division 10, *Flood Hazard Overlay District* and this section.

In addition:

1. The 100-year storm elevation shall be calculated for all culverts and drop inlets located in road sags and other depressed areas. The 100-year elevation shall be shown on plans.

2. Structures within any FEMA-mapped floodplain or computed 100-year storm elevation area shall clearly demonstrate compliance with floodplain requirements, including the elevation and construction standards, and be designed in accordance with the general standards of the Flood Hazard Overlay District.

~~3. Residential structures shall be designed and built with a minimum finished floor (habitable) elevation above the 100-year elevation or designed to be outside of these areas. In addition all subfloor insulation materials, electrical and mechanical equipment and appurtenances shall be above or outside this elevation.~~

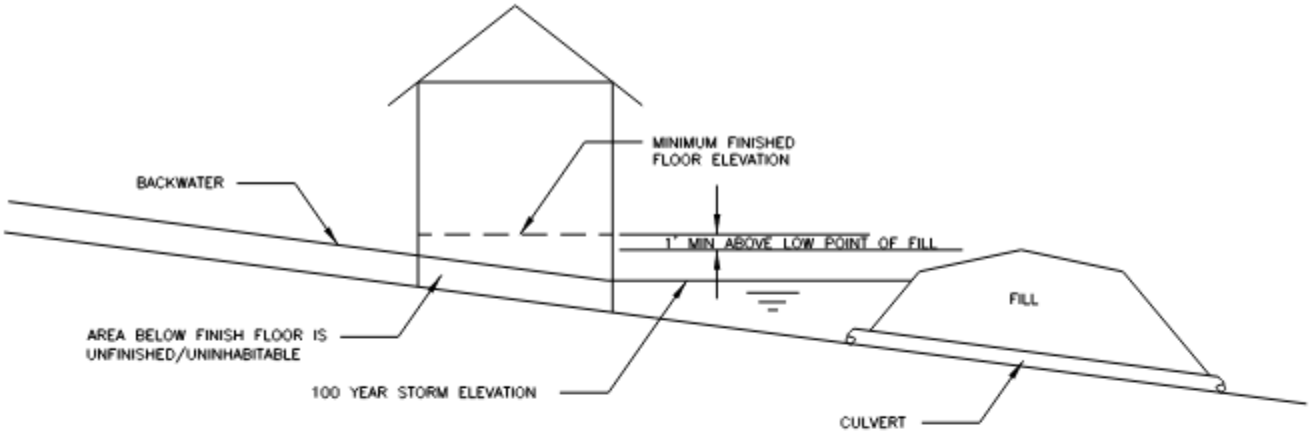
4. In cases as shown in Figures G-1(a) and (b) where a permanent structure is proposed upstream of an embankment, impoundment or other fill section, the structure shall have a minimum finished floor elevation 1 foot or more above the low point of the fill.

5. In cases as shown in Figures G-1(A) and (B) where a new fill section, embankment or impoundment is proposed downstream of an existing permanent structure a minimum finished floor elevation 1 foot or more above the low point of the fill shall be maintained.

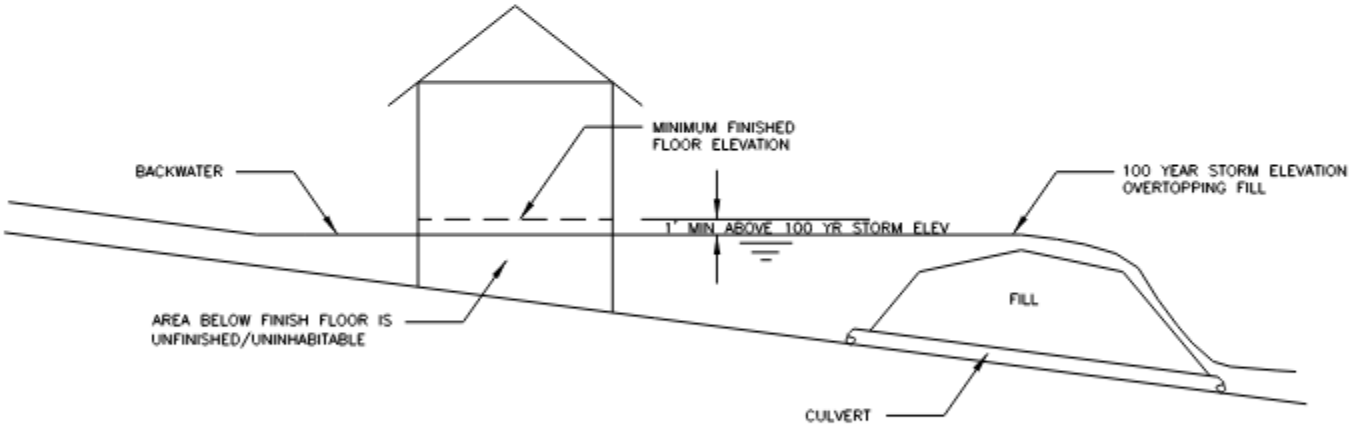
6. Any fills or grading necessary to elevate the structure shall be shown on the site or subdivision construction plans and building permit.

7. Computations and survey data shall be submitted to demonstrate that the 100-year flood level as the result of proposed improvements for the developed watershed will not increase the flooding impact for existing structures on adjacent properties.

8. Computations and survey data shall be submitted to demonstrate that proposed improvements will not increase the 100-year flood level for the developed watershed more than 1 foot on adjacent properties.



MINIMUM FINISHED FLOOR ELEVATION
OF STRUCTURE LOCATED UPSTREAM OF FILL SECTION
WHEN 100 YEAR STORM DOES NOT OVERTOP FILL
FIGURE G-1(A)



MINIMUM FINISHED FLOOR ELEVATION
OF STRUCTURE LOCATED UPSTREAM OF FILL
SECTION WHEN 100 YEAR STORM OVERTOPS FILL
FIGURE G-1(B)

HANOVER DPW	MINIMUM FINISHED FLOOR ELEVATIONS TO ADDRESS FLOODING	DRWG. NO. G1

XI. AGRICULTURAL IMPOUNDMENTS, CONSERVATION ASSESSMENT AND AGRICULTURAL BEST MANAGEMENT PRACTICES

Agricultural engineering practices, including designs for impoundments and conservation assessment and best management practices shall conform to the United States Department of Agriculture (USDA) Field Office Technical Guide (FOTG) or applicable Agricultural Best Management Practice Cost Share specifications. The practice of engineering as it pertains to agricultural engineering practices is in accordance with standards of practice for engineering under Code of Virginia 54.1.

XII. DRAINAGE EASEMENTS

A. General

1. Storm sewer may enter the public road right of way in order to allow for connections from yards or properties and may leave the right of way for purpose of out-falling. Generally, these connections shall be at 90-degree angles to the right of way. Public drainage easements outside the road right of way shall be a minimum 20 feet in width. Wider easements may be required by the Director based on depth of the system and other factors relating to the long-term maintenance of the facility.

2. Required landscaping shall generally not be located within drainage easements. If there is no other alternative, landscaping will be permitted within the easement as long as the landscaping does not interfere with the installed drainage system.

3. Dedications and conveyances shall be free of title or other encumbrances interfering with use for the intended purposes, as evidenced by title documentation required by the Director. Public easements shall extend to the limits of the development to allow for future connection. This requirement applies to property boundaries both upstream and downstream of the drainage system.

4. Public easements may be dedicated by recordation of subdivision plat, if approved by the Director.

B. Residential Development

1. Stormwater conveyance systems providing for drainage of a public road shall be contained within the public right of way or within public easements.

2. If fill sections are necessary for construction of road and drainage infrastructure, then this area shall be included within public right of way and slope easements shall not be permitted. The expansion of right of way for cut slopes will not be required unless required by the Virginia Department of Transportation for maintenance acceptance.

3. Private drainage easements shall be recorded prior to subdivision plat recordation and the recordation information noted on the subdivision plat.

C. Non-residential Development

1. A combined public drainage easement and private maintenance agreement, stipulating maintenance by the property owner, shall be required if private drainage is combined with public drainage from a publicly-maintained roadway, or if the site accommodates surface drainage from off-site properties. If the system accommodates surface drainage from off-site upstream properties, public easements shall be extended to the limits of the development for future connection. Off-site easements shall be recorded prior to plan approval.

2. Fill slopes may be contained within a slope easement, provided that a Maintenance Agreement is recorded in conjunction with the slope easement and shown on the subdivision construction plans or site plan, prior to plan approval.

3. Easements shall be recorded and recordation information noted on site plans prior to DPW site plan approval. Off-site easements shall be recorded prior to site plan or subdivision plan approval.

XIII. MAINTENANCE AGREEMENTS

A. Maintenance agreements shall be required by the Director for all Best Management Practices (BMPs), Low Impact Development Practices (LID), Environmental Site Design Practices (ESD),

impoundments or embankments or other facilitiesy or features necessitating permanency orof long-term maintenance when, in the judgment of the Director such agreements are necessary to comply with local, state or federal requirements. These maintenance agreements shall reference a plan or plat that clearly delineates the boundary for the facility and any necessary or anticipated maintenance and access.

B. A suitable access route and, if necessary, easement shall be provided from a public road to the facility requiring long term maintenance. These routes and / or easements shall be shown on the site plan or construction plan and subdivision plat. The Hanover County "Maintenance Agreement" shall be executed and recorded prior to plan approval. Recordation information shall be noted on the site plan or construction plan and subdivision plat, as applicable.

APPENDIX A

Values of Roughness Coefficient "n" (Uniform Flow)

Type of Channel and Description	Minimum	Normal	Maximum
LINED CHANNELS (Selected linings)			
a. Concrete			
1. Trowel finish	0.011	0.013	0.015
2. Float finish	0.013	0.015	0.016
3. Gunite, good section	0.016	0.019	0.023
b. Asphalt			
1. Smooth	0.013	0.013	-
2. Rough	0.016	0.016	-
c. Riprap (standard VDOT sizes)			
1. Class 1A	0.033	0.038	-
2. Class 1	0.035	0.040	-
3. Class 2	0.037	0.042	-
4. Class 3	0.039	0.045	-
5. Type I	0.041	0.047	-
6. Type II	0.044	0.050	-
EXCAVATED OR DREDGED			
a. Earth, straight and uniform			
1. Clean, recently completed	0.016	0.018	0.020
2. Clean, after weathering	0.018	0.022	0.025
3. Gravel, uniform section, clean	0.022	0.025	0.030
4. With short grass, few weeds	0.022	0.027	0.033
b. Earth, winding and sluggish			
1. No vegetation	0.023	0.025	0.030
2. Grass, some weeds	0.025	0.030	0.033
3. Dense weeds or aquatic plants in deep channels	0.030	0.035	0.040
4. Earth bottom and rubble sides	0.025	0.030	0.035
5. Stony bottom and weedy sides	0.025	0.035	0.045
6. Cobble bottom and clean sides	0.030	0.040	0.050
c. Dragline excavated or dredged			
1. No vegetation	0.025	0.028	0.033
2. Light brush on banks	0.035	0.050	0.060
d. Rock cuts			
1. Smooth and uniform	0.025	0.035	0.040
2. Jagged and irregular	0.035	0.040	0.050
e. Channels not maintained, weeds and brush uncut			
1. Dense weeds, high as flow depth	0.050	0.080	0.120
2. Clean bottom, brush on sides	0.040	0.050	0.080
3. Same, highest stage of flow	0.045	0.070	0.110
4. Dense brush, high stage	0.080	0.100	0.140
NATURAL STREAMS			
1. Minor streams (top width at flood stage <100 ft)			
a. Streams on Plain			
1. Clean, straight, full stage, no rifts or deep pools	0.025	0.030	0.033
2. Same as above, but more stones/weeds	0.030	0.035	0.040
3. Clean, winding, some pools/shoals	0.033	0.040	0.045
4. Same as above, but some weeds/stones	0.035	0.045	0.050
5. Same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
6. Same as 4, but more stones	0.045	0.050	0.060
7. Sluggish reaches, weedy, deep pools	0.050	0.070	0.080
8. Very weedy reaches, deep pools, or floodways with heavy stand of timber and underbrush	0.075	0.100	0.150
b. Mountain streams, no vegetation in channel, banks usually steep, trees and brush along banks submerged at high stages			
1. Bottom: gravels, cobbles and few boulders	0.030	0.040	0.050
2. Bottom: cobbles with large boulders	0.040	0.050	0.070

Values of Roughness Coefficient n (Uniform Flow) continued:

Type of Channel and Description	Minimum	Normal	Maximum
2. Floodplains			
a. Pasture, no brush			
1. Short grass	0.025	0.030	0.035
2. High grass	0.030	0.035	0.050
b. Cultivated area			
1. No crop	0.020	0.030	0.040
2. Mature row crops	0.025	0.035	0.045
3. Mature field crops	0.030	0.040	0.050
c. Brush			
1. Scattered brush, heavy weeds	0.035	0.050	0.070
2. Light brush and trees, in winter	0.035	0.050	0.060
3. Light brush and trees, in summer	0.040	0.060	0.080
4. Medium to dense brush, in winter	0.045	0.070	0.110
5. Medium to dense brush, in summer	0.070	0.100	0.160
d. Trees			
1. Dense Willows, summer, straight	0.110	0.150	0.200
2. Cleared land with tree stumps, no sprouts	0.030	0.040	0.050
3. Same as above, but with heavy growth of sprouts	0.050	0.060	0.080
4. Heavy stand of timber, a few down trees, little undergrowth, flood stage below branches	0.080	0.100	0.120
5. Same as above, but with flood stage reaching branches	0.100	0.120	0.160
3. Major Streams (top width at flood stage > 100 ft)			
The n-value is less than that for minor streams of similar description, because banks offer less effective resistance.			
a. Regular section with no boulders or brush	0.025	-	0.060
b. Irregular and rough section	0.035	-	0.100

* For bare earth linings when the soil classifications in accordance with either AASHTO or USCS designations are known, use the Manning's "n" values recommended in the preceding tables

Source: VDOT Drainage Manual*

APPENDIX B

Maximum Permissible Water Velocities as a Function of Soil Type based on the AASHTO Classification:

ASSHTO Classification	ASSHTO Soil Description	Fortier and Scobey Soil Description	Maximum Water Velocity (ft/s)
	BROKEN ROCK and COBBLES	Cobbles and Shingles	5.5
A-1-a	Stone fragments or **GRAVEL,** with or without well-graded 1 binder2	Coarse gravel, non-colloidal	4.5
A-1-a	Stone fragments or **GRAVEL,** with or without well-graded 1 binder2	Fine gravel	3.5
A-1-b	Coarse **SAND**, with or without well-graded 1 binder2	Graded loam to cobbles when non-colloidal	4.0
A-2 (A-2-4. A-2-5. A-2-6, A-2-7)	Mixture of **GRAVEL** and **SAND**, with silty or clay fines3, or nonplastic silt fines	Graded silts to cobbles when colloidal	4.5
A-2 (A-2-4. A-2-5. A-2-6, A-2-7)	Mixture of **GRAVEL** and **SAND**, with silty or clay fines3, or nonplastic silt fines	Sandy loam, non-colloidal	2.0
A-3	Fine **SAND,** without silty clay fines; e.g. beach sand or stream-deposited fine sand	Fine Sand, non-colloidal	1.5
A-3	Fine **SAND,** without silty clay fines; e.g. beach sand or stream-deposited fine sand	Silt loam, non-colloidal	2.3
A-4	Non- to moderately plastic4 **SILT;** mixtures of silt, sand, and/or gravel, with a minimum silt content of 36%	Alluvial silts, non-colloidal	2.3
A-5	Moderately to highly plastic 4 **SILT**. Soil; mixtures of silt, sand, and/or gravel, with a minimum fines3 content of 36%	Ordinary firm loam	2.5
A-6	Plastic4 **CLAY** soil; mixtures of clay, sand, and/or gravel, with a minimum fines3 content of 36%	Alluvial silts, colloidal	3.5
A-7	Moderately to highly plastic, **CLAY**; mixtures of clay, sand, and/or gravel, with a minimum clay content of 36%	Stiff clay, very colloidal	4.0

Maximum Permissible Water Velocities as a Function of Soil Type based on the Unified Soil Classification System (USCS):

USCS Classification	USCS Soil Description	Fortier and Scobey Soil Description	Maximum Water Velocity (ft/s)
BROKEN ROCK and COBBLES	Cobbles and Shingles		5.5
GP, GW, SW, SP	Poorly graded gravel, well graded gravel, well graded sand, poorly graded sand	Coarse gravel, non-colloidal	4.5
		Fine gravel	3.5
SW	Well graded sand	Graded loam to cobbles when non-colloidal	4.0
GC, SC	Clayey gravel, clayey sand	Graded silts to cobbles when colloidal	4.5
SM	Silty sand	Sandy loam, non-colloidal	2.0
SP, SW	Poorly graded sand, well graded sand	Fine Sand, non-colloidal	1.5
ML	Silt	Silt loam, non-colloidal	2.3
CL	Lean clay	Alluvial silts, non-colloidal	2.3
ML, CL	Silt, lean clay	Ordinary firm loam	2.5
CL	Lean clay	Alluvial silts, colloidal	3.5
CH	Fat clay	Stiff clay, very colloidal	4.0

COUNTY OF HANOVER, VA.

DRAINAGE DESIGN HANDBOOK



DEPARTMENT OF PUBLIC WORKS

P.O. BOX 470

HANOVER, VIRGINIA 23069-0470

PHONE: (804) 365-6000

Approved by the Hanover County Board of Supervisors
January 22, 2025

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I. PURPOSE

The purpose of the Hanover County Drainage Design Handbook ("this Handbook") is to prescribe certain design standards and specifications; construction, acceptance, and maintenance criteria; and associated technical criteria specific to Hanover County which are required for compliance with the *Hanover County Code,* Chapter 10, *Environmental Management,* Article I, *Erosion* and *Stormwater Management*, Article II, *Chesapeake Bay Preservation*, Chapter 12*, Drainage Control,* and Chapter 26, Article 4, Division 10, *Flood Hazard Overlay District*.

II. STANDARDS

Except as stipulated in this Handbook, all development, designs, construction materials, conveyance systems, structures and appurtenant facilities and structures requiring design approval constructed in Hanover County shall conform with all applicable federal, state and local laws, regulations, orders, guidelines, with manufacturers' recommendations and with the latest editions of the following:

- *Drainage Manual, Road and Bridge Standards, and the Road and Bridge Specifications* and associated *Instructional & Informational Memorandum* prepared by the Virginia Department of Transportation (VDOT)
- Virginia Erosion and Stormwater Management Regulations
- Virginia Stormwater Management Handbook, prepared by Virginia Department of Environmental Quality (DEQ)
- *Field Office Technical Guide* (FOTG) the United States Department of Agriculture (USDA)

In the event of a conflict, the more stringent or restrictive requirement shall prevail. In no event shall this Handbook be interpreted to waive or alter any of the requirements of federal, state or local laws, regulations, orders or guidance except to impose equivalent or more stringent requirements.

III. FORMS; INFORMATION REQUIRED; INTERPRETATION AND ADMINISTRATION

A. All computations shall be provided in standard VDOT/DCR/DEQ format and included in a legible font on the plans.

B. All deeds and agreements required by this Handbook shall be submitted in a form approved by the County Attorney and with content approved by the Director of Public Works (the "Director").

1. All submittals shall be in a form prescribed by the Director and shall include information and calculations deemed necessary by the Director.

a. The Department of Public Works (the "Department") will provide the County's required standard form(s) to the applicant. The applicant shall complete the blanks on the form and return the form to the Department.

b. Final documents for execution will be prepared by the Department and provided to the applicant.

C. The Director shall administer and interpret the provisions of this Handbook.

IV. CONSTRUCTION MATERIALS

A. Bituminous concrete shall not be allowed as a temporary or permanent channel lining.

B. Pipe and culvert materials and associated structures shall be of concrete and/or reinforced concrete construction (poured in place or precast) except as noted below:

1. Bituminous coated or aluminized corrugated metal pipe is approved for use for culverts at single family residential driveway entrances, and for temporary installations.

2. High density polyethylene pipe (HDPE) and polypropylene (PP) pipe is approved only for the following applications:
    a. culverts for single family residential driveway entrances,
    b. temporary installations,
    c. privately maintained storm drainage systems for non-residential developments outside of public easements, or
    d. piping of an individual residential lot and serving only one single-family residential lot. HDPE and PP end sections are not permitted for use.

3. Solid walled plastic pipe is approved only for the following applications:
    a. temporary installations, and
    b. privately maintained storm drainage systems for non-residential developments outside of public rights-of-way and public easements.

C. Only plastic pipe which is listed on VDOT's current Approved Materials List may be proposed.

Installation/Bedding of plastic pipe in storm sewer and culvert applications shall be in accordance with the more stringent of the two:

1. Manufacturer's recommendations;

2. Current VDOT standards. The appropriate installation/bedding detail for the specified pipe shall be shown on the approved plans.

D. Only plastic pipe connections to structures that are listed on VDOT's current Approved Materials List as Silt-Tight or Leak Resistant Connectors may be proposed. The appropriate detail and/or manufacturer's specifications for the specified connections shall be shown on the approved plans.

E. When a private system, using plastic pipe materials, connects to a public system, the plastic pipe system must change to RCP prior to the public system. The change in materials must occur in a standard VDOT manhole or drop inlet concrete structure outside of the public easement.

F. The owner/developer shall order a post installation inspection of all storm sewer pipes and pipe culverts within a public system, in accordance with the requirements set forth in Section 302.03(d) - Procedures, Post Installation Inspection of the current VDOT Road and Bridge Specifications ("VDOT Specifications") and shall submit an inspection report that identifies all issues or deficiencies noted during the inspection, as defined per the VDOT Specifications 302.03(d)(1)-(4), as well as all proposed remediation measures. The inspection must include all storm sewer, culverts, and structures within public easements, including those public easements with private maintenance. Prior to correction of deficiencies, the remediation measures identified in the report must be approved by the Director.

V. STORM SEWER

A. Design of storm sewer systems shall provide for adequate cover for connection of future storm sewer systems from upstream areas. The storm system design shall accommodate upstream areas at ultimate development conditions in accordance with the latest version of the County's Land Use Plan, and shall also use ultimate developed time of concentration for contributing drainage areas.

B. No “necking down” of storm sewer pipe is allowed unless multiple pipes, with an equivalent size at least equal to the upstream pipe, are to be installed. In some instances, it may be appropriate to allow storm sewer pipes of new upstream development to tie to existing smaller diameter downstream systems if sufficient capacity in the existing system exists. Inlet shaping is required in connecting structures for a transition in such instances.

C. All storm sewer shall be a minimum size of 15 inches in diameter. This minimum size requirement does not apply to a private storm sewer system serving an individual single-family lot or to private storm sewer systems which convey drainage from rooftop and unpaved areas, with no off-site drainage entering the system.

D. Storm sewer systems shall be designed to meet the minimum design capacity requirement based on Manning’s Equation using non-pressurized flow.

E. Hydraulic grade line (HGL) computations are required for all storm sewer systems. Storm sewer profiles shall include the HGL plotted on the construction plan profile sheets. When computing the HGL, flow under pressurized conditions can be considered in order to show the design storm is contained within the system.

VI. OPEN MANMADE and NATURAL CHANNELS

A. Permissible Velocity

1. Open manmade channels shall be designed and constructed to preclude erosion during the 2-year storm and to contain the 10-year storm. Open natural channels shall be evaluated and determined to be safe from erosion during the 2-year storm. Flooding shall be evaluated in accordance with floodplain management requirements in section X of this Handbook.

2. Design calculations for new manmade open channels shall use Manning’s “n” values listed in Appendix A, “**Values of Roughness Coefficient “n” (Uniform Flow)**.”

3. Analysis of existing open or natural channels shall use the Manning’s “n” values listed in Appendix A, “**Values of Roughness Coefficient “n” (Uniform Flow)**.”

4. The 2-year storm velocity for new or existing manmade or natural channels shall not exceed the permissible velocity for the soil type and treatment based on the chart found in Appendix B, titled

"**Maximum Permissible Water Velocities as a Function of Soil Type."** Newly established grassed lined channels must be lined with a minimum Soil Stabilization Treatment "1" or VDOT EC-2 when velocities exceed 2.5 ft/s.

B. Minimum longitudinal slope for new manmade channels with grass linings = 1.0%.

C. New manmade channels with slopes less than 1.0% shall be concrete lined. The minimum longitudinal slope for concrete lined channels = 0.5%.

D. When used, concrete lining shall be installed to a depth of at least 110% of the 10year storm depth.

E. Rip-Rap Lined Channels shall meet the following criteria:

1. Minimum rip-rap size of Class I to be used in all applications.

2. Maximum side slope of 2:1.

3. Minimum rip-rap thickness = 24 inches.

4. Minimum channel depth = 18 inches.

5. Rip-rap shall be placed over a layer of filter fabric.

6. Rip-rap shall not be allowed for energy dissipation or channel lining on slopes over 15%.

7. Rip-rap channel lining shall not be allowed within 200 hundred feet of residences. The two hundred feet distance will be measured from the front yard set-back line.

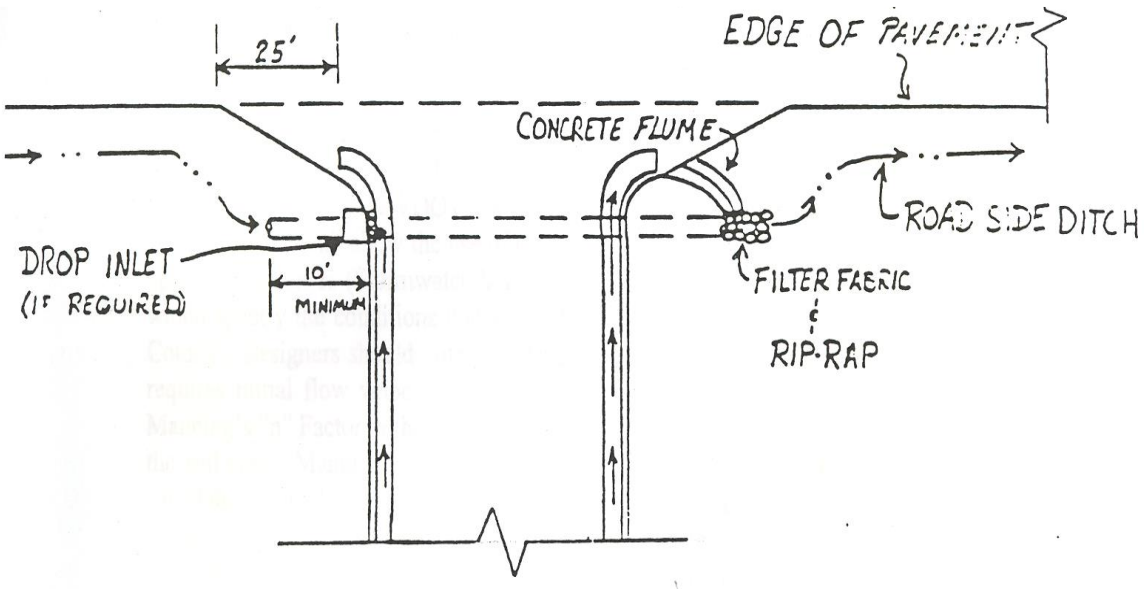
F. Where intersecting a street that does not have curb and gutter, the design shall accommodate the conveyance of run-off from the curb and gutter section to the roadside ditch via paved ditch transitions or drop structures. See Figure C-1 for illustration.

G. In residential developments, open channels shall be designed in a manner to permit maintenance by residents. This requires:

1. Maximum side slopes for grassed channels to facilitate maintenance is 3H: 1V, rounded at the top.

2. Longitudinal slope sufficient to allow stormwater to drain, 1%, unless specifically designed and approved as a Best Management Practice (BMP).

H. The Director may grant an exception in non-residential developments to the criteria for open channel design allowing an earthen ditch with minimum longitudinal slope of 0.5 percent if the Director finds that such a slope will adequately contain the design storm and convey drainage.



ENDING CURB & GUTTER AT AN INTERSECTION

FIGURE C-1

VII. LOT GRADING

A. General

In all developments, plans shall provide for drainage by gravity of all lands within the boundaries of the project to a natural drainageway, wetland, man-made system, or stormwater conveyance system so as not to create a public nuisance due to increase in standing water not specifically intended for Best Management Practice, Low Impact Development (LID) or Environmental Site Design (ESD) purposes. Measures to allow for efficient dissipation of stormwater shall be provided on all plans.

B. Non-residential (Business, Commercial, Industrial)
In non-residential developments, provide a minimum 0.5% slope to provide positive drainage for all unpaved areas. All unpaved areas shall slope continuously at a minimum 0.5% to lower elevations off the lot in accordance with the general requirements for lot grading, or to drainage structures on the lot.

C. Residential (Single Family, Multi-Family, Townhouse)
Lot grading plans shall be submitted to and approved by the County in order to obtain building permits for construction. Lot grading plans shall be in substantial conformance to the grading shown on approved construction plans. The owner is responsible for the implementation of the lot grading plan. Should an on-site inspection reveal areas of standing water or areas not in accordance with approved plans, improvements or re-grading to provide adequate drainage shall be required. A Certificate of Occupancy may not be issued if an inspection reveals that work has not been completed in accordance with the approved plan.

D. Lot grading plans shall include the items listed under the "Required attachments" list found on the Erosion and Sediment Control and Chesapeake Bay Permit Application, Form 201, found in the Building Permit Application Package and shall comply with the following criteria:

1. Provide minimum fall of 6 inches from structure in no more than 10 feet, except as restricted by side lot lines or other major considerations, without regard to soil type. Paved areas adjacent to or within 10 feet of the structure need be constructed at an elevation that allows for gravity drainage away from the foundation. The horizontal length of such slopes may be reduced as necessary at building corners and side yards; the 6-inch fall may not be reduced.

2. Provide a minimum 1% slope to provide drainage by gravity for all disturbed areas. All disturbed areas shall slope continuously at a minimum 1% to lower elevations off the lot, or to drainage structures on the lot.

VIII. IMPOUNDMENTS AND EMBANKMENTS

A. When a permanent dam is proposed within any development, or when an existing dam is affected by development, the County regulates the design and construction of the dam for safety purposes and to prevent wash-outs that may cause downstream siltation or

flooding. An existing impoundment is considered “affected” by development when there is any increase in run-off to the impoundment. Ponds located downstream of development will not be considered “affected” if the peak post-development discharge rate to the impoundment is attenuated to pre-development 2-, 10-, and 100-year flows.

B. All impoundments shall be designed and inspected by a qualified professional and shall meet the following criteria:

1. All impoundments shall be capable of passing the 10-year storm event through a hardened principal and / or auxiliary spillway. A 100-year storm event shall be conveyed through the combined principal and emergency spillways while maintaining 1-foot of freeboard at the dam embankment. Basins without embankments (completely dug ponds) and impoundments with spillway design floods in excess of the .25 Probable Maximum Flood (PMF) are not required to meet the 1-foot freeboard requirement.

2. The embankment shall be structurally able to withstand the intended depth of the impoundment.

3. Impoundment side slopes shall not exceed 2 feet horizontal to 1 foot vertical, 2:1.

4. In dry impoundments, the basin bottom shall be graded to drain at a minimum 1% slope, from all directions to the outlet structure for vegetated surfaces or 0.25% for facilities with concrete low flow channels.

5. The professional shall address seepage around the barrel pipe. At a minimum, this requirement shall be addressed by the use of watertight gasketed concrete pipe bedded and backfilled with flowable fill along the entire length of the conduit in accordance with VDOT’s SWM-DR concrete cradle standard or alternate equivalent approved by the Director.

6. The qualified professional shall address how the outlet structure is protected from debris and clogging.

7. The limits of the “Maintenance Agreement” for impoundments and embankments shall be recorded to a point 25 feet past the toe of slope of the embankment, or less when the toe of the embankment meets the offset requirements from property lines per the applicable Virginia Stormwater Management

Handbook specification, and to either the elevation of the maximum design storm or 20 feet landward of the normal pool elevation, whichever is greater. In addition, maintenance agreements must conform to the general requirements of this Handbook.

8. Following completion, a qualified professional shall prepare a certification stating the embankment and impoundment have been constructed in accordance with the approved plans.

9. All existing impoundments shall be inspected by a qualified professional to assess the structural stability of the embankment and make any recommendations for repairs, if necessary, when affected by development. A report shall be prepared and submitted by the qualified professional detailing the dam condition and including information required by the Director.

IX. STORMWATER MANAGEMENT

A. All impoundments, embankments or other structures serving as water quality or water quantity control measures additionally shall be designed in accordance with the applicable standards set forth in this Handbook and in the regulations and documents listed in section II of this Handbook.

B. The adequacy of receiving channels shall be analyzed in accordance with the requirements of the Hanover County Erosion and Stormwater Management Ordinance, the Hanover County Drainage Design Handbook, the Hanover County Drainage Ordinance, and applicable state laws and regulations, including: the Virginia Stormwater Management Act and the Virginia Erosion and Stormwater Management Regulations.

a. Channel cross-sections and calculations for the downstream receiving channel shall be provided on the plans, when applicable.

b. In addition to the requirements of the Virginia Stormwater Management Handbook, level spreaders and measures used to physically spread concentrated flow to achieve sheet flow conditions shall be sited a minimum of 100 feet from a receiving channel with a defined bed and bank, unless permitted by the Director.

X. FLOODPLAIN MANAGEMENT

Downstream properties and drainage ways shall be protected from damage from localized flooding due to changes in runoff rate of flow and hydrologic characteristics, including but not limited to, changes in volume, velocity, frequency, duration, and peak flow rate of stormwater runoff in accordance with the Code of Federal Regulations CFR 44, applicable building codes, and the minimum design standards established in Hanover County Code, Chapter 26, Article 4, Division 10, *Flood Hazard Overlay District* and this section.

In addition:

1. The 100-year storm elevation shall be calculated for all culverts and drop inlets located in road sags and other depressed areas. The 100-year elevation shall be shown on plans.

2. Structures within any FEMA-mapped floodplain or computed 100-year storm elevation area shall clearly demonstrate compliance with floodplain requirements, including the elevation and construction standards, and be designed in accordance with the general standards of the Flood Hazard Overlay District.

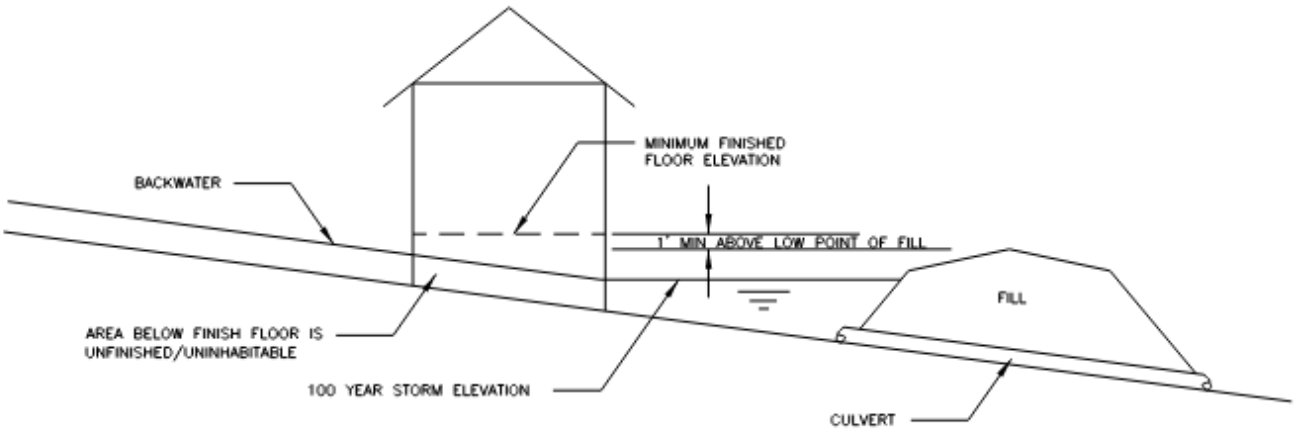
3. In cases as shown in Figures G-1(a) and (b) where a permanent structure is proposed upstream of an embankment, impoundment or other fill section, the structure shall have a minimum finished floor elevation 1 foot or more above the low point of the fill.

4. In cases as shown in Figures G-1(A) and (B) where a new fill section, embankment or impoundment is proposed downstream of an existing permanent structure a minimum finished floor elevation 1 foot or more above the low point of the fill shall be maintained.

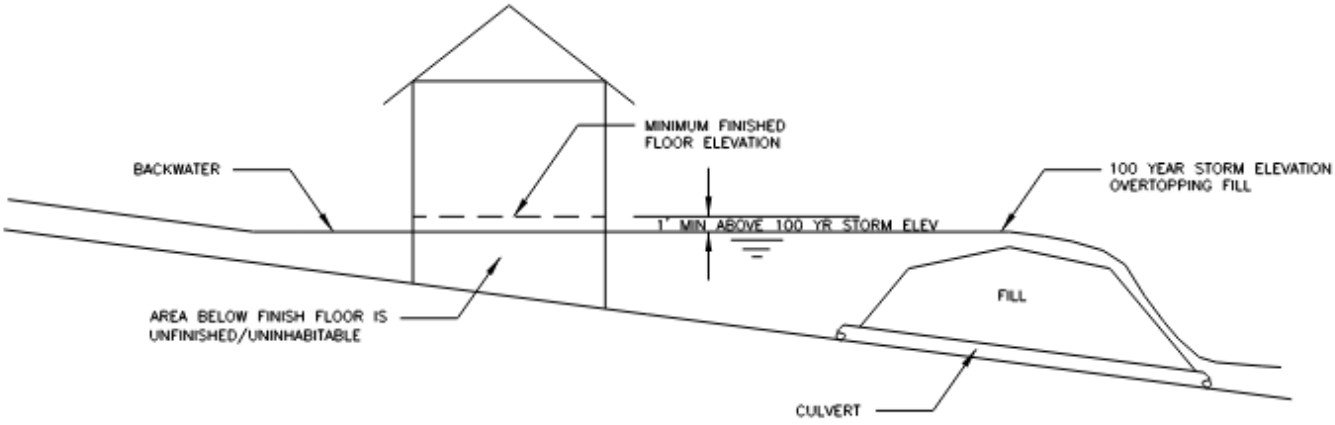
5. Any fills or grading necessary to elevate the structure shall be shown on the site or subdivision construction plans and building permit.

6. Computations and survey data shall be submitted to demonstrate that the 100-year flood level as the result of proposed improvements for the developed watershed will not increase the flooding impact for existing structures on adjacent properties.

7. Computations and survey data shall be submitted to demonstrate that proposed improvements will not increase the 100-year flood level for the developed watershed more than 1 foot on adjacent properties.



MINIMUM FINISHED FLOOR ELEVATION
OF STRUCTURE LOCATED UPSTREAM OF FILL SECTION
WHEN 100 YEAR STORM DOES NOT OVERTOP FILL
FIGURE G-1(A)



MINIMUM FINISHED FLOOR ELEVATION
OF STRUCTURE LOCATED UPSTREAM OF FILL
SECTION WHEN 100 YEAR STORM OVERTOPS FILL
FIGURE G-1(B)

HANOVER DPW	MINIMUM FINISHED FLOOR ELEVATIONS TO ADDRESS FLOODING	DRWG. NO. G1

Approved by the Hanover County Board of Supervisors
January 22, 2025

XI. AGRICULTURAL IMPOUNDMENTS, CONSERVATION ASSESSMENT AND AGRICULTURAL BEST MANAGEMENT PRACTICES

Agricultural engineering practices, including designs for impoundments and conservation assessment and best management practices shall conform to the United States Department of Agriculture (USDA) Field Office Technical Guide (FOTG) or applicable Agricultural Best Management Practice Cost Share specifications. The practice of engineering as it pertains to agricultural engineering practices is in accordance with standards of practice for engineering under Code of Virginia 54.1.

XII. DRAINAGE EASEMENTS

A. General

1. Storm sewer may enter the public road right of way in order to allow for connections from yards or properties and may leave the right of way for purpose of out-falling. Generally, these connections shall be at 90-degree angles to the right of way. Public drainage easements outside the road right of way shall be a minimum 20 feet in width. Wider easements may be required by the Director based on depth of the system and other factors relating to the long-term maintenance of the facility.

2. Required landscaping shall generally not be located within drainage easements. If there is no other alternative, landscaping will be permitted within the easement as long as the landscaping does not interfere with the installed drainage system.

3. Dedications and conveyances shall be free of title or other encumbrances interfering with use for the intended purposes, as evidenced by title documentation required by the Director. Public easements shall extend to the limits of the development to allow for future connection. This requirement applies to property boundaries both upstream and downstream of the drainage system.

4. Public easements may be dedicated by recordation of subdivision plat, if approved by the Director.

B. Residential Development

1. Stormwater conveyance systems providing for drainage of a public road shall be contained within the public right of way or within public easements.

2. If fill sections are necessary for construction of road and drainage infrastructure, then this area shall be included within public right of way and slope easements shall not be permitted. The expansion of right of way for cut slopes will not be required unless required by the Virginia Department of Transportation for maintenance acceptance.

3. Private drainage easements shall be recorded prior to subdivision plat recordation and the recordation information noted on the subdivision plat.

C. Non-residential Development

1. A combined public drainage easement and private maintenance agreement, stipulating maintenance by the property owner, shall be required if private drainage is combined with public drainage from a publicly-maintained roadway, or if the site accommodates surface drainage from off-site properties. If the system accommodates surface drainage from off-site upstream properties, public easements shall be extended to the limits of the development for future connection. Off-site easements shall be recorded prior to plan approval.

2. Fill slopes may be contained within a slope easement, provided that a Maintenance Agreement is recorded in conjunction with the slope easement and shown on the subdivision construction plans or site plan, prior to plan approval.

3. Easements shall be recorded and recordation information noted on site plans prior to DPW site plan approval. Off-site easements shall be recorded prior to site plan or subdivision plan approval.

XIII. MAINTENANCE AGREEMENTS

A. Maintenance agreements shall be required by the Director for all Best Management Practices (BMPs), Low Impact Development Practices (LID), Environmental Site Design Practices (ESD),

impoundments or embankments or other facilities or features necessitating permanency of long-term maintenance when, in the judgment of the Director such agreements are necessary to comply with local, state or federal requirements. These maintenance agreements shall reference a plan or plat that clearly delineates the boundary for the facility and any necessary or anticipated maintenance and access.

B. A suitable access route and, if necessary, easement shall be provided from a public road to the facility requiring long term maintenance. These routes and / or easements shall be shown on the site plan or construction plan and subdivision plat. The Hanover County “Maintenance Agreement” shall be executed and recorded prior to plan approval. Recordation information shall be noted on the site plan or construction plan and subdivision plat, as applicable.

APPENDIX A

Values of Roughness Coefficient "n" (Uniform Flow)

Type of Channel and Description	Minimum	Normal	Maximum
LINED CHANNELS (Selected linings)			
a. Concrete			
1. Trowel finish	0.011	0.013	0.015
2. Float finish	0.013	0.015	0.016
3. Gunite, good section	0.016	0.019	0.023
b. Asphalt			
1. Smooth	0.013	0.013	-
2. Rough	0.016	0.016	-
c. Riprap (standard VDOT sizes)			
1. Class 1A	0.033	0.038	-
2. Class 1	0.035	0.040	-
3. Class 2	0.037	0.042	-
4. Class 3	0.039	0.045	-
5. Type I	0.041	0.047	-
6. Type II	0.044	0.050	-
EXCAVATED OR DREDGED			
a. Earth, straight and uniform			
1. Clean, recently completed	0.016	0.018	0.020
2. Clean, after weathering	0.018	0.022	0.025
3. Gravel, uniform section, clean	0.022	0.025	0.030
4. With short grass, few weeds	0.022	0.027	0.033
b. Earth, winding and sluggish			
1. No vegetation	0.023	0.025	0.030
2. Grass, some weeds	0.025	0.030	0.033
3. Dense weeds or aquatic plants in deep channels	0.030	0.035	0.040
4. Earth bottom and rubble sides	0.025	0.030	0.035
5. Stony bottom and weedy sides	0.025	0.035	0.045
6. Cobble bottom and clean sides	0.030	0.040	0.050
c. Dragline excavated or dredged			
1. No vegetation	0.025	0.028	0.033
2. Light brush on banks	0.035	0.050	0.060
d. Rock cuts			
1. Smooth and uniform	0.025	0.035	0.040
2. Jagged and irregular	0.035	0.040	0.050
e. Channels not maintained, weeds and brush uncut			
1. Dense weeds, high as flow depth	0.050	0.080	0.120
2. Clean bottom, brush on sides	0.040	0.050	0.080
3. Same, highest stage of flow	0.045	0.070	0.110
4. Dense brush, high stage	0.080	0.100	0.140
NATURAL STREAMS			
1. Minor streams (top width at flood stage <100 ft)			
a. Streams on Plain			
1. Clean, straight, full stage, no rifts or deep pools	0.025	0.030	0.033
2. Same as above, but more stones/weeds	0.030	0.035	0.040
3. Clean, winding, some pools/shoals	0.033	0.040	0.045
4. Same as above, but some weeds/stones	0.035	0.045	0.050
5. Same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
6. Same as 4, but more stones	0.045	0.050	0.060
7. Sluggish reaches, weedy, deep pools	0.050	0.070	0.080
8. Very weedy reaches, deep pools, or floodways with heavy stand of timber and underbrush	0.075	0.100	0.150
b. Mountain streams, no vegetation in channel, banks usually steep, trees and brush along banks submerged at high stages			
1. Bottom: gravels, cobbles and few boulders	0.030	0.040	0.050
2. Bottom: cobbles with large boulders	0.040	0.050	0.070

Values of Roughness Coefficient n (Uniform Flow) continued:

Type of Channel and Description	Minimum	Normal	Maximum
2. Floodplains			
a. Pasture, no brush			
1. Short grass	0.025	0.030	0.035
2. High grass	0.030	0.035	0.050
b. Cultivated area			
1. No crop	0.020	0.030	0.040
2. Mature row crops	0.025	0.035	0.045
3. Mature field crops	0.030	0.040	0.050
c. Brush			
1. Scattered brush, heavy weeds	0.035	0.050	0.070
2. Light brush and trees, in winter	0.035	0.050	0.060
3. Light brush and trees, in summer	0.040	0.060	0.080
4. Medium to dense brush, in winter	0.045	0.070	0.110
5. Medium to dense brush, in summer	0.070	0.100	0.160
d. Trees			
1. Dense Willows, summer, straight	0.110	0.150	0.200
2. Cleared land with tree stumps, no sprouts	0.030	0.040	0.050
3. Same as above, but with heavy growth of sprouts	0.050	0.060	0.080
4. Heavy stand of timber, a few down trees, little undergrowth, flood stage below branches	0.080	0.100	0.120
5. Same as above, but with flood stage reaching branches	0.100	0.120	0.160
3. Major Streams (top width at flood stage > 100 ft) The n-value is less than that for minor streams of similar description, because banks offer less effective resistance.			
a. Regular section with no boulders or brush	0.025	-	0.060
b. Irregular and rough section	0.035	-	0.100

* For bare earth linings when the soil classifications in accordance with either AASHTO or USCS designations are known, use the Manning's "n" values recommended in the preceding tables

Source: VDOT Drainage Manual*

APPENDIX B

Maximum Permissible Water Velocities as a Function of Soil Type based on the AASHTO Classification:

ASSHTO Classification	ASSHTO Soil Description	Fortier and Scobey Soil Description	Maximum Water Velocity (ft/s)
	BROKEN ROCK and COBBLES	Cobbles and Shingles	5.5
A-1-a	Stone fragments or **GRAVEL,** with or without well-graded 1 binder2	Coarse gravel, non-colloidal	4.5
A-1-a	Stone fragments or **GRAVEL,** with or without well-graded 1 binder2	Fine gravel	3.5
A-1-b	Coarse **SAND**, with or without well-graded 1 binder2	Graded loam to cobbles when non-colloidal	4.0
A-2 (A-2-4. A-2-5. A-2-6, A-2-7)	Mixture of **GRAVEL** and **SAND**, with silty or clay fines3, or nonplastic silt fines	Graded silts to cobbles when colloidal	4.5
A-2 (A-2-4. A-2-5. A-2-6, A-2-7)	Mixture of **GRAVEL** and **SAND**, with silty or clay fines3, or nonplastic silt fines	Sandy loam, non-colloidal	2.0
A-3	Fine **SAND,** without silty clay fines; e.g. beach sand or stream-deposited fine sand	Fine Sand, non-colloidal	1.5
A-3	Fine **SAND,** without silty clay fines; e.g. beach sand or stream-deposited fine sand	Silt loam, non-colloidal	2.3
A-4	Non- to moderately plastic4 **SILT;** mixtures of silt, sand, and/or gravel, with a minimum silt content of 36%	Alluvial silts, non-colloidal	2.3
A-5	Moderately to highly plastic 4 **SILT**. Soil; mixtures of silt, sand, and/or gravel, with a minimum fines3 content of 36%	Ordinary firm loam	2.5
A-6	Plastic4 **CLAY** soil; mixtures of clay, sand, and/or gravel, with a minimum fines3 content of 36%	Alluvial silts, colloidal	3.5
A-7	Moderately to highly plastic, **CLAY**; mixtures of clay, sand, and/or gravel, with a minimum clay content of 36%	Stiff clay, very colloidal	4.0

Maximum Permissible Water Velocities as a Function of Soil Type based on the Unified Soil Classification System (USCS):

USCS Classification	USCS Soil Description	Fortier and Scobey Soil Description	Maximum Water Velocity (ft/s)
BROKEN ROCK and COBBLES	Cobbles and Shingles		5.5
GP, GW, SW, SP	Poorly graded gravel, well graded gravel, well graded sand, poorly graded sand	Coarse gravel, non-colloidal	4.5
		Fine gravel	3.5
SW	Well graded sand	Graded loam to cobbles when non-colloidal	4.0
GC, SC	Clayey gravel, clayey sand	Graded silts to cobbles when colloidal	4.5
SM	Silty sand	Sandy loam, non-colloidal	2.0
SP, SW	Poorly graded sand, well graded sand	Fine Sand, non-colloidal	1.5
ML	Silt	Silt loam, non-colloidal	2.3
CL	Lean clay	Alluvial silts, non-colloidal	2.3
ML, CL	Silt, lean clay	Ordinary firm loam	2.5
CL	Lean clay	Alluvial silts, colloidal	3.5
CH	Fat clay	Stiff clay, very colloidal	4.0

VIII.

Agenda Item

County of Hanover

Board Meeting: January 22, 2025

Subject: **Public Hearing: Disposition and Sale of Publicly-Held Real Property - GPIN 7788-52-6309 (part)**

Summary of Agenda Item: The Board will hold a Public Hearing regarding the sale of a part of GPIN 7788-52-6309 to Northern Lewistown Road Associates, LLC. The proposed sale price will be the appraised value of the property. As part of the sale, the purchaser will be responsible for the payment of all advertising costs related to the public hearing authorizing the sale as well as any costs to conduct the appraisal.

County Administrator's Recommended Board Motion: Motion to (1) approve the sale of GPIN 7788-52-6309 (part) to Northern Lewistown Road Associates, LLC for the appraised value of the property, and (2) authorize the County Administrator and County Attorney to take all steps necessary to complete the sale.

IX.

Agenda Item

County of Hanover

Board Meeting: January 22, 2025

Subject: **Planning Public Hearings**

Summary of Agenda Item: The following is a list of Planning public hearing cases scheduled to be heard at the Board of Supervisors meeting on January 22, 2025:

A. CUP2024-00015, Hanover County Board of Supervisors (Public Utilities Department) - Henry District
B. REZ2024-00016, Dovell and Williams, L.L.C. - Chickahominy District
C. CUP2024-00019, Virginia Electric and Power Company - Beaverdam District
D. SE2024-00022, Virginia Electric and Power Company - Beaverdam District
E. REZ2024-00013, FRHP Lincolnshire, L.L.C. - Ashland District
F. SE2023-00019, FRHP Lincolnshire, L.L.C. - Ashland District
G. REZ2024-00020, Santee Farm, Inc. - Cold Harbor District
H. REZ2024-00014, Belinda and Charles Flournoy - Ashland District
I. SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr. - Henry District
J. SE2024-00026, Pamela Harris - South Anna District
K. ORDINANCE 24-09, Short Term Rentals

County Administrator's Recommended Board Motion: N/A

CUP2024-00015, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC UTILITIES DEPARTMENT)

Conditional Use Permit Report
Henry Magisterial District
Board Meeting Date: January 22, 2025

Overview

Request	To amend CUP-15-97, Am. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permits public facilities
Current Zoning	A-1, Agricultural District
Acreage	128.4 acres
Address	9015 Pole Green Park Lane
Location	Terminus of Pole Green Park Lane (State Route 827) approximately 0.65 miles north of its intersection with Pole Green Road (State Route 627)
GPIN	8726-62-7679
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Pole Green Park Lane: Local Road (50' ultimate right-of-way)
Suburban Service Area	Outside
Case Planner	Brendan McHugh
PC Recommendation	Approval (Vote: 7 – 0)

Executive Summary

The Department of Public Utilities (DPU) is requesting to amend the Conditional Use Permit (CUP) associated with a public utility facility adjacent to Pole Green Park. The CUP and subsequent amendment allowed for the construction of the Bruce Center and the Totopotomy Wastewater Treatment Plant. This amendment would allow for the construction of a vehicle storage building, parking lot, and gravel yard to store vehicles and equipment at the Bruce Center, supporting operations conducted by DPU. The facility is located at the terminus of Pole Green Park Lane and is only visible from Pole Green Park.

Outstanding Issues

No known issues at this time.

Draft Motion

I move that the Board of Supervisors:

a. Approve CUP2024-00015 as submitted.

b. Approve CUP2024-00015 with the following amendments: _____.

c. Deny CUP2024-00015.

d. Defer CUP2024-00015 until the Board of Supervisors' February 26, 2025, meeting.

Planning Analysis

Existing Site

The site includes the Totopotomy Wastewater Treatment Plant, the Bruce Center, and an outdoor parking area for vehicles and equipment. The Bruce Center building is a base of operations for DPU and is used for offices, equipment maintenance, and storage.

Sketch Plan

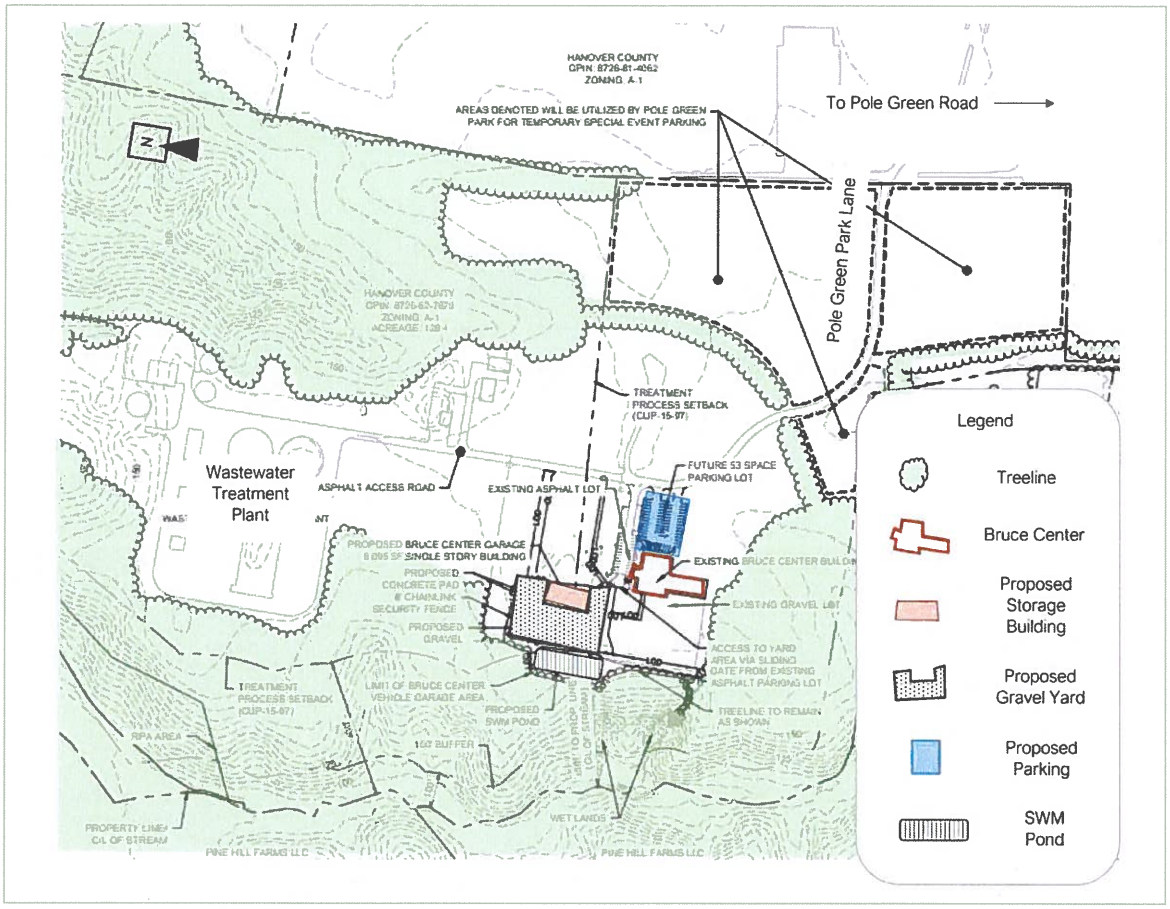


Figure 1: Overall Property with Proposed Improvements

The sketch plan shows the following existing key features and proposed improvements[1]:

Existing Features

- Treeline (highlighted in green)
- Bruce Center (outlined in brown)
- Existing Parking Area
- Pole Green Park Lane
- Wastewater Treatment Plant

Proposed Improvements

- Storage Building (orange rectangle)
- Gravel Yard (grey dotted polygon)
- Parking Area (blue rectangle)
- SWM Pond (blue hatched rectangle)

[1] Color descriptions above are based on Figure 1, shown above.

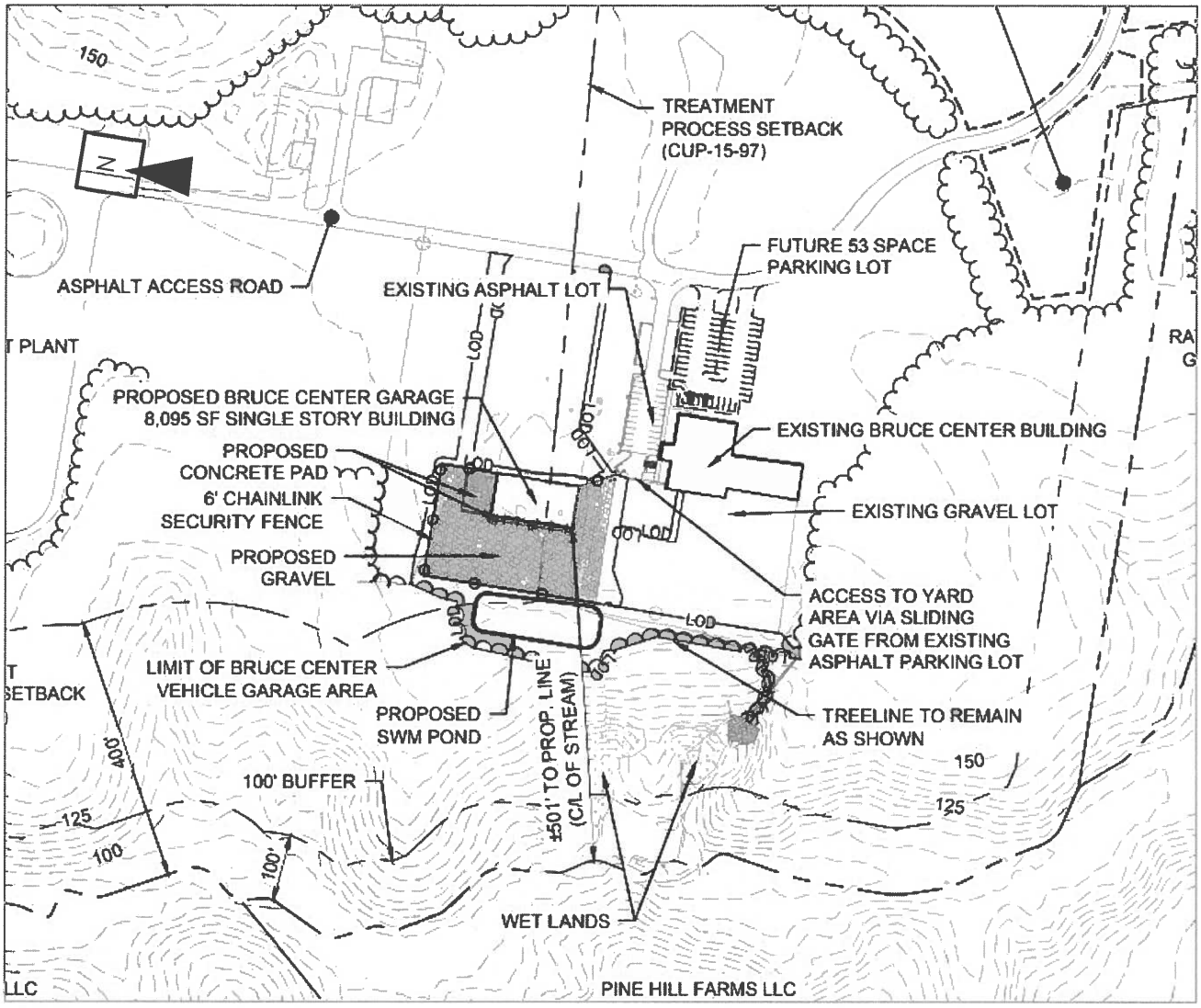


Figure 2: Close up of site

Figure 2 (above) shows a close-up of the site and includes the proposed improvements as follows:

- Storage Building: The proposed 8,095-square-foot storage building is shown northwest of the Bruce Center building. The building will be used to store utility service trucks, specialized utility equipment (vacuum excavators, vacuum/jet combination trucks, construction equipment), and materials that need to be protected from the weather (pumps, valves, electronics, sodium hypochlorite totes for disinfection, etc.)
- Gravel Area: The approximately 29,095-square-foot gravel area is shown along the west side of the proposed storage building. The area will connect to an existing gravel lot along the west side of the Bruce Center Building. The area will be used to store the same vehicles and equipment as the proposed garage. In addition, there is a concrete pad shown within the gravel area, which will be used as a storage area for pipes, hydrants, manhole frames, valves, and meter boxes. The area will be surrounded by a 6' tall chain link fence as shown on the sketch plan.
- Parking: The proposal also includes an additional parking area shown along the eastern side of the Bruce Center building, which includes 53 parking spaces. Based on the proposed additional square

footage, the use requires one (1) space per 5,000 square feet, which is an additional seven (7) parking spaces per the Zoning Ordinance; therefore, the proposal exceeds those requirements.[2]

- Stormwater Management Pond: A stormwater management pond is shown along the western side of the proposed gravel area. This pond will be used to mitigate for the stormwater impact of the proposed improvements.

Elevations

Sheets A-201 and A-901 include elevations and renderings for the proposed storage building.[3] The plans show that the building will have a gable-style roof constructed of green standing-seam metal panels. Three (3) brown overhead metal doors will be located along the western side of the building. Two (2) rectangular aluminum windows and two (2) knockout panels for future overhead doors will be located on the eastern side of the building. The north and south sides of the building will not have any doors or windows. Most of the building will consist of brick veneer and scored ground-faced concrete masonry. A note has been added on Sheet A-901 that all materials and colors will match the Bruce Center.[4]

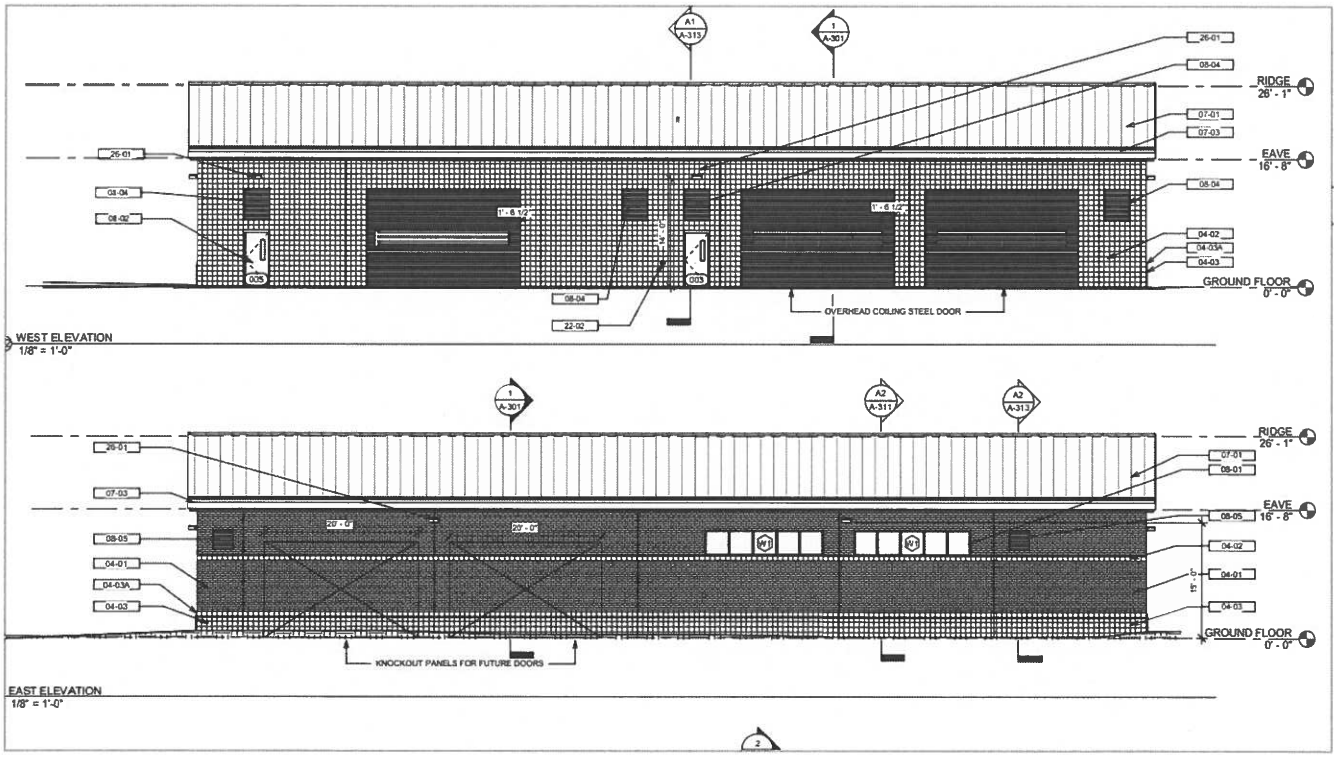
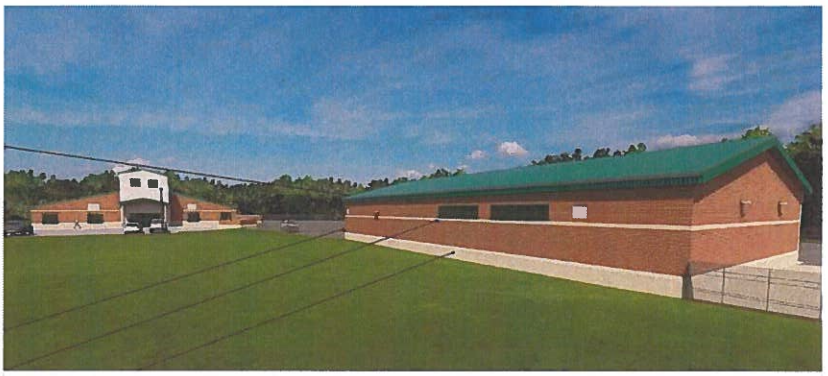


Figure 3: Elevations

[2] Use: "All other industrial uses" (Section 26-251)
[3] Figures 3 and 4 show the elevations and renderings.
[4] Staff has also recommended a condition (#16) that the building be in substantial conformity with the Bruce Center.



View from within Fenced Compound



View from the North

Figure 4: Renderings

Compatibility with the Surrounding Area

The surrounding area consists of mostly residential properties with the exception of Pole Green Park and Pole Green Elementary School to the south. The property is located at the terminus of Pole Green Park Lane, which is the same road used to access the park and elementary school. The facility is surrounded by existing mature vegetation and is only visible from parts of Pole Green Park. The plan includes a note that the tree line shown on the plan will remain, and staff has included a condition that it remain (Condition #17). The proposed improvements are an expansion of an existing facility, and no new uses are being proposed. At the community meeting, the applicant explained that the expansion would result in additional traffic for deliveries, but the traffic should not be noticeable.

Community Meeting

A community meeting for this case was held on November 14, 2024, at the Bruce Center. Approximately five (5) people were in attendance. The following topics were discussed at the meeting:

- Traffic generated from the proposal
- Proposed uses, including storage of hazardous materials
- Additional lighting required for the proposal
- Types of vehicles stored on the property

There were no concerns raised at the meeting.

Historical Commission

The Historical Commission reviewed this case at their September 3, 2024, meeting because the property is in the area of the following Civil War features:

- Confederate attacks near Bethesda Church, 1864
- VDHR 042-5017, Cold Harbor battlefield (potentially eligible)
- VDHR 042-5022, Battle of Totopotomoy Creek (potentially eligible)

The representative of the National Park Service was present at the meeting and noted that there are no remaining Civil War features on this property. Therefore, the Commission determined that the proposal would not have any impact on the nearby Civil War features.

Agency Analysis

There were no substantive comments from other reviewing agencies.

Ordinance Required Conditions

In accordance with Article 6, Division 3, Section 26-325, the site must be developed and maintained in substantial conformity with the sketch plan titled, "Bruce Center Vehicle Garage" prepared by Dewberry, dated August 30, 2024, and revised September 13, 2024.

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

Recommended CUP Conditions

Many of the conditions approved with the previous CUP are recommended below; however, staff has recommended changes to the existing conditions, which are summarized at the end of the report. New conditions are shown in **bold**.

1. *Use and Sketch Plan*: The property will be used only for a general wastewater treatment plant and Public Utilities Operations Center and will be developed substantially in accordance with the following sketch plans:
    - "Totopotomy Wastewater Treatment Plant, Utilities Operations Center, and Other Government Uses", dated April 7, 1997, revised June 30, 1997, (three sheets); the "Architectural Elevations of Typical Facilities," dated April 1997; and "Standard Chain Link Fence," dated May 19, 1997
    - "Totopotomy Wastewater Treatment Plant", prepared by Hazen and Sawyer, dated December 29, 2009, and last revised January 28, 2010.
    - **"Bruce Center Vehicle Garage," prepared by Dewberry, dated August 30, 2024, and revised September 13, 2024**

2. *Buffer*: A 100-foot buffer must be maintained as depicted on the approved sketch plan. The improved buffer along Tate Lane and GPIN 8726-61-7122 (Baroody) must be the same as or similar to, provided on the East End Park site. This buffer must be reviewed and approved by the Planning Commission prior to site plan approval.

3. *Graves*: Any graves found on-site are to be relocated in accordance with all applicable regulations or protected and left undisturbed.

4. *Parking Lot Landscaping*: Parking lot landscaping must conform to the requirements specified in Section 26-192 of the Hanover County Zoning Ordinance.

5. *Phasing*: The treatment plant facilities may be constructed in phases and reconfigured as long as they remain within the treatment process setback shown on the plans and Virginia Department of Health buffer requirements are met.

6. *Historic Resources*: Specific alignment of sewer line improvements must be designated to minimize the impact on identified historic resources. At least sixty (60) days prior to the initiation of construction, the applicants must provide notice to the Historical Commission (and any other designated agencies) of the intention to proceed. Agents authorized by the Historical Commission and the Department of Public Utilities must be allowed to recover historic artifacts within the easement with the ownership of artifacts to remain with the respective property owner.

7. *Odor Control*: The wastewater treatment plan must be designed in such a way as to utilize available treatment processes and technologies to minimize the occurrences of odors on site and to reduce the possibility odor impacts on residences located off site. Odor control must be addressed in the Operations and Maintenance Manual prior to operation.

8. *Primary Settling Tanks*: Primary settling tanks, where anaerobic conditions may occur, thereby increasing the potential for nuisance odors, must not be utilized for the first phase of the wastewater treatment plant. Prior to any expansion of the plant to a capacity of 10 million gallons or greater, the Department of Public Utilities must review with the Board of Supervisors whether primary settling tanks are appropriate for the expanded plant, and if so, whether primary settling tanks should be covered or enclosed to mitigate potential odor impacts.

9. *Reviews*: The Department of Public Utilities must establish a written procedure for the receipt, documentation, and review of any complaints regarding odors and noise from the plant that may be received from residents located in the vicinity of the plant. No more than three months after the plant has been placed into operation, the Board of Supervisors must conduct a review of plant operations and must conduct similar reviews at least once a year for the next three years and thereafter as may be determined to be necessary by the County Administrator and/or Board of Supervisors.

10. *Wetlands*: Prior to site plan approval, conduct necessary studies, such as wetland delineations, endangered species and cultural resource studies, to insure compliance with the Clean Water Act and Virginia Water Quality Regulations.

11. *Scrubbers*: The Wastewater Treatment Plan must be designed to include scrubbers or similarly effective odor controlling mechanisms or methods in its initial design and all future expansions.

12. *Buffer Vegetation*: To supplement existing vegetation, a vegetative buffer consisting of white pines or Leyland cypress trees at least 6 feet tall when planted or an alternative acceptable to the Planning Commission must be placed between the operations building/wastewater treatment plant and East End Park. The location and character of the buffer must be reviewed and approved by the Hanover County Planning Commission prior to site plan approval.

13. *Treatment Plant Size*: Limit the size of the Wastewater Treatment Plant to 15 million gallons per day (MGD) by this Conditional Use Permit. Expansion beyond 15 MGD would require future Board of Supervisors' action.

14. *Special Event Parking*: The areas designated for Pole Green Park special event parking must be utilized in substantial conformity with the sketch plan titled "Totopotomoy Wastewater Treatment Plant," original sketch plan modified December 29, 2009, for modification of CUP 15-97, and last revised January 28, 2010.

15. ***Lighting*: Lighting on the property cannot exceed 20 feet in height. House side shields must be installed on the fixtures. Any temporary lighting needed at the time of construction must be directed downward.**

16. ***Bruce Center Garage*: The Bruce Center Garage must be designed in substantial conformity with the Bruce Center, as shown in the elevations on Sheet A-201 and A-901 of the sketch plan, titled "Bruce Center Vehicle Garage," prepared by Dewberry, dated August 30, 2024, and revised September 13, 2024.**

17. ***Tree Preservation*: The proposed treeline shown on the sketch plan, titled "Bruce Center Vehicle Garage," prepared by Dewberry, dated August 30, 2024, and revised September 13, 2024, must remain. Existing trees of 5-inch caliper or greater within the "Trees to Remain" area must not be removed with the exception of dead or diseased trees or parts thereof. This does not prevent the removal of trees necessary for the construction of improvements, including drainage facilities and necessary public utility infrastructure.**

Changes to Conditions

Below is a summary of the changes to the existing conditions:

Revised Conditions

The following conditions have been revised:

- *Condition #1*: This condition requires the property to be developed in substantial conformity with the approved sketch plan.

  The condition has been updated to include the new sketch plan.

- *Parking Lot Landscaping (#4)*: This condition requires the parking lot to include landscaping in accordance with the Zoning Ordinance.

  The condition has been revised to include the updated code section in the Zoning Ordinance.

Removed Conditions

The following conditions have been removed:

- A site plan must be submitted in accordance with Article 7, Section 6, of the Zoning Ordinance.

  This condition is no longer necessary because the Zoning Ordinance requires a site plan for all Conditional Use Permits.

- The applicant must limit all exterior lighting to the standards of Title I. (Zoning), Article 7, Section 1.4-7.

  This condition is no longer necessary because a new lighting condition has been proposed (Condition #15), and the applicant will be required to comply with the lighting regulations of the Zoning Ordinance.

- The applicant must meet the requirements of the Hanover County Noise Ordinance.

  This condition is not necessary because the applicant is automatically bound by the requirements of the Noise Ordinance.

- The applicant must hold at least (1) public information meeting after completion of preliminary design for the facility but prior to site plan application. All mail, documentation on design features, studies, and applications related to the facility must also be made available.

  The site has already been developed, and the new improvements are not substantial and should not require an additional public meeting following preliminary design. In addition, a community meeting was held for the new improvements, and no concerns were raised.

Planning Commission Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** (Vote: 7 – 0) as submitted	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Photographs
- ☑ Application
- ☐ Traffic Study
- ☑ Approval Letter Proffers/Elevations/Conceptual Plan
- ☑ Historical Commission Recommendation
- ☑ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Sketch Plan/Elevations

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

CUP2024-00015

HCBS - Public Utilities

CUP amendment

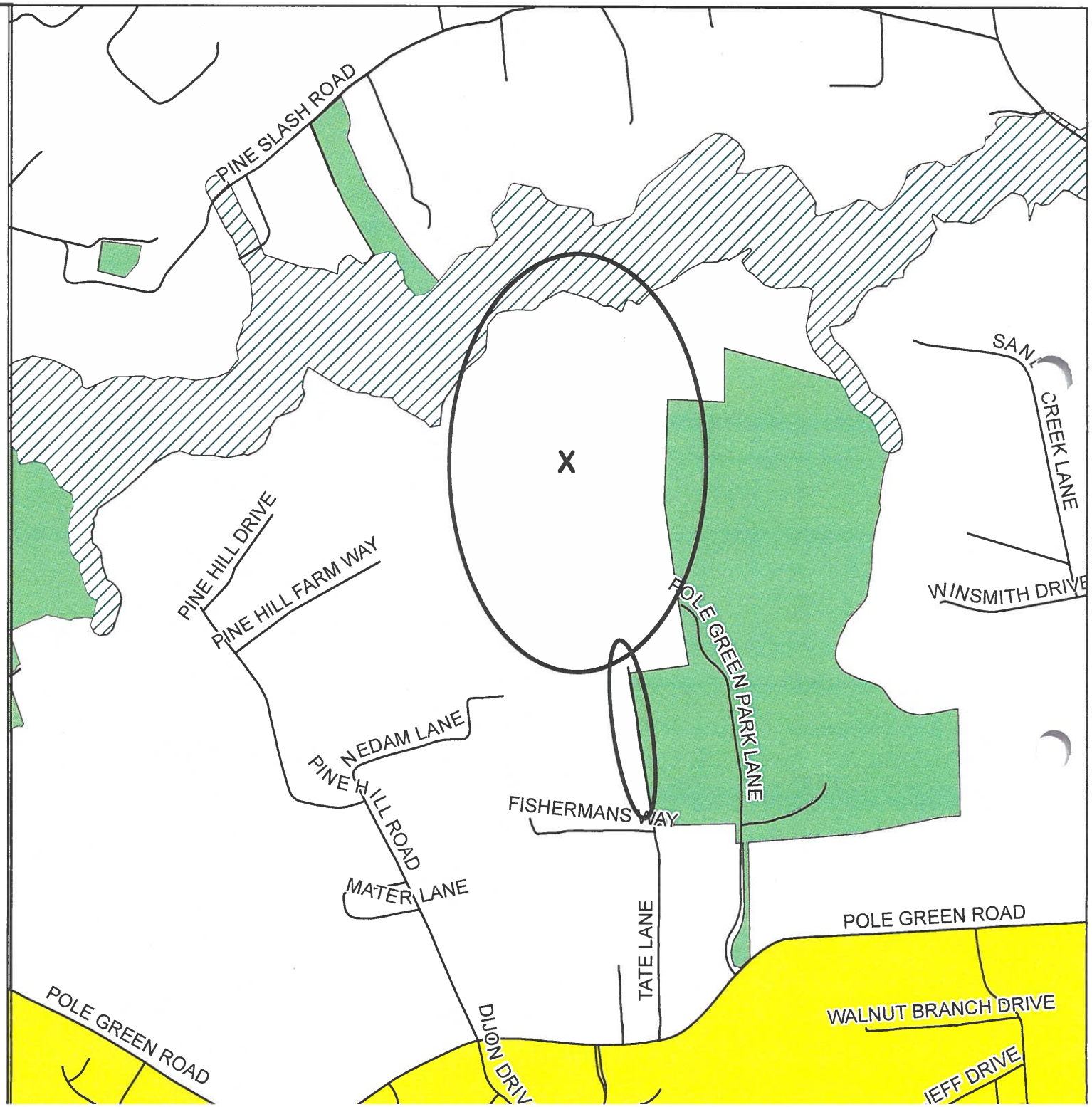
Rural/Agricultural Land Use

GPIN: 8726-62-7679
Henry Magisterial District

N
W E
S

1 inch = 1,183.33 feet

July 29, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

CUP2024-00015

HCBS - Public Utilities

CUP amendment

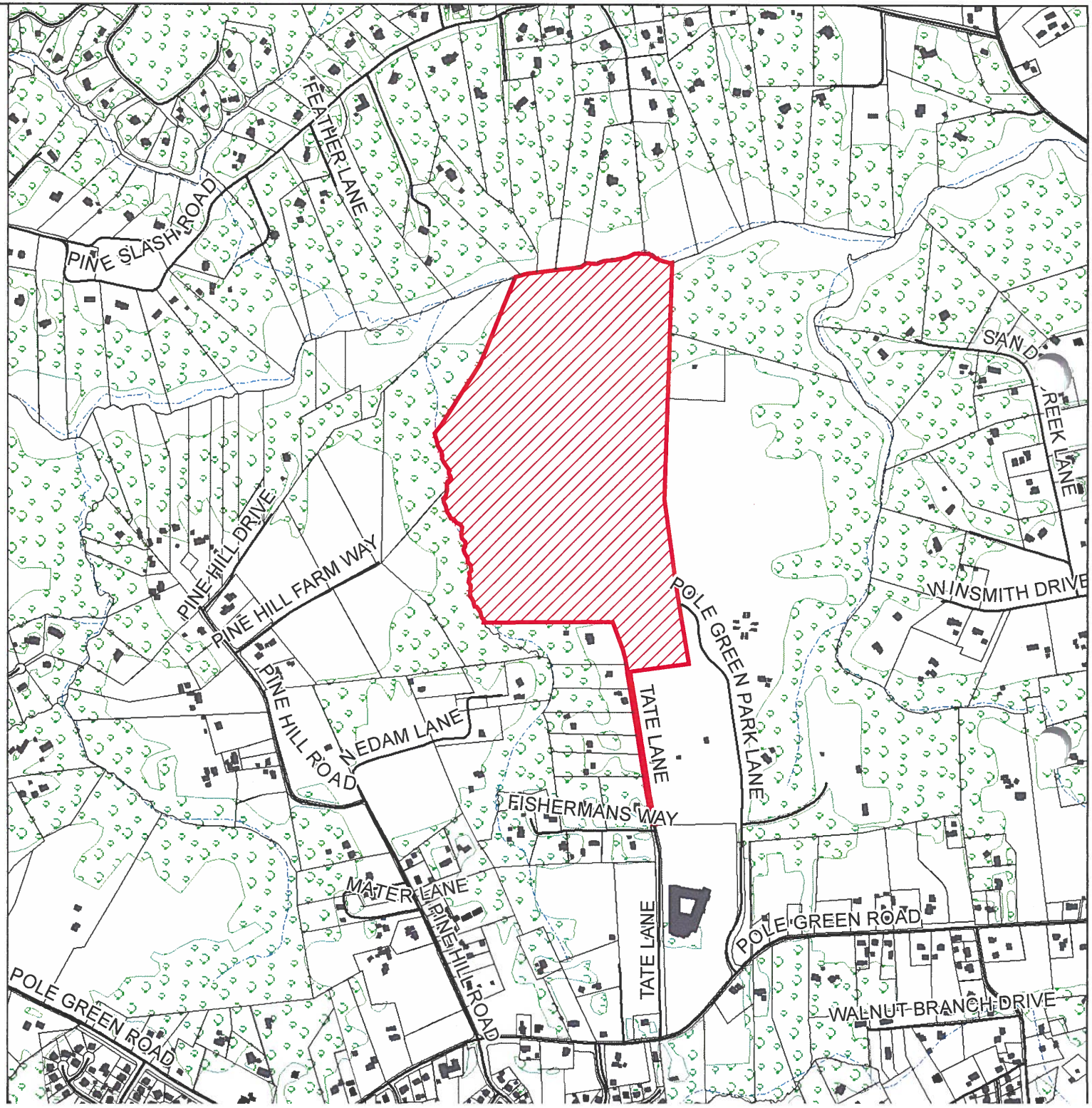
Zoned A-1

GPIN: 8726-62-7679
Henry Magisterial District

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1 inch = 1,183.33 feet

July 29, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

CUP2024-00015

HCBS - Public Utilities

CUP amendment

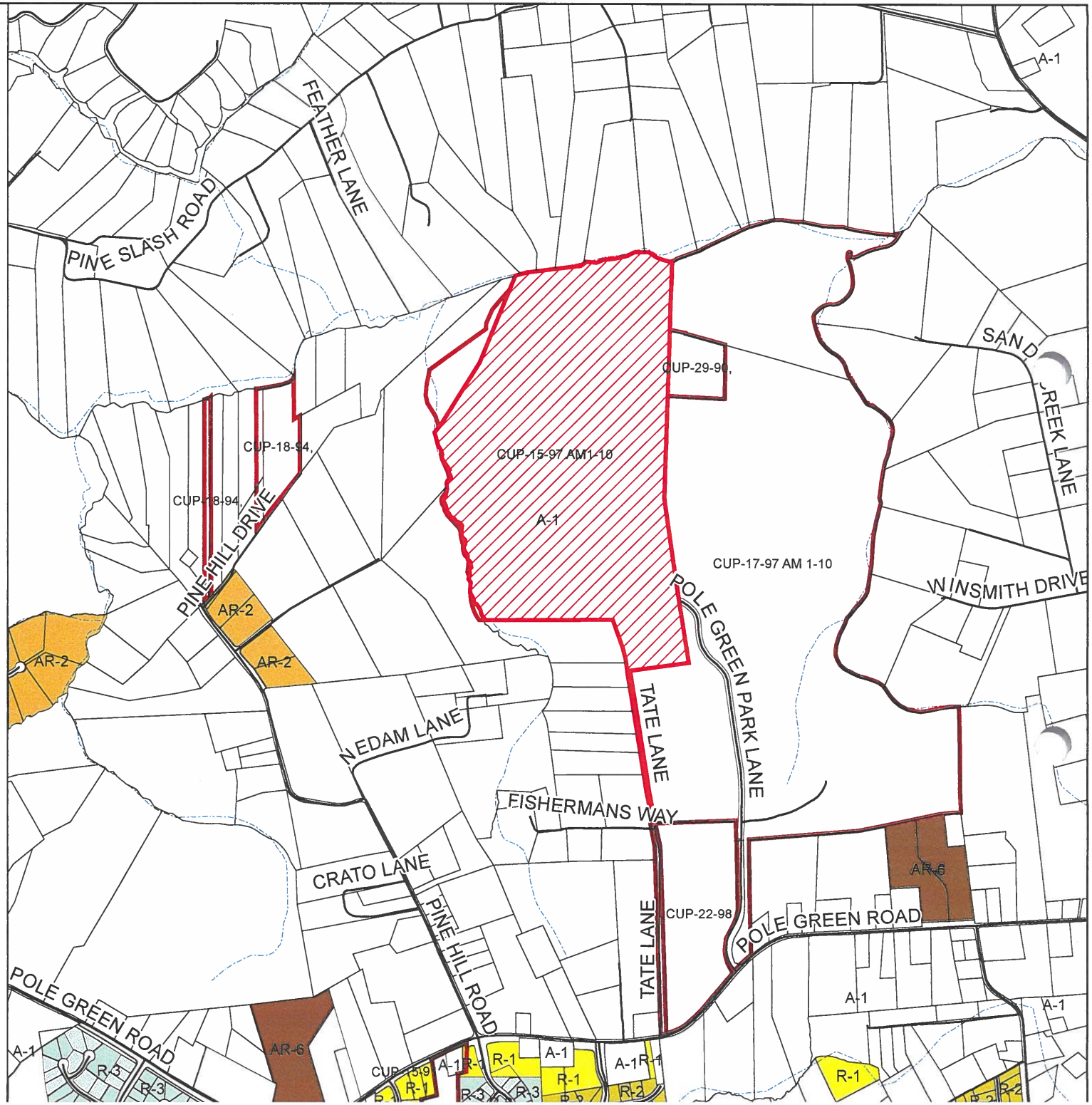
Zoned A-1

GPIN: 8726-62-7679
Henry Magisterial District

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1 inch = 1,183.33 feet

July 29, 2024




CUP2024-00015

Photographs

Application

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2024-00015

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Hanover County DPU
Contact Name: Matthew Ellinghaus
Address: 7516 County Complex Road, PO Box 470, Hanover, VA 23069

Telephone No. 804-365-6018
Fax No.
Email Address mbellinghaus@h

PARCEL INFORMATION For multiple parcels, please also complete Page 4 [ ]

GPIN(s)(Tax ID #'s) 8726-62-7679

Total Area (acres/square feet) 128.4 acres
Magisterial District Henry
Location Description (Street Address, if applicable) [ ]
9015 Pole Green Park Lane, Mechanicsville, VA 23111
(located north of existing Bruce Center building)

Total CUP Area (acres/square feet) 128.4 acres
Current Zoning A-1
In accordance with Article 3, Division [✓] Section 26-20
§ _____ of the Ordinance the following use is requested:
Construction of a vehicle storage building and associated gravel yard, including a future parking lot, for DPU

SIGNATURE OF OWNER [✓] 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 _____ Date 7/24/24
Print Name Matthew Ellinghaus
Signature _____ Date _____
Print Name _____

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

Name Keith Scholten
Address: 4805 Lake Brook Drive, Ste. 200
Glen Allen, VA 23060

Telephone No. 804-256-7581
Fax No.
Email Address kascholten@dewberry.com

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

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
N/A	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
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REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- [x] 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.
- [x] b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- [x] c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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.
- [x] d. **A plat of the subject property,** which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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.)
- [x] e. **Responses to questions on Page 10**
- [x] f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- [x] g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- [x] h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- [ ] i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- [x] j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Keith A Scholten Date 7/25/24

Print Name Keith Scholten

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Dewberry Engineers, Inc.

4805 Lake Brook Drive, Suite 200

Glen Allen, VA 23060

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email kascholten@dewberry.com ☐ Fax _____

FEES

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

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

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

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 25th day of Jul[illegible], 20[illegible] by Keith Scholten (Name of Applicant).

My commission expires: January 31, 2025

_____
Notary Public

MELODY R. PATRICK NOTARY PUBLIC Reg. No. 7241176 COMMONWEALTH OF VIRGINIA

Board of Supervisors Representative: Sean M. Davis

Planning Commission Representative: William E. Martin

List of Adjacent Property Owners:

GPIN	Name	Address
8726-53-5025	Pine Hill Farms LLC	6122 Pine Hill Farm Way Mechanicsville, VA 23116
8726-51-7620	Pine Hill Farms LLC	6122 Pine Hill Farm Way Mechanicsville, VA 23116
8726-61-7122	Raymond K Hughes	9045 Tate Lane Mechanicsville, VA 23116
8726-84-5145	Hanover County	PO Box 470 Hanover, VA 23069
8726-83-0329	Hanover County	PO Box 470 Hanover, VA 23069
8726-81-4062	Hanover County	PO Box 470 Hanover, VA 23069
8725-78-5661	Hanover County	PO Box 470 Hanover, VA 23069
8726-64-0823	Mark Steven Parker Cynthia M Parker	9254 Honeymoon Cottage Way Mechanicsville, VA 23116
8726-65-4137	Page Hylton Pigg Cynthia Johnson Pigg	9297 Angler Trail Mechanicsville, VA 23116

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued

List of Adjacent Property Owners:

GPIN	Name	Address
8726-65-9220	Franklin P Bresee Marlene P Bresee	9281 Prospect Hill Road Mechanicsville, VA 23116
8726-74-1983	Stafford M White III Kathy S White	9279 Prospect Hill Road Mechanicsville, VA 23116
8726-74-5988	Thomas Burnett Farmer Jr	9280 Prospect Hill Road Mechanicsville, VA 23116
8726-54-7534	David S Hennaman IV Jacqueline W Hennaman	9114 Honeymoon Cottage Way Mechanicsville, VA 23116
8725-79-2761	Berkley T Denby Sherry G Denby	8485 Tate Lane Mechanicsville, VA 23116
8726-70-0014	Sheila S Wactor	9007 Tate Lane Mechanicsville, VA 23116
8726-60-9293	Ronald E McCarthy Sherry A McCarthy	9009 Tate Lane Mechanicsville, VA 23116
8726-60-9470	Marvin B Lewis Holly M Lewis	9019 Tate Lane Mechanicsville, VA 23116
8726-60-9650	Carol Lee S Bowman	9031 Tate Lane Mechanicsville, VA 23116
8726-60-9841	Michael B Shupe Judith C Austin-Shupe	9041 Tate Lane Mechanicsville, VA 23116

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Matt Ellinghaus, Deputy Director, Hanover County Department of Public Utilities

DATE: 7/22/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
- ☑ Conditional Use Permit
- ☐ Special Exception

Applicant: Hanover County DPU

Property Location: 9015 Pole Green Park Lane - north of the existing Bruce Center building

GPIN(s): 8726-62-7679

Requested Zoning District: A-1

Requested Use/Exception: A proposed vehicle storage facility and gravel yard, along with associated storm and utility improvements at the rear of the existing Hanover County DPU Operations Center.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Construction of a new vehicle storage facility and gravel yard.

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

A new vehicle storage facility, gravel yard, and associated storm and utility improvements are proposed at the rear of the existing Hanover County DPU Operations Center. The gravel yard will be fenced in and will incorporate the parking and storage areas from the existing Bruce Center. There will be new utility connections for oil waste, domestic water, and underground electric and communication lines to connect to the existing Bruce Center building. There is a proposed stormwater management pond to meet stormwater regulations, as well as a realigned and established ditch at the outfall of the stormwater pond.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The proposed building and gravel yard will support the existing Hanover County Operations Center, giving them the opportunity to expand their existing operations. The proposed project will meet the current stormwater management regulations, with a stormwater management pond in place to capture proposed runoff from the site. The existing ditch located west of the existing Bruce Center building is no longer defined which has led to erosion on the hillside. The proposed project will include restoring the ditch and re-establishing the eroded hillside with blanket matting.

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.)

N/A

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.

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. N/A GPIN _____
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? N/A

b) Is the historic site open to the public? N/A

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. N/A

d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N/A

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: Kristin A Schotte Date: 7/24/24

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 51 vehicles per day and a site peak hour trip generation of 29 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 150 and Page Number 95, 98).

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.

Keith A Scholten

(Signature of Applicant/Applicant's Representative)

7/24/24

(Date)

Keith Scholten

(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
☑	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 required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	☐
☑	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☑	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	☐
☑	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☐	6. Proposed changes in zoning, if any.	☐
☑	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☑	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☑	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	☐
☑	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☐	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278

804.290.7957
804.290.7928 fax
www.dewberry.com

September 20, 2024

Hanover County Planning Department
Attn: Brendan McHugh, Planner
7516 County Complex Road
Hanover, VA 23069

RECEIVED
SEP 20 2024
HANOVER COUNTY
PLANNING DEPARTMENT

RE: CUP2024-00015, Hanover County DPU

Dear Mr. McHugh,

We received the following comments for the aforementioned project and have included responses below as to how each is addressed. Please see the requested information attached with the submission.

Planning Department:

1. On the sketch plan:
   a. Add the acreage of the parcel.
      Dewberry Response: The acreage of the parcel has been added to the sketch.
   b. Show setbacks of proposed building to property line.
      Dewberry Response: A dimension has been added from the plan southeast corner of the building to the property line.
   c. Add a label that the treeline shown on the plan will remain.
      Dewberry Response: A label has been added to the sketch.
   d. Add the word "proposed" to the gravel area, concrete pad, and parking lot.
      Dewberry Response: This has been addressed accordingly.
   e. Add what type of materials will be used for the accesses to the gravel lot and building (asphalt, concrete, etc.).
      Dewberry Response: A label has been added to the sketch noting access to the gravel yard and building.
   f. It is difficult to see the area where the proposed fence will be located because the gray of the fence mixes in with the gray of the parking lot. Please address.
      Dewberry Response: The linework for the proposed fence has been adjusted to be more legible.
   g. Show the location of the proposed stormwater pond that is mentioned in the application.
      Dewberry Response: An outline for the proposed stormwater pond and corresponding label have been added to the sketch.
   h. Define what a "process setback" is.
      Dewberry Response: The process setback is the treatment plant process setback per the original CUP-15-97. The label for this has been updated accordingly.
   i. Add a revised date.
      Dewberry Response: A revised date has been added to the revision block.
2. On the elevations:
   a. Add color names.
      Dewberry Response: Color names have been added to the elevations sheet.
   b. Add a revised date.
      Dewberry Response: A revised date has been added to the revision block.
3. After the edits above are complete, please combine the sketch plan, elevations, and renderings into one multi-page plan.
   Dewberry Response: The drawings have been combined into a pdf.

4. On the application:
    a. Add the proposed parking lot in the request description on page 3.
    Dewberry Response: Page 3 of the application has been updated accordingly.
5. Please answer the following questions related to the proposal:
    a. What types of materials and/or vehicles will be stored in the building?
    Dewberry Response: Utility service trucks, specialized utility equipment (vacuum excavators, vacuum/jet combination trucks, construction equipment), stored parts, materials, and equipment that need to be protected from the weather (pumps, valves, electronics, sodium hypochlorite totes for disinfection, etc.).
    b. What types of materials and/or vehicles will be stored in the gravel lot?
    Dewberry Response: Utility service trucks, specialized utility equipment (vacuum excavators, vacuum/jet combination trucks, construction equipment), stored parts, materials, and equipment that do not need to be protected from the weather (pipe, hydrants, manhole frames & covers, valve & meter boxes, etc).
    c. What will the concrete pad be used for?
    Dewberry Response: The concrete pad will allow for cleaner storage of pipe, hydrants, manhole frames & covers, valve & meter boxes, etc.
6. Please contact Mr. Sean Davis, Board of Supervisor member for the district and ask him if he would like a community meeting for this case. His contact information is below. Should he require a community meeting, I have attached community meeting guidelines for reference. If a community meeting is required, we will need to move the case to the tentative November Planning Commission agenda.
    Dewberry Response: DPU has reached out to Supervisor Davis and will update Planning when we receive a response.

If you have any questions please email or call me at kascholten@dewberry.com or 804-256-7581.

Sincerely,

Keith Scholten

Keith Scholten, P.E.
Senior Project Manager

Approval Letter/ Proffers/Elevations/Conceptual Plan

BOARD OF SUPERVISORS
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DEBORAH B. COATS, VICE-CHAIRMAN
MECHANICSVILLE DISTRICT

JOHN E. GORDON, JR.
SOUTH ANNA DISTRICT

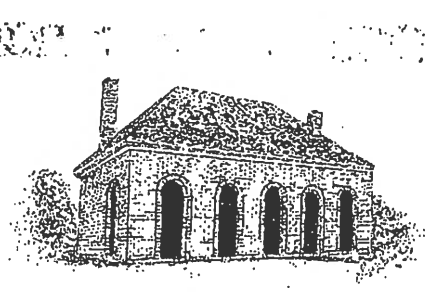
CHARLES D. MCGHEE
HENRY DISTRICT

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CHICKAHOMINY DISTRICT

AUBREY M. STANLEY
BEAVERDAM DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

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WWW.CO.HANOVER.VA.US

PLANNING DEPARTMENT

MICHAEL E. CRESCENZO
PLANNING DIRECTOR

DAVID P. MALONEY, AICP
DEPUTY DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

April 28, 2010

Department of Public Utilities
Attention: Frank Harksen, Director
Post Office Box 470
Hanover, VA 23069

RE: Approval of CUP-15-97, Am. 1-10, Hanover Board of Supervisors (Department of Public Utilities)

Dear Mr. Harksen:

At their meeting of April 28, 2010, the Hanover County Board of Supervisors, on a motion by Mr. McGhee, seconded by Mrs. Coats, voted to **APPROVE** the above-captioned request for an amendment to the existing Conditional Use Permit to amend the sketch plan by designating a temporary parking area for Pole Green Park on GPIN 8726-62-7679, consisting of 128.4 acres, subject to the following conditions:

1. The property subject to the applicant will be used only for a general wastewater treatment plant and Public Utilities Operations Center and shall be developed substantially in accordance with the sketch plan by TIMMONS, dated April 7, 1997, revised June 30, 1997, (three sheets) and the "Architectural Elevations of Typical Facilities" (April 1997) and "Standard Chain Link Fence" dated May 19, 1997.

2. A 100 foot buffer shall be maintained as depicted on the approved Sketch Plan. The improved buffer along Tate Lane and GPIN 8726-61-7122 (Baroody) shall be the same as or similar to, that provided on the East End Park site. This buffer shall be reviewed and approved by the Planning Commission prior to Site Plan approval.

3. Any graves found on site are to be relocated in accordance with all applicable regulations or protected and left undisturbed.

4. The site shall conform to the requirements specified in Article 5A, Section 3, of the Hanover County Zoning Ordinance, regarding parking lot landscaping.

5. The treatment plant facilities may be constructed in phases and reconfigured as long as they remain within the treatment process setback shown on the plans and Virginia Department of Health buffer requirements are met.

6. A site plan shall be submitted in accordance with Article 7, Section 6, of the Zoning Ordinance.

7. The applicant shall limit all exterior lighting to the standards of Title I. (Zoning), Article 7, Section 1.4-7.

8. The applicant shall meet the requirements of the Hanover County Noise Ordinance.

9. Specific alignment of sewer line improvements shall be designated to minimize the impact on identified historic resources. At least sixty (60) days prior to the initiation of construction, the applicants shall provide notice to the Historical Commission (and any other designated agencies) of the intention to proceed. Agents authorized by the Historical Commission and the Department of Public Utilities shall be allowed to recover historic artifacts within the easement with the ownership of artifacts to remain with the respective property owner.

10. The wastewater treatment plan shall be designed in such a way as to utilize available treatment processes and technologies to minimize the occurrences of odors on site and to reduce the possibility odor impacts on residences located off site. Odor control shall be addressed in the Operations and Maintenance Manual prior to operation.

11. Primary settling tanks, where anaerobic conditions may occur, thereby increasing the potential for nuisance odors, shall not be utilized for the first phase of the wastewater treatment plant. Prior to any expansion of the plant to a capacity of 10 million gallons or greater, the Department of Public Utilities shall review with the Board of Supervisors whether primary settling tanks are appropriate for the expanded plant, and if so, whether primary settling tanks should be covered or enclosed to mitigate potential odor impacts.

12. The Department of Public Utilities shall establish a written procedure for the receipt, documentation and review of any complaints regarding odors and noise from the plant that may be received from residents located in the vicinity of the plant. No more than three months after the plant has been placed into operation, the Board of Supervisors shall conduct a review of plant operations and shall conduct similar reviews at least once a year for the next three years and thereafter as may be determined to be necessary by the County Administrator and/or Board of Supervisors.

13. Prior to site plan approval, conduct necessary studies, such as wetland delineations, endangered species and cultural resource studies, to insure compliance with the Clean Water Act and Virginia Water Quality Regulations.

14. The Applicant shall hold at least (1) public information meeting after completion of preliminary design for the facility but prior to site plan application. All mail, documentation on design features, studies, and permit applications related to the facility shall also be made available.

15. The Wastewater Treatment Plan shall be designed to include scrubbers or similarly effective odor controlling mechanisms or methods in its initial design and all future expansions.

16. To supplement existing vegetation, a treed buffer consisting of white pines or Leyland cypress trees at least 6 feet tall when planted or an alternative acceptable to the Commission, shall be placed between the operations building/wastewater treatment plant and East End Park. The location and character of the buffer shall be reviewed and approved by the Hanover County Planning Commission prior to site plan approval.

17. Limit the size of the Plant to 15 mgd by this Conditional Use Permit. Expansion beyond 15 mgd would require future Board of Supervisors action.

18. The areas designated for Pole Green Park special event parking shall be utilized in substantial conformity with the sketch plan titled "Totopotomoy Wastewater Treatment Plant," original sketch plan modified December 29, 2009, for modification of CUP 15-97.

The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

Prior to initiating the new use on this property, you must obtain a Site Plan. The Planning staff will be glad to assist you in this process.

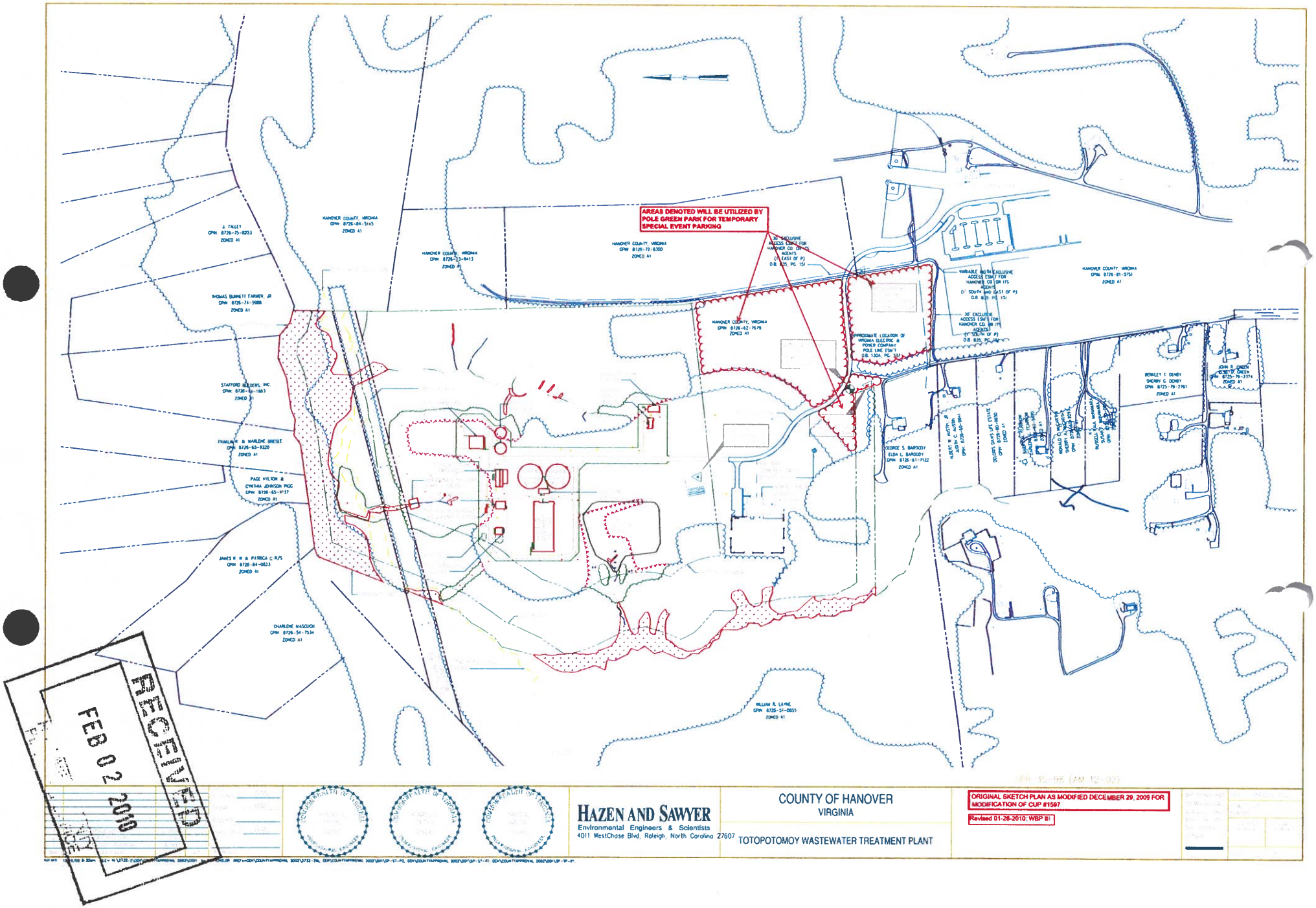
Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

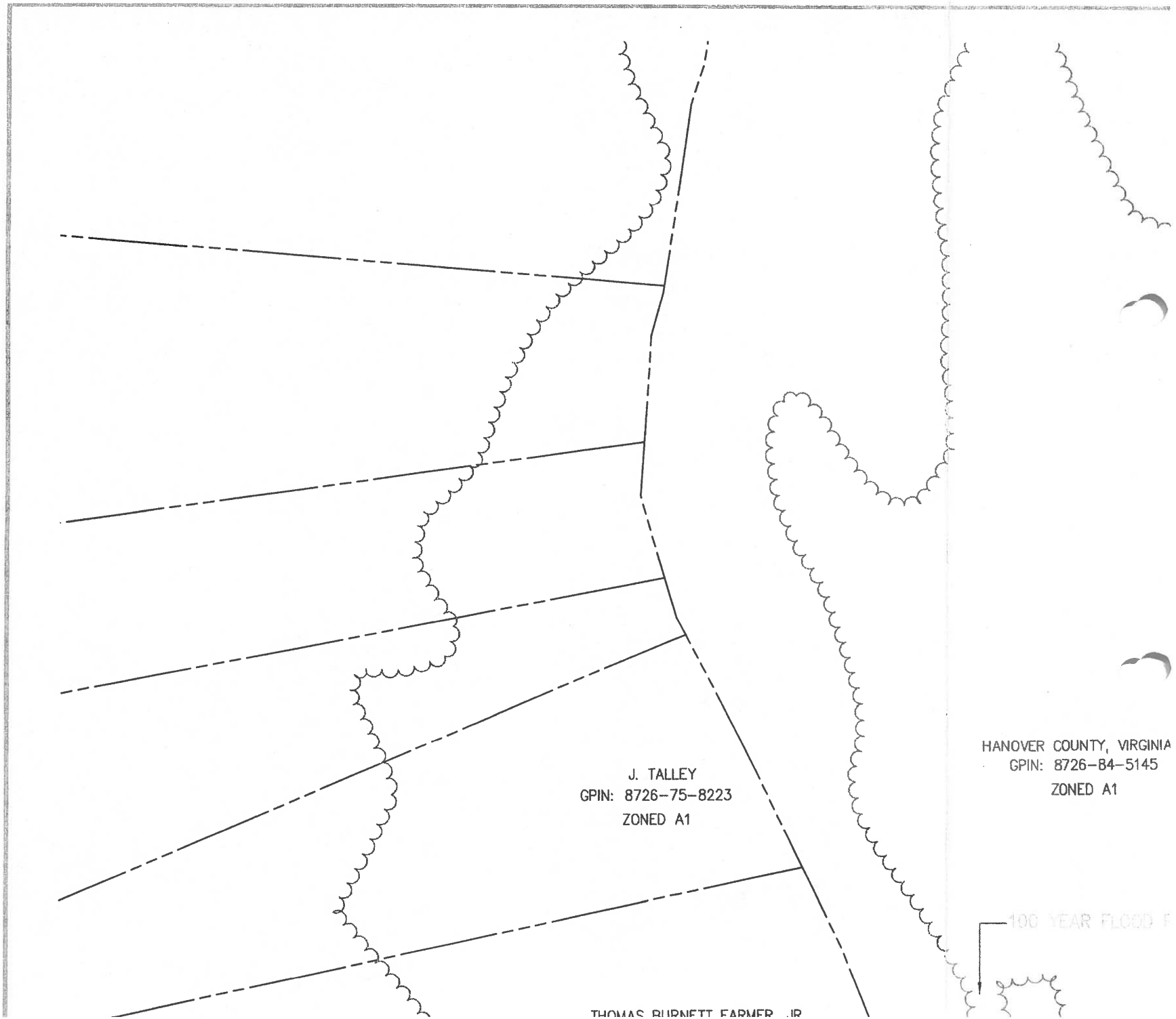
Sincerely,

Michael E. Crescenzo
Director of Planning

LWG/sm/hte

cc: The Honorable Charles D. McGhee
Hanover County Planning Commission
W. Randolph Johnson, Jr.
Gretchen W. Biernot
Sherri A. Carneal
Kevin Nelson
Richard Paul


AREAS DENOTED WILL BE UTILIZED BY POLE GREEN PARK FOR TEMPORARY SPECIAL EVENT PARKING
HANOVER COUNTY, VIRGINIA GPIN 8726-84-5145 ZONED A1
HANOVER COUNTY, VIRGINIA GPIN 8726-72-8300 ZONED A1
HANOVER COUNTY, VIRGINIA GPIN 8726-73-9415 ZONED A1
HANOVER COUNTY, VIRGINIA GPIN 8726-62-7678 ZONED A1
HANOVER COUNTY, VIRGINIA GPIN 8726-81-5151 ZONED A1
J. TALLEY GPIN 8726-75-8223 ZONED A1
THOMAS BURNETT FARMER, JR GPIN 8726-74-9988 ZONED A1
STAFFORD BUILDERS, INC GPIN 8726-64-1883 ZONED A1
FRANKLIN B. & MARLENE BRESEE GPIN 8726-63-9220 ZONED A1
PAGE HYLTON & CYNTHIA JOHNSON PAGE GPIN 8726-65-4137 ZONED A1
JAMES R. III & PATRICIA C. R/S GPIN 8726-64-0823 ZONED A1
CHARLENE WASOUCH GPIN 8726-54-7534 ZONED A1
WILLIAM R. LAYNE GPIN 8725-54-0851 ZONED A1
GEORGE S. BARODDY ELDA L. BARODDY GPIN 8726-61-7122 ZONED A1
BERKLEY T. DEWEY SHERRY G. DEWEY GPIN 8725-79-7761 ZONED A1
JOHN R. GREEN ALMA W. SMITH GPIN 8725-79-7374 ZONED A1
RECEIVED FEB 02 2010
HAZEN AND SAWYER
Environmental Engineers & Scientists
4011 WestChase Blvd, Raleigh, North Carolina 27607
COUNTY OF HANOVER
VIRGINIA
TOTOPOTOMOY WASTEWATER TREATMENT PLANT
ORIGINAL SKETCH PLAN AS MODIFIED DECEMBER 29, 2009 FOR MODIFICATION OF CUP #1597
Revised 01-26-2010; WBP III


J. TALLEY
GPIN: 8726-75-8223
ZONED A1
HANOVER COUNTY, VIRGINIA
GPIN: 8726-84-5145
ZONED A1
100 YEAR FLOOD F
THOMAS BURNETT FARMER, JR

BOARD OF SUPERVISORS

J. T. "JACK" WARD, CHAIRMAN
MECHANICSVILLE DISTRICT

AUBREY M. STANLEY, JR., VICE-CHAIRMAN
BEAVERDAM DISTRICT

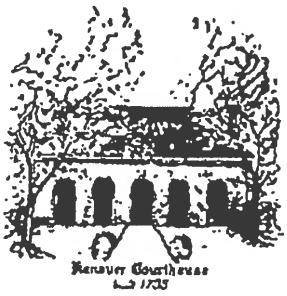
TIMOTHY E. ERNST
ASHLAND DISTRICT

TOM GILES
CHICKAHOMINY DISTRICT

JOHN E. GORDON, JR.
SOUTH ANNA DISTRICT

R. J. KLOTZ, JR.
HENRY DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT



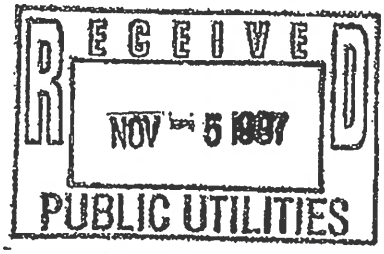
JACK BERRY
COUNTY ADMINISTRATOR

RICHARD R. JOHNSON
DEPUTY COUNTY ADMINISTRATOR

STERLING E. RIVES, III
COUNTY ATTORNEY

HANOVER COUNTY
P. O. BOX 470
HANOVER, VIRGINIA 23069-0470

October 30, 1997



Mr. Jon Casarotti
TIMMONS
711 N. Courthouse Road
Richmond, Virginia 23236-4045

RE: Corrected Approval of CUP-15-97, Wastewater Treatment Plant
(Correction based on completion of minutes of August 27, 1997, meeting - changes in bold print)

Dear Mr. Casarotti:

At its meeting of August 27, 1997, the Hanover County Board of Supervisors, on a motion by Mr. Ward, seconded by Mr. Giles, voted to APPROVE the above-captioned request for a Conditional Use Permit in order to construct and operate a wastewater treatment plant on GPIN 8726-62-7679 (formerly Tax Parcel 83-82), subject to the following listed conditions:

1. The property subject to the application will be used only for a general wastewater treatment plant and Public Utilities Operations Center and shall be developed substantially in accordance with the sketch plan by TIMMONS, dated April 7, 1997, revised June 30, 1997, (three sheets) and the "Architectural Elevations of Typical Facilities" (April 1997) and "Standard Chain Link Fence" dated May 19, 1997.

2. A 100 foot buffer shall be maintained as depicted on the approved Sketch Plan. The improved buffer along Tate Lane and GPIN 8726-61-7122 (Baroody) shall be the same as or similar to, that provided on the East End Park site. This buffer shall be reviewed and approved by the Planning Commission prior to Site Plan approval.

3. Any graves found on site are to be relocated in accordance with all applicable regulations or protected and left undisturbed.

4. The site shall conform to the requirements specified in Article 5A, Section 3, of the Hanover County Zoning Ordinance, regarding parking lot landscaping.

5. The treatment plant facilities may be constructed in phases and reconfigured as long as they remain within the treatment process setback shown on the plans and Virginia Department of Health buffer requirements are met.

6. A site plan shall be submitted in accordance with Article 7, Section 6, of the Zoning Ordinance.

7. The applicant shall limit all exterior lighting to the standards of Title I. (Zoning), Article 7, Section 1.4-7.

8. The applicant shall meet the requirements of the Hanover County Noise Ordinance.

9. Specific alignment of sewer line improvements shall be designated to minimize the impact on identified historic resources. At least sixty (60) days prior to the initiation of construction, the applicants shall provide notice to the Historical Commission (and any other designated agencies) of the intention to proceed. Agents authorized by the Historical Commission and the Department of Public Utilities shall be allowed to recover historic artifacts within the easement with the ownership of artifacts to remain with the respective property owner.

10. The wastewater treatment plant shall be designed in such a way as to utilize available treatment processes and technologies to minimize the occurrences of odors on site and to reduce the possibility of odor impacts on residences located off site. Odor control shall be addressed in the Operations and Maintenance Manual prior to operation.

11. Primary settling tanks, where anaerobic conditions may occur, thereby increasing the potential for nuisance odors, shall not be utilized for the first phase of the wastewater treatment plant. Prior to any expansion of the plant to a capacity of 10 million gallons or greater, the Department of Public Utilities shall review with the Board of Supervisors whether primary settling tanks are appropriate for the expanded plant, and if so, whether primary settling tanks should be covered or enclosed to mitigate potential odor impacts.

12. The Department of Public Utilities shall establish a written procedure for the receipt, documentation and review of any complaints regarding odors and noise from the plant that may be received from residents located in the vicinity of the plant. No more than three months after the plant has been placed into operation, the Board of Supervisors shall conduct a review of plant operations and shall conduct similar reviews at least once a year for the next three years and thereafter as may be determined to be necessary by the County Administrator and/or Board of Supervisors.

13. Prior to site plan approval, conduct necessary studies, such as wetland delineations, endangered species and cultural resource studies, to insure compliance with the Clear Water Act and Virginia Water Quality Regulations.

14. The Applicant shall hold at least (1) public information meeting after completion of preliminary design for the facility but prior to site plan application. All mail, documentation on design features, studies, and permit applications related to the facility shall also be made available.

15. The Wastewater Treatment Plant shall be designed to include scrubbers or similarly effective odor controlling mechanisms or methods in its initial design and all future expansions.

16. To supplement existing vegetation, a treed buffer consisting of white pines or Leyland cypress trees at least 6 feet tall when planted or an alternative acceptable to the Commission, shall be placed between the operations building/wastewater treatment plant and East End Park. The location and character of the buffer shall be reviewed and approved by the Hanover County Planning Commission prior to site plan approval.

17. **Limit the size of the Plant to 15 mgd by this Conditional Use Permit. Expansion beyond 15 mgd would require future Board of Supervisors action.**

Other directions to the Staff provided by the Board were not included in the Conditional Use Permit and have been addressed to the Department of Public Utilities under separate cover.

You cannot begin to use the property under these conditions until you have filed, with this office, a Final Site Plan under the provisions of Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance which complies with the conditions of approval.

Approval of the Final Site Plan from this office is your authorization to proceed to file building permits or other construction permits to initiate the requested change.

Approval of a conditional use shall be valid for a period of one year after the date of approval and thereafter shall become null and void, unless construction or use is substantially underway during said one year period, or unless an extension of time, not exceeding one year, is approved by the Board of Supervisors, for good cause shown, before the expiration.

Should you require any additional information concerning this matter, please do not hesitate to contact Mr. J. Keith Thompson, Principal Planner, or me.

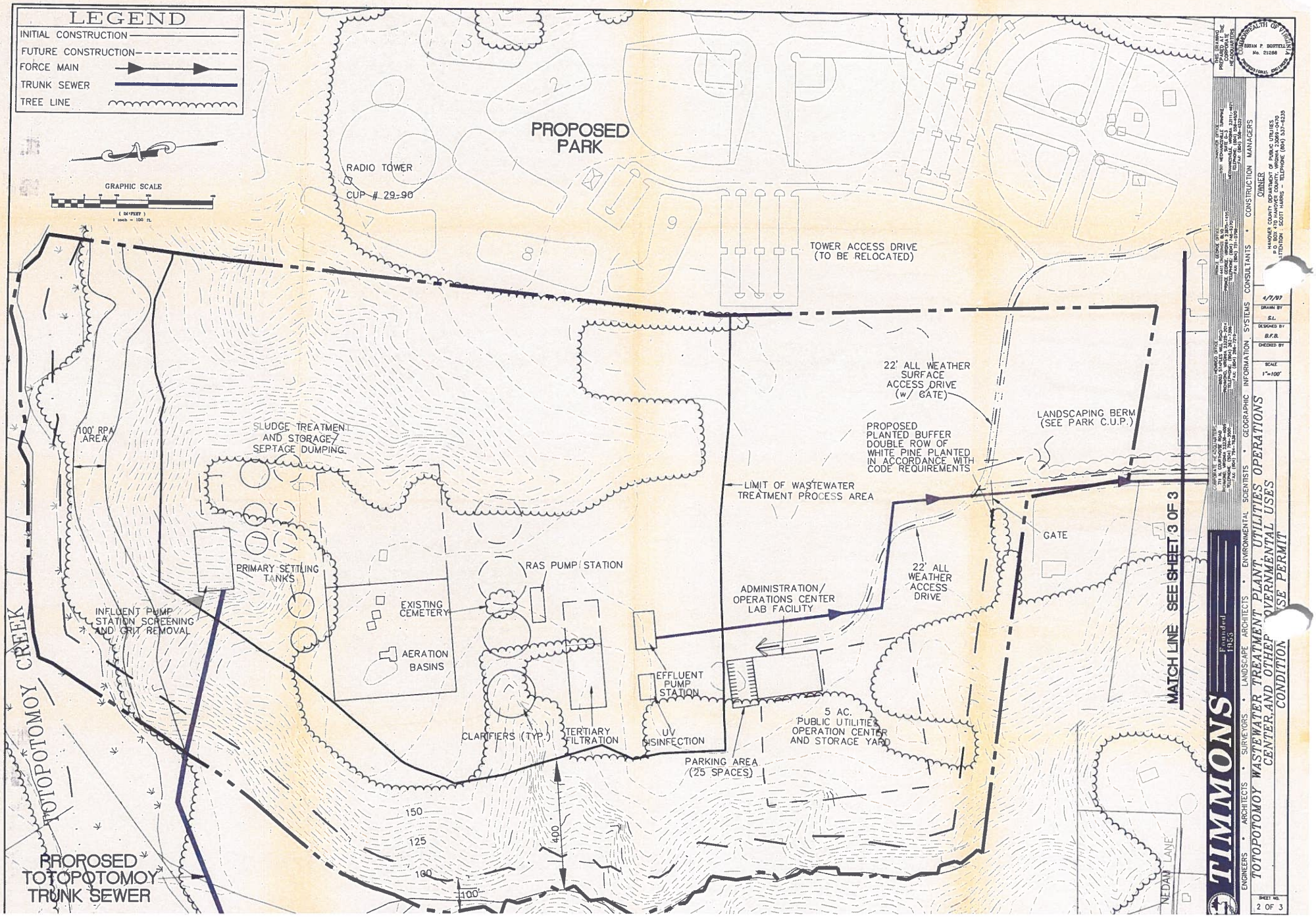
Very truly yours,

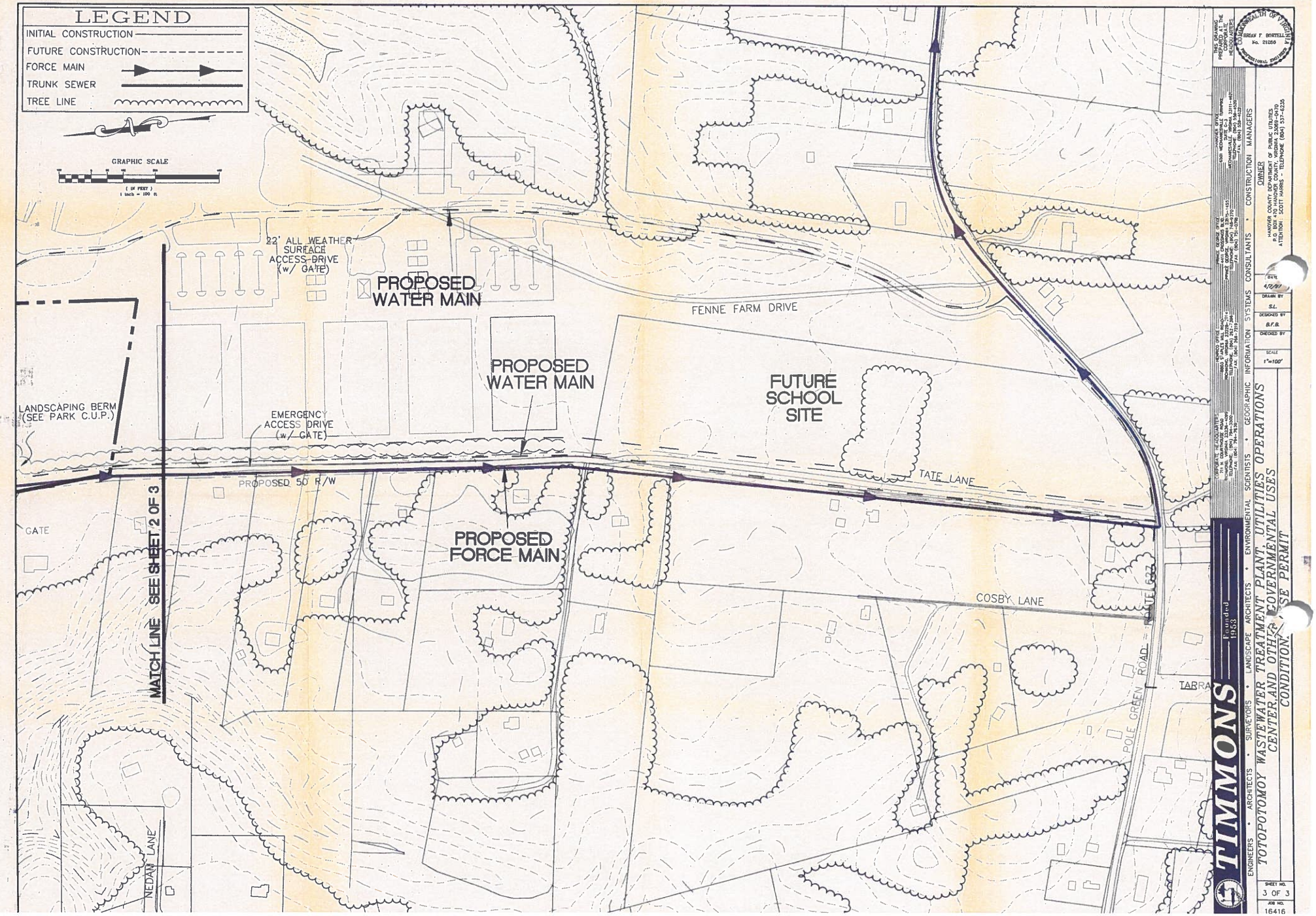
John H. Hodges, AICP
Director of Planning

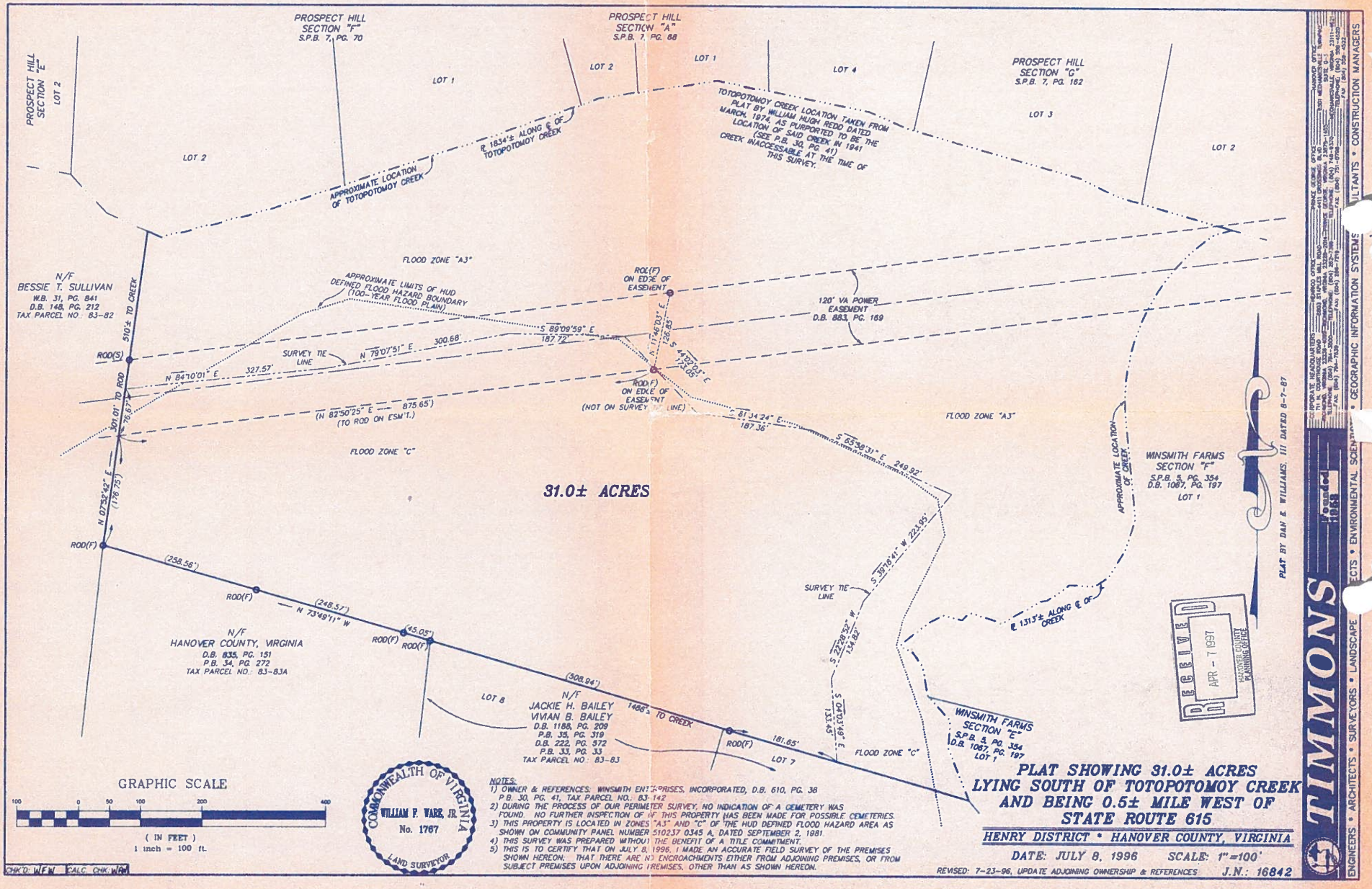
jds/mko/CUP 2

cc: The Honorable Jack T. Ward
Mr. Steven R. Lohr
A. Lisa Barker, Esq.
Mr. Richard W. Paul
Mr. J. Keith Thompson
Mr. W. Randolph Johnson, Jr.
Mr. T. Scott Harris
Mrs. Elizabeth Daniel
Mr. Steve Herzog

TIMMONS
Founded 1953
ENGINEERS • ARCHITECTS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS
TOTOPOTOMOY WASTEWATER TREATMENT PLANT, UTILITIES OPERATIONS CENTER, AND OTHER COVERMENTAL USES
CONDITIONAL USE PERMIT
SHEET NO. 1 OF 3
ZB NO. 16416
OWNER
HANOVER COUNTY DEPARTMENT OF PUBLIC UTILITIES
P.O. BOX 470 HANOVER COUNTY, VIRGINIA 23069-0470
ATTENTION: SCOTT HARRIS - TELEPHONE (804) 537-6235
SCALE 1"=200'
DESIGNED BY E.F.B.
DRAWN BY T.T.S.
CHECKED BY
PROPOSED HANOVER COUNTY PARK
TOTOPOTOMOY CREEK
PROPOSED TOTOPOTOMOY TRUNK SEWER
PROPOSED FORCE MAIN
PROPOSED WATER MAIN
PROPOSED WATER MAIN
FUTURE SCHOOL SITE
TO EXISTING WATERLINE
ZONING A-1
LEGEND
INITIAL CONSTRUCTION
FUTURE CONSTRUCTION
FORCE MAIN
TRUNK SEWER
TREE LINE
PROPERTY LINE
NOTES:
1. WASTEWATER TREATMENT PLANT PROCESS AREA SHALL BE FENCED WITH AN EIGHT FOOT CHAIN-LINK FENCE.
2. PUMP STATION AND WATER STORAGE TANK SITE SHALL BE FENCED WITH AN EIGHT FOOT CHAIN LINK FENCE.
3. PARKING AREAS SHALL BE PROVIDED AS REQUIRED BY THE LANDSCAPING ORDINANCE.
GRAPHIC SCALE
1" = 200'
1 inch = 200 ft.


LEGEND
INITIAL CONSTRUCTION
FUTURE CONSTRUCTION
FORCE MAIN
TRUNK SEWER
TREE LINE
GRAPHIC SCALE
PROPOSED PARK
RADIO TOWER
CUP # 29-90
TOWER ACCESS DRIVE (TO BE RELOCATED)
22' ALL WEATHER SURFACE ACCESS DRIVE (w/ GATE)
LANDSCAPING BERM (SEE PARK C.U.P.)
PROPOSED PLANTED BUFFER DOUBLE ROW OF WHITE PINE PLANTED IN ACCORDANCE WITH CODE REQUIREMENTS
100' RPA AREA
SLUDGE TREATMENT AND STORAGE/ SEPTAGE DUMPING
LIMIT OF WASTEWATER TREATMENT PROCESS AREA
GATE
PRIMARY SETTLING TANKS
RAS PUMP STATION
ADMINISTRATION/ OPERATIONS CENTER LAB FACILITY
22' ALL WEATHER ACCESS DRIVE
INFLUENT PUMP STATION SCREENING AND GRIT REMOVAL
EXISTING CEMETERY
AERATION BASINS
EFFLUENT PUMP STATION
5 AC. PUBLIC UTILITIES OPERATION CENTER AND STORAGE YARD
CLARIFIERS (TYP.)
TERTIARY FILTRATION
UV DISINFECTION
PARKING AREA (25 SPACES)
MATCH LINE SEE SHEET 3 OF 3
TOTOPOTOMOY CREEK
PROPOSED TOTOPOTOMOY TRUNK SEWER
NEDAM LANE
150
125
100
400
TIMMONS Founded 1955
ENGINEERS • ARCHITECTS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS
OWNER
HANOVER COUNTY DEPARTMENT OF PUBLIC UTILITIES
P.O. BOX 470 HANOVER COUNTY, VIRGINIA 23069-0470
TELEPHONE (804) 537-6235
4/1/97
DRAWN BY S.L.
DESIGNED BY B.F.B.
CHECKED BY
SCALE 1"=100'
TOTOPOTOMOY WASTEWATER TREATMENT PLANT, UTILITIES OPERATIONS CENTER AND OTHER ENVIRONMENTAL USES CONDITIONAL USE PERMIT
SHEET NO. 2 OF 3


LEGEND
INITIAL CONSTRUCTION
FUTURE CONSTRUCTION
FORCE MAIN
TRUNK SEWER
TREE LINE
GRAPHIC SCALE
22' ALL WEATHER SURFACE ACCESS DRIVE (w/ GATE)
PROPOSED WATER MAIN
FENNE FARM DRIVE
PROPOSED WATER MAIN
FUTURE SCHOOL SITE
LANDSCAPING BERM (SEE PARK C.U.P.)
EMERGENCY ACCESS DRIVE (w/ GATE)
TATE LANE
PROPOSED 50' R/W
GATE
PROPOSED FORCE MAIN
COSBY LANE
MATCH LINE SEE SHEET 2 OF 3
POLE GREEN ROAD
NEDAM LANE
TIMMONS
ENGINEERS • ARCHITECTS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS • GEOGRAPHIC INFORMATION SYSTEMS CONSULTANTS • CONSTRUCTION MANAGERS
TOTOPOTOMOY WASTEWATER TREATMENT PLANT, UTILITIES OPERATIONS CENTER AND OTHER GOVERNMENTAL USES CONDITION. SE PERMIT
OWNER
HANOVER COUNTY DEPARTMENT OF PUBLIC UTILITIES
ATTENTION: SCOTT HARRIS, TELEPHONE (804) 537-6235
DATE 4/2/97
DRAWN BY S.L.
DESIGNED BY B.F.B.
CHECKED BY
SCALE 1"=100'
SHEET NO. 3 OF 3
JOB NO. 16416



258.56
248.57
45.05
S 52°E
914
1486'±

File - CUP 15-97



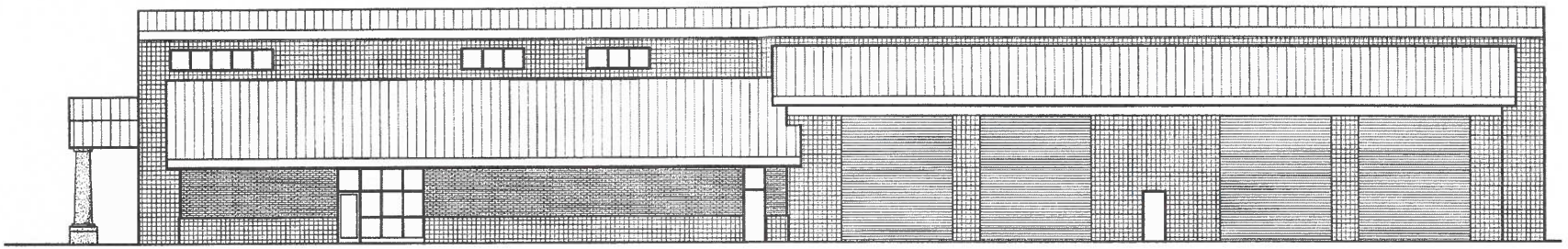
FRONT ELEVATION

1/8" = 1'-0"

TOTOPOTOMOY WWTP
OPERATIONS BUILDING

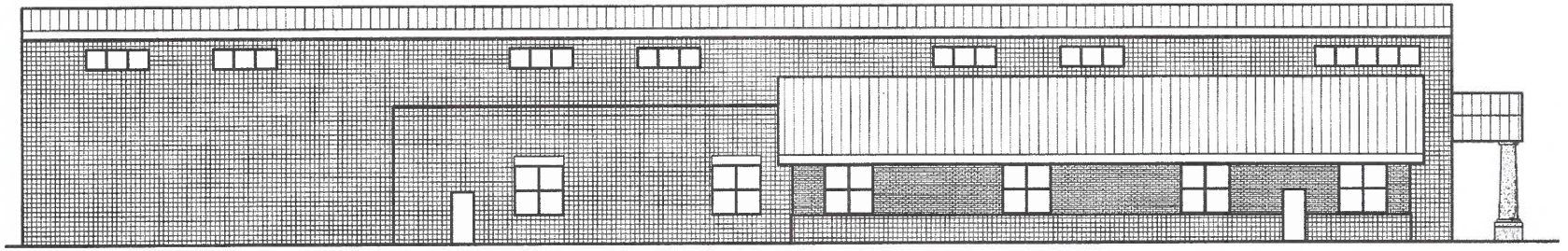
BUILDING ELEVATION

HAZEN AND SAWYER
Environmental Engineers & Scientists



RIGHT ELEVATION

1/16" = 1'-0"



LEFT ELEVATION

1/16" = 1'-0"

HAZEN AND SAWYER
Environmental Engineers & Scientists

TOTOPOTOMOY WWTP
OPERATIONS BUILDING

BUILDING ELEVATION

Historical Commission Recommendation

Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II CDC

SUBJECT: Historical Commission Recommendation
CUP2024-00015, Hanover Co. Department of Public Utilities

DATE: September 11, 2024

At the Historical Commission meeting on September 3, 2024, the Commission reviewed the referenced request for an amendment to the Conditional Use permit to amend the sketch plan to add a new building and parking to the property near the Bruce Center, the operations facility for the Department of Public Utilities. The Historical Commission reviewed this request because the County property is in the area of the following Civil War features:

- Confederate attacks near Bethesda Church, 1864
- VDHR 042-5017, Cold Harbor battlefield (potentially eligible)
- VDHR 042-5022, Battle of Totopotomoy Creek (potentially eligible)

Staff noted that the County facility was developed as a water treatment facility at the back of the property and that the Bruce Center existed at the front of the site with associated parking and storage areas. The new building was for storage of County equipment and vehicles and that an additional parking area was needed. The representative of the National Park Service was present at the meeting and noted that there are no remaining Civil War features on this property.

After discussion, the Historical Commission determined that the proposed building and additional parking would not impact the Civil War features.

/cdc

Community Meeting Notes

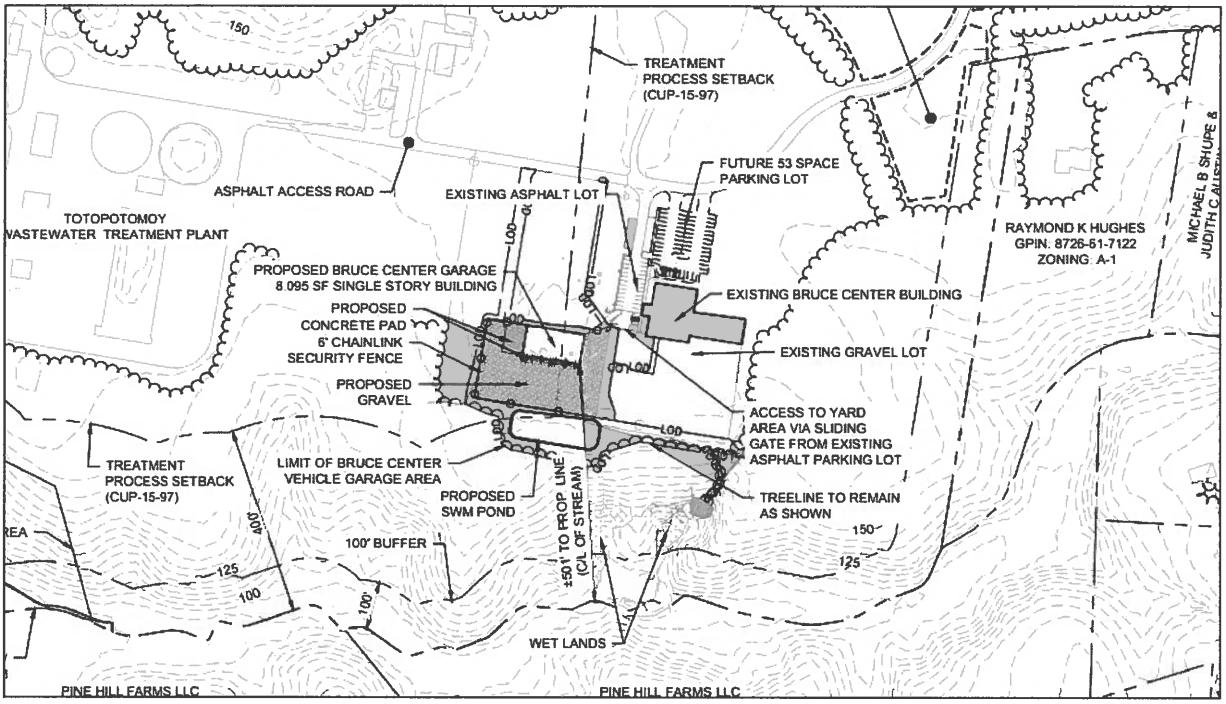
Community Meeting Notes

CUP2024-00015, Hanover County Department of Public Utilities

A community meeting for CUP2024-00015, Hanover County Department of Public Utilities was held on November 14, 2024, at 6:00 p.m. at 9015 Pole Green Park Lane. Hanover County Public Utilities is requesting a conditional use permit to construct a new vehicular storage building and parking lot for public utility vehicles at the Hanover County Bruce Center. Approximately 5 people were in attendance. The following Hanover County representatives were also in attendance:

Board of Supervisors Member: Sean Davis

Hanover County Staff Members: Andrew Pompei, Brendan McHugh, Matt Longshore, and Matt Ellinghaus



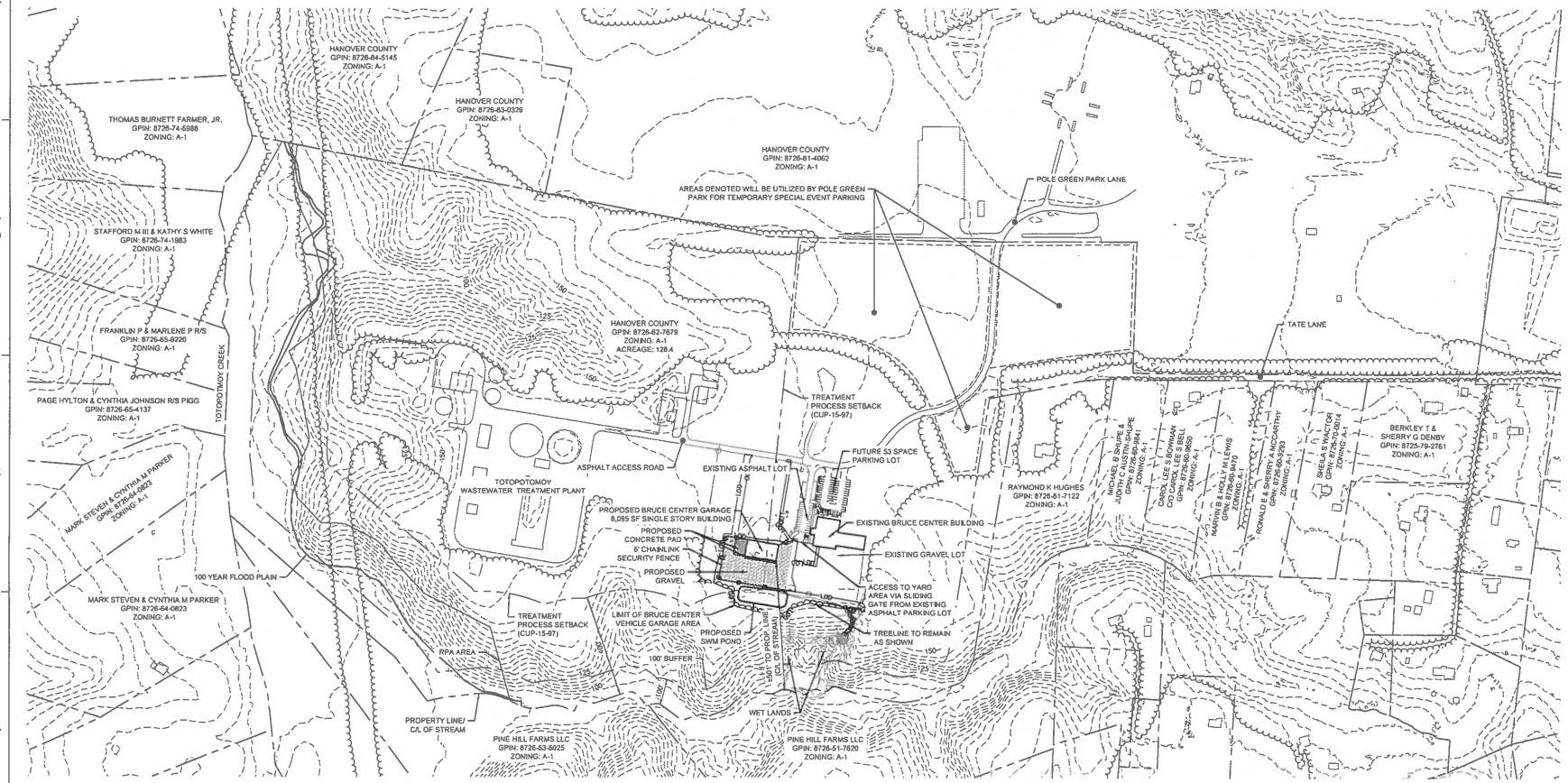
The applicant gave a presentation on the case, which included a detailed overview of the project. The following are questions and responses from the applicant that were addressed in the meeting:

- What kind of vehicles will be stored in the building and parking lot?
  - *Applicant*: Vehicles that support public utilities will be stored in the building and parking lot. All of the types of vehicles are vehicles that are already stored on the property. The vehicles are needed to keep up with additional demand.
- How many stories are in the building?
  - *Applicant*: The building will be tall, but a single story.
- Will the improvements cause any additional traffic?
  - *Applicant*: May have additional traffic to deliver materials but should not be noticeable.

- Will there be any additional uses added to the site?
    - *Applicant*: No
- Will there be any additional nighttime traffic?
    - *Applicant*: Yes, only if there is an emergency, but that already happens with the current facility.
- Will there be additional lighting?
    - *Applicant*: Yes, but the lights will be downward directional, and they will be in accordance with the lighting regulations of the Zoning Ordinance.
- Will the building be used to store Parks and Recreation vehicles?
    - *Applicant*: It is not designed to store those vehicles, but it may be used to store those vehicles in cases of emergency.

This request is tentatively scheduled for the December 12, 2024, Planning Commission meeting.

Sketch Plan



RECEIVED
SEP 2 0 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Dewberry
Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
Phone: 804.200.7557
www.dewberry.com

BRUCE CENTER VEHICLE GARAGE
HANOVER COUNTY
DEPARTMENT OF PUBLIC UTILITIES
HENRY MAGISTERIAL DISTRICT
HANOVER COUNTY, VIRGINIA

SEAL

95% SUBMISSION
NOT FOR CONSTRUCTION

SCALE
0' 100' 200' 400'
SCALE: 1" = 200'

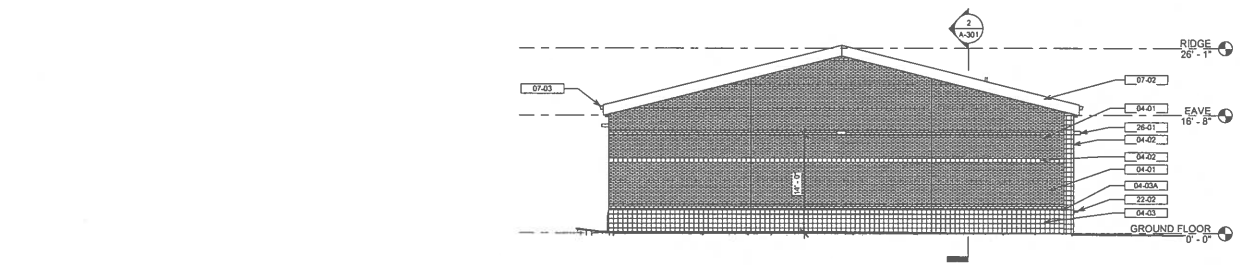
NO.	DATE	BY	DESCRIPTION
1	9/13/24	LWF	COUNTY COMMENTS

DRAWN BY	KJV
APPROVED BY	KAS
CHECKED BY	KAS
DATE	08/30/2024

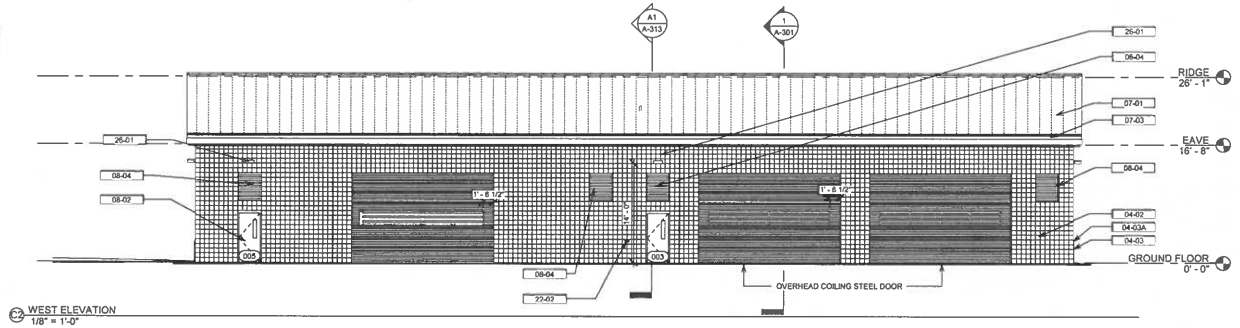
TITLE
OVERALL SITE LAYOUT AND CUP AREA

PROJECT NO. 50151857

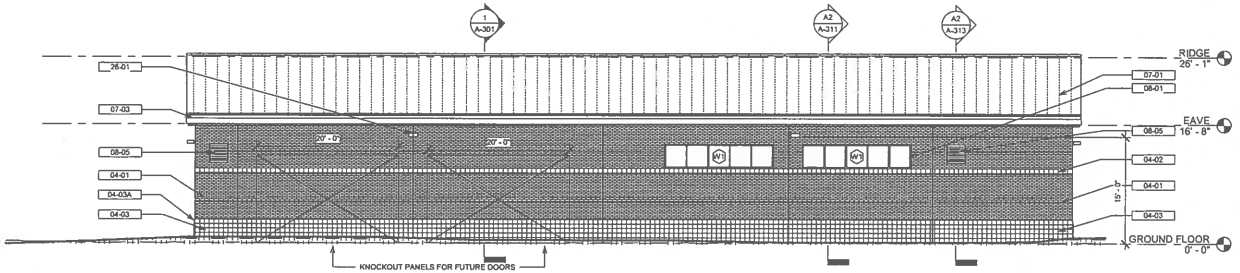
SK-1
SHEET NO.



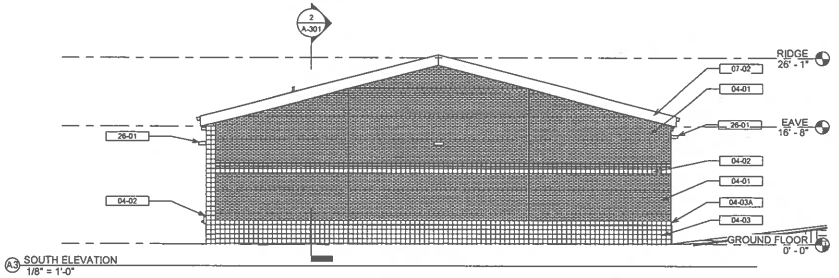
D3 NORTH ELEVATION
1/8" = 1'-0"



C2 WEST ELEVATION
1/8" = 1'-0"



B2 EAST ELEVATION
1/8" = 1'-0"



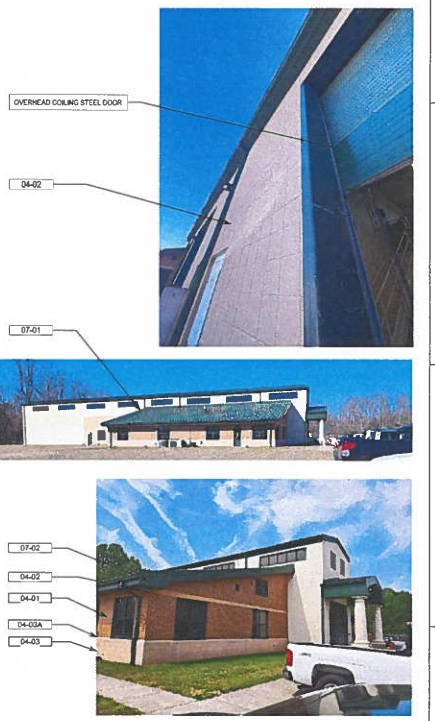
A3 SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTES PER SHEET	
NOTE	DESCRIPTION
04-01	BRICK VENEER STANDARD
04-02	SCORED GROUND FACED CONCRETE MASONRY UNIT 4XBX16
04-03	SCORED GROUND FACED CONCRETE MASONRY UNIT 6XBX16
04-03A	SPECIAL MASONRY SHAPE
07-01	STANDING-SEAM METAL ROOF PANELS
07-02	ROOF FASCIA
07-03	GUTTER
08-01	ALUMINUM WINDOWS
08-02	HOLLOW METAL DOORS AND FRAMES WITH VISION GLASS
08-04	ALUMINUM LOUVER PANEL (40X48) 50% FREE AREA
08-05	ALUMINUM LOUVER PANEL (32X32) 50% FREE AREA
22-02	WALL HYDRANT
26-01	WALL PACK

MATERIAL GENERAL NOTES

ALL MATIERALS ARE TO MATCH THE EXISITING BRUCE CENTER STRUCTURE. THREE IMAGES ARE OF THE EXISITNG BRUCE CENTER

1. 07-01 STANDING SEAM METAL ROOF PANELS TO MATCH COLOR OF EXISITING BUILDING
2. 07-02 ROOF FASCIA TO MATCH COLOR OF EXISITING BUILDING
3. 04-01 BRICK VENEER STANDARD TO MATCH COLOR OF EXISITING BUILDING
4. 04-02 SCORED GROUND FACE CONCRETE MASONRY UNIT TO MATCH COLOR OF EXISITING BUILDING CREAM
5. 04-03 SCORED GROUND FACE CONCRETE MASONRY UNIT TO MATCH COLOR OF EXISITING BUILDING COCOA
6. 04-03A SPECIAL MASONRY SHAPE TO MATCH COLOR OF EXISITING BUILDING COCOA
7. OVERHEAD COILING STEEL DOOR TO MATCH COLOR OF EXISITING BUILDING



A5 EXISITING BUILDING IMAGES

Dewberry
Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
Phone: 804 .290.7857
www.dewberry.com

BRUCE CENTER
VEHICLE GARAGE

HANOVER COUNTY
DEPARTMENT OF PUBLIC UTILITIES

HENRY MAGISTERIAL DISTRICT
HANOVER COUNTY, VIRGINIA

SEAL

95% SUBMISSION
NOT FOR CONSTRUCTION

SCALE

0' 4' 8' 16'

NO.	DATE	BY	DESCRIPTION
1	9/13/24	DN	COUNTY COMMENTS

DRAWN BY DN
APPROVED BY RS
CHECKED BY JO
DATE 08/30/2024

TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 50151857

A-201

SHEET NO.

9/16/2024 11:13:40 AM



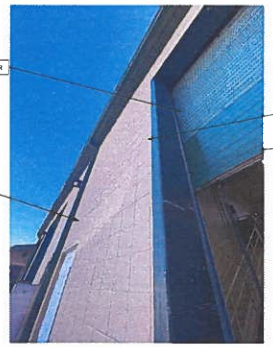




MATERIAL GENERAL NOTES

ALL MATIERALS ARE TO MATCH THE EXISITING BRUCE CENTER STRUCTURE. THREE IMAGES ARE OF THE EXISITNG BRUCE CENTER

1. 07-01 STANDING SEAM METAL ROOF PANELS TO MATCH COLOR OF EXISITING BUILDING
2. 07-02 ROOF FASCIA TO MATCH COLOR OF EXISITING BUILDING
3. 04-01 BRICK VENEER STANDARD TO MATCH COLOR OF EXISITNG BUILDING
4. 04-02 SCORED GROUND FACE CONCRETE MASONRY UNIT TO MATCH COLOR OF EXISITING BUILDING CREAM
5. 04-03 SCORED GROUND FACE CONCRETE MASONRY UNIT TO MATCH COLOR OF EXISITING BUILDING COCOA
6. 04-03A SPECIAL MASONRY SHAPE TO MATCH COLOR OF EXISITING BUILDING COCOA
7. OVERHEAD COILING STEEL DOOR TO MATCH COLOR OF EXISITING BUILDING





A1 EXISITING BUILDING IMAGES

A3 VEHICULAR GARAGE RENDERING

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
Phone: 804.280.7857
www.dewberry.com

BRUCE CENTER
VEHICLE GARAGE

HANOVER COUNTY
DEPARTMENT OF PUBLIC UTILITIES

HENRY MAGISTERIAL DISTRICT
HANOVER COUNTY, VIRGINIA

SEAL

95% SUBMISSION
NOT FOR CONSTRUCTION

SCALE

NO.	DATE	BY	DESCRIPTION
1	9/13/24	DN	COUNTY COMMENTS

DRAWN BY DN
APPROVED BY RS
CHECKED BY JO
DATE 08/30/2024

TITLE
RENDERINGS

PROJECT NO. 50151857

A-901

SHEET NO.

9/19/2024 11:13:49 AM

REZ2024-00016, DOVELL AND WILLIAMS, L.L.C.

Commercial Rezoning Permit Report
Chickahominy Magisterial District
Board of Supervisors Meeting Date: January 22, 2024

Overview

Request	To rezone to M-2(c), Light Industrial District with conditions to allow heavy truck sales at an existing truck dealership
Current Zoning	B-3, General Business District
CUP Area	3.99 acres
Location	North line of Kings Acres Road (State Route 835) approximately 925 feet east of Interstate 95
GPINs	7787-74-0991 and 7787-65-9088(part)
Street Address	10186 Kings Acres Road
General Land Use Plan	Highway Commercial
Major Thoroughfare Plan	Kings Acres Road: Local Road (50' right-of-way)
Suburban Service Area	Inside
Case Planner	Claudia Cheely
PC Recommendation	Approval (Vote: 7 – 0)

Executive Summary

This is a request to rezone from B-3, General Business District, to M-2(c), Light Industrial District with conditions, to allow an existing truck dealership (Western Branch Isuzu) to sell heavy trucks. The dealership has been operating within an existing building and recently completed a new building closer to Kings Acres Road, just east of the Interstate 95 overpass. During the site plan process, it was discovered that the dealership would like to sell some larger trucks that weigh up to 26,000 pounds, which is not permitted in the B-3 District. Rezoning to M-2 would allow the business to include larger trucks in its sales inventory.

Motion

I move that the Board of Supervisors:

a. Approve REZ2024-00016, subject to the proffers dated December 18, 2024.

b. Deny REZ2024-00016.

c. Defer REZ2024-00016 until the Board of Supervisors' meeting on February 26, 2025.

Planning Analysis

Background

The applicant operates an Isuzu truck sales center from the site that formerly operated as Western Branch Diesel Service Center. The applicant owns two parcels zoned M-3(c), Heavy Industrial District with conditions, and B-3, General Business District, and recently completed a new building closer to Kings Acres Road.

During site plan review for the new building, the applicant became aware that the parcel closest to Kings Acres Road is zoned B-3 (unlike the M-3 zoning they have on the rear parcel), so the sale of trucks is limited to those that do not exceed 19,500 pounds. Some of the applicant's sales inventory exceeds that weight limit (including trucks that are approximately 26,000 pounds). Because the applicant would like to use the entire property for the sales center, they are requesting to rezone the B-3 portions of the property to M-2(c), Light Industrial District, which allows all types of truck sales and service.

Existing Conditions



View of Recently-Completed Building and Display Area from Kings Acres Road



View of Existing Building on Rear Parcel (zoned M-3) and Access Drive

To address a concern that tractor trailers could be sold at this site with the proposed M-2 zoning, the applicant has proffered to limit the on-site sales to trucks that are no larger than the Class 7 truck weight classification (as defined by the Federal Highway Administration). Such a condition will functionally limit the gross vehicle weight rating of trucks on the property to no more than 33,000 pounds and 2 axels. Tractor trailers fall under Class 8 trucks.

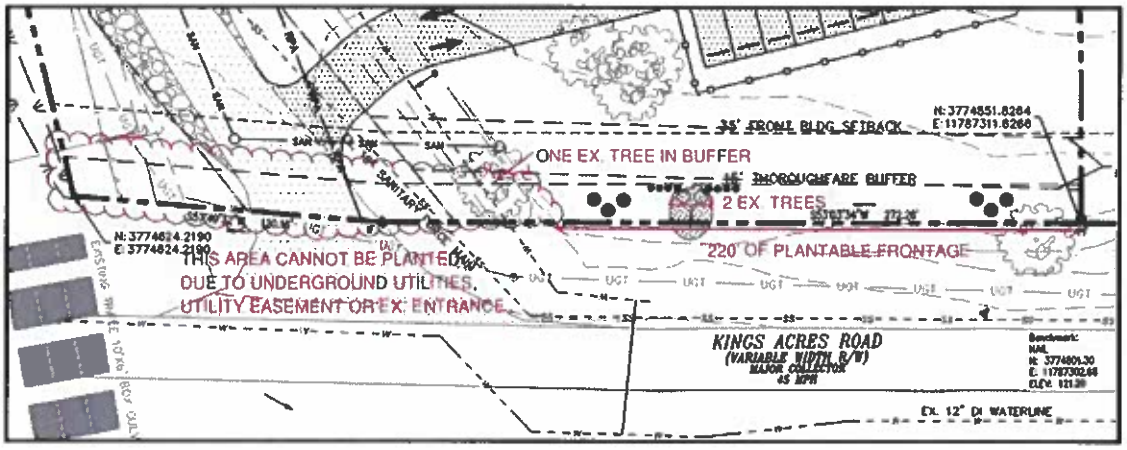
The properties owned by the applicant have been zoned for commercial and industrial uses for decades. The rear parcel was rezoned to M-3 with conditions in 1984 (C-18-84). B-3 zoning was applied to the area along Kings Acres Road in the 1950s/1960s when the County adopted its zoning ordinance.

Conceptual Plan

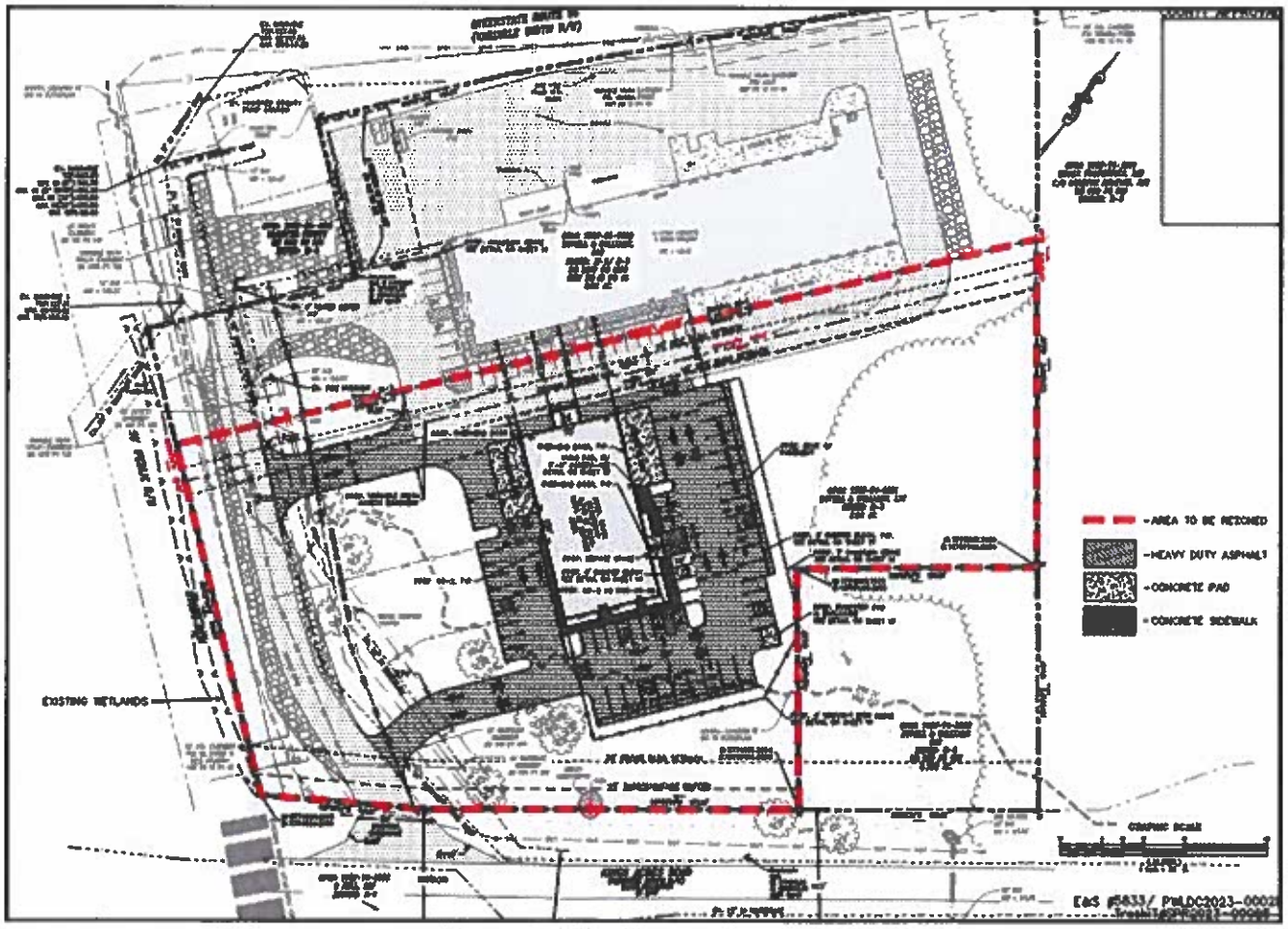
The conceptual plan includes the following features:

- *Recently-Completed Building*: The recently-completed 9,793-square-foot structure of which about 40% of the building is dedicated for vehicle service. Parking requirements were reviewed during the site plan review process.
- *Entrance*: The front parcel is accessed using the same entrance currently serving the rear parcel, which was reviewed and approved during the site plan process. VDOT has also noted in its comments on this request that the conceptual plan is generally acceptable.

- *Buffers/Landscaping*: The plan shows a 15' thoroughfare buffer, and the applicant has proffered to provide 33% more vegetation than is required for that buffer by ordinance.



Thoroughfare Buffer Landscaping Plan



Conceptual Plan Showing Overall Site

As noted previously, the applicant had site plan approval and had begun construction when the issue regarding the size of trucks arose. The following photograph shows the recently-completed building and parking lot.



Comprehensive Plan

This property is designated *Highway Commercial* on the General Land Use Plan map, which includes areas intended to accommodate a mix of commercial uses that serve customers from the surrounding community and the larger region, such as retail, office and business uses that are permitted under the recommended business and office zoning districts. M-2, Light Industrial District, is not listed as one of the appropriate zoning classifications, but one of the appropriate uses listed under *Highway Commercial* is auto sales and repair, which is functionally similar to truck sales and repairs, especially when the latter use is limited to smaller-scale trucks through proffered conditions. Below is an analysis of how the rezoning request aligns with the *Highway Commercial* recommendations:

Highway Commercial Land Use Analysis	
Mix of Uses	Request does **align** with plan recommendations: • The Plan recommends 100% commercial uses, and truck sales and repair is a commercial use. However, a component of the applicant's business is heavy trucks sales, which requires the M-2 zoning. To restrict the use of the property, the applicant has proffered to limit heavy truck sales to Class 7 trucks, which does not include tractor trailers.
Open Space/Buffers	Request **aligns** with plan recommendations: • The applicant is providing the thoroughfare buffer with enhanced landscaping.
Utilities and Infrastructure	Request **aligns** with plan recommendations: • The development will have public water and sewer services.
Community Character/Buffers and Landscaping	Request **aligns** with plan recommendations: • The new building shown on the conceptual plan has already been constructed with parking on both sides and at the front of that building. The applicant has proffered to provide the thoroughfare buffer with landscaping that will be enhanced with 33% more plantings than required by ordinance. The display area includes decorative metal fencing.

Building Design	Request **aligns** with plan recommendations: • As noted, the building was already constructed on this site and is a warehouse-type structure with vertical metal siding. A colored concrete block water table surrounds the building, which has additional block features that create columns on both sides of the front entrance with a pediment above. Flat canopies are provided over that entrance and other doors, breaking up the front façade. • HVAC screening has been provided.
Adjacent to Lower Intensity Uses	Request **aligns** with plan recommendations: • There are no lower-intensity uses adjacent to this property. VDOT right-of-way related to Interstate 95 is directly west of this site, and the adjacent property to the east is zoned B-3. The proposed thoroughfare buffer is provided along the frontage across Kings Acres Road from a vacant A-1 parcel. • Loading spaces are on the sides of the new building.
Access and Circulation	Request **aligns** with most plan recommendations: • This site shares an access road with the rear parcel, so no additional entrances were needed along Kings Acres Road. • There is no need for interconnection with the property to the west as that is VDOT right-of-way, and the parcel to the east is already zoned.
Parking and Loading	Request **aligns** with the plan recommendations: • Parking wraps around this building, which serves multiple purposes. It is a sales center with an entrance at the front but also includes a repair service, so it has loading bays along the side.
Active Transportation	Request generally **aligns** with the plan recommendations: • Sidewalks are provided around the building for customers accessing the building. • Kings Acres Road is identified as part of the *recommended pedestrian/bicycle spine network* in the Comprehensive Plan, as it could provide a key pedestrian/bicycle connection between the Atlee and Elmont areas. The subject property is a developed site that already provided between 50 to 65 feet of right-of-way across its frontage for future road improvements, but the applicant is not proposing additional transportation improvements. While the applicant is not constructing additional pedestrian/bicycle improvements, right-of-way is available for any future road widening projects and related pedestrian/bicycle improvements.

Compatibility with Surrounding Area

The site is located between I-95 and a parcel zoned B-3. The use of the site as a truck sales and service center already exists at this location, and the new sales and service center is already constructed. In addition, the sale of heavier trucks is only a small portion of the applicant's business. The applicant has proffered to limit the truck sales to Class 7 trucks or lighter, so the applicant's ability to sell larger trucks should have relatively little impact on the activities that already occur on site.

Historical Commission

The Historical Commission reviewed this request on October 1, 2024, due to its proximity to the following Civil War resources:

- Skirmishes at Half Sink and Meadow Bridges
- Route between Skirmish at Half Sink and Meadow Bridges, June 26, 1862

A representative for the National Park Service reported that this site is outside of the core or study areas and that they had no major concern about this request. Based on the presented information, the Commission determined that the request would not impact the battlefield sites.

Transportation

The traffic counts for the proposed use were projected to be 270 vehicle trips per day with peak hour trip generation of 18 AM peak hour trips and 38 PM peak hour trips, which does not trigger the need for a traffic impact analysis. The property will use the existing commercial entrance and access drive from Kings Acres Road that has existed since the 1980s. The proposed uses do not trigger any changes to this entrance, and VDOT has indicated that this access is generally acceptable.

Agency Analysis

There were no substantive comments from other departments.

Proffers

The applicant submitted the following proffers on December 18, 2024:

1. Uses. **Accept**. The applicant has proffered to limit uses to those permitted in the M-1 District, and the following M-2 District uses:
   a. Automobile, tractor, truck, bus, motorcycle body and fender repair.
   b. Automobile, tractor, truck, bus, motorcycle radiator repair and cleaning.
   c. Automobile, tractor, truck, bus, motorcycle repair, general.
   d. Automobile, tractor, truck, bus, motorcycle tire retreading, recapping and vulcanizing.
   e. Automobile, tractor, truck, bus, motorcycle, transmission repair service.
   f. Brewery.
   g. Construction equipment sales, rental or leasing
   h. Craft Brewery
   i. Tire sales and Service
   j. Truck sales and repairs, including body or fender repairs.
   k. Vehicle storage (not parking garages), including the storage of empty trailers.

2. Enhanced Thoroughfare Buffer. **Accept**. Within the 15' thoroughfare buffer, there will be a thirty-three percent (33%) increase in landscaping and plantings. All landscaping and plantings will be consistent with the landscape plan submitted as part of the conceptual plan.

3. Limitation of Vehicle Class. **Accept.** Only vehicles that are rated Class 7 or lower, as currently designated by the Federal Highway Administration, are permitted to be displayed, repaired, or sold on the property.

4. Conceptual Plan. **Accept.** The property shall be developed in substantial conformity with the conceptual plan.

5. Signs. **Accept.** All freestanding signs on the property shall be monument type, matching the building materials and style.

Planning Commission Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** Vote: 7 – 0	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Photographs
- ☑ Application
- ☑ VDOT Comments
- ☐ Traffic Study
- ☑ Historical Commission Recommendation
- ☐ Community Meeting Notes
- ☑ Proffers
- ☑ Conceptual Plan
- ☑ Draft Ordinance

Initials: CDC

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00016

Dovell & Williams, L.L.C.

Rezone B-3 to M-2

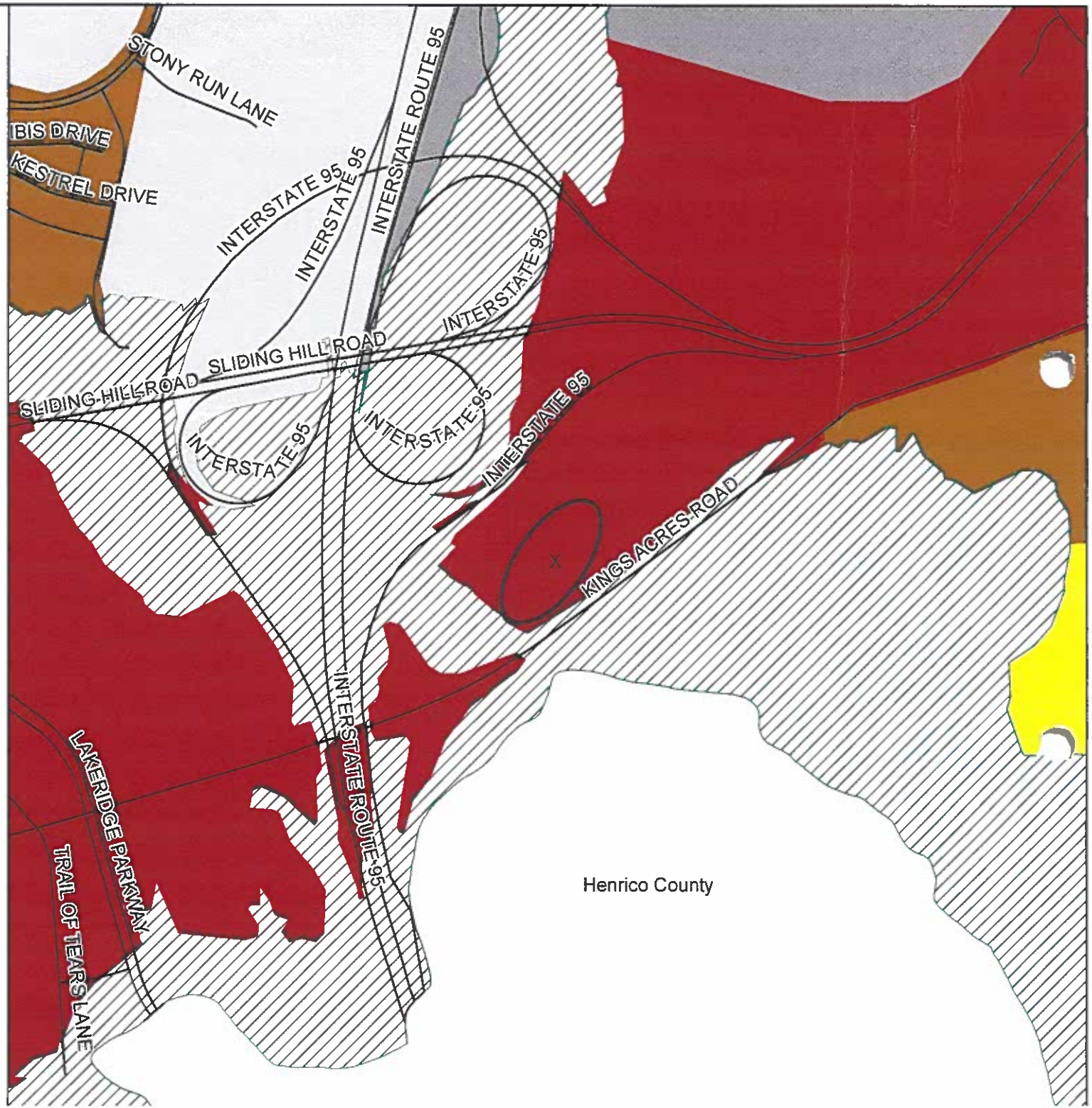
Highway Commercial Land Use

GPIN: 7787-74-0991
Chickahominy Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2024-00016

Dovell & Williams, L.L.C.

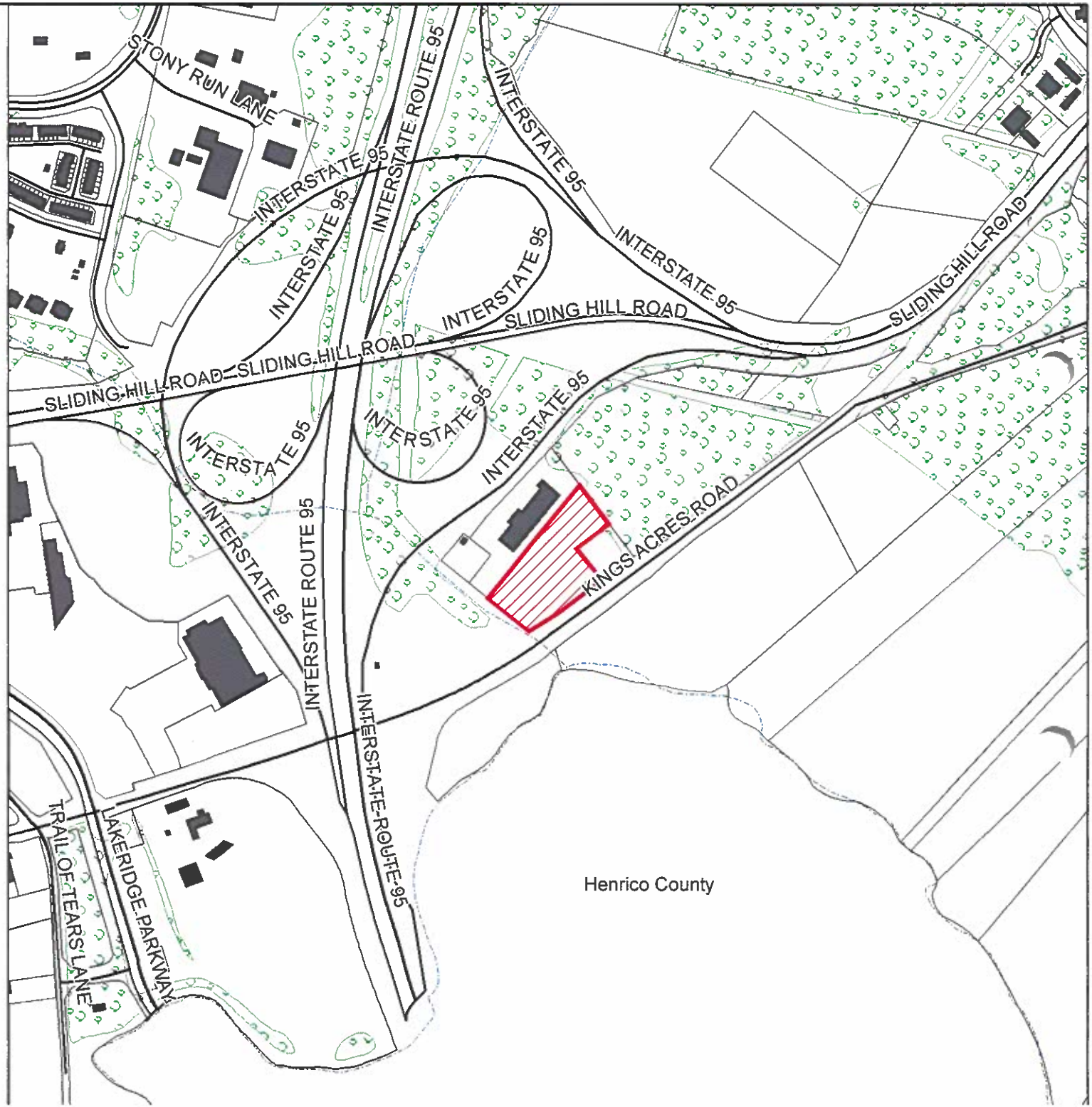
Rezone B-3 to M-2

GPIN: 7787-74-0991
Chickahominy Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2024-00016

Dovell & Williams, L.L.C.

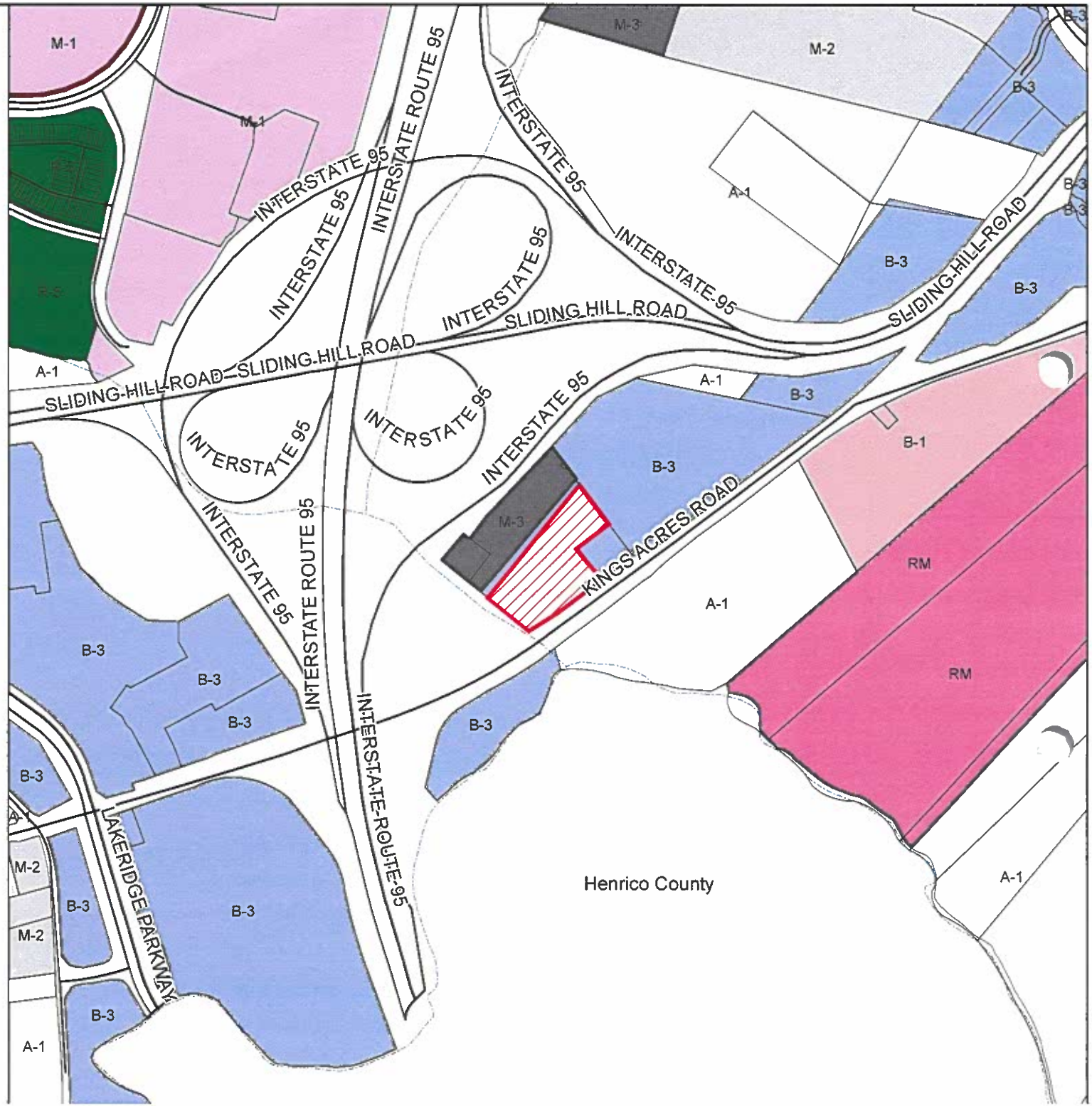
Rezone B-3 to M-2

GPIN: 7787-74-0991
Chickahominy Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024




REZ2024-00016

Application

Hanover County Planning Department Application

Request for REZONING

Case #: _____ Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: Dovell & Williams, LLC Contact Name: Kevin Burnette Address: 3504 Shipwright Street Portsmouth Virginia 23703	Telephone No. 757-705-4760 Fax No. _____ Email Address _____ kburnette@indelpower.com
Applicant/Contract Purchaser: Dovell & Williams, LLC Contact Name: Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC Address: 1519 Summit Avenue, Suite 102 Richmond, Virginia 23230	Telephone No. 804-977-3373 Fax No. _____ Email Address _____ ~~acondlin@rothjackson.com~~ janderson@rothjackson.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☐

GPIN(s) (Tax ID #'s) 7787-74-0991 and part of parcel 7787-65-9088 that is zoned B-3 Deed Book 3390 Page 1983 Magisterial District Chickahominy Location Description (Street Address, if applicable) ☐ 10186 Kings Acres Road	Total Area (acres/square feet) 3.614 and .379 acres Current Zoning B-3 Requested Zoning M-2 Requested Use heavy truck sales center.

SIGNATURE OF OWNER ☐ 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 Jared B. Anderson Date 10/30/24

Print Name Jared B. Anderson, by Power of Attorney

Signature _____ Date _____

Print Name _____

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

Name	Andrew M. Condlin	Jared B. Anderson
Address:	Roth Jackson Gibbons Condlin, PLC 1519 Summit Avenue, Suite 102 Richmond, Virginia 23230	Roth Jackson Gibbons Condlin PLC 1519 Summit Avenue, Suite 102 Richmond, Virginia 23230

Telephone No. 804-977-3373
Fax No. _____
Email Address _____
acondlin@rothjackson.com

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

RECEIVED
NOV 01 2024
HANOVER COUNTY
PLANNING DEPARTMENT

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
GPIN	**Property Owner(s)**	**Deed Book and Page Number**	**Area (acres/square feet)**	**Current Zoning**	**Requested Zoning**
7787-74-0991	Print Dovell & Williams, LLC Jared B. Anderson, by Power of Attorney Sign Jared B. Anderson	3390/1983	3.614 acres	B-3	M-2
7787-74-0991 (in part)	Print Dovell & Williams, LLC Jared B. Anderson, by Power of Attorney Sign Jared B. Anderson	3390/0983	.379 acres of the 3.02 acres	M-3/B-3	M-2 of the .379 acres as shown on the Layout Plan
	Print Sign				
	Print Sign				
	Print Sign				
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ATTACHMENTS - For ALL REQUESTS you must submit the following:

☒ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☒ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☒ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. 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.)

☒ d. **Responses to questions on Pages 10 and 11**

☒ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☒ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:

1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☒ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

☐ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

☒ i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction.**
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.
☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction.**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Jared B. Anderson Date 10/30/24

Print Name Jared B. Anderson, by Power of Attorney

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Andrew M. Condlin & Jared B. Anderson - Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email acondlin@rothjackson.com janderson@rothjackson.com ☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	$500
AR-6 (>2 lots), RC, RS, RM, MX	$1500 + $75/acre* for 1st 200 acres; $30/acre* for acreage>200 acres
B, OS, M, BP	$1100
Amendment of Proffer or Planned Unit Development	$1500

*Fractions of acreage are rounded up to the nearest whole number.

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:

Base Fee _____	
Acreage Fee _____	Accepted by: _____
TOTAL FEE _____	HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: Jared B. Anderson

COMMONWEALTH OF VIRGINIA)
City of Richmond) to-wit:
~~COUNTY OF HANOVER~~)

The foregoing instrument was acknowledged before me this 30th day of October, 2024, by Jared B. Anderson by Power of Attorney for Dovell & Williams, LLC (Name of Applicant).

My commission expires: 11/30/2024

Tracy Gibrall Craddock
Notary Public

Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

Board of Supervisors Representative: Danielle G. Floyd

Planning Commission Representative: Cliff Parker

List of Adjacent Property Owners: ☒ **Check here if list is attached.**

GPIN	Name	Address

Dovell & Williams, LLC
Adjacent Neighbor List

GPIN	Property Owner Name	STREET ADDRESS	CITY STATE AND ZIP CODE
7787-74-3928	DOVELL & WILLIAMS LLC	3504 SHIPWRIGHT ST	PORTSMOUTH, VA 23703
7787-75-2571	ESSEX PROPERTIES INC C/O WOODFIN HEATING INC	1823 NORTH HAMILTON STREET	RICHMOND, VA 23230
7787-75-7773	NO DATA AVAILABLE		
7787-85-2782	NO DATA AVAILABLE		
7787-74-8786	S HILL LLC	8264 OAK FIELD LANE	MECHANICSVILLE, VA 23116
7787-95-1158	CHARTER LANDING LLC	9400 CHARTER CROSSING DRIVE #B	MECHANICSVILLE, VA 23116
7787-85-9659	SLIDING HILL PROPERTIES L C	9064 STUMPY ROAD	ASHLAND, VA 23005
7787-85-5620	VIRGINIA NATURAL GAS INC	PO BOX 26666	RICHMOND, VA 23261
7787-64-8212	NO DATA AVAILABLE		
7787-65-9088	DOVELL & WILLIAMS LLC	3504 SHIPWRIGHT ST	PORTSMOUTH, VA 23703
7787-65-4165	HANOVER COUNTY	PO BOX 470	HANOVER, VA 23069
787-773-8504	CHICKAHOMINY CROSSING LLC	109 GAYMONT RD	HENRICO, VA 23229
7787-76-4465	LEDBETTER ROAD LLC	2415 GRENOBLE ROAD	RICHMOND, VA 23294

ROTH JACKSON
ROTH JACKSON GIBBONS CONDLIN, PLC

November 1, 2024

VIA U.S. MAIL

Jared B. Anderson
Richmond Office
(804) 658-2201 (direct)
janderson@rothjackson.com

Interested and Adjacent Neighbors

RE: Rezoning of 10186 & 10194 Kings Acres Road

Dear Ladies and Gentlemen:

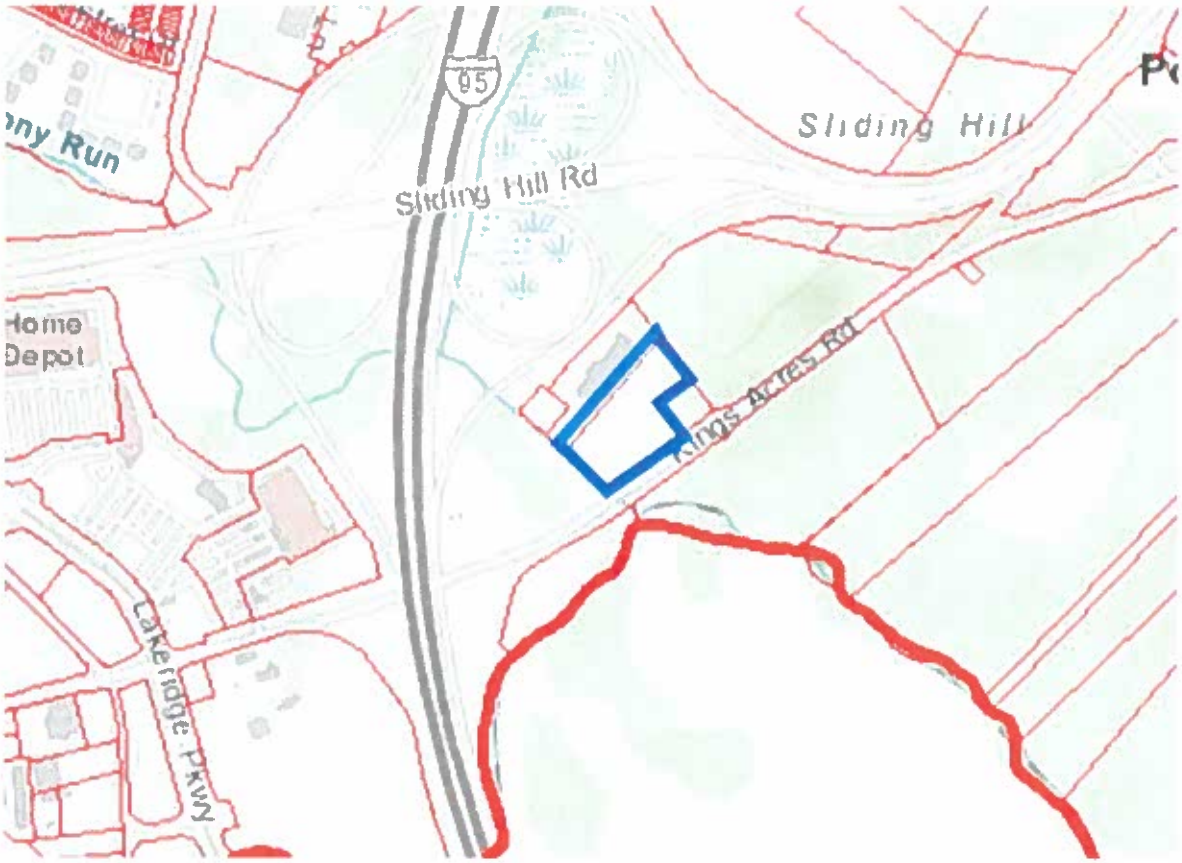
As a previous letter from Andy Condlin mentioned, our firm is assisting Dovell & Williams, LLC with an application with the County of Hanover for the rezoning of the property located at 10186 Kings Acres Road. The County has requested we also include part of the parcel (10194 Kings Acres Road) directly behind 10186 Kings Acres Road. There is a small (.379 acre) portion of the adjacent parcel that is currently zoned B-3. We are seeking to rezone that portion to M-2 to match the front parcel, which we are also asking to be rezoned from B-3 to M-2. These properties are on Kings Acres Road, between Sliding Hill Road and Interstate 95. Please see the attached vicinity map for reference.

The property at 10186 Kings Acres Road is currently used as a truck sales center but is limited to trucks not exceeding 19,500 lbs. A small portion of Dovell & Williams, LLC sales inventory exceeds that truck weight limit. We are requesting the rezoning to allow for the sale of these heavier vehicles. There is an existing road, adjacent to the proposed parcel that will continue to be used for access. There are no physical changes to the property, nor do we anticipate any increase in traffic, only the allowance of the sale of heavier trucks.

The application will be updated and will go through the review process by the County. You are receiving this notice as an adjacent landowner. If you have any questions or concerns, please let us know.

Sincerely,

Jared B. Anderson



RICHMOND
1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER
8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

WWW.ROTHJACKSON.COM

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Highway Commercial

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Marjor Arterial

3. Describe in detail the proposed use of the property. To allow for the sale of trucks weighing more than 19,500 lbs.

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? N/A

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.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property?
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned.
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ____

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ____

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) ____

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes
2. What provisions will be made to ensure safe and adequate access to the subject property? Access already exists. No changes to the access are proposed.
3. How will the traffic impact of this development be addressed?: There should be no change in existing traffic patterns.
4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? This property is adjacent to M-3 and B-3 zoning.
5. What type of signage is proposed for the site? N/A
6. Have architectural/building elevations been submitted with this application? Yes

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. N/A GPIN 7787-74-0991
2. Historic Resource/File No. N/A GPIN 7787-74-0991 (in part)
3. Historic Resource/File No. _____ GPIN _____
4. Historic Resource/File No. _____ GPIN _____
5. 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? _____

b) Is the historic site open to the public? _____

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. _____

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 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: Jared B. Anderson Date: 10/30/24

Jared B. Anderson, by Power of Attorney

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 270 vehicles per day and a site peak hour trip generation of 18 AM / 38 PM vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 840 and Page Number 252 Vol. 5).

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.

Carl Hultgren — 8-19-24

(Signature of Applicant/Applicant's Representative) (Date)

Carl Hultgren

(Applicant/Applicant's Representative – Print Name)

Land Use: 840
Automobile Sales (New)

Description

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities. However, the land use also commonly provides automobile servicing, parts sales, and used car sales. The dealerships may also provide truck sales and servicing. Automobile sales (used) (Land Use 841) and recreational vehicle sales (Land Use 842) are related uses.

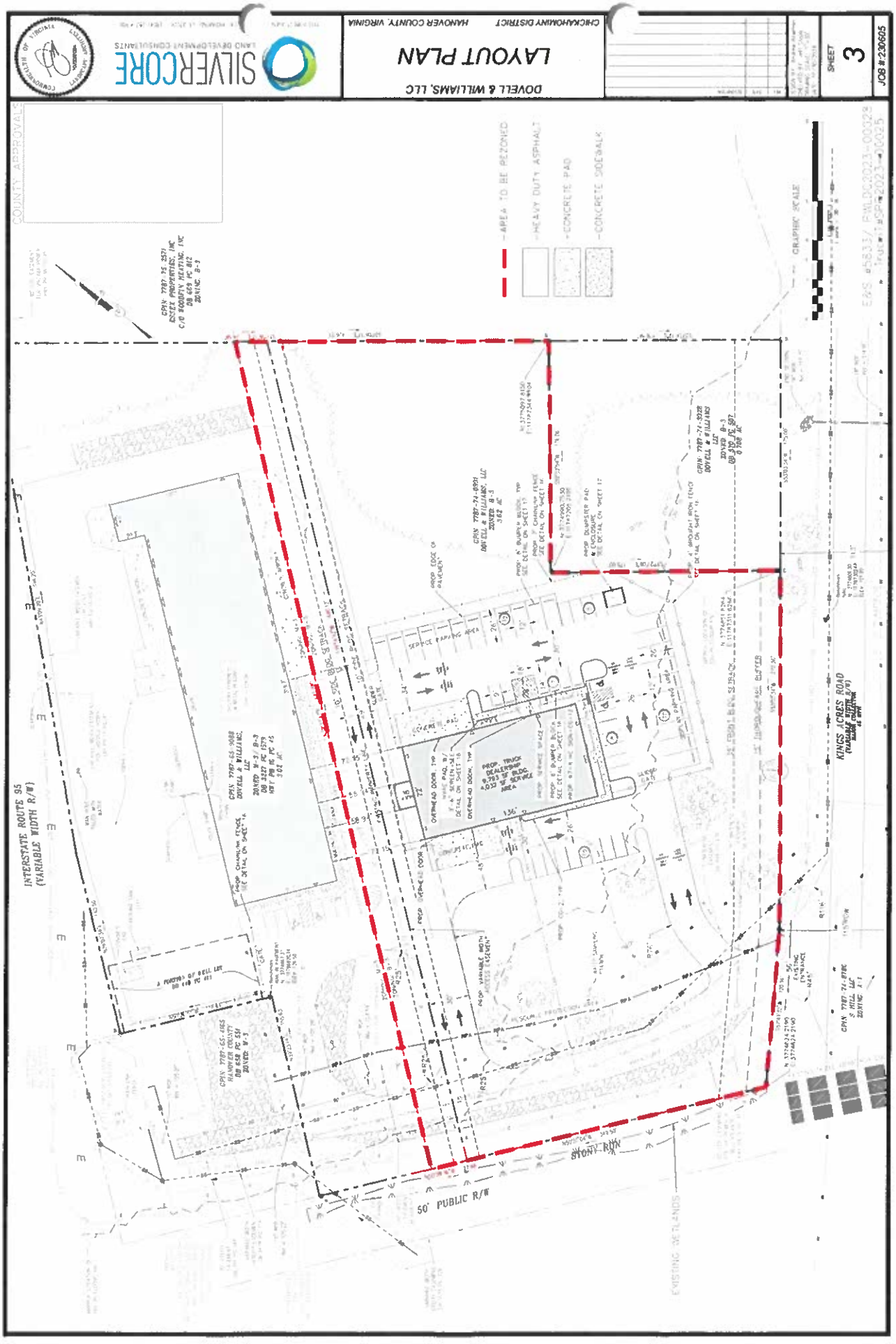
Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, Georgia, Indiana, New York, North Carolina, Ontario (CAN), Oregon, Texas, Vermont, and Virginia.

Source Numbers

260, 271, 280, 328, 414, 424, 427, 438, 440, 507, 571, 583, 612, 715, 728, 880, 881, 936, 974, 975, 1036


SILVERCORE
LAND DEVELOPMENT CONSULTANTS
DOVELL & WILLIAMS, LLC
LAYOUT PLAN
CHICKAHOMINY DISTRICT HANOVER COUNTY, VIRGINIA
SHEET 3
JOB # 230605
COUNTY ABBREVIATIONS
AREA TO BE REZONED
HEAVY DUTY ASPHALT
CONCRETE PAD
CONCRETE SIDEWALK
GRAPHIC SCALE
E&S #5831-PMLD2023-00028
PLAN # SPR-2023-00025
INTERSTATE ROUTE 95
(VARIABLE WIDTH R/W)
KINGS ACRES ROAD
(VARIABLE WIDTH R/W)
50' PUBLIC R/W
STONY RUN
EXISTING DETENTION
PROP. TRUCK DEALERSHIP 9,793 SF BLDG. 4,013 SF SERVICE AREA
PROP. 6' CHAINLINK FENCE
PROP. 6' BOARD ON BOARD FENCE
PROP. DUMPSTER PAD & ENCLOSURE
PROP. VARIABLE WIDTH DRAINAGE EASEMENT
PROP. 50' WIDE BUFFER
EXISTING TREELINE
CPIN 7787-74-8984
DOVELL & WILLIAMS, LLC
ZONED B-3
0.62 AC
CPIN 7787-74-9328
DOVELL & WILLIAMS, LLC
ZONED B-3
DB 370 PG 597
0.100 AC
CPIN 7787-65-9088
DOVELL & WILLIAMS, LLC
ZONED B-3
DB 3327 PG 0579
PLAT PB 16 PG 15
3.02 AC
CPIN 7787-65-4865
HANOVER COUNTY
DB 658 PG 551
ZONED B-3
CPIN 7787-74-8784
S HILL LLC
ZONING A-1
CPIN 7787-75-3571
ESSEX PROPERTIES, INC
C/O WOODFIN HEATING, INC
DB 469 PG 812
ZONING B-3

LEGAL DESCRIPTION FOR
B-3 ZONING DISTRICT ON
GPIN: 7787-65-9088

BEGINNING AT A POINT that is located S 50° 39' 36" E for a distance of 85.83 feet from an IRON FOUND;
Thence, N 39° 33' 47" E for a distance of 645.88 feet to a point;
Thence, S 37° 06' 17" E for a distance of 24.58 feet to a point;
Thence, S 39° 14' 42" W for a distance of 640.12 feet to a point;
Thence, N 50° 39' 36" W a distance of 27.48 feet to the POINT OF BEGINNING;

With an area of 0.379 Acres.

VDOT Comments

Biernot, Gretchen W.

From: Collins, Kathleen (VDOT) <Kathleen.Collins@vdot.virginia.gov>
Sent: Monday, October 7, 2024 4:32 PM
To: McHugh, Brendan R.; Cheely, Claudia
Cc: Moore, Adam PE (VDOT); Biernot, Gretchen W.
Subject: REZ2024-00016, 00017, and 00019

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The projects listed below do not appear to have any significant impacts to the VDOT R/W. VDOT finds the plans generally acceptable and any minor issues will be addressed with the site plan.

REZ2024-00017	LEIGH AND TIMOTHY BURNLEY	
REZ2024-00016	DOVELL AND WILLIAMS LLC	ACTIVE
REZ2024-00019	MOUNT SINAI PROPERTIES - OLD RICHFOOD ROAD LLC	ACTIVE

Thanks,
Kay

Kathleen "Kay" Collins, P.E.
Land Use Engineer / Ashland Residency
Virginia Department of Transportation
Office: 804-585-3586
Cell: 804-835-2082
Kathleen.Collins@VDOT.Virginia.gov

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

November 14, 2023

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Madison Wilson

Re: SPR2023-00025 – Western Branch Isuzu

Ms. Wilson,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Silvercore, dated 10/20/23 with Sheet 25 revised 11/13/23 and find the plan generally acceptable.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Sincerely,

Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency

Historical Commission Recommendation

Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II CDC

SUBJECT: Historical Commission Recommendation
CUP2024-00016, Dovell and Williams

DATE: October 4, 2024

At the Historical Commission meeting on October 1, 2024, the Commission reviewed the referenced request to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions to allow heavy truck sales. The Historical Commission reviewed this request because the property is in the area of Civil War battlefields, but the National Park Service reported that the property is outside of the core or study areas and that they had no major concerns about this request.

Based on the National Park Services report, the Commission determined this request would have no impacts on the noted Civil War features.

/cdc

Proffers

RECEIVED
DEC 18 2024
HANOVER COUNTY
PLANNING DEPARTMENT

PROFFERS – 10186 Kings Acres Road & 10194 Kings Acres Road

The undersigned, owner of the property identified as GPIN 7787-74-0991 and part of the property identified as GPIN 7787-65-9088 (collectively, the "Property") as shown on the Layout Plan titled DOVELL & WILLIAMS, LLC LAYOUT PLAN CHICKAHOMINY DISTRICT HANOVER COUNTY, VIRGINIA dated October 30, 2024 and prepared by SilverCore Land Development Consultants, voluntarily agrees for himself, and his agents, personal representatives, successors and assigns (collectively, the "Property Owner") that, in the event the Property is rezoned from B-3 to M-2, the development and use of the Property shall be subject to the conditions listed:

1. Uses. The following uses shall be permitted on the Property:

   A. Any use permitted in the M-1, limited industrial district.
   B. The following uses in the M-2, light industrial district:
      a) Automobile, tractor, truck, bus, motorcycle body and fender repair.
      b) Automobile, tractor, truck, bus, motorcycle radiator repair and cleaning.
      c) Automobile, tractor, truck, bus, motorcycle repair, general.
      d) Automobile, tractor, truck, bus, motorcycle tire retreading, recapping and vulcanizing.
      e) Automobile, tractor, truck, bus, motorcycle, transmission repair service.
      f) Brewery.
      g) Construction equipment sales, rental or leasing
      h) Craft Brewery.
      i) Tire sales and Service.
      j) Truck sales and repairs, including body or fender repairs.
      k) Vehicle storage (not parking garages), including the storage of empty trailers.

2. Enhanced Thoroughfare Buffer. Within the 15' thoroughfare buffer, there will be a thirty-three percent (33%) increase in landscaping and plantings. All landscaping and plantings will be consistent with the "Landscape Plan," dated October 30, 2024, and which has been made part of this rezoning application by the Applicant.

3. Limitation of Vehicle Class. Only vehicles that are rated Class 7 or lower, as currently designated by the Federal Highway Administration, are permitted to be displayed, repaired, sold, or leased on Parcel 7787-74-0991 and the portion of Parcel 7787-65-9088 (.379 acres) that is proposed to be rezoned from B-3 to M-2. This should not be interpreted to limit any class vehicle from accessing the area of Parcel 7797-65-9088 zoned M-3.

4. Conceptual Plan. The Property shall be developed in substantial conformity with the conceptual plan entitled "Dovell & Williams, LLC, Layout Plan," prepared by SilverCore Land Development Consultants, dated October 30, 2024.

5. Signs. All Freestanding signs on the Property shall be monument type, matching the building materials and style.

[Signatures on following page.]

Jared B. Anderson, by Power of Attorney
Date: 12/17/24

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

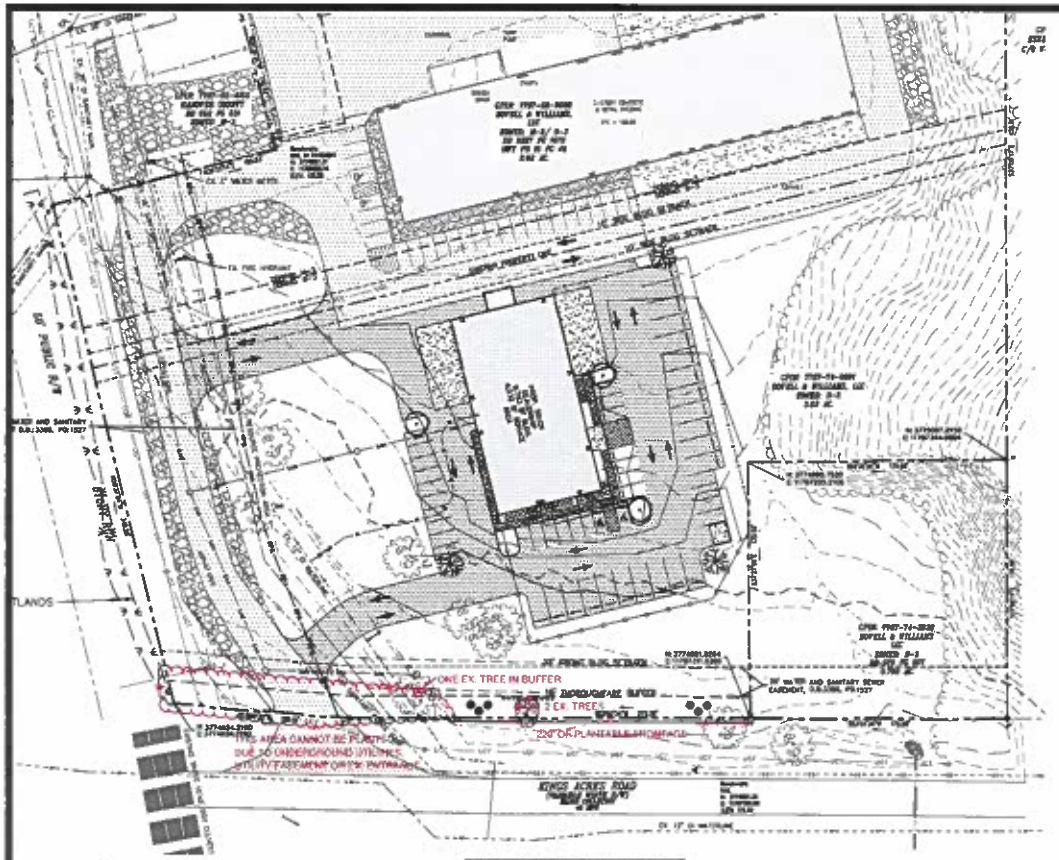
I, Tracy Gibrall Craddock, do hereby certify that Jared B. Anderson has acknowledged the foregoing Proffers before me, this 17th day of December 2024.

Tracy Gibrall Craddock (SEAL)
Notary Public

My commission expires: 11/30/2025

Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

Conceptual Plan



TREE CARE NOTES:

1.) APPLICABLE COUNTY TREE PLANTING SPECIFICATIONS SHALL BE FOLLOWED.
2.) ALL TREES TO MEET ANSI Z160 STANDARDS.
3.) ALL TREES SPECIFIED ARE BALLED AND BURLAPED. CONTAINER TREES ARE CONSIDERED SUBSTITUTES AND REQUIRE LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING.
4.) STAKES MUST BE REMOVED WITHIN 1 YEAR OF PLANTING.
5.) WHEN A BRANCH, STEM, OR LIMB IS BROKEN A CLEAN CUT AT THE SITE SHALL BE MADE.
6.) DEBRIS AND OTHER MATERIAL MAY NOT BE PLACED OR STORED AT THE BASE OF A TREE OR ANYWHERE OUTSIDE THE LIMIT OF WORK.
7.) DRIVING OR PARKING HEAVY EQUIPMENT ON THE BASE OF TREES SHALL BE AVOIDED WHENEVER POSSIBLE.
8.) STUMPS SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE.
9.) LANDSCAPE ARCHITECT SHALL APPROVE LOCATION OF ALL TREE PROTECTION FENCE.
10.) NO LARGE TREES SHALL BE PLANTED BENEATH WIRES.
11.) MINIMUM BRANCH HEIGHT FOR ALL TREES SHALL BE 5' ABOVE GRADE.

GENERAL NOTES:

1.) ALL PLANTING SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS.
2.) SIZE OF PLANTS INDICATED ON THIS SUMMARY SHEET REFER TO SIZE OF PLANTS DELIVERED TO THE PROJECT SITE.
3.) THE CONTRACTOR SHALL WATER ALL LIVING TREES DURING THE WARRANTY PERIOD: SEE WATERING SCHEDULE BELOW.
4.) LOCATION OF PLANT MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED FOR CHANGES DUE TO ACTUAL FIELD CONDITIONS WHEN DIRECTED BY THE LANDSCAPE ARCHITECT.
5.) ON CENTER SPACING OF PLANT MATERIAL SHALL BE INDICATED IN THE LANDSCAPE SUMMARY OR PLAN. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
6.) THE LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANTING PITS AND/OR BEDS AND INSTALLATION OF ANY PLANT MATERIAL.
7.) THE MULCHING MATERIAL FOR THIS PROJECT SHALL BE SHREDDED HARDWOOD BARK.
8.)NO LANDSCAPING SHALL BE PLACED WITHIN A THREE-FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS, OR FIRE SUPPRESSION SYSTEM CONTROL VALVE. LANDSCAPING SHALL BE OF A TYPE THAT WILL NOT ENCROACH IN THE THREE-FOOT RADIUS ON MATURITY OF THE MATERIAL.

WATERING SCHEDULE:

1.) DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR SHALL WATER EACH PLAN WITH THE FOLLOWING MINIMUM QUANTITIES OF WATER FOR EACH WATERING, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

-DECIDUOUS TREES OVER 10' HT.	- 12 GALLONS PER UNIT
-DECIDUOUS TREES 10' HT. OR LESS	-6 GALLONS PER UNIT
-EVERGREEN TREES	-8 GALLONS PER UNIT

2.) THE CONTRACTOR SHALL WATER ALL LIVING PLANTS EVERY 4 WEEKS DURING THE PERIOD BETWEEN APRIL 1 AND MAY 31, EVERY 2 WEEKS DURING THE PERIOD BETWEEN JUNE 1 AND SEPTEMBER 30, EVERY 4 WEEKS DURING THE PERIOD BETWEEN OCTOBER 1 AND NOVEMBER 30.

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDR (SF)	CANOPY
		TREES & SHRUBS				
	3	Zelkova Serrata	Japanese Zelkova	7.5 CAL	175	3 x 175 = 525
	3	Acer Rubrum	Red Maple	3.0 CAL	175	3 x 175 = 525
	4	Existing Tree				4 x 300 = 1200
	5	Prunus laurocerasus	Cherry laurel	18"-24" HT		
	10	Ligustrum x ibolium	Ibolium Privet	18"-24" HT		
	6	Magnolia grandiflora 'Bady Grand'	Evergreen Magnolia	6' HT		
	9	Cleyera japonica	New Jersey Tea	18"-24" HT		
	2	Existing Shrub				

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

E&S 0000/ PWLDC2023-00000
TrackIT#SPR2023-00025

15' THOROUGHFARE BUFFER REQUIREMENTS

USABLE LENGTH= 220 LF (NO EASEMENTS)

1 EVERGREEN TREE PER 50 LF=4.4 REQ'D
@53% ADDITIONAL=5.85 REQ'D
6 MAGNOLIA PROPOSED

1 SHRUB PER 30 LF=7.33 REQ'D
@53% ADDITIONAL=9.75 REQ'D
6 NEW JERSEY TEA PROPOSED
7 EXISTING SHRUBS

LANDSCAPE REQUIREMENTS

PARKING AREA: 14,200 SF

INTERNAL GREENSPACE:
REQUIRED: 14,200 SF x 5% = 710 SF
PROVIDED: 1,000 SF

CANOPY:
REQUIRED: 14,200 SF x 10% = 1,420 SF
PROVIDED: 2,250 SF

PARKING LOT TREES: 7
REQUIRED: 14 SHRUBS in PARKING LOT
PROVIDED: 14 SHRUBS IN PARKING LOT

NOTE:
1. NO TREES OR LIGHT FIXTURES ARE PERMITTED WITHIN THE WATER AND SANITARY SEWER EASEMENTS.
2. ALL GROUND ACCESSORIES SHALL BE SCREENED WITH SUPPLEMENTAL PLANTINGS.

COUNTY APPROVALS

COMMONWEALTH OF VIRGINIA — LANDSCAPE ARCHITECT

SILVERCORE
LAND DEVELOPMENT CONSULTANTS

WESTERN BRANCH ISUZU

LANDSCAPE PLAN

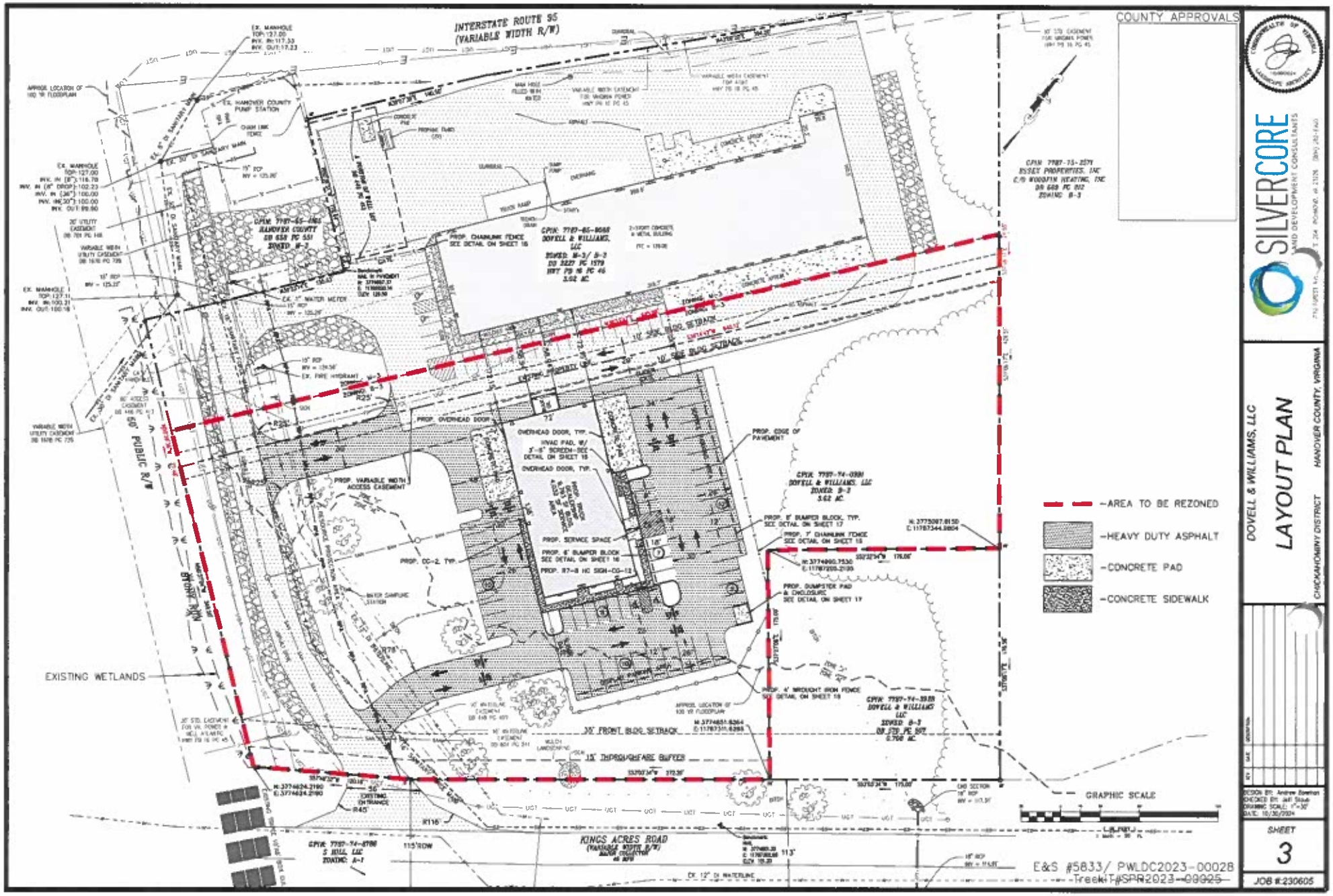
CHICKAHOMINY DISTRICT HANOVER COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	4/14/23	COUNTY COMMENTS
2	5/15/23	COUNTY COMMENTS
3	6/15/23	COUNTY COMMENTS
4	7/19/23	COUNTY COMMENTS
5	7/28/23	WATER AND SEWER
6	10/16/23	ESTIMATE

DESIGN BY: Andrew Bowman
CHECKED BY: Jeff Soule
DRAWING SCALE: 1"=40'
DATE: 07/05/2023

SHEET
20

JOB #:230605


INTERSTATE ROUTE 95
(VARIABLE WIDTH R/W)
COUNTY APPROVALS
AREA TO BE REZONED
HEAVY DUTY ASPHALT
CONCRETE PAD
CONCRETE SIDEWALK
EXISTING WETLANDS
KINGS ACRES ROAD
(VARIABLE WIDTH R/W)
GRAPHIC SCALE
E&S #5833/ PWLDC2023-00028
TreeMT#SPR2023-00025
SILVERCORE
DOVELL & WILLIAMS, LLC
LAYOUT PLAN
CHICKAHOMINY DISTRICT
HANOVER COUNTY, VIRGINIA
SHEET
3
JOB #:230605

Draft Ordinance

ORDINANCE REZ2024-00016

OWNER OF RECORD: DOVELL AND WILLIAMS, L.L.C.

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 a public hearing on the 22nd day of January 2025, and advertised in the Mechanicsville Local 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 rezoning from B-3, General Business District, to M-2(c), Light Industrial District with conditions, on GPINs 7787-74-0991 and 7787-65-9088(part), consisting of approximately 3.99 acres, and located on the north line of Kings Acres Road (State Route 835) approximately 925 feet east of Interstate 95. The property is rezoned, subject to the following conditions, which were proffered by the applicant on December 18, 2024, and accepted by the Board:

1. Uses. The following uses shall be permitted on the Property:

   A. Any use permitted in the M-1, limited industrial district.
   B. The following uses in the M-2, light industrial district:
      a) Automobile, tractor, truck, bus, motorcycle body and fender repair.
      b) Automobile, tractor, truck, bus, motorcycle radiator repair and cleaning.
      c) Automobile, tractor, truck, bus, motorcycle repair, general.
      d) Automobile, tractor, truck, bus, motorcycle tire retreading, recapping and vulcanizing.
      e) Automobile, tractor, truck, bus, motorcycle, transmission repair service.
      f) Brewery.
      g) Construction equipment sales, rental or leasing
      h) Craft Brewery.
      i) Tire sales and Service.
      j) Truck sales and repairs, including body or fender repairs.
      k) Vehicle storage (not parking garages), including the storage of empty trailers.

2. Enhanced Thoroughfare Buffer. Within the 15' thoroughfare buffer, there will be a thirty-three percent (33%) increase in landscaping and plantings. All landscaping and plantings will be consistent with the "Landscape Plan," dated October 30, 2024, and which has been made part of this rezoning application by the Applicant.

3. Limitation of Vehicle Class. Only vehicles that are rated Class 7 or lower, as currently designated by the Federal Highway Administration, are permitted to be displayed, repaired, sold, or leased on Parcel 7787-74-0991 and the portion of Parcel 7787-65-9088 (.379 acres) that is proposed to be rezoned from B-3 to M-2. This should not be interpreted to limit any class vehicle from accessing the area of Parcel 7797-65-9088 zoned M-3.

4. Conceptual Plan. The Property shall be developed in substantial conformity with the conceptual plan entitled "Dovell & Williams, LLC, Layout Plan," prepared by SilverCore Land Development Consultants, dated October 30, 2024.

5. Signs. All Freestanding signs on the Property shall be monument type, matching the building materials and style.

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 REZ2024-00016, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: December 12, 2024

Board of Supervisors: January 22, 2025

Adopted: January 22, 2025

This is to certify that the above is a true copy of REZ2024-00016 adopted by the Hanover County Board of Supervisors on January 22, 2025.

Dated: _____

_____

John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

CUP2024-00019, VIRGINIA ELECTRIC AND POWER CO.
SE2024-00022, VIRGINIA ELECTRIC AND POWER CO.

Conditional Use Permit and Special Exception Report
Beaverdam Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Requests	*CUP*: To permit a substation *SE*: To allow a fence taller than permitted
Current Zoning	A-1, Agricultural District
Acreage	10.88 acres
Street Address	None assigned
Location	East line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30)
GPIN	7893-02-7643(part)
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Doswell Road: Local Road (50' right-of-way)
Suburban Service Area	Outside
Case Planner	Brendan McHugh
PC Recommendation (CUP)	Approval (Vote: 7 – 0)

Executive Summary

The applicant is requesting the following:

- A Conditional Use Permit (CUP) to permit a substation
- A Special Exception (SE) to allow a fence taller than permitted around the substation

The property is located on Doswell Road, adjacent to Kings Dominion and approximately 800 feet south of an existing substation.

The proposal includes a 12-foot security fence around the facility. Fences taller than 7 feet are not permitted (Section 26-249), unless a SE is granted (Section 26-336).

Outstanding Issues

No outstanding issues at this time.

Draft Motion

I move that the Board of Supervisors:

a. Approve CUP2024-00019/SE2024-00022 as submitted.

b. Approve CUP2024-00019/SE2024-00022 with the following amendments: _____.

c. Deny CUP2024-00019/SE2024-00022.

d. Defer CUP2024-00019/SE2024-00022 until the Board of Supervisors' February 26, 2025, meeting.

Planning Analysis

Summary

The proposed substation will serve as a switching station to allow energy produced by a large-scale solar facility in the region to enter the larger electrical grid. The switching station will be located between a nearby existing substation on Doswell Road and Dominion Energy's transmission network.

The Sweet Sue Solar facility is currently under construction in King William County and will be served by a Rappahannock Electric Cooperative (REC) transmission line, which originates at the existing substation in Hanover County. The proposed switching station will allow generation capacity from Sweet Sue Solar to flow through the existing substation and onto Dominion Energy's transmission grid. The location of the proposed switching station was selected due to its proximity to both the existing substation and Dominion's transmission network. There are no similar locations in King William County that provide close access to both an existing substation and Dominion's transmission network. Figure 1 below shows the location of the existing substation (yellow) and the proposed switching station (blue).

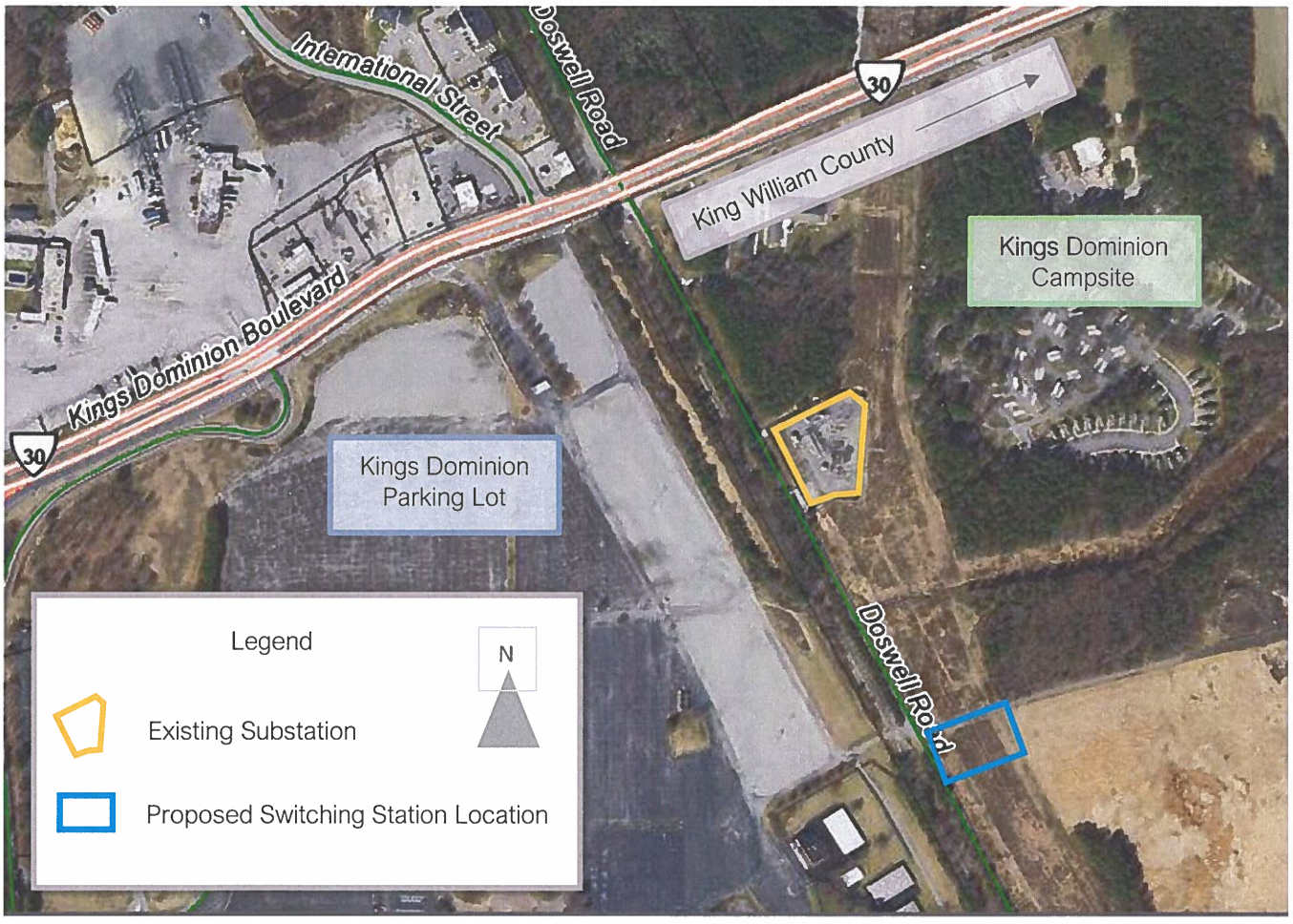
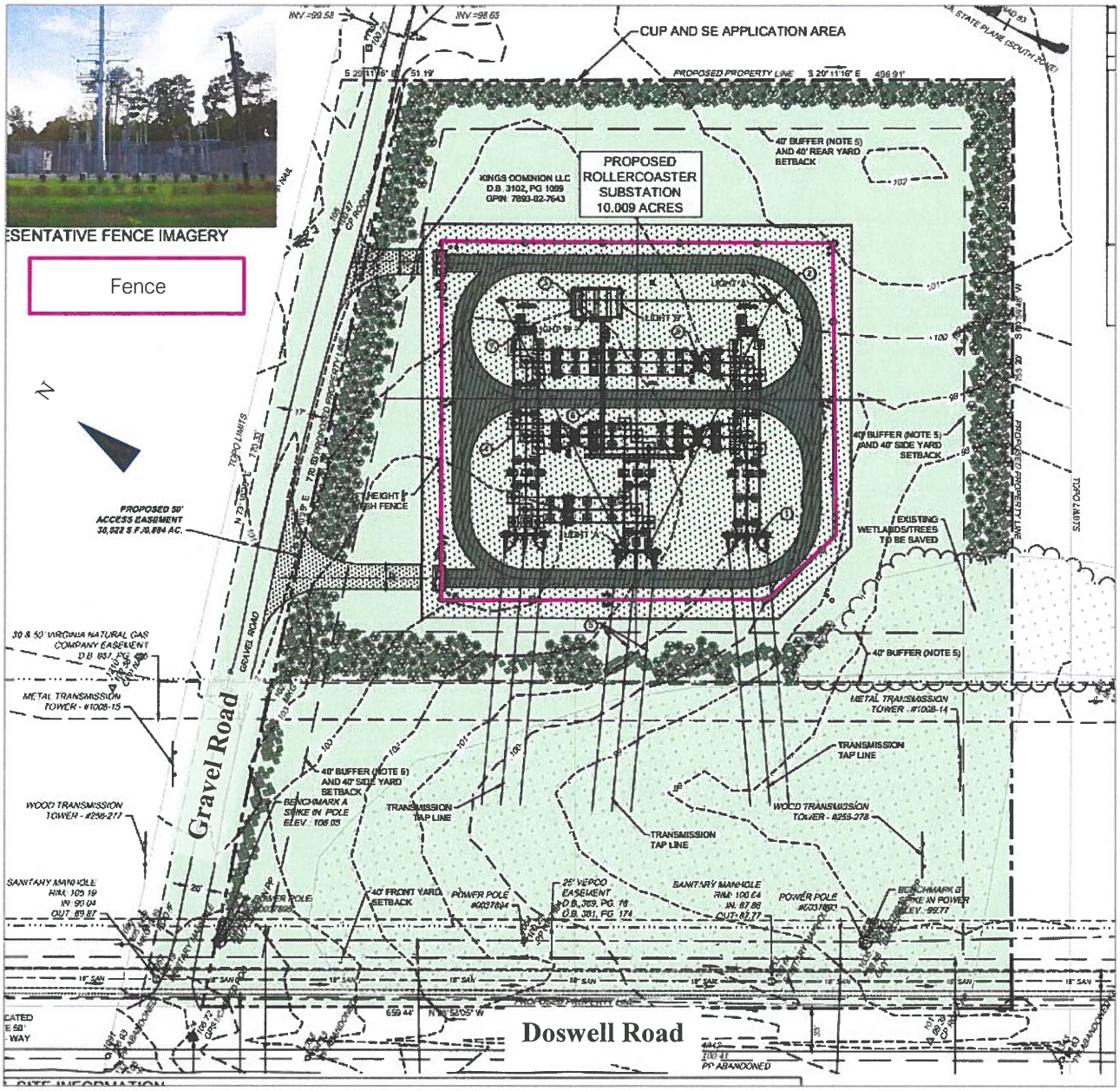


Figure 1: Locations of substations

Sketch Plan



The sketch plan shows the following features:

- Subject Property: The existing parcel is 610.75 acres. The applicant is proposing to subdivide the property to create a 10.88-acre lot for the proposed substation, which is shown highlighted in green on the sketch plan. The proposed property includes a portion of an existing private road along the northern property line, which is shown within a proposed 50-foot access easement created for the owner of the remaining parcel. The proposed property lines will also serve as the CUP boundary.

- Substation Compound: The approximately 107,200-square-foot switching station compound is shown toward the center of the property. The proposed surface will be constructed of compacted stone. Two 20-foot wide access roads will run to the compound from the private road that runs along the northern property line. A 12-foot wide interior gravel access runs throughout the compound in a figure eight pattern. The plan shows the switchyard equipment in the middle of the compound,

surrounded by the proposed 12' security fence (outlined in purple). The fence will be a chain-link aluminized steel fabric fence. Elevations of the fence are also shown on the sketch plan.

- Buffer and Vegetation: A 40-foot buffer is shown around the compound. The applicant is proposing to plant one (1) tree per five (5) feet and one (1) shrub per four (4) feet within the buffer and to preserve a portion of the treeline along the southern property line. Buffers are usually located along property lines. However, because of the extensive wetlands along the western portion of the property adjacent to Doswell Road, the applicant is proposing to place that section of the buffer closer to the center of the property, adjacent to the substation compound area.

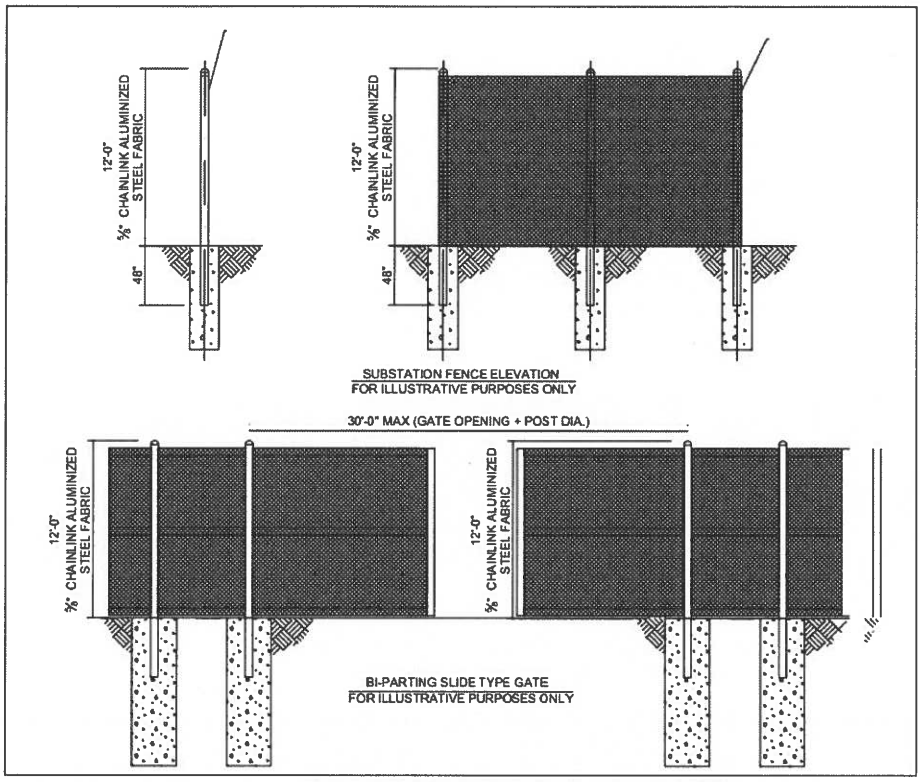
Conformity with the Surrounding Area and the Comprehensive Plan

The subject property is located on the southeast corner of Doswell Road and Kings Dominion Boulevard along the Hanover/Caroline County line. Surrounding properties are zoned A-1, Agricultural District, B-3, General Business District, and M-2, Light Industrial District. The property is designated as *Rural/Agricultural* on the General Land Use Map. These areas are used primarily for low-density residential development, agriculture, forestry, and related uses that support the local agricultural economy. The following analysis examines the proposed use in relation to the recommendations outlined in the Comprehensive Plan (p. 23 – 24):

Rural/Agricultural Land Use Analysis	
Overall Intent	This designation is intended to accommodate primarily agriculture, forestry, and related uses that support the local agricultural economy. Although the use is not directly linked to the intended uses of the district, the facility will provide increased reliability for the nearby existing substation by increasing the number of transmission line feeds into the station from one to two. This redundant feed reduces the substation's sensitivity to electrical faults and outages should they occur on Dominion Energy's transmission network. These networks provide service to local homes and the King's Dominion amusement park.
Appropriate Uses	Appropriate uses include public safety facilities and other similar uses. The proposed switching station will increase safety in the community by reducing sensitivity to electrical faults and outages.
Project Framework	This request will aid in supporting local businesses in the area by providing a mechanism that will reduce the sensitivity to electrical faults and outages.
Community Character	Vegetative buffering and tree preservation are proposed. In addition, the plan shows that the front portion of the property along Doswell Road will remain undeveloped. These measures will reduce the visibility of the proposal, helping it conform with the surrounding agricultural area.
Transportation	The proposal includes the use of an existing access, which the applicant plans to share with the adjacent property owner. This use of shared access will minimize access points along Doswell Road. In addition, employees will only enter the site a couple times per month for inspections and switching, which will have a minimal impact on traffic in the area.

Special Exception: Fence Taller than Permitted

For security reasons, the applicant is proposing a 12-foot security fence around the proposed substation. Fences taller than 7 feet are not permitted (Section 26-249), unless a SE is granted (Section 26-336).



PROPOSED SUBSTATION FENCE DETAIL

ES:

Special Exception Findings

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*
6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and,*

7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

A special exception may only be granted if the Board makes the following findings per Section 26-336 (height exceptions):

1. *Any application for a special height exception shall be made and processed in the same manner as an application for a special use exception and subject to the rules for same by the Board.*
2. *An application for a special height exception shall be considered by the Board only after a public hearing following adequate notice as provided for by state law.*
3. *An exception to the height limit shall be granted only where the Board finds that such exception will not impair the appropriate use and enjoyment of surrounding property nor derogate from the intent and purpose of this Ordinance.*
4. *No exception shall be granted which would allow encroachment into a "controlled airspace" (as defined). No exception shall be granted which allows a structure located within ten thousand (10,000) feet of any airport runway to exceed an elevation which is one hundred fifty (150) feet above the elevation of the lower end of the airport runway.*
5. *In granting a special height exception, the Board may impose such conditions as may be necessary to reduce the impact of the building or structure for which the exception is requested. The Board may also impose such conditions as may be necessary to maintain the character of the zoning district.*

This request seems to meet all the criteria listed above:

- The proposed fence will be surrounded by a vegetative buffer, which should conceal it from the right-of-way and adjacent properties. This will help minimize negative visual impacts to adjacent roadways right-of-way and enhance compatibility with the surrounding area.
- The proposed fence does not encroach into a controlled airspace.
- The fence will not produce any additional traffic, noise, or odor.
- The proposed security fence is consistent with good zoning practices and the Comprehensive Plan and will not impair health, safety, or general welfare. It will help keep a critical component of the region's energy infrastructure secure.

Agency Analysis

There were no substantive comments.

Ordinance Required Conditions

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Sketch Plan Exhibit Conditional Use Permit & Special Exception Applications Rollercoaster Substation," dated September 30, 2024, and last revised November 6, 2024, and prepared by Geosyntec Consultants.

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 CUP Conditions

1. *Use*: The use of the site will be limited to an electrical substation and accessory uses.
2. *Elevations*: The substation must be constructed in substantial conformity with the elevations titled, "Electrical Arrangement Rollercoaster Substation, Doswell, Virginia", dated April 19, 2024.
3. *Tree Preservation*: The tree area along the southern property line identified as "Existing Wetlands/Trees to be saved" on the sketch plan must remain. Existing trees of 5-inch caliper or greater within that area must not be removed with the exception of dead or diseased trees or parts thereof. This does not prevent the removal of trees necessary for the construction of improvements, including drainage facilities and necessary public utility infrastructure.
4. *Landscaping*: Buffers must be provided and maintained at the locations and with the minimum widths shown on the approved sketch plan, with the number of type of plantings provided as identified on the sketch plan. Prior to site plan approval, the owner or developer must complete a performance agreement guaranteeing the completion of the landscaping improvements and must provide security in the form of a cash or surety bond or letter of credit approved by the County Attorney as to form and approved by the Director of Planning as to content.
5. *Security Fencing*: The proposed 12-foot security fence shown on the sketch plan is only permitted with an approved Special Exception permit.
6. *Lighting*: Lighting on the property cannot exceed 15 feet in height. House side shields must be installed on the fixtures.
7. *Planning Inspection*: Prior to operation of the facility, the owner or developer must contact the Planning Department to complete a final Planning inspection of the property to ensure that the facility is constructed in accordance with the approved site plan.
8. *Decommissioning*: Should the owner and/or operator choose to permanently cease operation of the facility, written notice must be provided to the County of the intent to abandon the use and permanently cease operations. Such notice must be provided to the County within sixty (60) days of on-site operations ceasing. Within one-hundred eighty (180) days of notice being provided to the County, the owner must dismantle the facility and the area must be stabilized and re-vegetated in accordance with applicable erosion and sediment control regulations.
9. *Development Regulations*: All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.
10. *Validity*: The Conditional Use Permit is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Staff's Recommended SE Conditions

1. *Security Fence:* The proposed 12-foot security fence must be constructed and designed as shown on the approved sketch plan.
2. *Validity*: The Special Exception is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

3. *Development Regulations:* All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

Planning Commission CUP Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** (Vote: 7 – 0) as submitted	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Photographs
- ☑ Application Materials
- ☐ Historical Commission Recommendation
- ☐ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Sketch Plan/ Elevations

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

CUP2024-00019

Virginia Electric & Power Company

substation

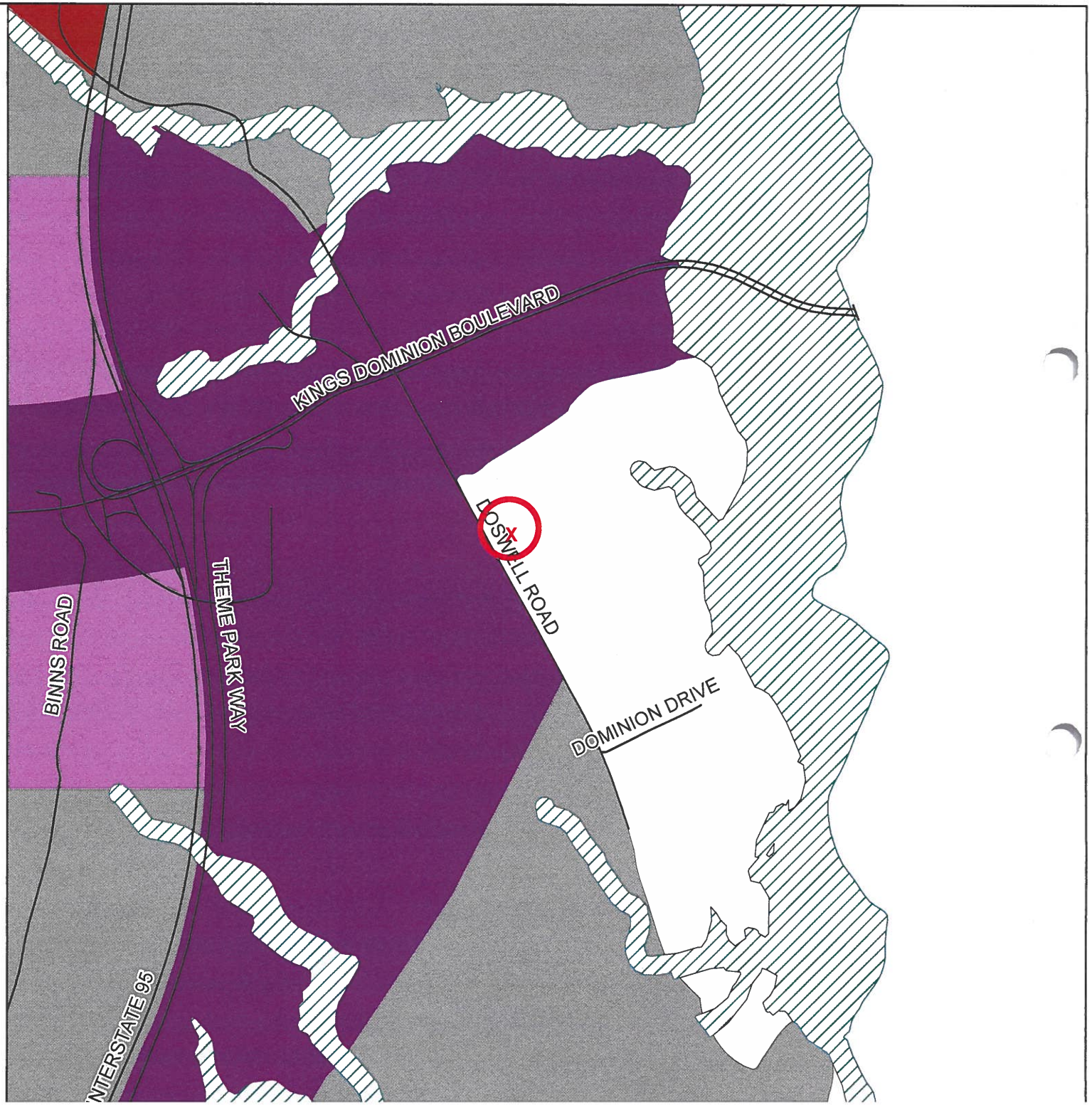
Rural/Agricultural Land Use

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

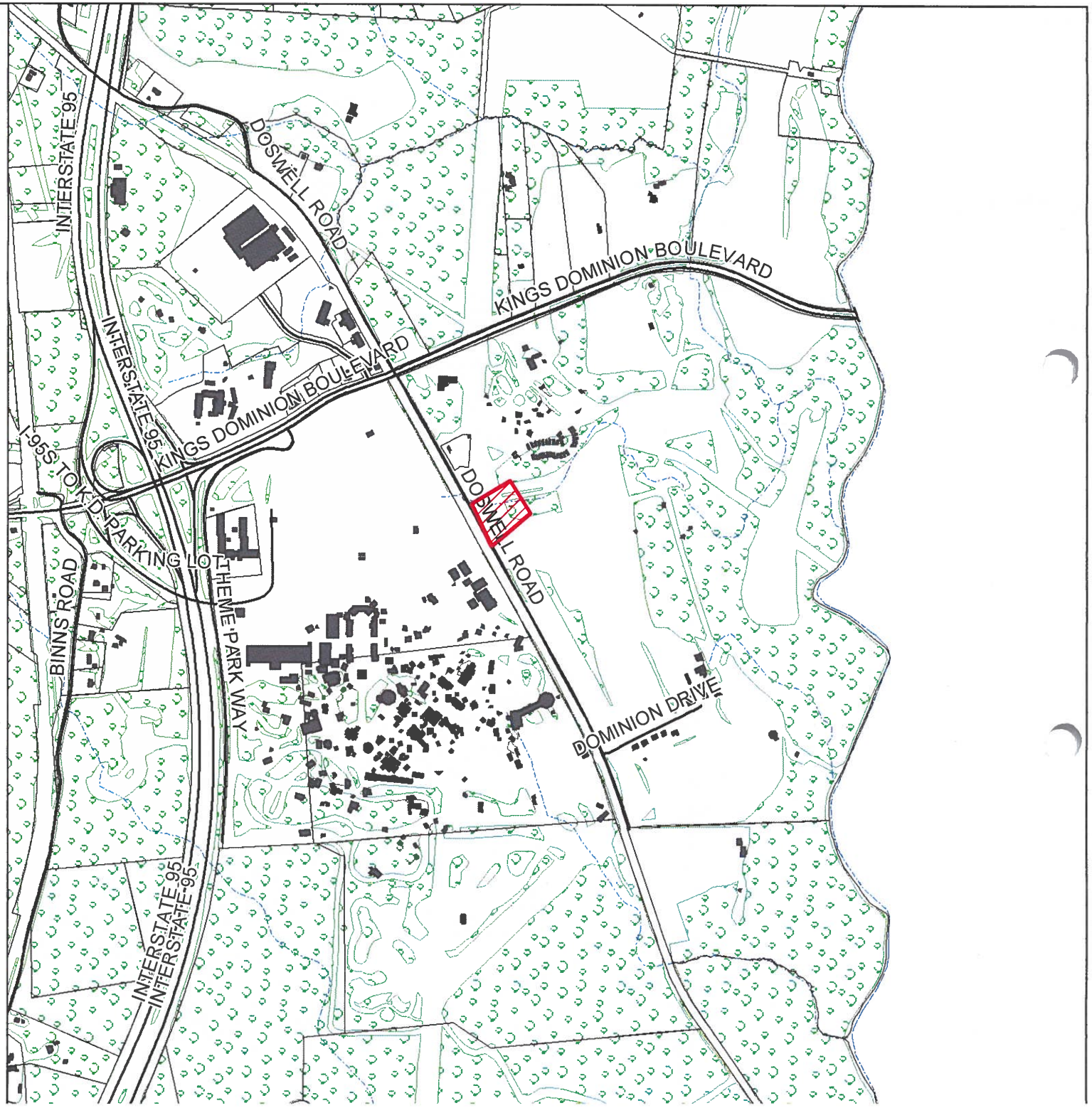


Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees



CUP2024-00019

Virginia Electric & Power Company

substation

Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

CUP2024-00019

Virginia Electric & Power Company

substation

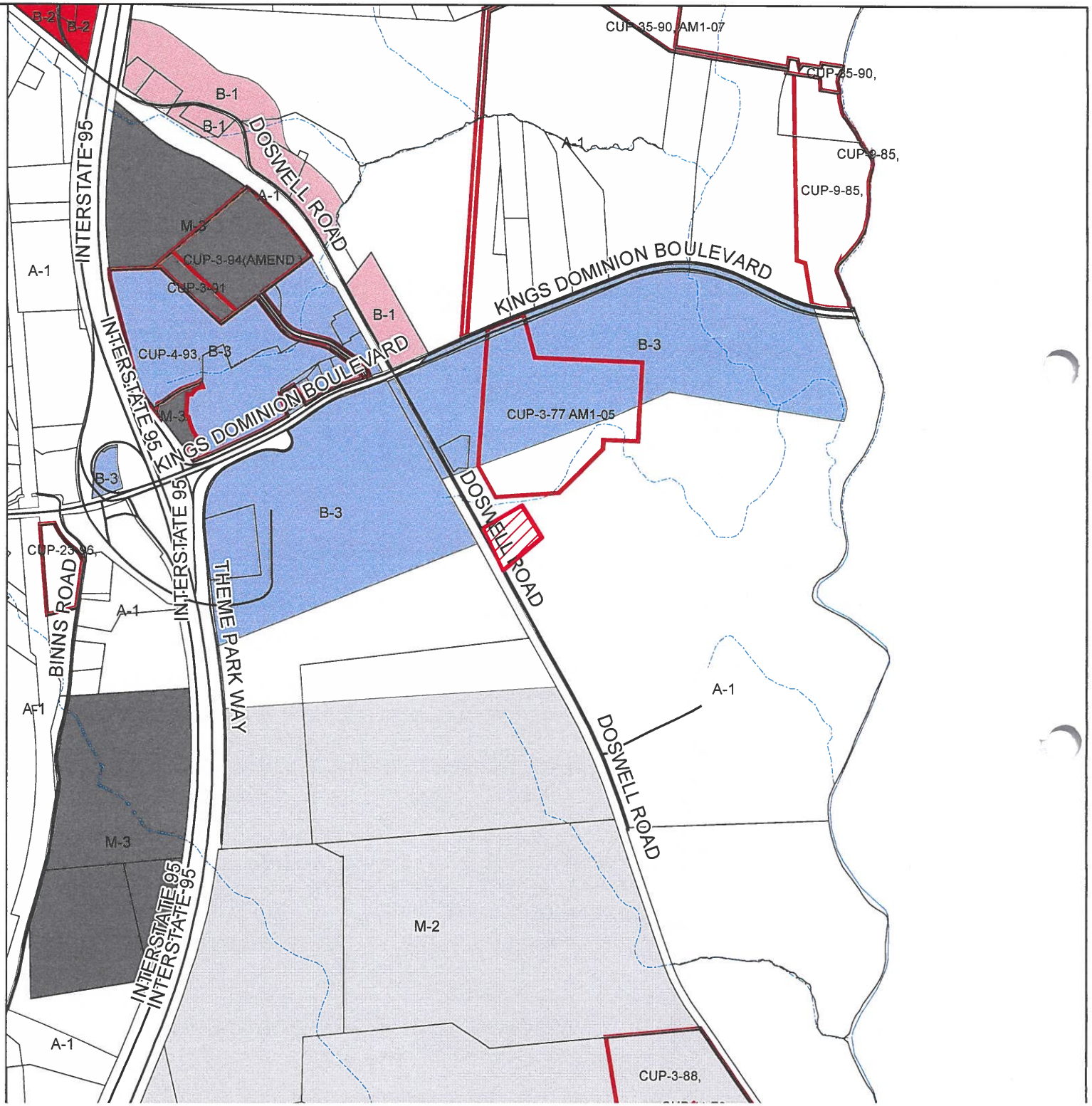
Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024



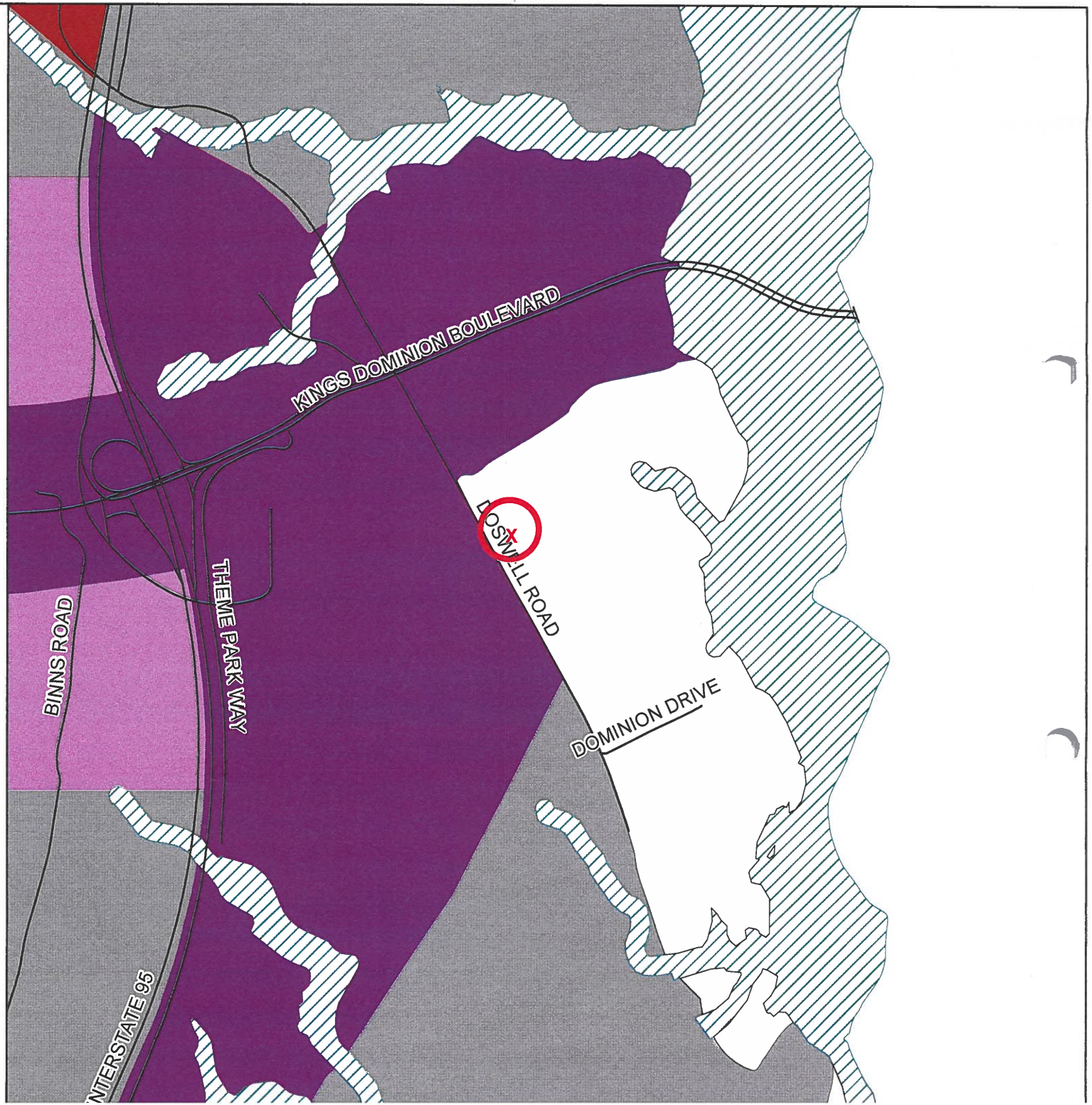

CUP2024-00019

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential



SE2024-00022

Virginia Electric & Power Company

fence taller than permitted

Rural/Agricultural Land Use

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

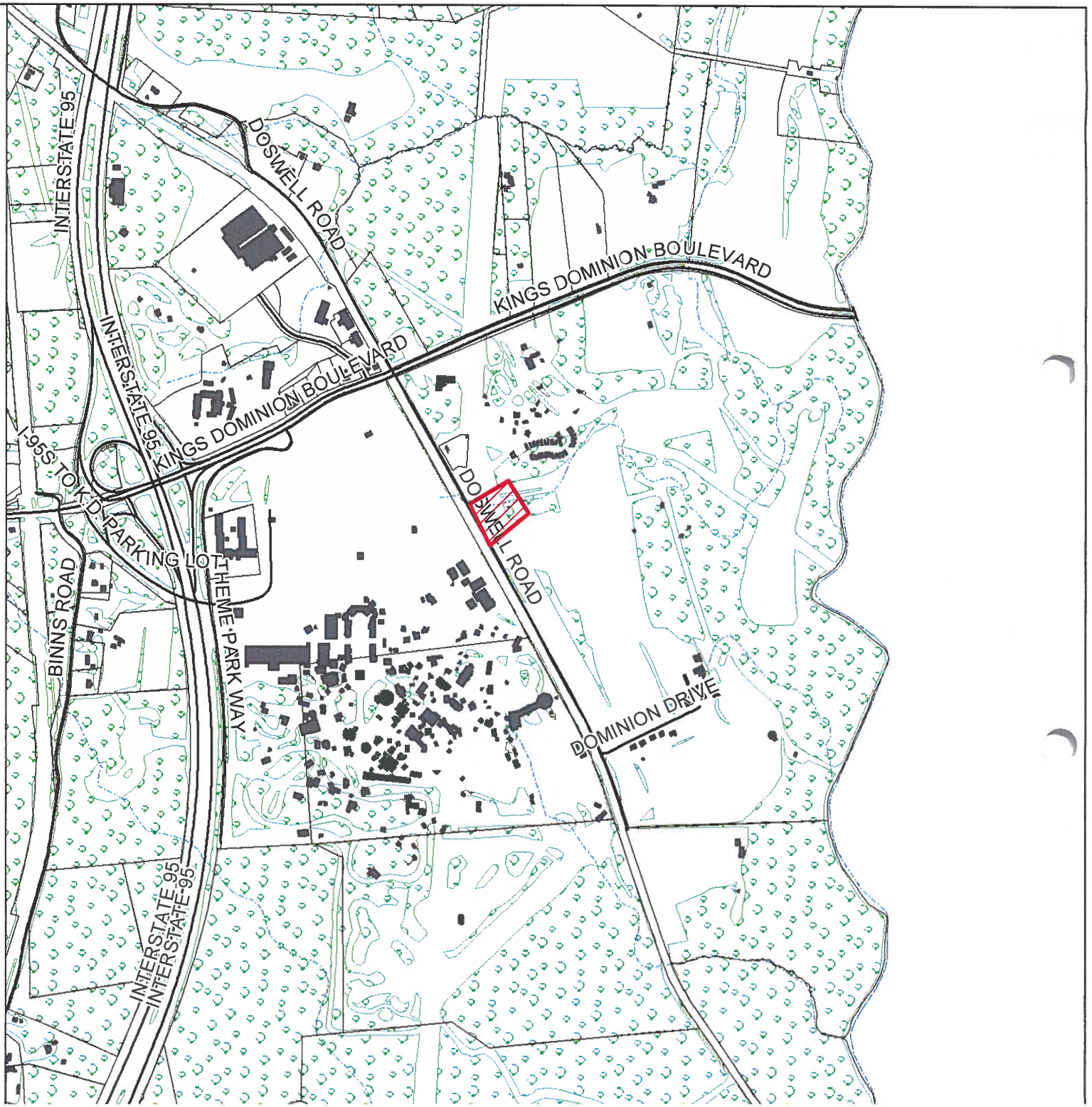
September 30, 2024

Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees



SE2024-00022

Virginia Electric & Power Company

fence taller than permitted

Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

SE2024-00022

Virginia Electric & Power Company

fence taller than permitted

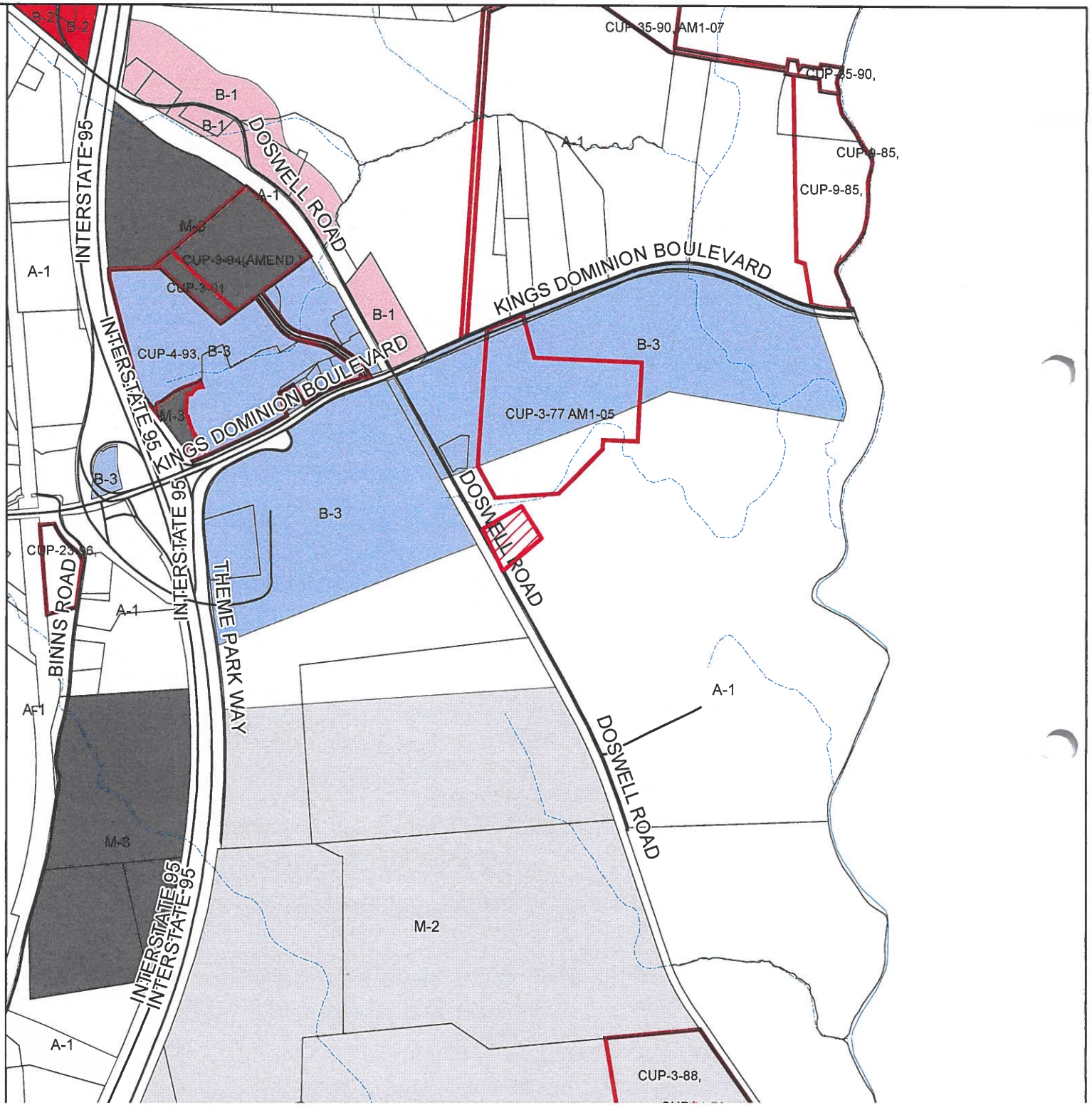
Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024




SE2024-00022

Photographs


NOTICE
ZONING ACTION
804-365-6171
Case 232


ESCAPE
VIRGINIA
228-268L
7214

Application

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2024-00019

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Kings Dominion LLC (owner)/Virginia Electric and Power Company (applicant)
Contact Name: Rhiannon Gomez
5000 Dominion Blvd, Glen Allen, VA 23060 Address:

Telephone No. 804-929-8135
Fax No.
Email Address rhiannon.m.gomez@dominionenergy.com

PARCEL INFORMATION **For multiple parcels, please also complete Page 4** [ ]

GPIN(s)(Tax ID #'s) 7893-02-7643 (part)

Total Area (acres/square feet) 10.00
Magisterial District Beaverdam
Location Description (Street Address, if applicable) ☐
a portion of the parcel to east of Doswell Road and south of unnamed gravel road

Total CUP Area (acres/square feet) 10.88 ac
Current Zoning A-1
In accordance with Article 3, Division 1 Section 26-20 § 12 of the Ordinance the following use is requested:
Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines not otherwise allowed as a permitted use.

SIGNATURE OF OWNER ☐ **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 _____ Date 9/25/24
Print Name Gregory E. Mathe
Signature _____ Date _____
Print Name _____

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

Name Ana Gordon, PE
Address: 9211 Arboretum Parkway Suite 200
Richmond, VA 23236

Telephone No. 804-665-2808
Fax No.
Email Address agordon@geosyntec.com

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

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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. Responses to questions on Page 10**
- ☑ **f. Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- ☑ **g. Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☑ **h. Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☐ **i.** For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☑ **j. Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Rhiannon Gomez Date 9/25/24

Print Name Rhiannon Gomez

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

5000 Dominion Blvd

Glen Allen, VA 23060

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email rhiannon.m.gomez@dominionenergy.com ☐ Fax _____

FEES

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

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

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

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

Laura Paige Meadows
Commonwealth of Virginia
Notary Public
Commission No. 7937791
My Commission Expires 8/31/2025

The foregoing instrument was acknowledged before me this 25th day of September, 2024, by Gregory E. Mathe (Name of Applicant).

My commission expires: 8/31/2025 Laura Paige Meadows

Notary Public

Board of Supervisors Representative: Jeff Stoneman

Planning Commission Representative: Edmonia Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
7892-18-6737	TERRY, DIANAH H LIFE ESTATE	9492 DOSWELL ROAD DOSWELL, VA 23047
7892-16-9985	EARLY BIRD SOLUTIONS	9492 DOSWELL ROAD DOSWELL, VA 23047
7883-80-3347	KINGS DOMINION LLC	5200 BUFFINGTON ROAD ATLANTA, GA 30349
CAROLINE COUNTY PARCEL	COMMONWEALTH FAIRS & EVENTS INC ATT: DAVID PRIDDY	12580 WEST CREEK PKWY Richmond, VA 23238

Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261-6666
DominionEnergy.com

Dominion Energy®

Sept. 24, 2024

Rollercoaster Substation Interconnection Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping you informed of upcoming projects in your community. You are receiving this letter because we are planning to build a new substation in Hanover County, Virginia.

The new Rollercoaster Substation, located across from Kings Dominion off Doswell Road (GPIN 7893-02-7643), will be built to connect a new solar renewable power facility to the electric transmission grid. In addition to the new substation, we will replace some electric transmission structures on an existing electric transmission line that runs parallel to Doswell Road.

We are currently in the engineering and permitting phase of the project, and we plan to submit applications for both a Conditional Use Permit to locate the substation facility in an agricultural-zoned area and a Special Exception Permit for approval of the security fence around the energized substation equipment.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department will notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. You may contact the Hanover County Planning Department with questions or comments at (804) 365-6171.

Please contact the Dominion Energy project team if you would like to attend an informational meeting about this project. You may contact us by sending an email to powerline@dominionenergy.com or calling 888-291-0190. Information is also available on the project website, DominionEnergy.com/rollercoaster.

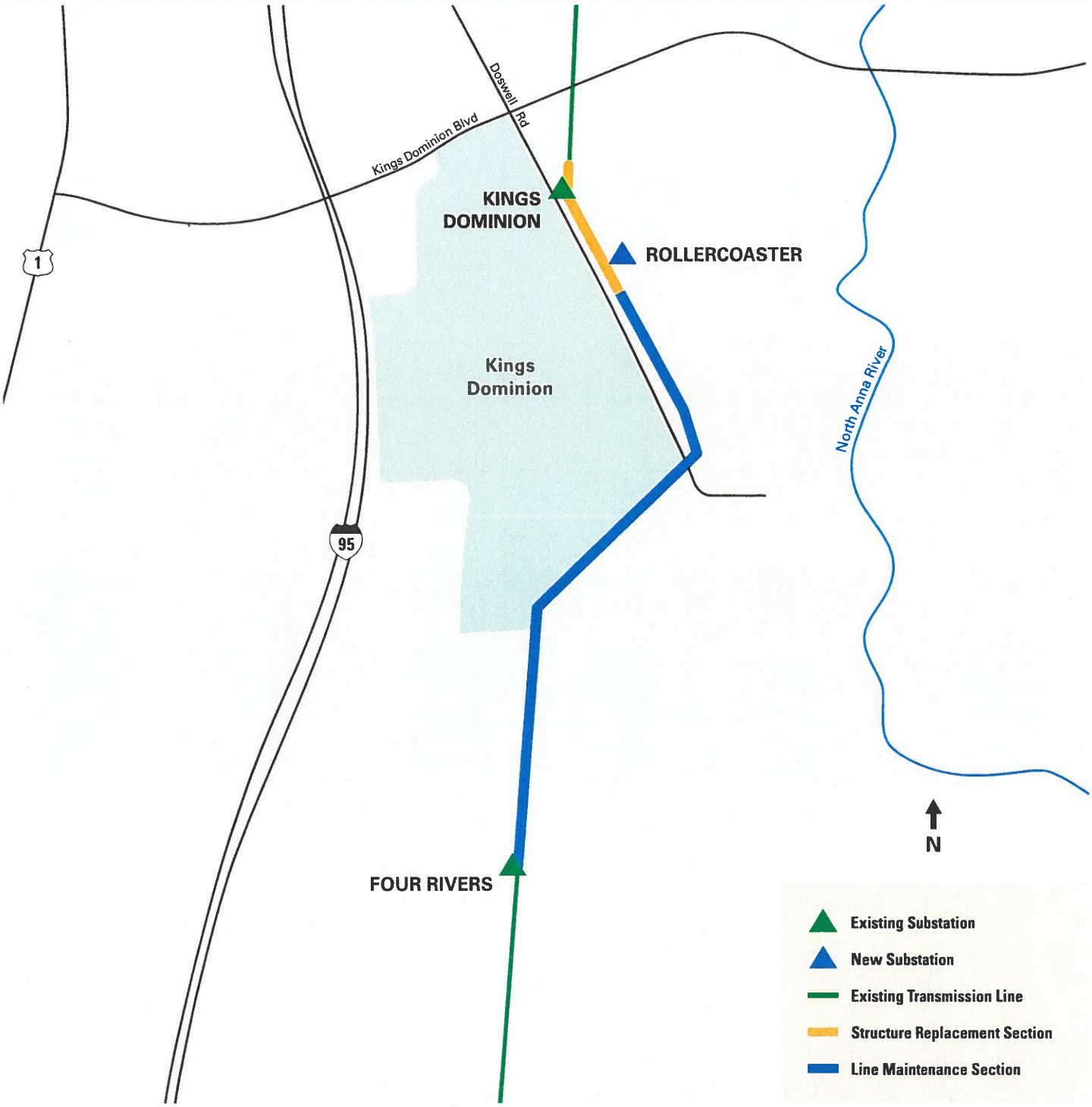
Sincerely,

The Electric Transmission Project Team

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Dominion Energy

Rollercoaster Substation Project



This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.

CONTACT US

Website: powerlines101.dominionenergy.com
Email: powerline@dominionenergy.com
Phone: 888-291-0190

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The proposed use for this parcel will be an electrical substation.

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

This parcel will be used to construct an electrical substation and corresponding electrical transmission tap lines.

It is noted that there is a separate electrical substation facility (owned by Rappahannock Electrical Cooperative) to the north of the proposed substation ("Kings Dominion Substation").

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The proposed Rollercoaster Substation is necessary to interconnect Sweet Sue Solar in a manner consistent with Dominion Energy's facility interconnection facility requirements. Interconnection directly to the existing Kings Dominion Substation without the addition of Rollercoaster Substation would create a three-point line where fault current and load current can come from three different locations and reduces the infeed for existing protective relaying, thus reducing system reliability.

The substation location was chosen due to proximity to the existing transmission lines to minimize the construction of new electrical transmission lines to support the load requirement. There are no residences or other community buildings immediately adjacent to this parcel.

After construction, traffic to the substation will be limited to maintenance vehicles with no anticipated impacts to Doswell Road.

The substation will be located on the proposed parcel to avoid any wetland impacts.

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.) N/A

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.

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. 042-0563 (Allen House (Historic), Cedar Hill Cemetery (Historic), Kings Dominion (Current), Old Forest (Historic)) GPIN 7893-02-7643
2. Historic Resource/File No. 042-0123 (Battle of North Anna River (Historic), North Anna Battlefield (Current Name), North Anna Battlefield (Historic)) GPIN 7893-02-7643
3. Historic Resource/File No. 042-5560 (House, 9492 Doswell Road (Function/Location)) GPIN CAROLINE COUNTY

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

b) Is the historic site open to the public? yes (unrestricted)

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 proposed electrical substation is not impacting or adjacent to any of the identified historical resources identified with this application.

A map of all identified resources within a 0.75 mile radius of the proposed electrical substation is included.

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 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: Rhiannon Long Date: 9/25/24

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

This electrical substation is anticipated to generate 6 vehicle trips per month.

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

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.

ang — 9/25/24

(Signature of Applicant/Applicant's Representative) (Date)

Ana Gordon

(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
☑	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 required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	☐
☑	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☑	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	☐
☑	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☑	6. Proposed changes in zoning, if any.	☐
☑	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☑	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☑	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	☐
☐	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☑	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS DOMINION SUBSTATION

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. THE DEDICATION OF STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

_____ _____

AGENT FOR KINGS DOMINION LLC DATE

COMMONWEALTH OF VIRGINIA
CITY OR COUNTY OF _____, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF

_____, COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO

THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

_____ MY COMMISSION EXPIRES: _____

REGISTRATION NO. _____

RECEIVED
SEP 26 -024
HANOVER COUNTY
PLANNING DEPARTMENT

SOURCE OF TITLE:

GPIN: 7893-02-7643
CONVEYED TO KINGS DOMINION LLC FROM CEDAR FAIR SOUTHWEST INC. BY DEED DATED DECEMBER 1, 2014, AND RECORDED ON DECEMBER 2, 2014 IN DEED BOOK 3102, PAGE 1099, CLERK'S OFFICE, CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

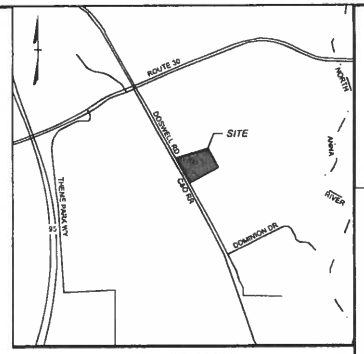
SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN HANOVER COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY THE 30TH DAY OF JUNE, 2024.

_____
LUKE M. TURNER, LS 3304, COMMONWEALTH OF VIRGINIA.

NOTES:

1. OWNER: KINGS DOMINION LLC
P.O. BOX 543185
DALLAS, TEXAS 75354
D.B. 3102, PG. 1099
2. GPIN: 7893-02-7643
3. ZONED: A-1 & B-3
4. BLOCKS: 0
5. AREA IN LOTS:
-DOMINION SUBSTATION LOT: 10.009 AC.
-RESIDUE: 600.740 ACRES
-AREA IN R/W DEDICATION: 0.000 AC.
TOTAL AREA: 610.749 AC.
6. SEWER: PUBLIC
WATER: PUBLIC
7. TRAFFIC ZONE: TAZ 170301
8. THE ROADS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR OTHER PUBLIC ROAD AGENCY AND THAT THE MAINENTANCE AND IMPROVEMENT THEREOF SHALL BE THE MUTUAL OBLIGATION OF THE LAND OWNERS IN THE SUBDIVISION.
9. THE PROPERTY SUBDIVIDED HEREON LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 51085C0180B & 51085C0185B, EFFECTIVE DATE DECEMBER 2, 2008.
10. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
11. THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES NOT CONTAIN A 100' RESOURCE PROTECTION AREA BUFFER.
12. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE OTHER EASEMENTS ON THIS PARCEL NOT SHOWN HEREON.



VICINITY MAP
SCALE" 1" = 2000'

PROPERTY ADJOINERS:

(AA) HUM PANCH HOTEL LLC
D.B. 3381, PG. 2692
GPIN: 7883-62-1482 ZONINGP: B-3

(AB) HANOVER 170 LLC
D.B. 2225, PG. 195
GPIN: 7882-67-4798 ZONING: M-2

(AC) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7882-88-9404 ZONING: M-2

(AD) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7883-80-3347 ZONING: A-1 & M-2

(AE) DIANAH H. TERRY
D.B. 2784, PG. 607
GPIN: 7892-18-6737 ZONING: A-1

(AF) 819 VIRGINIA LLC
D.B. 1313, PG.887 (CAROLINE COUNTY)
TM: 107-A-1 ZONING: RP

(AG) BEAR ISLAND PAPER WB LLC
D.B. 1306, PG. 772 (CAROLINE COUNTY)
TM: 100-A-3 ZONING: RPRE

(AH) COMMONWEALTH FAIRS EVENTS INC.
D.B. 1144, PG. 797 (CAROLINE COUNTY)
TM: 100-A-2 ZONING: RE

(AI) VIRGINIA ELECTRIC COOPERATIVE
D.B. 381, PG. 173
GPIN: 7883-83-1945 ZONING: B-3

EASEMENT TABLE:

- [A] 200' VEPCO EASEMENT (D.B. 358, PG. 146)
- [B] 30' & 50' VIRGINIA NATURAL GAS COMPANY EASEMENT (D.B. 857, PG. 455)
- [C] 40' UTILITY EASEMENT (D.B. 377, PG. 212)
- [D] 25' VEPCO EASEMENT (D.B. 369, PG. 76) (D.B. 381, PG. 174)
- [E] 40' RAPPAHANNOCK ELECTRIC COOPERATIVE EASEMENT (D.B. 855, PG. 697)
- [F] 16' HANOVER COUNTY SANITARY SEWER EASEMENT (D.B. 369, PG. 563) (D.B. 377, PG. 212)
- [G] 10' CONTINENTAL TELEPHONE COMPANY EASEMENT (D.B. 393, PG. 96)
- [H] CENTERLINE 25' RAPPAHANNOCK ELECTRIC COOPERATIVE UNDERGROUND EASEMENT (D.B. 1218, PG. 98)
- [I] CENTERLINE 40' RAPPAHANNOCK ELECTRIC COOPERATIVE OVERHEAD EASEMENT (D.B. 1218, PG. 98)
- [J] 100' RICHMOND, WASHINGTON & CHESAPEAKE RAILWAY CO. R/W (D.B. 56, PG. 369)
- [K] 50' ACCESS ROAD EASEMENT (D.B. 381, PG. 172)
- [L] VARIABLE WIDTH VEPCO EASEMENT (D.B. 3134, PG. 2838)
- [M] 200' VEPCO EASEMENT (D.B. 137, PG. 38)
- [N] WETLAND PRESERVATION AREA (D.B. 3098, PG. 344)
- [O] WETLAND MITIGATION SITE (P.B. 36, PG. 67)

SHEET INDEX:

1 COVER PAGE
2 BOUNDARY & EASEMENTS
3 DOMINION SUBSTATION LOT DETAIL

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
No. 3304
5-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

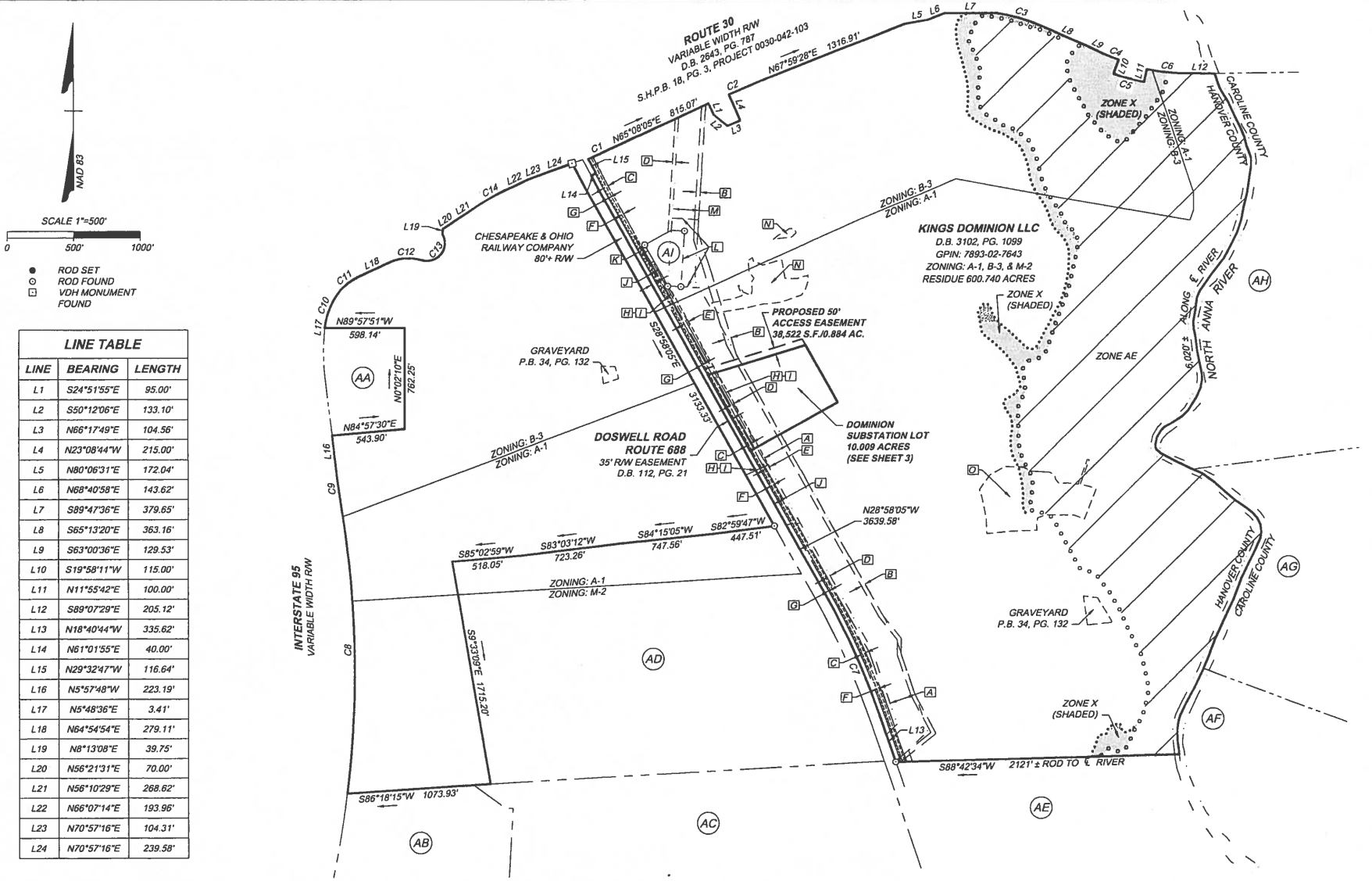
CASE:

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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



SCALE 1"=500'

0 500' 1000'

NAD 83

- ROD SET
- ROD FOUND
- VDH MONUMENT FOUND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L5	N80°06'31"E	172.04'
L6	N68°40'58"E	143.62'
L7	S89°47'36"E	379.65'
L8	S65°13'20"E	363.16'
L9	S63°00'36"E	129.53'
L10	S19°58'11"W	115.00'
L11	N11°55'42"E	100.00'
L12	S89°07'29"E	205.12'
L13	N18°40'44"W	335.62'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L16	N5°57'48"W	223.19'
L17	N5°48'36"E	3.41'
L18	N64°54'54"E	279.11'
L19	N8°13'08"E	39.75'
L20	N56°21'31"E	70.00'
L21	N56°10'29"E	268.62'
L22	N66°07'14"E	193.96'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'
C3	1303.39'	368.46'	185.47'	16°11'50"	S73°19'14"E	367.23'
C4	1566.39'	131.43'	65.76'	4°48'27"	S67°37'33"E	131.39'
C5	1681.39'	235.96'	118.17'	8°02'27"	S74°03'00"E	235.77'
C6	1581.39'	305.11'	153.03'	11°03'16"	S83°35'51"E	304.63'
C7	5769.65'	1036.11'	519.45'	10°17'21"	N23°41'24"W	1034.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	7805.44'	2191.57'	1103.04'	16°05'14"	N1°07'23"W	2184.38'
C9	5196.84'	317.46'	158.78'	3°30'00"	N7°41'15"W	317.41'
C10	532.96'	306.41'	157.57'	32°56'27"	N22°33'20"E	302.21'
C11	369.26'	166.09'	84.47'	25°46'14"	N52°03'05"E	164.69'
C12	335.00'	235.68'	122.95'	40°18'32"	N87°41'25"E	230.85'
C13	135.00'	321.62'	338.39'	136°30'06"	N37°19'36"E	250.78'
C14	1308.39'	211.93'	106.20'	9°16'51"	N60°44'13"E	211.70'

COMMONWEALTH OF VIRGINIA
LUKE TURNER
Lic. No 3304
05-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 500'
SHEET 2 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

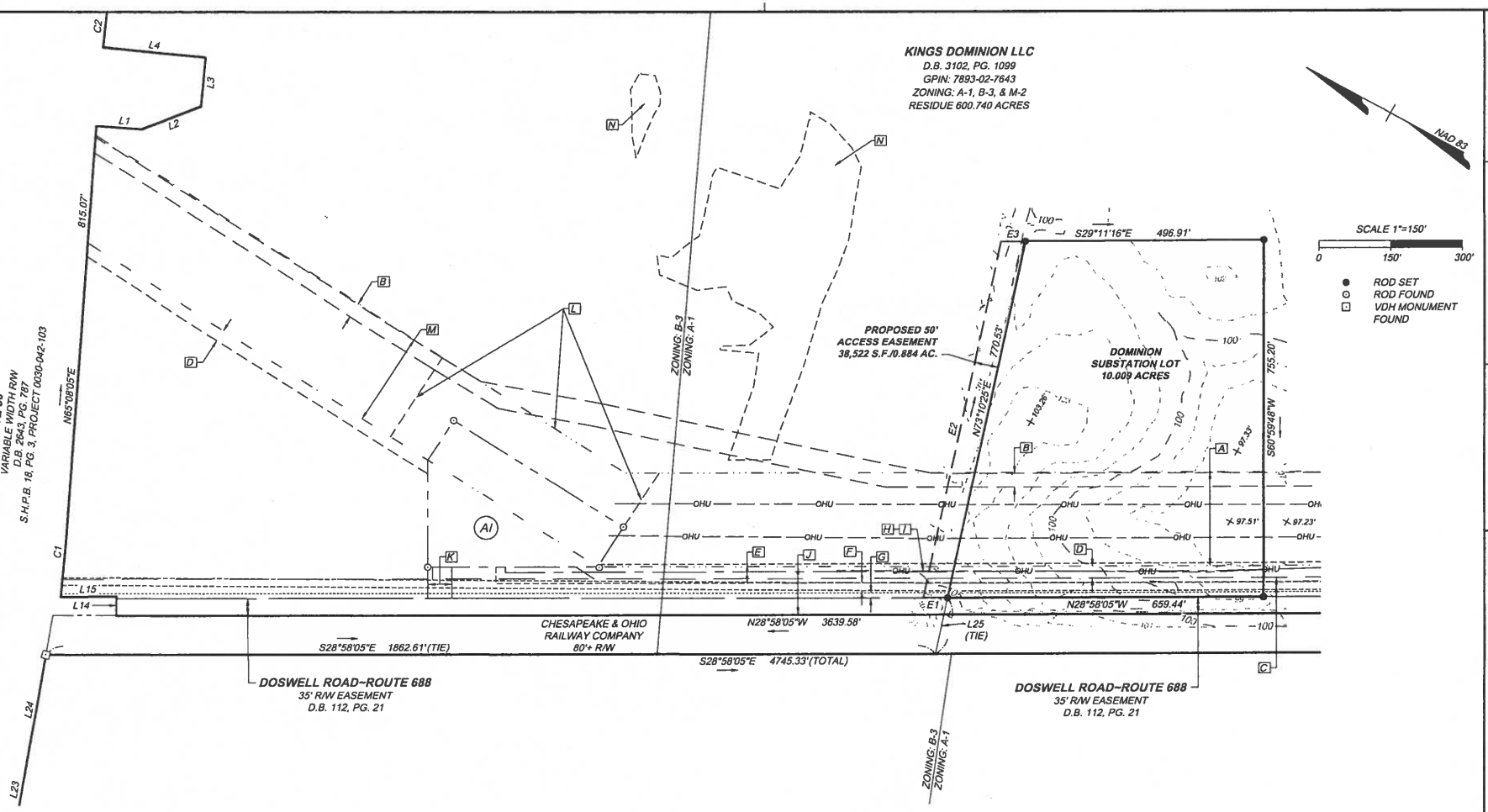
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Y:\901\55395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'
L25	N73°10'25"E	120.07'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N28°58'05"W	51.14'
E2	N73°10'25"E	770.33'
E3	S29°11'16"E	51.19'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
Lic. No. 3304
10-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 150'
SHEET 3 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

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Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB-SUBSTATION LOT_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00022

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Kings Dominion LLC (owner)/Virginia Electric and Power Company (applicant)
Contact Name: Rhiannon Gomez
5000 Dominion Blvd, Glen Allen, VA 23060 Address:

Telephone No. 804-929-8135
Fax No.
Email Address rhiannon.m.gomez@dominionenergy.com

PARCEL INFORMATION For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax Parcel #'s) 7893-02-7643 (part)
Deed Book 3102 Page 1099
Magisterial District Beaverdam
Location Description (Street Address, if applicable) ☐
a portion of the parcel to east of Doswell Road and south of unnamed gravel road

Area (acres/square feet) 10.88 ac
Current Zoning A-1
Requested Use/Exception
Construct a 12 ft height security fence around the electrical substation

SIGNATURE OF OWNER ☐ **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 _____ Date 9/25/24
Print Name Gregory E. Mathe
Signature _____ Date _____
Print Name _____

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

Name Ana Gordon PE
Address: 9211 Arboretum Parkway Suite 200
Richmond VA 23236

Telephone No. 804-665-2808
Fax No.
Email Address agordon@geosyntec.com

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

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

☑ 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 **ten (10) 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".

☐ 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.

☐ 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 Rhiannon Gomez Date 9/25/24

Print Name Rhiannon Gomez

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

5000 Dominion Blvd

Glen Allen, VA 23060

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email rhiannon.m.gomez@dominionenergy.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 #: _____

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: _____

Laura Paige Meadows
Commonwealth of Virginia
Notary Public
Commission No. 7937791
My Commission Expires 8/31/2025

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

The foregoing instrument was acknowledged before me this 25th day of September, 2024, by Gregory E. Mathe (Name of Applicant).

My commission expires: 8/31/2025

Laura Paige Meadows
Notary Public

Board of Supervisors Representative: Jeff Stoneman

List of Adjacent Property Owners:

GPIN	Name	Address
7892-18-6737	TERRY, DIANAH H LIFE ESTATE	9492 DOSWELL ROAD DOSWELL, VA 23047
7892-16-9985	EARLY BIRD SOLUTIONS	9492 DOSWELL ROAD DOSWELL, VA 23047
7883-80-3347	KINGS DOMINION LLC	5200 BUFFINGTON ROAD ATLANTA, GA 30349
CAROLINE COUNTY PARCEL	COMMONWEALTH FAIRS & EVENTS INC ATT: DAVID PRIDDY	12580 WEST CREEK PKWY Richmond, VA 23238

Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261-6666
DominionEnergy.com

Dominion Energy®

Sept. 24, 2024

Rollercoaster Substation Interconnection Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping you informed of upcoming projects in your community. You are receiving this letter because we are planning to build a new substation in Hanover County, Virginia.

The new Rollercoaster Substation, located across from Kings Dominion off Doswell Road (GPIN 7893-02-7643), will be built to connect a new solar renewable power facility to the electric transmission grid. In addition to the new substation, we will replace some electric transmission structures on an existing electric transmission line that runs parallel to Doswell Road.

We are currently in the engineering and permitting phase of the project, and we plan to submit applications for both a Conditional Use Permit to locate the substation facility in an agricultural-zoned area and a Special Exception Permit for approval of the security fence around the energized substation equipment.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department will notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. You may contact the Hanover County Planning Department with questions or comments at (804) 365-6171.

Please contact the Dominion Energy project team if you would like to attend an informational meeting about this project. You may contact us by sending an email to powerline@dominionenergy.com or calling 888-291-0190. Information is also available on the project website, DominionEnergy.com/rollercoaster.

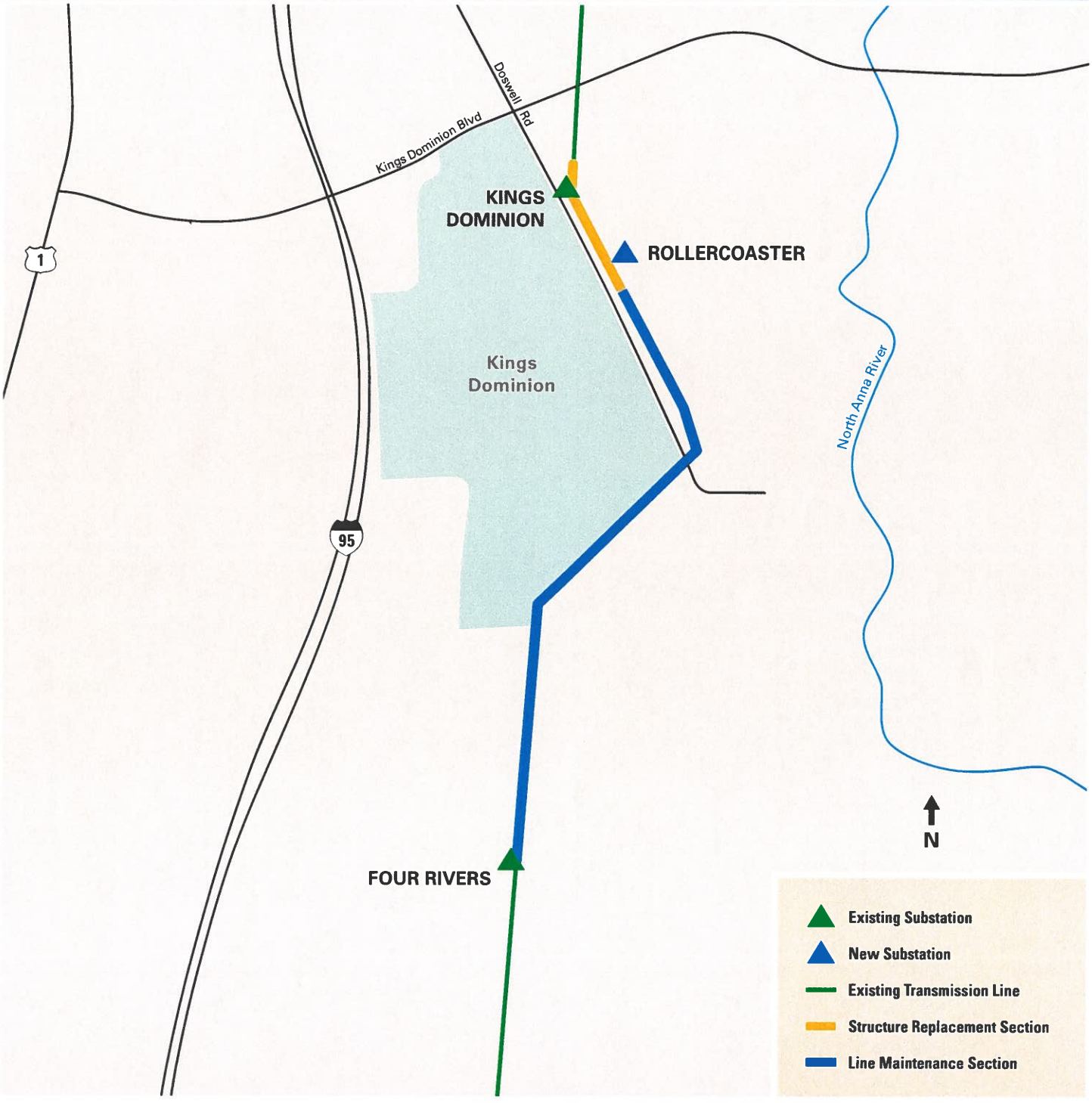
Sincerely,

The Electric Transmission Project Team

RECEIVED
SEP 2 6 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Dominion Energy

Rollercoaster Substation Project



This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.

CONTACT US

Website: powerlines101.dominionenergy.com
Email: powerline@dominionenergy.com
Phone: 888-291-0190

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. 042-0563 (Allen House (Historic), Cedar Hill Cemetery (Historic), Kings Dominion (Current), Old Forest (Historic)) GPIN 7893-02-7643
2. Historic Resource/File No. 042-0123 (Battle of North Anna River (Historic), North Anna Battlefield (Current Name), North Anna Battlefield (Historic)) GPIN 7893-02-7643
3. Historic Resource/File No. 042-5560 (House, 9492 Doswell Road (Function/Location)) GPIN CAROLINE COUNTY

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

b) Is the historic site open to the public? yes (unrestricted)

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 proposed electrical substation is not impacting or adjacent to any of the identified historical resources identified with this application.

A map of all identified resources within a 0.75 mile radius of the proposed electrical substation is included.

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 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: 9/25/24

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: The Special Exception is being submitted to support the installation of a 12 ft security fence around the proposed Rollercoaster Substation.

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

This parcel will be used to construct an electrical substation and corresponding electrical transmission tap lines.

It is noted that there is a separate electrical substation facility (owned by Rappahannock Electrical Cooperative) to the north of this proposed new substation ("Kings Dominion Substation").

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 Special Exception is needed to accommodate the required level of security fence around the proposed electrical substation to ensure the safety of the public. The proposed 12 ft security fence is not anticipated to have a negative impact on the adjacent properties as it will be screened by proposed buffer plantings.

The proposed Rollercoaster Substation is necessary to interconnect Sweet Sue Solar in a manner consistent with Dominion Energy's facility interconnection requirements. Interconnection directly to the existing Kings Dominion Substation without the addition of Rollercoaster Substation would create a three-point line where fault and load current can come from three different locations and reduces the infeed for existing protective relaying, thus reducing system reliability.

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.) N/A

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

This electrical substation is anticipated to generate 6 vehicle trips per month.

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

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.

ang — 9/25/24

(Signature of Applicant/Applicant's Representative) (Date)

Ana Gordon

(Applicant/Applicant's Representative – Print Name)

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS DOMINION SUBSTATION

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. THE DEDICATION OF STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

_____ _____
AGENT FOR KINGS DOMINION LLC DATE

COMMONWEALTH OF VIRGINIA
CITY OR COUNTY OF _____, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF

_____, COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO

THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

_____ MY COMMISSION EXPIRES: _____

REGISTRATION NO _____

RECEIVED
SEP 2 6 -024
HANOVER COUNTY
PLANNING DEPARTMENT

SOURCE OF TITLE:

GPIN: 7893-02-7643
CONVEYED TO KINGS DOMINION LLC FROM CEDAR FAIR SOUTHWEST INC. BY DEED DATED DECEMBER 1, 2014, AND RECORDED ON DECEMBER 2, 2014 IN DEED BOOK 3102, PAGE 1099, CLERK'S OFFICE, CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

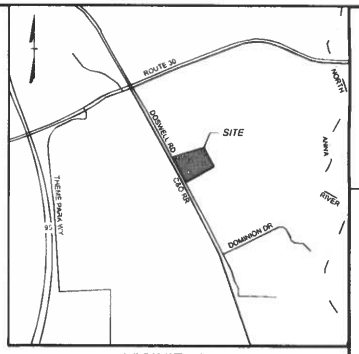
SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN HANOVER COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY THE 30TH DAY OF JUNE, 2024.

_____
LUKE M. TURNER, LS 3304, COMMONWEALTH OF VIRGINIA

NOTES:

1. OWNER: KINGS DOMINION LLC
P.O. BOX 543185
DALLAS, TEXAS 75354
D.B. 3102, PG. 1099
2. GPIN: 7893-02-7643
3. ZONED: A-1 & B-3
4. BLOCKS: 0
5. AREA IN LOTS:
-DOMINION SUBSTATION LOT: 10.009 AC.
-RESIDUE: 600.740 ACRES
-AREA IN R/W DEDICATION: 0.000 AC.
TOTAL AREA: 610.749 AC.
6. SEWER: PUBLIC
WATER: PUBLIC
7. TRAFFIC ZONE: TAZ 170301
8. THE ROADS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR OTHER PUBLIC ROAD AGENCY AND THAT THE MAINENTANCE AND IMPROVEMENT THEREOF SHALL BE THE MUTUAL OBLIGATION OF THE LAND OWNERS IN THE SUBDIVISION.
9. THE PROPERTY SUBDIVIDED HEREON LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 51085C0180B & 51085C0185B, EFFECTIVE DATE DECEMBER 2, 2008.
10. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
11. THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES NOT CONTAIN A 100' RESOURCE PROTECTION AREA BUFFER.
12. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE OTHER EASEMENTS ON THIS PARCEL NOT SHOWN HEREON.



VICINITY MAP
SCALE" 1" = 2000'

PROPERTY ADJOINERS:

(AA) HUM PANCH HOTEL LLC
D.B. 3381, PG. 2692
GPIN: 7883-62-1482 ZONINGP: B-3

(AB) HANOVER 170 LLC
D.B. 2225, PG. 195
GPIN: 7882-67-4798 ZONING: M-2

(AC) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7882-88-9404 ZONING: M-2

(AD) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7883-80-3347 ZONING: A-1 & M-2

(AE) DIANAH H. TERRY
D.B. 2784, PG. 607
GPIN: 7892-18-6737 ZONING: A-1

(AF) 819 VIRGINIA LLC
D.B. 1313, PG.887 (CAROLINE COUNTY)
TM: 107-A-1 ZONING: RP

(AG) BEAR ISLAND PAPER WB LLC
D.B. 1306, PG. 772 (CAROLINE COUNTY)
TM: 100-A-3 ZONING: RPRE

(AH) COMMONWEALTH FAIRS EVENTS INC.
D.B. 1144, PG. 797 (CAROLINE COUNTY)
TM: 100-A-2 ZONING: RE

(AI) VIRGINIA ELECTRIC COOPERATIVE
D.B. 381, PG. 173
GPIN: 7883-83-1945 ZONING: B-3

EASEMENT TABLE:

[A] 200' VEPCO EASEMENT (D.B. 358, PG. 146)
[B] 30' & 50' VIRGINIA NATURAL GAS COMPANY EASEMENT (D.B. 857, PG. 455)
[C] 40' UTILITY EASEMENT (D.B. 377, PG. 212)
[D] 25' VEPCO EASEMENT (D.B. 369, PG. 76) (D.B. 381, PG. 174)
[E] 40' RAPPAHANNOCK ELECTRIC COOPERATIVE EASEMENT (D.B. 855, PG. 697)
[F] 16' HANOVER COUNTY SANITARY SEWER EASEMENT (D.B. 369, PG. 563) (D.B. 377, PG. 212)
[G] 10' CONTINENTAL TELEPHONE COMPANY EASEMENT (D.B. 393, PG. 96)
[H] CENTERLINE 25' RAPPAHANNOCK ELECTRIC COOPERATIVE UNDERGROUND EASEMENT (D.B. 1218, PG. 98)
[I] CENTERLINE 40' RAPPAHANNOCK ELECTRIC COOPERATIVE OVERHEAD EASEMENT (D.B. 1218, PG. 98)
[J] 100' RICHMOND, WASHINGTON & CHESAPEAKE RAILWAY CO. R/W (D.B. 56, PG. 369)
[K] 50' ACCESS ROAD EASEMENT (D.B. 381, PG. 172)
[L] VARIABLE WIDTH VEPCO EASEMENT (D.B. 3134, PG. 2838)
[M] 200' VEPCO EASEMENT (D.B. 137, PG. 38)
[N] WETLAND PRESERVATION AREA (D.B. 3098, PG. 344)
[O] WETLAND MITIGATION SITE (P.B. 36, PG. 67)

SHEET INDEX:

1 COVER PAGE
2 BOUNDARY & EASEMENTS
3 DOMINION SUBSTATION LOT DETAIL

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
Lic. No. 3304
5-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

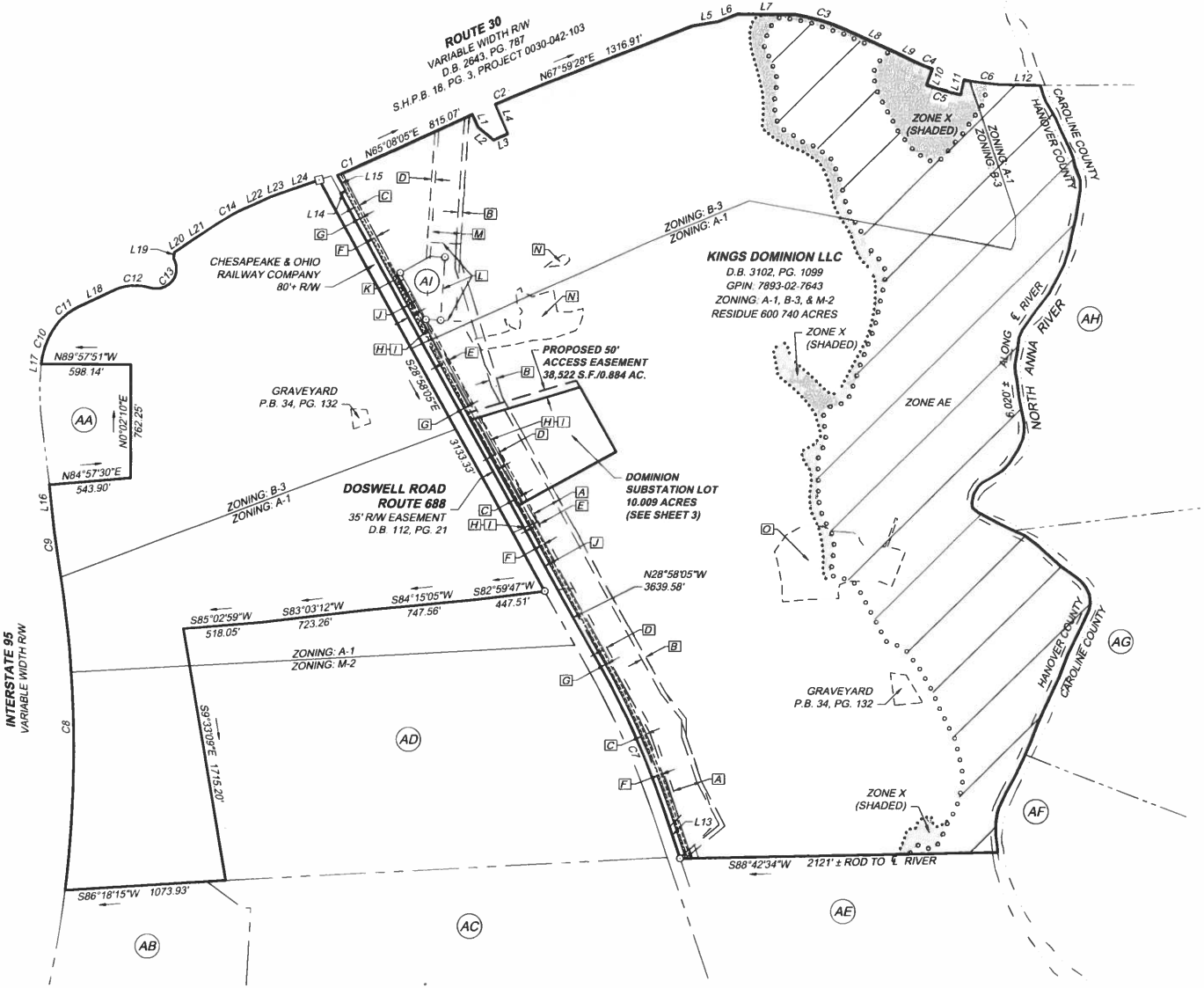
CASE:

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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

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Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



SCALE 1"=500'

0 500' 1000'

NAD 83

- ROD SET
- ROD FOUND
- VDH MONUMENT FOUND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L5	N80°06'31"E	172.04'
L6	N68°40'58"E	143.62'
L7	S89°47'36"E	379.65'
L8	S65°13'20"E	363.16'
L9	S63°00'36"E	129.53'
L10	S19°58'11"W	115.00'
L11	N11°55'42"E	100.00'
L12	S89°07'29"E	205.12'
L13	N18°40'44"W	335.62'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L16	N5°57'48"W	223.19'
L17	N5°48'36"E	3.41'
L18	N64°54'54"E	279.11'
L19	N8°13'08"E	39.75'
L20	N56°21'31"E	70.00'
L21	N56°10'29"E	268.62'
L22	N66°07'14"E	193.96'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'
C3	1303.39'	368.46'	185.47'	16°11'50"	S73°19'14"E	367.23'
C4	1566.39'	131.43'	65.76'	4°48'27"	S67°37'33"E	131.39'
C5	1681.39'	235.96'	118.17'	8°02'27"	S74°03'00"E	235.77'
C6	1581.39'	305.11'	153.03'	11°03'16"	S83°35'51"E	304.63'
C7	5769.65'	1036.11'	519.45'	10°17'21"	N23°41'24"W	1034.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	7805.44'	2191.57'	1103.04'	16°05'14"	N1°07'23"W	2184.38'
C9	5196.84'	317.46'	158.78'	3°30'00"	N7°41'15"W	317.41'
C10	532.96'	306.41'	157.57'	32°56'27"	N22°33'20"E	302.21'
C11	369.26'	166.09'	84.47'	25°46'14"	N52°03'05"E	164.69'
C12	335.00'	235.68'	122.95'	40°18'32"	N87°41'25"E	230.85'
C13	135.00'	321.62'	338.39'	136°30'06"	N37°19'36"E	250.78'
C14	1308.39'	211.93'	106.20'	9°16'51"	N60°44'13"E	211.70'

FOR REVIEW
COMMONWEALTH OF VIRGINIA
LUKE C. TURNER
Lic. No. 3304
5-29-2024
LAND SURVEYOR

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 500'
SHEET 2 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

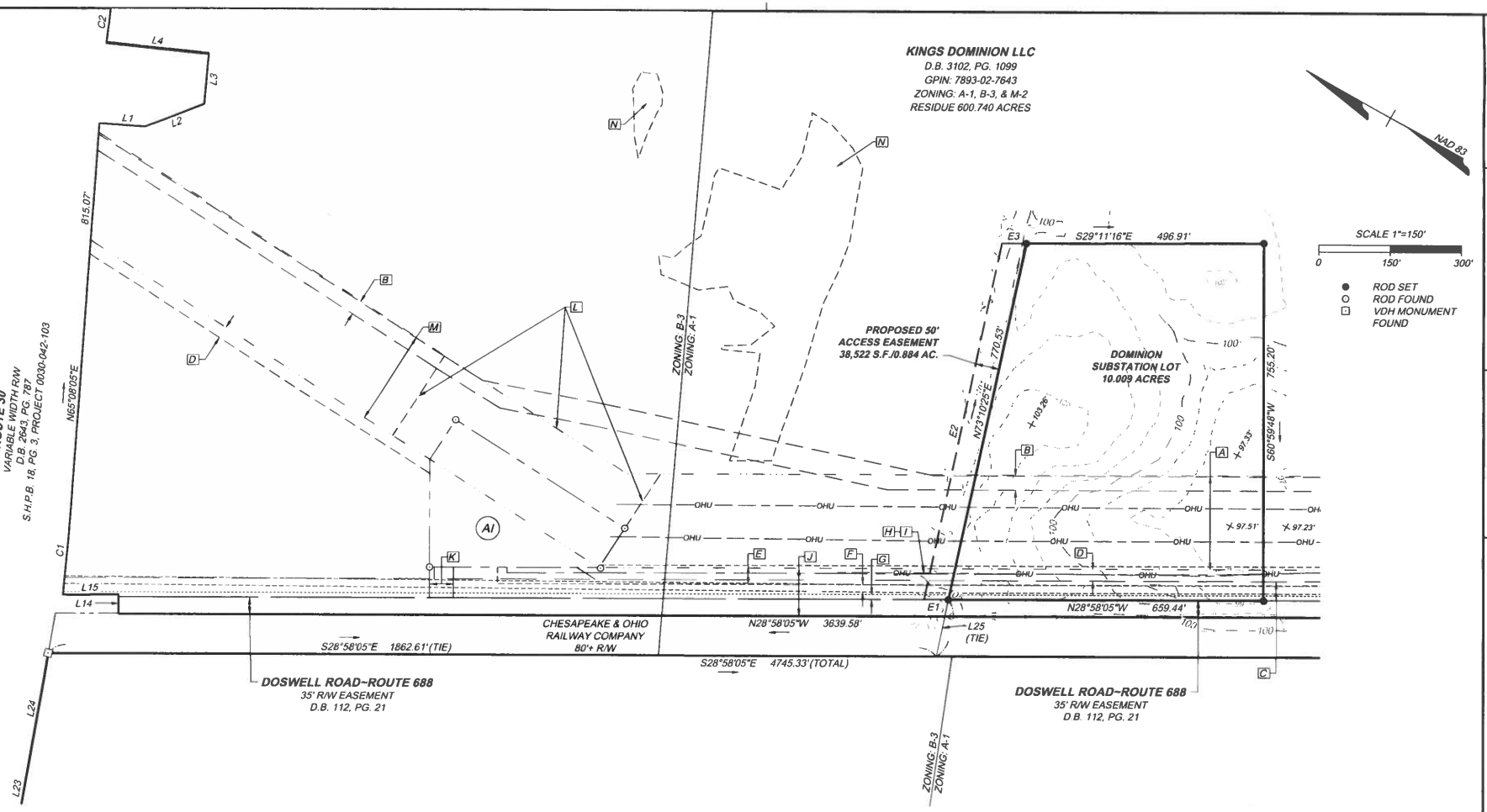
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'
L25	N73°10'25"E	120.07'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N28°58'05"W	51.14'
E2	N73°10'25"E	770.33'
E3	S29°11'16"E	51.19'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
LIC. NO. 3004
7-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 150'
SHEET 3 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

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Geosyntec consultants

9211 Arboretum Parkway, Suite 200
Richmond, Virginia 23236
PH 804.767.2206
www.geosyntec.com

14 November 2024

Hanover County
Planning Department
7516 County Complex Road
Hanover, VA 23069
Attn: Brendan McHugh
804-779-1125

Subject: **Rollercoaster Substation Conditional Use Permit and Special Exception**
Hanover County CUP2024-00019 and SE2024-00022

Mr. Wagner:

On behalf of Dominion Energy, Geosyntec Consultants, Inc. (Geosyntec) is pleased to resubmit the required documentation for the proposed Rollercoaster Substation Conditional Use Permit and Special Exception. Below are the items enclosed with this plan submission:

- Fourteen (14) copies of rolled 36"x24" site plans
- One (1) copy of this comment response letter

Please find below the comments from Planning staff dated 25 October 2024:

1. On the sketch plan:
   a. Change the term "SPEX" to "SE" when describing the SE area to better conform with terminology used in the Zoning Ordinance. *Revised.*

   b. Add detailed elevations for the substation which include the estimated height. *All substation equipment is labeled with circled numbers that correspond to the equipment heights table on the top right of the exhibit.*

   c. Add the width of the access. *The width of the proposed substation access road and the existing access road have both been added.*

   d. Remove the symbols of the proposed plantings from the existing tree line that will remain to better define locations of existing and proposed vegetation. *Revised.*

e. Move the buffer vegetation calculations to the table that lists the proposed plantings. *The buffer calculations have been moved to the planting tabulation chart.*

f. Please show where the substation wires will connect. *The transmission tap line is shown coming into the substation perpendicular to Doswell Road from the existing transmission line right-of-way.*

g. Show the ultimate right of way line for Doswell Road. Since Doswell Road is a 50' ultimate right of way, please show 25' from the centerline to the property. *Revised.*

h. It is hard to differentiate the proposed property line from the CUP boundary. Please address. *Revised. The CUP and SE area has been shaded green. The property lines remain the thick black dashed line.*

i. Show the proposed buffer area and include the width. Based upon the proposed planting standard, it seems that the proposal is per the industrial buffer standards in the Hanover Zoning Ordinance. If that is the case, make the buffer 40' wide and add a note that the buffer will be in accordance with Section 26-266 of the Zoning Ordinance. This will also require the vegetation to include no less than 30% and no more than 50% of the trees are to be evergreen. *The buffer widths have been revised to 40 ft and a note has been added to the exhibit indicating the evergreen/deciduous requirements.*

j. Add greater differentiation between the gravel and stone patterns. *Revised.*

k. Add a photo of the type of fence that is being proposed around the substation. *A photo of a different substation has been added to show the fence type.*

l. Add a revised date. *A revision date was added to the revision block.*

2. Please confirm that there are no substations or locations for a new substation available within King William County to serve the solar facility.
Response: The Sweet Sue Solar facility will be served by a Rappahannock Electric Cooperation (REC)-owned 115kV transmission line originating from REC's King's Dominion substation in Hanover County and terminates in King William County, where the solar project will be connected to an REC-owned switching station. The subject switchyard, Rollercoaster, will be located between King's Dominion substation and the Dominion Energy-owned transmission network to allow generation capacity from Sweet Sue Solar to flow through King's Dominion substation and onto Dominion Energy's transmission grid. The location of Rollercoaster was selected due to its proximity to both

King's Dominion substation and Dominion Energy's transmission network. There are no similar locations in King William County that provides close access to both King's Dominion substation and Dominion Energy's transmission network.

3. Specify the status of Sweet Sue Solar and the areas that will be served by the facility.
Response: Sweet Sue Solar is currently under construction and is scheduled to be in service by 2028. In addition to providing electrical service to Rappahannock Electric Cooperation, which provide service to local homes and King's Dominion amusement park, the facility will provide energy capacity to Dominion Energy's electric transmission network, which serves parts of Virginia and North Carolina.

4. Verify if the substation will be used to power anything other than the Sweet Sue Solar.
Response: Please see responses for item #2 and #5 for how the Rollercoaster switchyard will be connected to the existing transmission network to facilitate generation capacity onto Dominion Energy's Transmission grid while increasing the reliability for Rappahannock Electric Cooperation's King's Dominion substation.

5. Identify any benefits that the facility will provide to Hanover County.
Response: Rollercoaster will provide increased reliability for Rappahannock Electric Cooperation's King's Dominion substation by increasing the number of transmission line feeds into the station from one to two. This redundant feed reduces King' Dominion substation's sensitivity to electrical faults and outages should they occur on Dominion Energy's transmission network.

6. How often will employees access the site and what are the reasons for accessing the site?
Response: Employees will enter a couple times a month for inspections and switching.

7. Briefly outline maintenance procedures for the site.
Response: Maintenance for equipment at this location is on 8-year cycle, unless due to emergency.

8. Be aware that if the property is subdivided prior to the tentative approval of the CUP, the GPIN on the application and the sketch plan will need to be updated to reflect the new GPIN.
Response: Understood.

9. Please contact Mr. Jeff Stoneman, Board of Supervisor member for the district and ask him if he would like a community meeting for this case. His contact information is below. Should he require a community meeting, I have attached community meeting guidelines for reference. If a community meeting is required, we may need to move the case to the tentative January Planning Commission agenda.

Response: Dominion Energy discussed the potential need for a community meeting with Supervisor Stoneman via phone on 11/05/2024 and he confirmed that a community meeting was not needed.

Department of Public Works – noted no comments on CUP.
Office of the Fire Marshal – noted on the CUP and SE that the Fire Marshall has provided a link to site plan requirements to be addressed at time of site plan application.
Department of Public Utilities – noted no comments on CUP or SE.
Department of Public Works – noted no comments on CUP or SE.
Health Department – noted no comments on the CUP or SE.
VDOT – noted no comments on the CUP or SE.

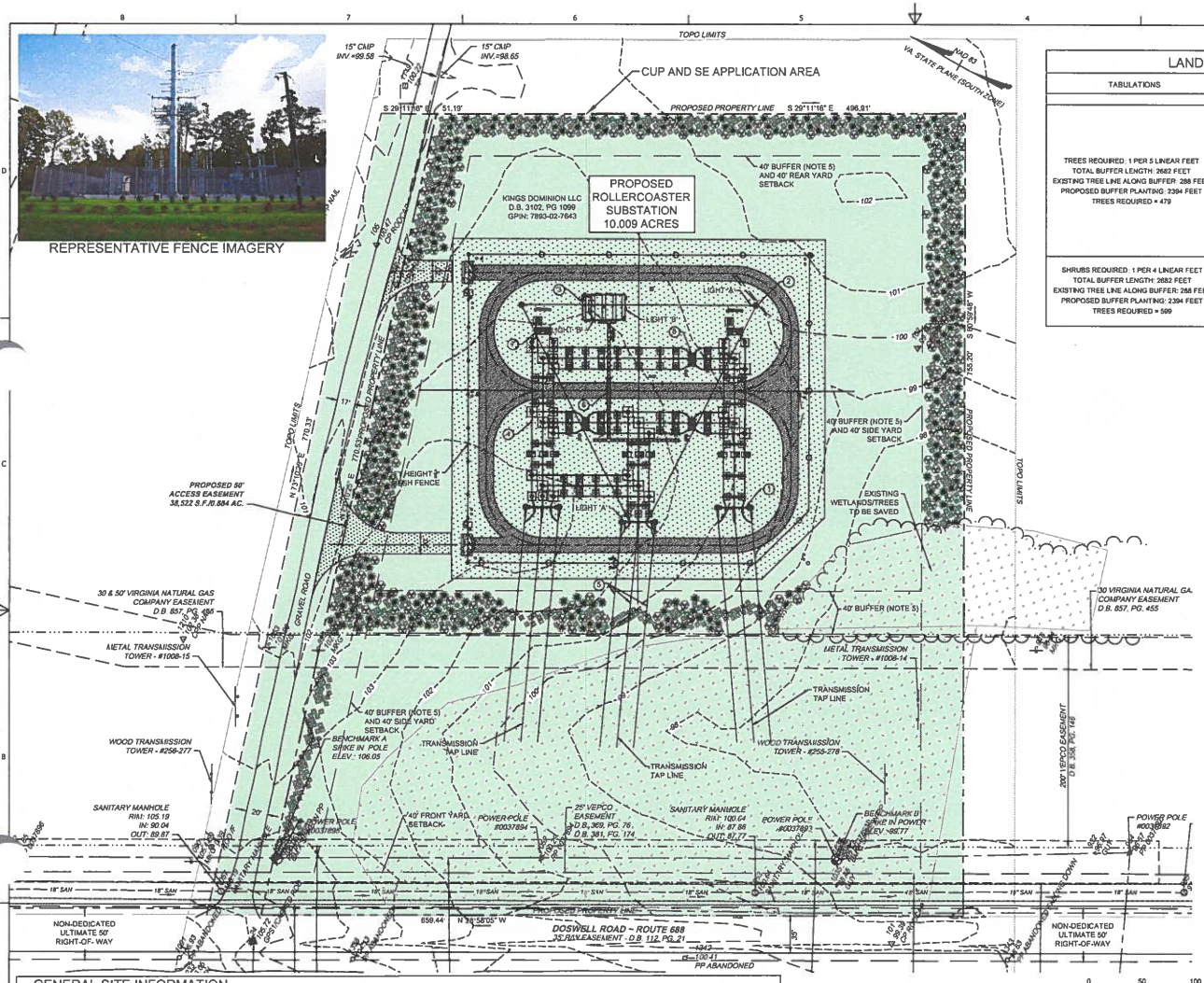
Please do not hesitate to call me directly at 804.665.2808 or by email agordon@geosyntec.com if you have any questions.

Sincerely,

Ana Gordon, PE
Project Engineer

Sketch Plan

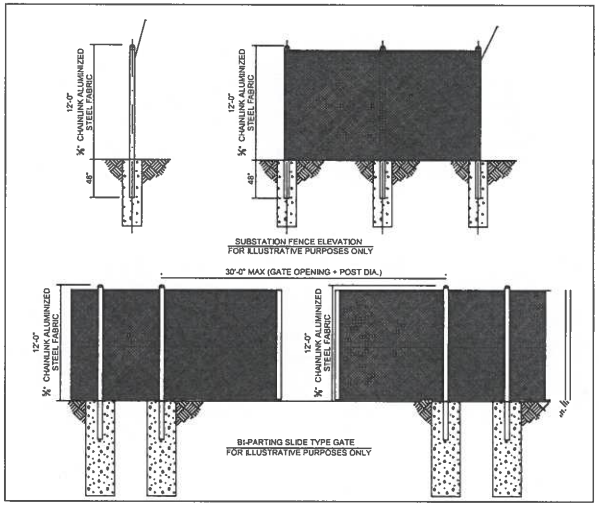
REPRESENTATIVE FENCE IMAGERY



LANDSCAPING TABULATIONS

TABULATIONS	QUANTITY	COMMON/BOTANICAL NAME	SIZE AT INSTALLATION
		EVERGREENS (30-50% OF TOTAL TREES)	
TREES REQUIRED: 1 PER 5 LINEAR FEET TOTAL BUFFER LENGTH: 2682 FEET EXISTING TREE LINE ALONG BUFFER: 288 FEET PROPOSED BUFFER PLANTING: 2394 FEET TREES REQUIRED = 479	191	LOBLOLLY PINE SOUTHERN MAGNOLIA JAPANESE CEDAR (CRYPTOMERIA) NELLIE STEVENS HOLLY EASTERN RED STAR SOUTHERN WAX MYRTLE	6FT HT. MIN
		DECIDUOUS	
	288	AMERICAN YELLOWWOOD SOUTHERN RED OAK JAPANESE ZELKOVA LONDON PLANE TREE	1.5 IN CALIPER
SHRUBS REQUIRED: 1 PER 4 LINEAR FEET TOTAL BUFFER LENGTH: 2682 FEET EXISTING TREE LINE ALONG BUFFER: 288 FEET PROPOSED BUFFER PLANTING: 2394 FEET TREES REQUIRED = 599		SHRUBS	
	599	SCHIP LAUREL PRAGUE VIBURNUM CHINESE BURFORD HOLLY FALSE HOLLY INKBERRY HOLLY	2 FT HT.

ID	STRUCTURE DESCRIPTION	HEIGHT
1	BACKBONE STRUCTURE	70 FT
2	STATIC POLE	75 FT
3	CONTROL ENCLOSURE	12 FT
4	OVERHEAD ALUMINUM BUS	26 FT
5	NEW OVERHEAD TRANSMISSION LINES	90-110 FT
6	CABLE TROUGH	N/A
7	ELECTRICAL SWITCH	20 FT
8	BREAKER	15 FT 8 IN
9	SUBSTATION SECURITY FENCE	12 FT
10	EQUIPMENT ACCESS ROAD	N/A



PROPOSED SUBSTATION FENCE DETAIL

NOTES:

1. ALL OTHER EQUIPMENT NOT SHOWN IN THE TABLE ABOVE AND IDENTIFIED IN THIS PLAN IS GENERALLY BETWEEN 15-FT AND 30-FT IN HEIGHT DEPENDING ON THE SPECIFIC STRUCTURE.
2. IT SHALL BE NOTED THAT PLACEMENT AND TYPES OF STRUCTURE MAY VARY FROM FINAL SUBSTATION ENGINEERING CONSTRUCTION DOCUMENTS.
3. TRANSMISSION SERVICE IS 230 KV.
4. THE PROPOSED ROLLERCOASTER SUBSTATION WILL CONTAIN ENERGIZED HIGH-VOLTAGE ELECTRICAL EQUIPMENT INSTALLED WITHIN A SECURE FENCE AND LOCKED GATES PREVENTING ANYONE - INCLUDING FIRE DEPARTMENT PERSONNEL - FROM UNESCORTED ACCESS TO THE SUBSTATION INTERIOR. IN THE (RARE) EVENT OF A FIRE BREAKING OUT INSIDE OF THE SUBSTATION, TRAINED DOMINION AND FIRE DEPARTMENT PERSONNEL ARE DISPATCHED TO THE STATION TO RESPOND. FOR THEIR OWN SAFETY, FIRE DEPARTMENT PERSONNEL ARE NOT AUTHORIZED TO ENTER THE SUBSTATION OR ATTEMPT TO EXTINGUISH THE FIRE UNTIL ON-SITE DOMINION PERSONNEL ASSURE WHICH AREAS OF THE SUBSTATION HAVE BEEN DE-ENERGIZED FOR SAFE FIRE DEPARTMENT PERSONNEL ACCESS.
5. BUFFER WILL BE IN ACCORDANCE WITH SECTION 26-256 OF THE ZONING ORDINANCE. VEGETATION SHALL BE NO LESS THAN 30% AND NO MORE THAN 50% EVERGREEN TREES.

GENERAL SITE INFORMATION

OWNER:	KINGS DOMINION LLC
APPLICANT:	DOMINION ENERGY
GIS ADDRESS:	9480 DOSWELL ROAD, DOSWELL, VIRGINIA 23047
MAGISTERIAL DISTRICT:	BEAVERDAM
LAT. - LONG.:	37° 50'36.60" N, 77° 26'20.76" W
ZONING:	A-1 (AGRICULTURAL DISTRICT)
PARCEL #:	7893-02-7643
PROPOSED USE:	ELECTRICAL SUBSTATION
PARCEL ACREAGE:	610.75 ACRES (EXISTING), 10.00 ACRES (PROPOSED)
WATER AND SEWER:	N/A
WETLANDS IMPACTS:	NONE
FEMA FIRM PANEL:	PROJECT IS WITHIN PANEL #51085C0180B EFFECTIVE 12/2/2008 AND PANEL 51085C0185B EFFECTIVE 12/2/2008, NEITHER PANEL SHOWS THAT THE PROJECT IS WITHIN A SPECIAL FLOOD HAZARD AREA.
WATERSHED:	NORTH ANNA RIVER-LONG CREEK WATERSHED
PARKING:	NONE PROPOSED OR EXISTING
BUILDINGS:	NONE PROPOSED OR EXISTING
NUMBER OF STORIES:	N/A
BUILDING HEIGHT:	N/A
GROSS FLOOR AREA:	N/A
BUILDING ENTRANCES AND EXITS:	N/A
OUTDOOR TRASH STORAGE:	NONE
LIGHTING FACILITIES:	NONE
PEDESTRIAN WALKWAYS:	NONE
PROPOSED SIGNAGE:	NONE
YARDS:	FRONT - 40' SIDE - 40' REAR- 40'

PROPOSED CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	12" DEPTH COMPACTED VDOT 21A GRAVEL
	4" DEPTH COMPACTED VDOT #57 STONE
	PROPOSED SUBSTATION SECURITY FENCE
LIGHT 'A'	TRANSMISSION STRUCTURE LIGHTS 30-FT (MAX 35-FT)
LIGHT 'B'	CONTROL ENCLOSURE LIGHTS 10-FT
	EXISTING WETLANDS
	CUP AND SE APPLICATION AREA

APPLICANT:	OWNER:	PREPARED BY:
RHIANNON GOMEZ (804) 929-8135 DOMINION ENERGY 5000 DOMINION BLVD GLEN ALLEN, VIRGINIA 23060	KINGS DOMINION LLC PO BOX 543185 DALLAS, TEXAS 75354	GEOSYNTEC CONSULTANTS 9211 ARBORETUM PARKWAY SUITE 200 RICHMOND, VIRGINIA 23236

REVISIONS		
1	11/06/2024	PER COUNTY COMMENTS
REV	DATE	DESCRIPTION

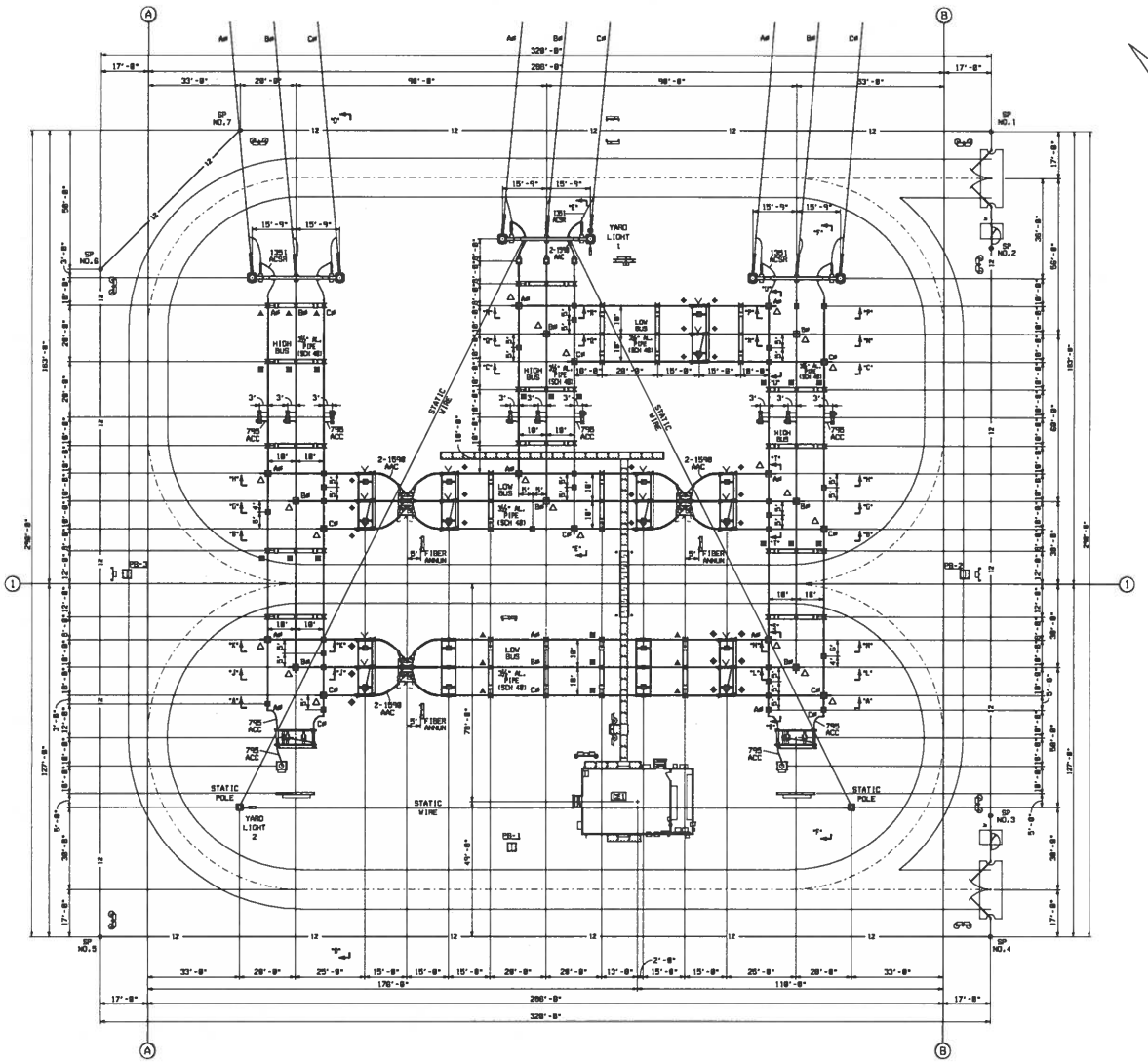
Dominion Energy

SKETCH PLAN EXHIBIT
CONDITIONAL USE PERMIT & SPECIAL EXCEPTION APPLICATIONS

ROLLERCOASTER SUBSTATION
HANOVER COUNTY VIRGINIA

OPERATIONAL REGION		B/M No.		SCALE	1" = 50'
PROJECT	N/A	NAME	DATE	SHEET:	1 OF 1
DESIGNER		GEO	09/30/2024		
PROJECT ENGINEER				DRAWING:	--
APPROVED BY					

J:\Project Folder (SD)\Designs\Rollercoaster Substation\CAD\1-SDCV1 Final Site and Grading Plan\Cv-ROLLERCOASTER-CUP-EX-SB1.dwg
Plotted on 11/12/2024 2:23 PM by Katrina Powell



ELEVATION LOCATIONS	
ELEVATION	DWG #
A-A	1740-005
B-B	1740-005
C-C	1740-006
D-D	1740-006
E-E	1740-007
F-F	1740-007
G-G	1740-008
H-H	1740-008
J-J	1740-009
K-K	1740-009
L-L	1740-009
M-M	1740-009
N-N	1740-010
P-P	1740-010
Q-Q	1740-010
R-R	1740-010
S-S	1740-010
T-T	1740-010
U-U	1740-010

PRELIMINARY NOT FOR CONSTRUCTION

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-000, 45-M-001, 45-M-002.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS., 3 1/2" AL. BUS, 45-M-004 AND 5" AL. BUS, 45-M-029, 45-M-055, AND 45-M-080.
3. REFER TO ALUMINUM ANGLE BUS CONNECTION DETAILS, DWG 45-M-003.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-005, 45-M-006.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING, ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A FRAME).
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

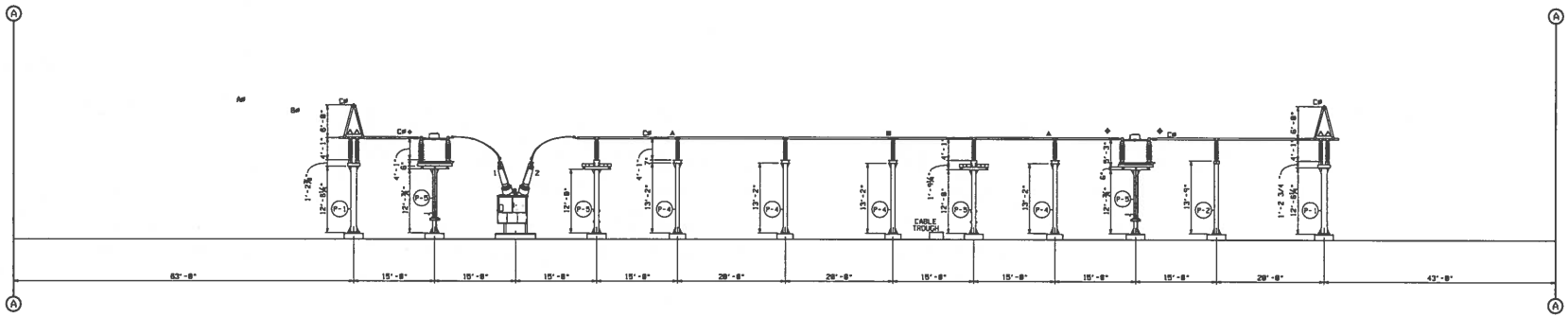
Mesa Associates, LLC
PROJECT: GITAD1105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

ELECTRICAL ARRAGEMENT ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

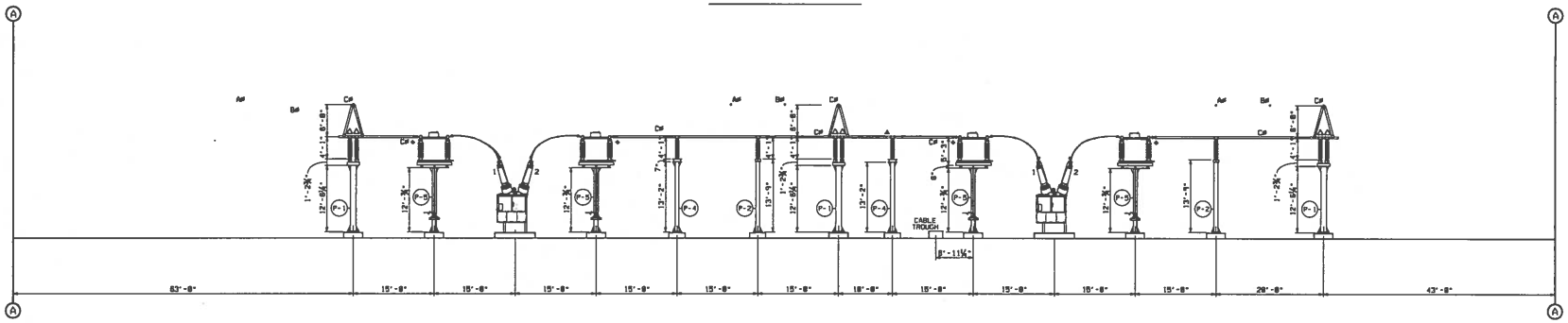
	Name	Date	Project No.	Sheet No.
Designed by	MESA/CBY	04/19/24	GITAD1105C	1 of 1
Approvals	JWS	04/19/24	Scale	
Approvals			1"=20'	
			B/M No.	Revisions
			28853	
Cad File Name	1740884a.dgn		Drawing No.	
PLOTTED:	**********		1740-004	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Steel)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Steel)	(Spread)	Steel Detail & Assembly

PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1748-859
P-2	1748-856
P-3	1748-856
P-4	1748-858
P-5	1748-857
P-6	1748-858
P-7	1748-862
P-8	1748-863
P-9	1748-864



ELEVATION "A-A"



ELEVATION "B-B"

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-889, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-126
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by	MESA/MWD	04/15/24	GITA01105	1 OF 1
Approved	JWS	04/15/24	Scale	
Approved			1"=10'-0"	
			B/M No.	Revisions
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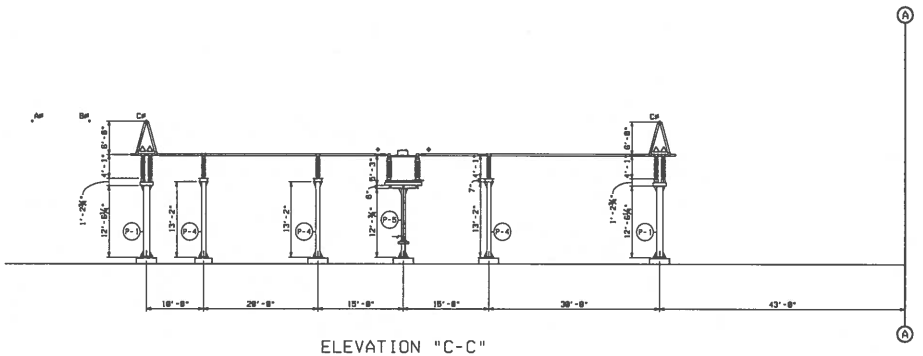
Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures (Pier)	(Spread)	Steel Detail & Assembly

#ELEMAS
PLOTTED: 00000000000TIME
REFERENCE

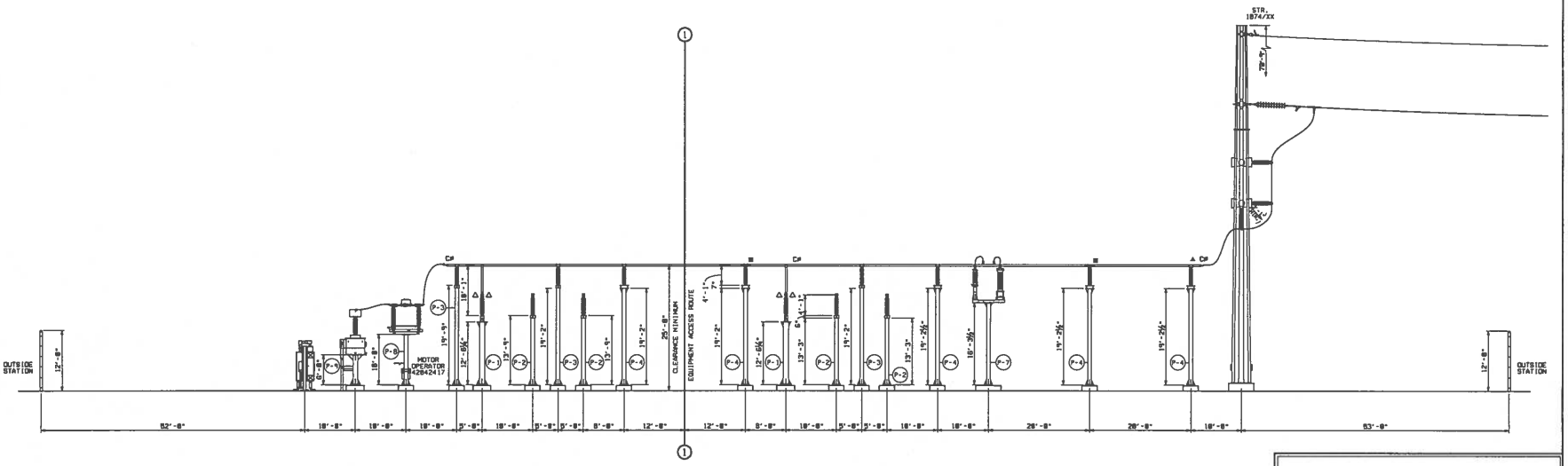
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
P-4	1740-858
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-888, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-824 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.



ELEVATION "C-C"



ELEVATION "D-D"

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865)218-5319
MAIN TEL.(865) 671-5400

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by	MESA/MWD	04/19/24	GITA01105	1 OF 1
Approved	JWR	04/19/24	Scale	
Approved			1"=10'-0"	
		B/M No.	Revisions	
		28853		
Cad File Name	1740006a.dgn		Drawing No.	
PLOTTED:	==========DTIME		1740-006	

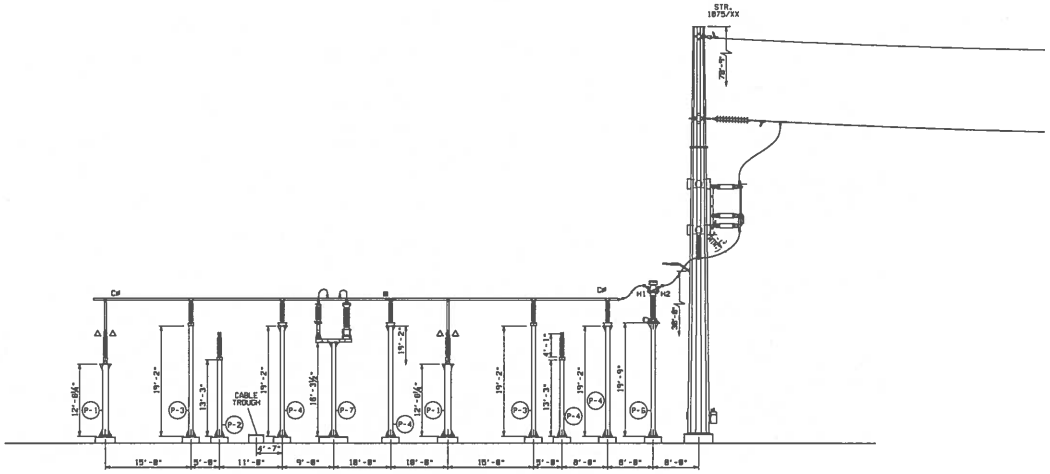
Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly

#ELEMENT#
PLOTTED: ==========DTIME
#SCENARIO#

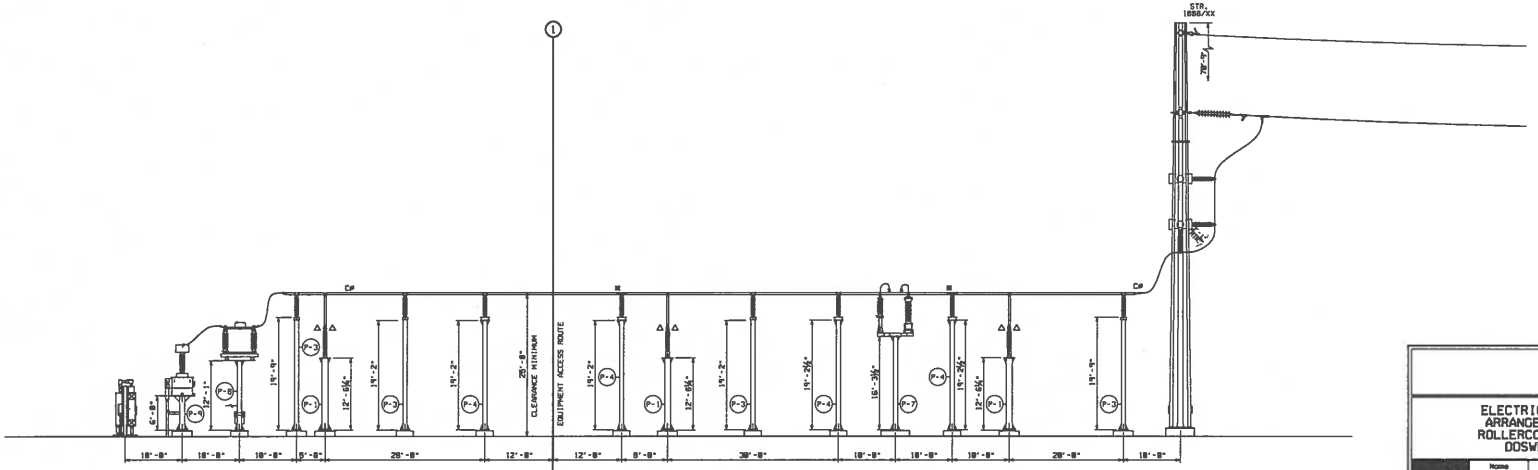
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
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P-3	1748-056
P-4	1748-060
P-5	1748-057
P-6	1748-058
P-7	1748-062
P-8	1748-063
P-9	1748-064

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-888, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.



ELEVATION "E-E"



ELEVATION "F-F"

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

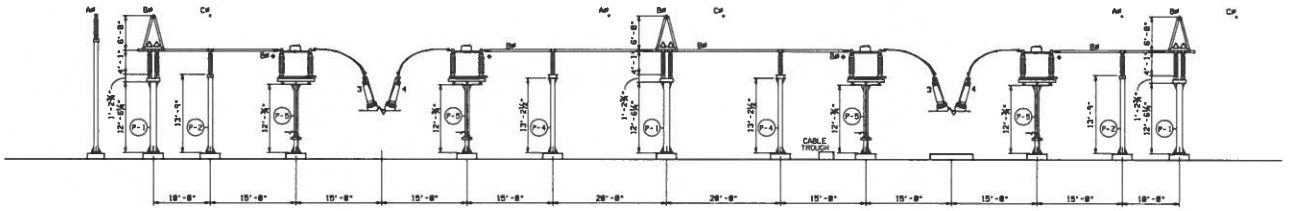
ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by	MESA/MWD	04/19/24	GITA01105	1 OF 1
Approved	JWS	04/19/24	Scale	
Approved			1"=10'-0"	
			B/M No.	Revisions
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PLOTTED:	00000000000TIME		1740-007	

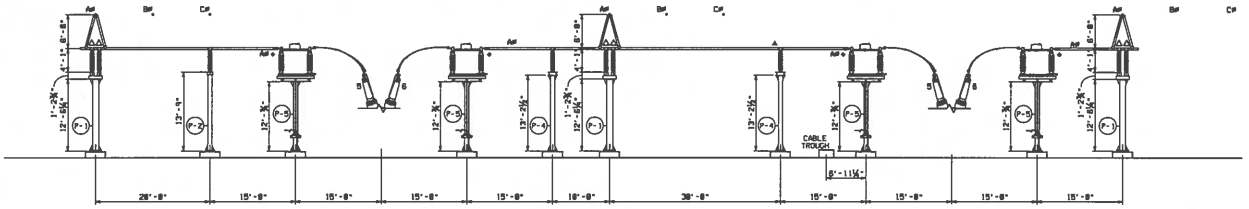
Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly

@ELEVNAME@
@PLOTTED@ 00000000000TIME
@CURRENT@

PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1748-859
P-2	1748-856
P-3	1748-856
P-4	1748-868
P-5	1748-857
P-6	1748-858
P-7	1748-862
P-8	1748-863
P-9	1748-864



ELEVATION "G-G"



ELEVATION "H-H"

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, DUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-800, 45-M-801, 45-M-802, 45-M-874.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-804
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-824 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-805, 45-M-888.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

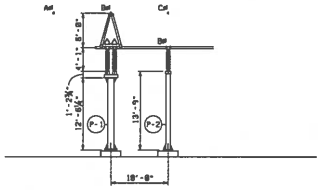
Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL (865) 671-6400

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

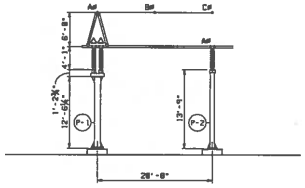
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Approved:	JWS	04/19/24	Scale: 1"=10'-0"	
Approved:			B/M No.	Revisions
			20253	
Cad File Name:	1748008a.dgn		Drawing No.	
PLOTTED:	**********		1740-008	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	(Spread)	Steel Detail & Assembly
USERNAME=								

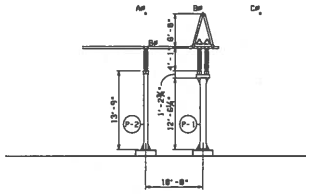
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
P-4	1740-868
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864



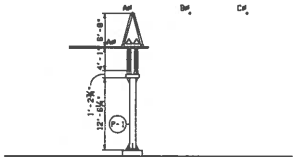
ELEVATION "J-J"



ELEVATION "K-K"



ELEVATION "L-L"



ELEVATION "M-M"

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-880, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-889
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

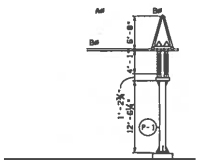
ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

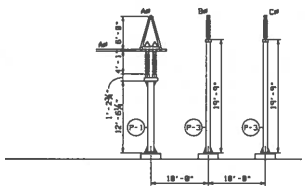
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Approvals			1"=10'-0"	
			S/M No.	Revisions
			20553	
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PLOTTED:	00000000000TIME		1740-009	

Typical Drawing Information	Library Location	Cell Name	S/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly

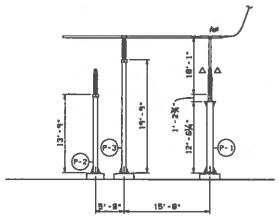
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
P-4	1740-860
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864



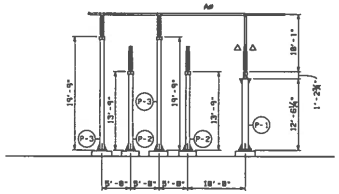
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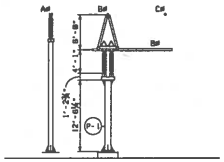
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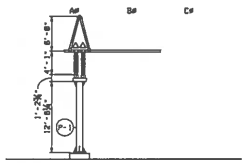
ELEVATION "U-U"



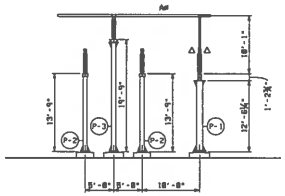
ELEVATION "S-S"



ELEVATION "Q-Q"



ELEVATION "R-R"



ELEVATION "T-T"

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-880, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-886
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

Mesa Associates, LLC
PROJECT: GITAD1105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL: (865) 671-5400

	Name	Date	Project No.	Sheet No.
Designed by:	MESA/MWD	04/19/24	GITAD1105	1 OF 1
Approved:	JWS	04/19/24	Scale	
Approved:			1"=10'-0"	
			B/M No.	Revisions
			26553	
Cad File Name:	1740010a.dgn		Drawing No.	
PLOTTED:	**********	********	1740-010	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures		Steel Detail & Assembly
								(Pier)	(Spread)	

CUP2024-00019, VIRGINIA ELECTRIC AND POWER CO.
SE2024-00022, VIRGINIA ELECTRIC AND POWER CO.

Conditional Use Permit and Special Exception Report
Beaverdam Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Requests	*CUP*: To permit a substation *SE*: To allow a fence taller than permitted
Current Zoning	A-1, Agricultural District
Acreage	10.88 acres
Street Address	None assigned
Location	East line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30)
GPIN	7893-02-7643(part)
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Doswell Road: Local Road (50' right-of-way)
Suburban Service Area	Outside
Case Planner	Brendan McHugh
PC Recommendation (CUP)	Approval (Vote: 7 – 0)

Executive Summary

The applicant is requesting the following:

- A Conditional Use Permit (CUP) to permit a substation
- A Special Exception (SE) to allow a fence taller than permitted around the substation

The property is located on Doswell Road, adjacent to Kings Dominion and approximately 800 feet south of an existing substation.

The proposal includes a 12-foot security fence around the facility. Fences taller than 7 feet are not permitted (Section 26-249), unless a SE is granted (Section 26-336).

Outstanding Issues

No outstanding issues at this time.

Draft Motion

I move that the Board of Supervisors:

a. Approve CUP2024-00019/SE2024-00022 as submitted.

b. Approve CUP2024-00019/SE2024-00022 with the following amendments: _____.

c. Deny CUP2024-00019/SE2024-00022.

d. Defer CUP2024-00019/SE2024-00022 until the Board of Supervisors' February 26, 2025, meeting.

Planning Analysis

Summary

The proposed substation will serve as a switching station to allow energy produced by a large-scale solar facility in the region to enter the larger electrical grid. The switching station will be located between a nearby existing substation on Doswell Road and Dominion Energy's transmission network.

The Sweet Sue Solar facility is currently under construction in King William County and will be served by a Rappahannock Electric Cooperative (REC) transmission line, which originates at the existing substation in Hanover County. The proposed switching station will allow generation capacity from Sweet Sue Solar to flow through the existing substation and onto Dominion Energy's transmission grid. The location of the proposed switching station was selected due to its proximity to both the existing substation and Dominion's transmission network. There are no similar locations in King William County that provide close access to both an existing substation and Dominion's transmission network. Figure 1 below shows the location of the existing substation (yellow) and the proposed switching station (blue).

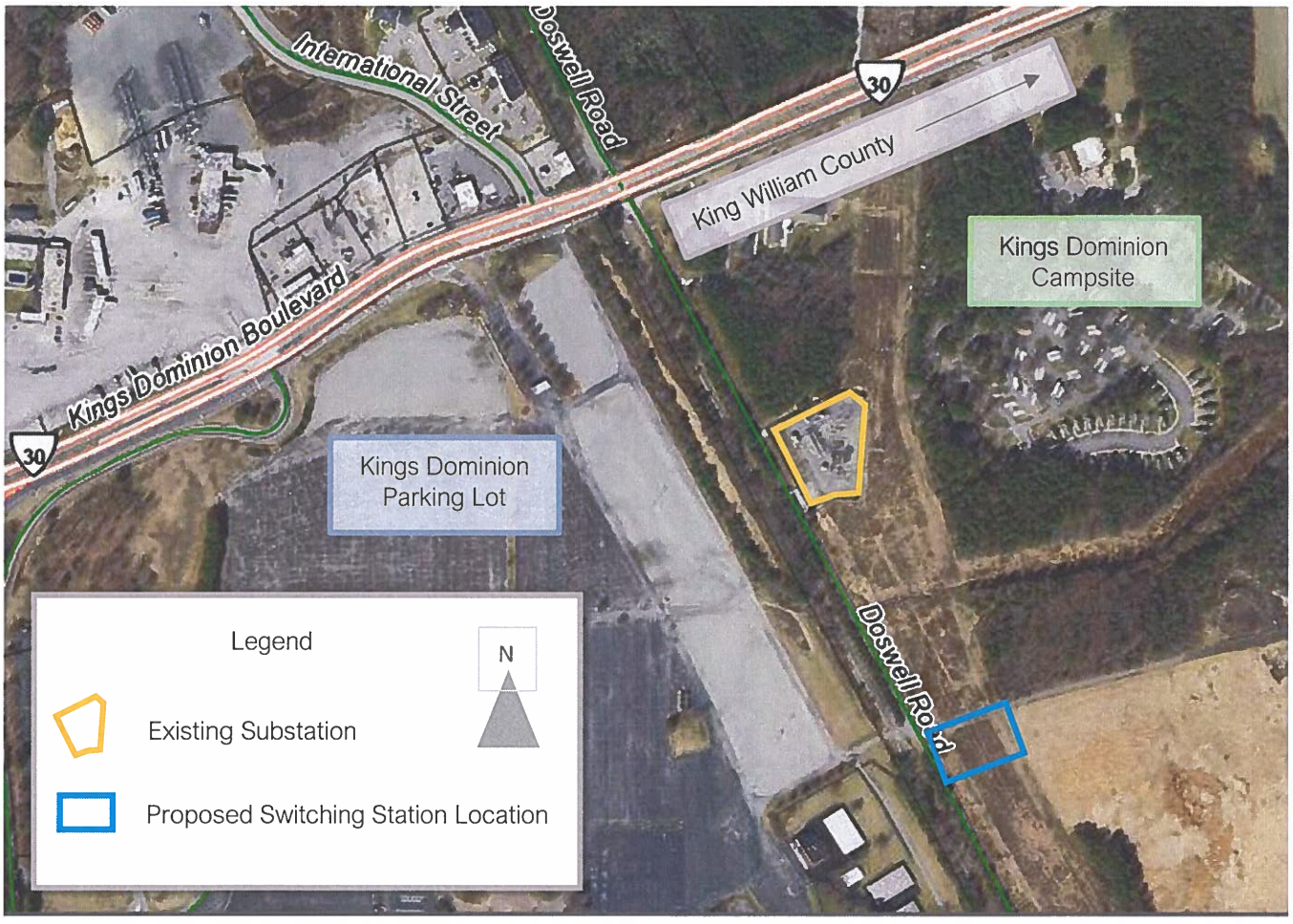
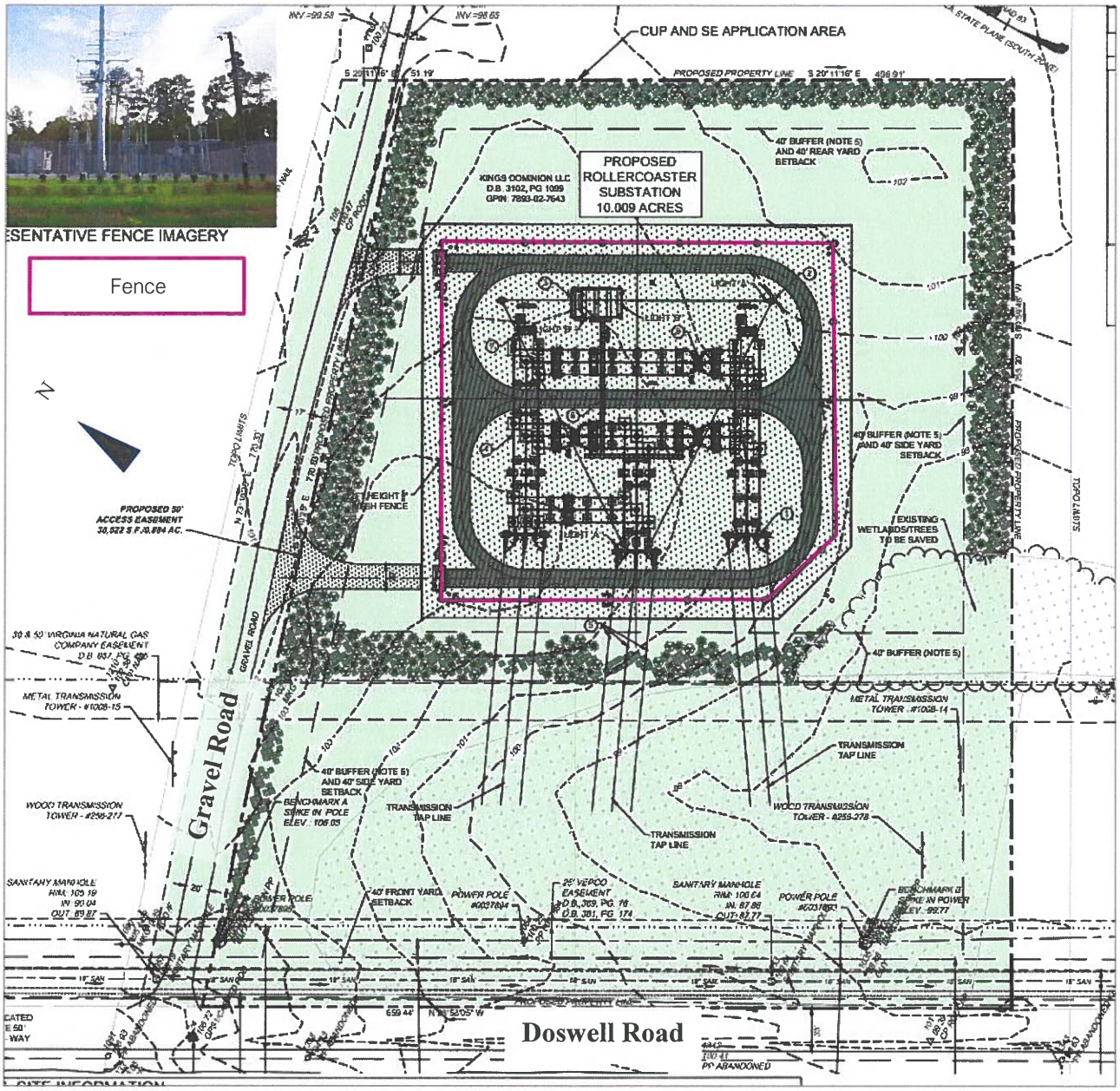


Figure 1: Locations of substations

Sketch Plan



The sketch plan shows the following features:

- Subject Property: The existing parcel is 610.75 acres. The applicant is proposing to subdivide the property to create a 10.88-acre lot for the proposed substation, which is shown highlighted in green on the sketch plan. The proposed property includes a portion of an existing private road along the northern property line, which is shown within a proposed 50-foot access easement created for the owner of the remaining parcel. The proposed property lines will also serve as the CUP boundary.

- Substation Compound: The approximately 107,200-square-foot switching station compound is shown toward the center of the property. The proposed surface will be constructed of compacted stone. Two 20-foot wide access roads will run to the compound from the private road that runs along the northern property line. A 12-foot wide interior gravel access runs throughout the compound in a figure eight pattern. The plan shows the switchyard equipment in the middle of the compound,

surrounded by the proposed 12' security fence (outlined in purple). The fence will be a chain-link aluminized steel fabric fence. Elevations of the fence are also shown on the sketch plan.

- Buffer and Vegetation: A 40-foot buffer is shown around the compound. The applicant is proposing to plant one (1) tree per five (5) feet and one (1) shrub per four (4) feet within the buffer and to preserve a portion of the treeline along the southern property line. Buffers are usually located along property lines. However, because of the extensive wetlands along the western portion of the property adjacent to Doswell Road, the applicant is proposing to place that section of the buffer closer to the center of the property, adjacent to the substation compound area.

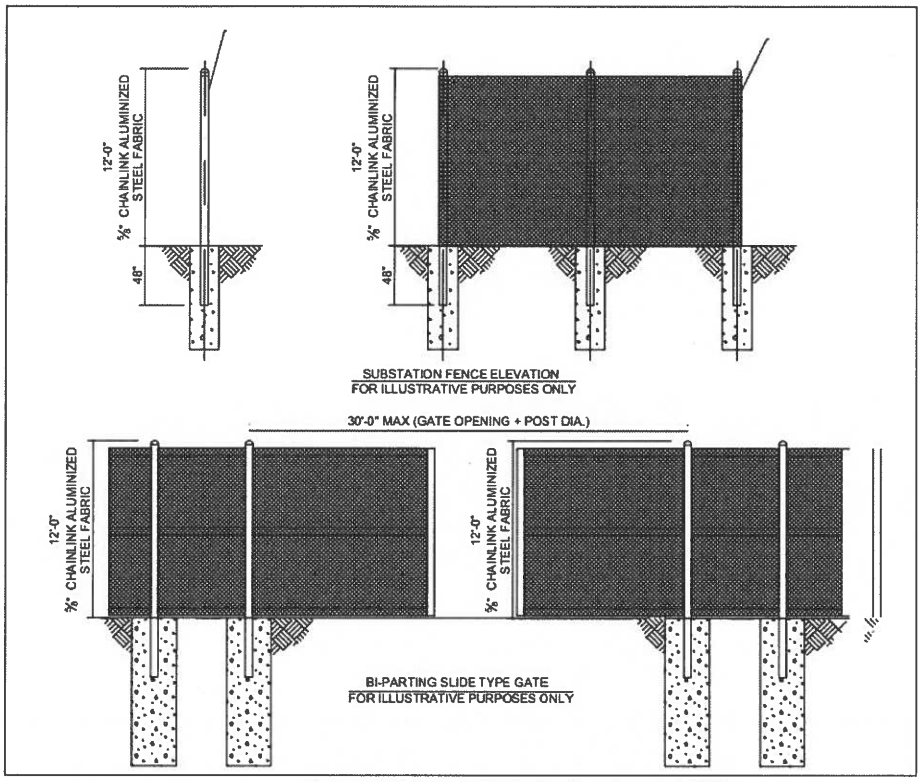
Conformity with the Surrounding Area and the Comprehensive Plan

The subject property is located on the southeast corner of Doswell Road and Kings Dominion Boulevard along the Hanover/Caroline County line. Surrounding properties are zoned A-1, Agricultural District, B-3, General Business District, and M-2, Light Industrial District. The property is designated as *Rural/Agricultural* on the General Land Use Map. These areas are used primarily for low-density residential development, agriculture, forestry, and related uses that support the local agricultural economy. The following analysis examines the proposed use in relation to the recommendations outlined in the Comprehensive Plan (p. 23 – 24):

Rural/Agricultural Land Use Analysis	
Overall Intent	This designation is intended to accommodate primarily agriculture, forestry, and related uses that support the local agricultural economy. Although the use is not directly linked to the intended uses of the district, the facility will provide increased reliability for the nearby existing substation by increasing the number of transmission line feeds into the station from one to two. This redundant feed reduces the substation's sensitivity to electrical faults and outages should they occur on Dominion Energy's transmission network. These networks provide service to local homes and the King's Dominion amusement park.
Appropriate Uses	Appropriate uses include public safety facilities and other similar uses. The proposed switching station will increase safety in the community by reducing sensitivity to electrical faults and outages.
Project Framework	This request will aid in supporting local businesses in the area by providing a mechanism that will reduce the sensitivity to electrical faults and outages.
Community Character	Vegetative buffering and tree preservation are proposed. In addition, the plan shows that the front portion of the property along Doswell Road will remain undeveloped. These measures will reduce the visibility of the proposal, helping it conform with the surrounding agricultural area.
Transportation	The proposal includes the use of an existing access, which the applicant plans to share with the adjacent property owner. This use of shared access will minimize access points along Doswell Road. In addition, employees will only enter the site a couple times per month for inspections and switching, which will have a minimal impact on traffic in the area.

Special Exception: Fence Taller than Permitted

For security reasons, the applicant is proposing a 12-foot security fence around the proposed substation. Fences taller than 7 feet are not permitted (Section 26-249), unless a SE is granted (Section 26-336).



PROPOSED SUBSTATION FENCE DETAIL

ES:

Special Exception Findings

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*
6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and,*

7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

A special exception may only be granted if the Board makes the following findings per Section 26-336 (height exceptions):

1. *Any application for a special height exception shall be made and processed in the same manner as an application for a special use exception and subject to the rules for same by the Board.*
2. *An application for a special height exception shall be considered by the Board only after a public hearing following adequate notice as provided for by state law.*
3. *An exception to the height limit shall be granted only where the Board finds that such exception will not impair the appropriate use and enjoyment of surrounding property nor derogate from the intent and purpose of this Ordinance.*
4. *No exception shall be granted which would allow encroachment into a "controlled airspace" (as defined). No exception shall be granted which allows a structure located within ten thousand (10,000) feet of any airport runway to exceed an elevation which is one hundred fifty (150) feet above the elevation of the lower end of the airport runway.*
5. *In granting a special height exception, the Board may impose such conditions as may be necessary to reduce the impact of the building or structure for which the exception is requested. The Board may also impose such conditions as may be necessary to maintain the character of the zoning district.*

This request seems to meet all the criteria listed above:

- The proposed fence will be surrounded by a vegetative buffer, which should conceal it from the right-of-way and adjacent properties. This will help minimize negative visual impacts to adjacent roadways right-of-way and enhance compatibility with the surrounding area.
- The proposed fence does not encroach into a controlled airspace.
- The fence will not produce any additional traffic, noise, or odor.
- The proposed security fence is consistent with good zoning practices and the Comprehensive Plan and will not impair health, safety, or general welfare. It will help keep a critical component of the region's energy infrastructure secure.

Agency Analysis

There were no substantive comments.

Ordinance Required Conditions

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Sketch Plan Exhibit Conditional Use Permit & Special Exception Applications Rollercoaster Substation," dated September 30, 2024, and last revised November 6, 2024, and prepared by Geosyntec Consultants.

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 CUP Conditions

1. *Use*: The use of the site will be limited to an electrical substation and accessory uses.
2. *Elevations*: The substation must be constructed in substantial conformity with the elevations titled, "Electrical Arrangement Rollercoaster Substation, Doswell, Virginia", dated April 19, 2024.
3. *Tree Preservation*: The tree area along the southern property line identified as "Existing Wetlands/Trees to be saved" on the sketch plan must remain. Existing trees of 5-inch caliper or greater within that area must not be removed with the exception of dead or diseased trees or parts thereof. This does not prevent the removal of trees necessary for the construction of improvements, including drainage facilities and necessary public utility infrastructure.
4. *Landscaping*: Buffers must be provided and maintained at the locations and with the minimum widths shown on the approved sketch plan, with the number of type of plantings provided as identified on the sketch plan. Prior to site plan approval, the owner or developer must complete a performance agreement guaranteeing the completion of the landscaping improvements and must provide security in the form of a cash or surety bond or letter of credit approved by the County Attorney as to form and approved by the Director of Planning as to content.
5. *Security Fencing*: The proposed 12-foot security fence shown on the sketch plan is only permitted with an approved Special Exception permit.
6. *Lighting*: Lighting on the property cannot exceed 15 feet in height. House side shields must be installed on the fixtures.
7. *Planning Inspection*: Prior to operation of the facility, the owner or developer must contact the Planning Department to complete a final Planning inspection of the property to ensure that the facility is constructed in accordance with the approved site plan.
8. *Decommissioning*: Should the owner and/or operator choose to permanently cease operation of the facility, written notice must be provided to the County of the intent to abandon the use and permanently cease operations. Such notice must be provided to the County within sixty (60) days of on-site operations ceasing. Within one-hundred eighty (180) days of notice being provided to the County, the owner must dismantle the facility and the area must be stabilized and re-vegetated in accordance with applicable erosion and sediment control regulations.
9. *Development Regulations*: All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.
10. *Validity*: The Conditional Use Permit is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Staff's Recommended SE Conditions

1. *Security Fence:* The proposed 12-foot security fence must be constructed and designed as shown on the approved sketch plan.
2. *Validity*: The Special Exception is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

3. *Development Regulations:* All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

Planning Commission CUP Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** (Vote: 7 – 0) as submitted	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Photographs
- ☑ Application Materials
- ☐ Historical Commission Recommendation
- ☐ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Sketch Plan/ Elevations

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

CUP2024-00019

Virginia Electric & Power Company

substation

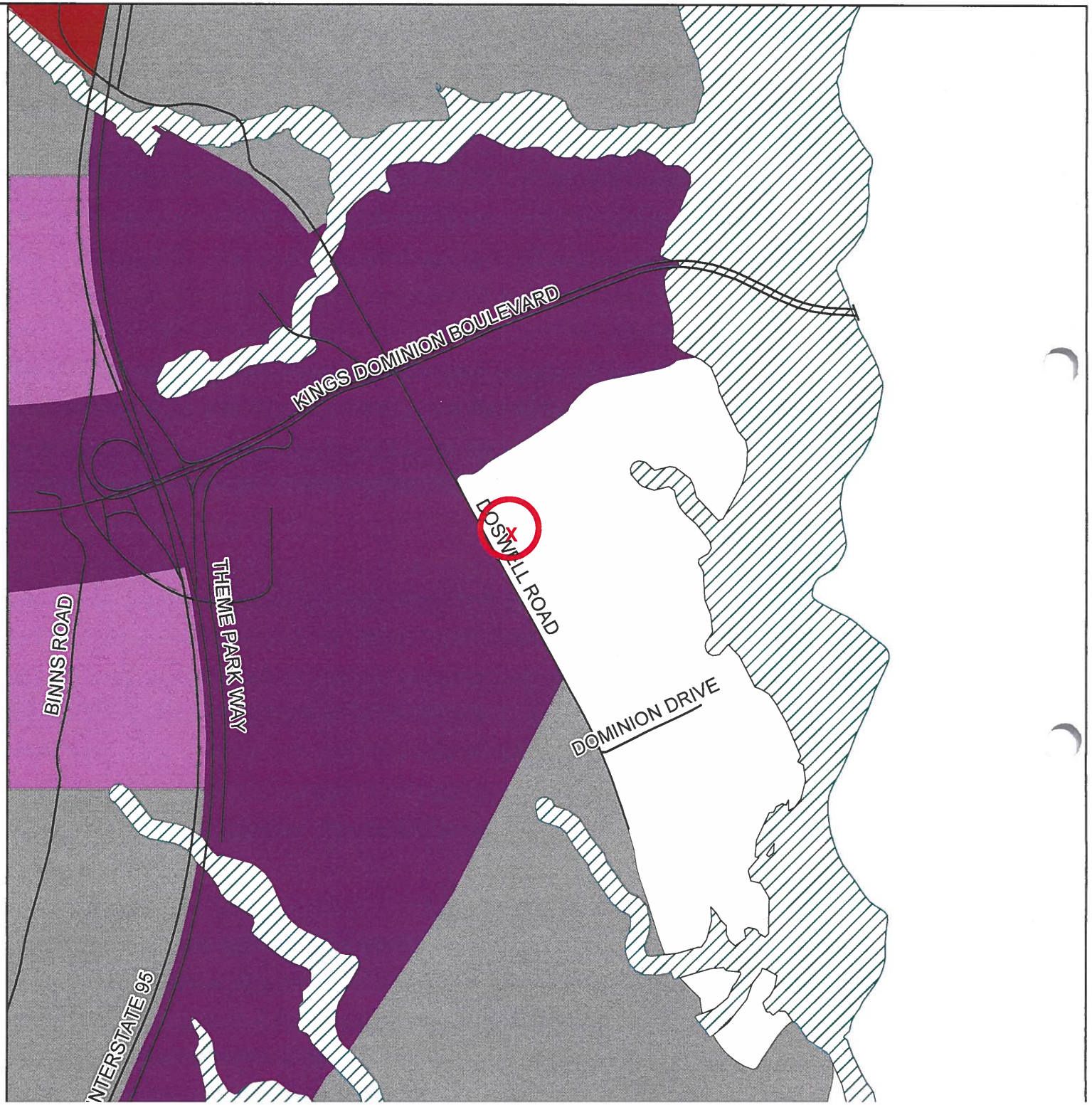
Rural/Agricultural Land Use

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

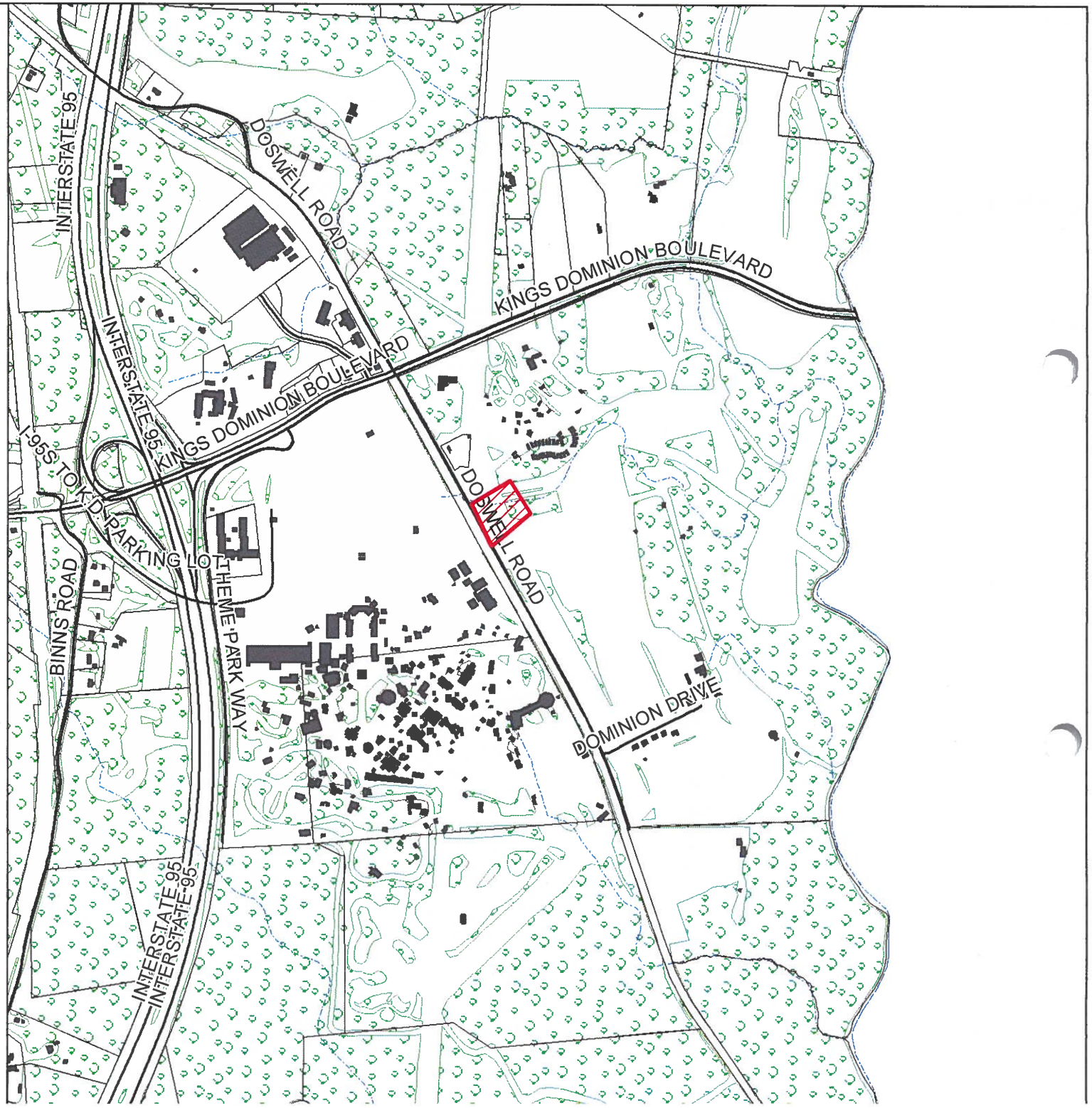


Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees



CUP2024-00019

Virginia Electric & Power Company

substation

Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

CUP2024-00019

Virginia Electric & Power Company

substation

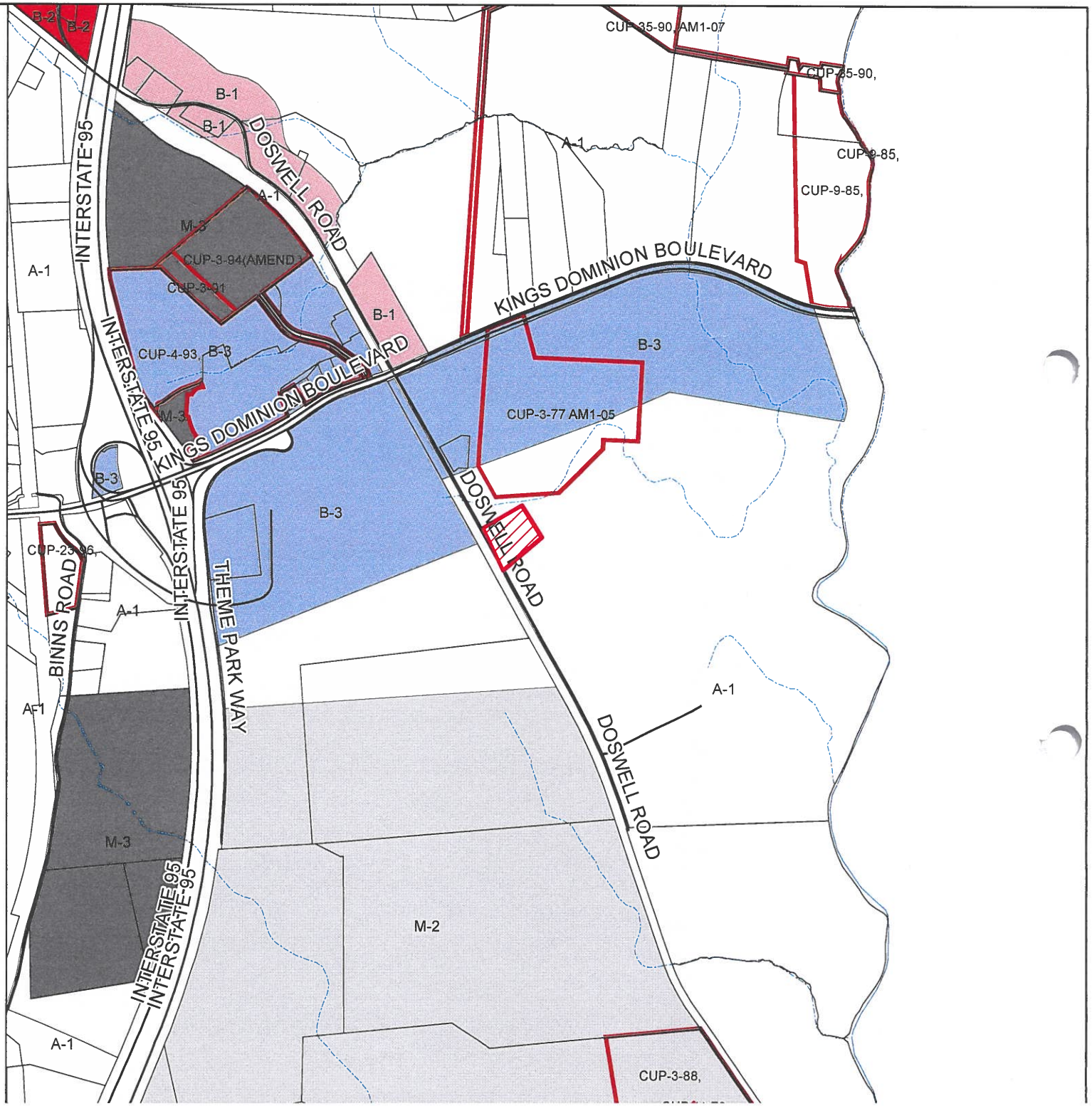
Zoned A-1

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Beaverdam Magisterial District

N
W E
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1 inch = 1,400 feet

September 30, 2024




CUP2024-00019

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

SE2024-00022

Virginia Electric & Power Company

fence taller than permitted

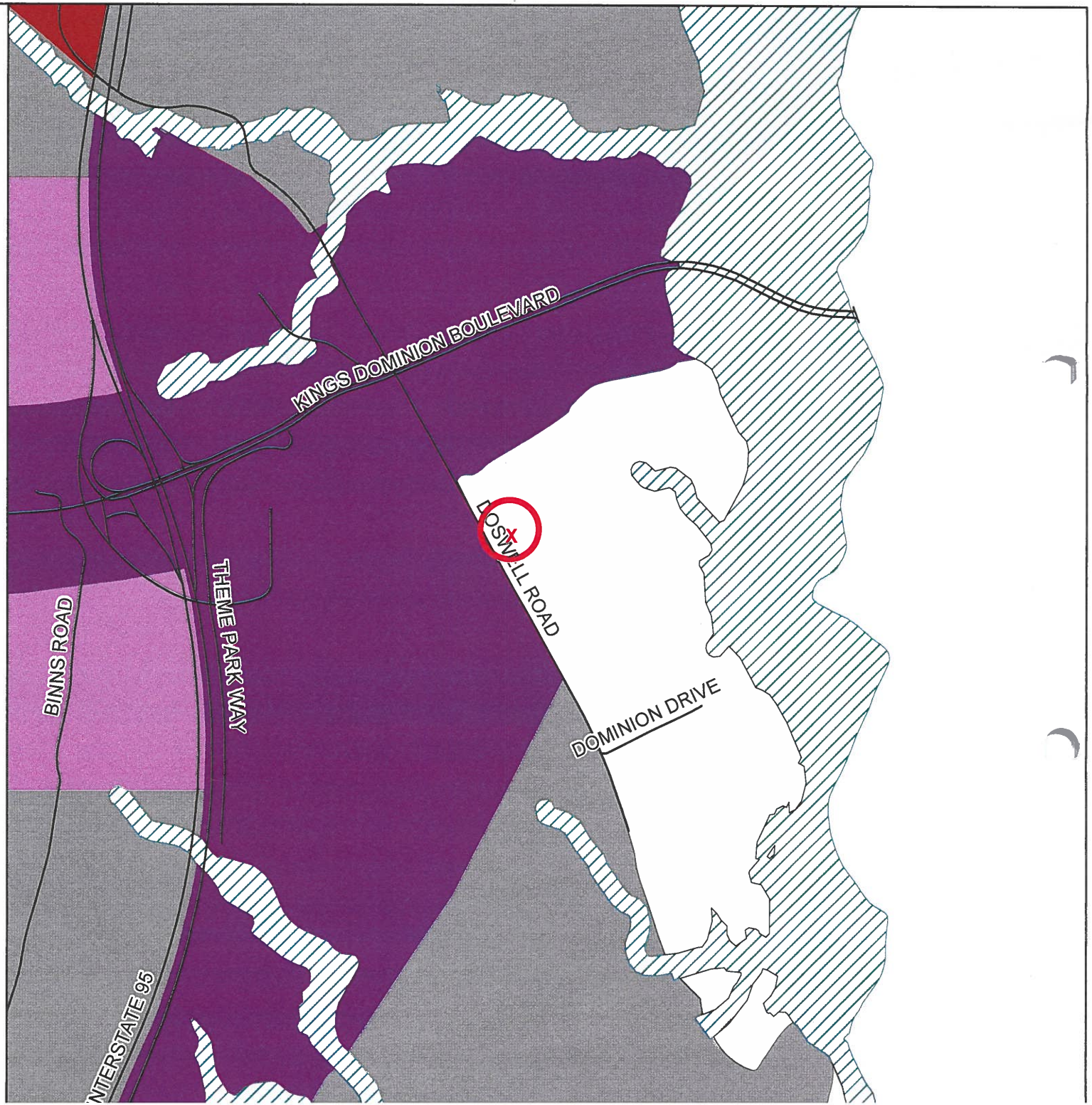
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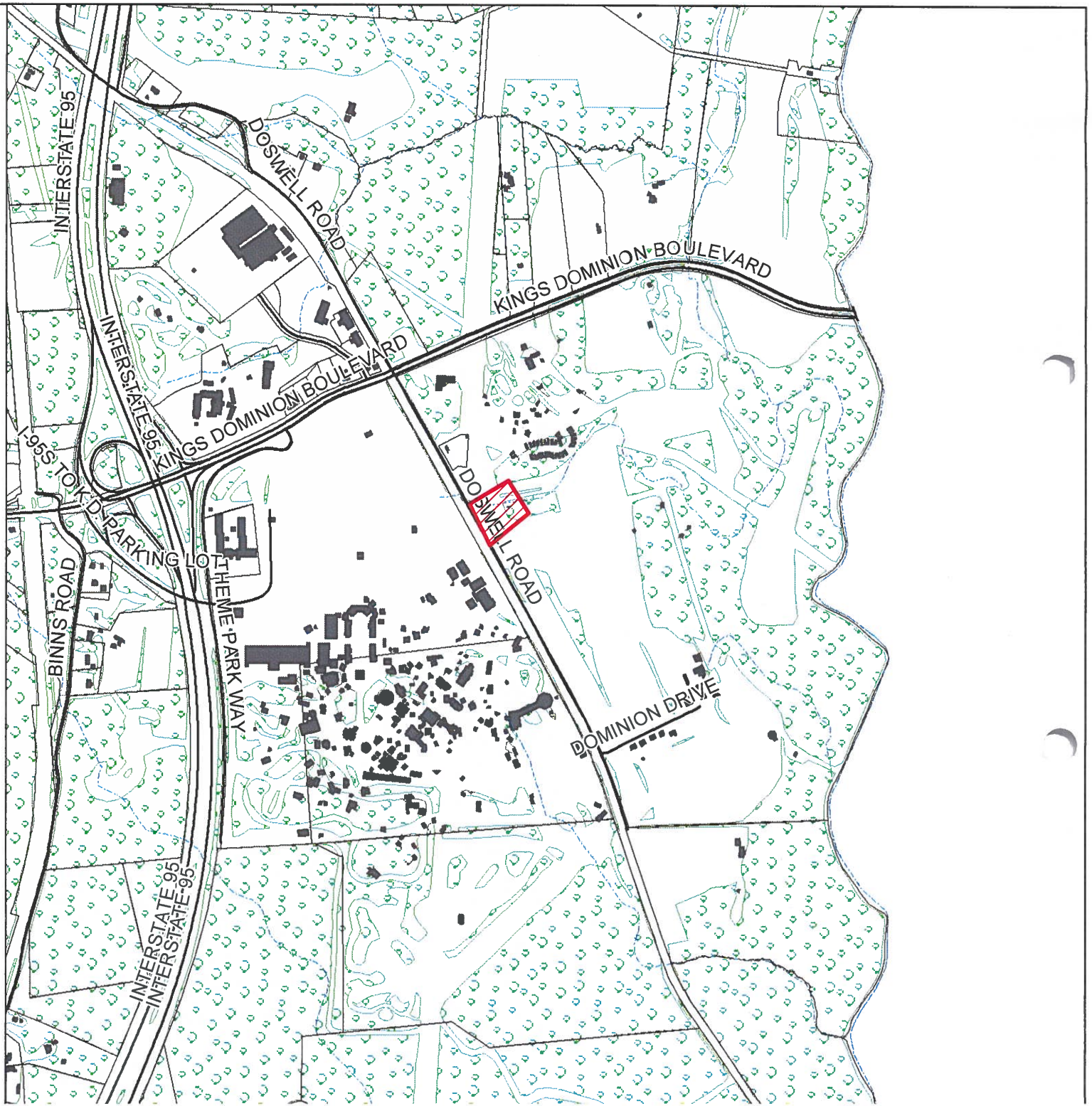


Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees



SE2024-00022

Virginia Electric & Power Company

fence taller than permitted

Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024

Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

SE2024-00022

Virginia Electric & Power Company

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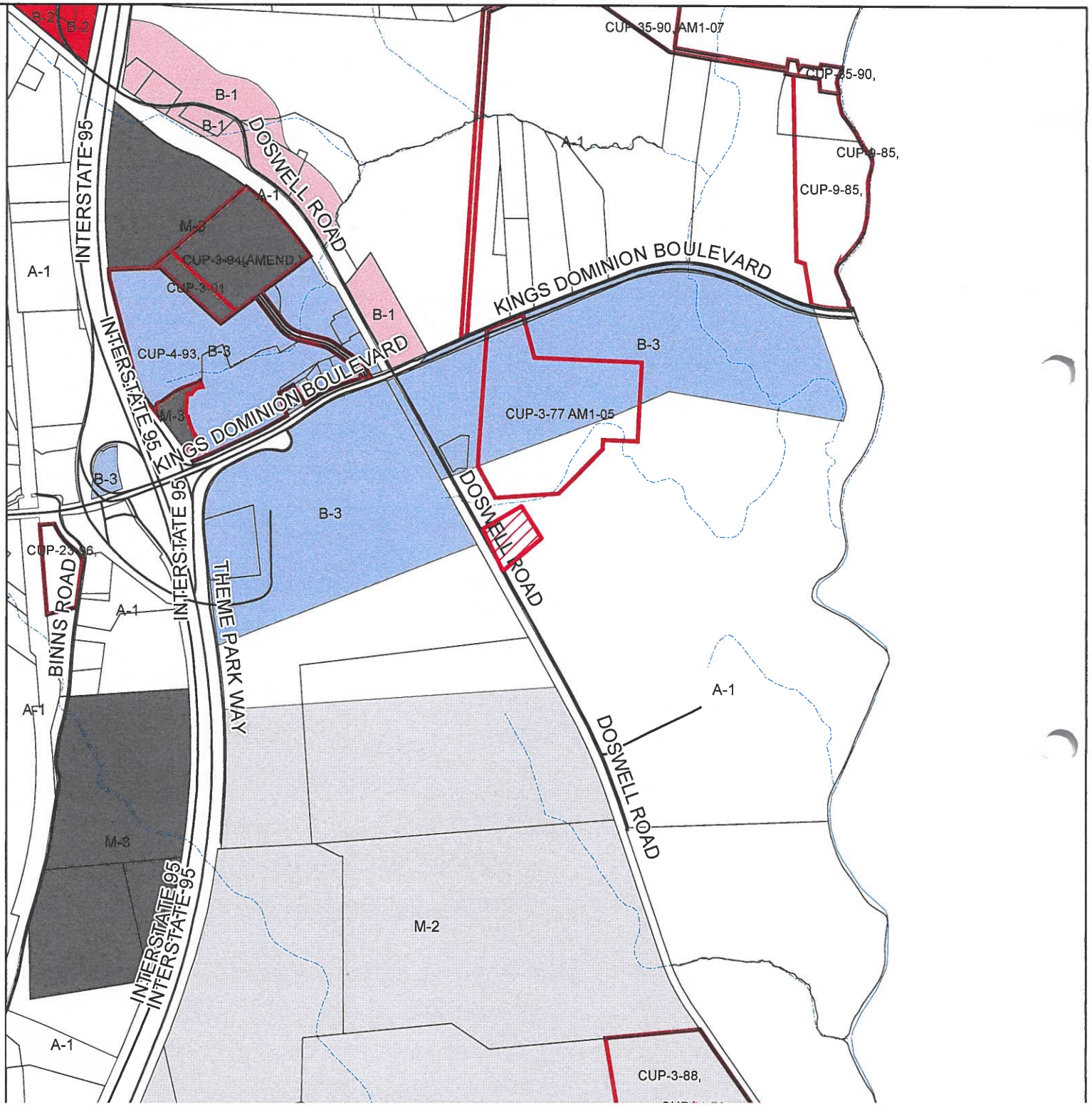
Zoned A-1

GPIN: 7893-02-7643 (part)
Beaverdam Magisterial District

N
W E
S

1 inch = 1,400 feet

September 30, 2024




SE2024-00022

Photographs


NOTICE
ZONING ACTION
804-365-6171
Case 232


ESCAPE
VIRGINIA
228-268L
7214

Application

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2024-00019

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Kings Dominion LLC (owner)/Virginia Electric and Power Company (applicant)
Contact Name: Rhiannon Gomez
5000 Dominion Blvd, Glen Allen, VA 23060 Address:

Telephone No. 804-929-8135
Fax No.
Email Address rhiannon.m.gomez@dominionenergy.com

PARCEL INFORMATION **For multiple parcels, please also complete Page 4** [ ]

GPIN(s)(Tax ID #'s) 7893-02-7643 (part)

Total Area (acres/square feet) 10.00
Magisterial District Beaverdam
Location Description (Street Address, if applicable) ☐
a portion of the parcel to east of Doswell Road and south of unnamed gravel road

Total CUP Area (acres/square feet) 10.88 ac
Current Zoning A-1
In accordance with Article 3, Division 1 Section 26-20 § 12 of the Ordinance the following use is requested:
Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines not otherwise allowed as a permitted use.

SIGNATURE OF OWNER ☐ **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 _____ Date 9/25/24
Print Name Gregory E. Mathe
Signature _____ Date _____
Print Name _____

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

Name Ana Gordon, PE
Address: 9211 Arboretum Parkway Suite 200
Richmond, VA 23236

Telephone No. 804-665-2808
Fax No.
Email Address agordon@geosyntec.com

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

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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. Responses to questions on Page 10**
- ☑ **f. Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- ☑ **g. Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☑ **h. Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☐ **i.** For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☑ **j. Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Rhiannon Gomez Date 9/25/24

Print Name Rhiannon Gomez

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

5000 Dominion Blvd
Glen Allen, VA 23060

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email rhiannon.m.gomez@dominionenergy.com ☐ Fax _____

FEES

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

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

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

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

Laura Paige Meadows
Commonwealth of Virginia
Notary Public
Commission No. 7937791
My Commission Expires 8/31/2025

The foregoing instrument was acknowledged before me this 25th day of September, 2024, by Gregory E. Mathe (Name of Applicant).

My commission expires: 8/31/2025 Laura Paige Meadows
Notary Public

Board of Supervisors Representative: Jeff Stoneman

Planning Commission Representative: Edmonia Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
7892-18-6737	TERRY, DIANAH H LIFE ESTATE	9492 DOSWELL ROAD DOSWELL, VA 23047
7892-16-9985	EARLY BIRD SOLUTIONS	9492 DOSWELL ROAD DOSWELL, VA 23047
7883-80-3347	KINGS DOMINION LLC	5200 BUFFINGTON ROAD ATLANTA, GA 30349
CAROLINE COUNTY PARCEL	COMMONWEALTH FAIRS & EVENTS INC ATT: DAVID PRIDDY	12580 WEST CREEK PKWY Richmond, VA 23238

Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261-6666
DominionEnergy.com

Dominion Energy®

Sept. 24, 2024

Rollercoaster Substation Interconnection Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping you informed of upcoming projects in your community. You are receiving this letter because we are planning to build a new substation in Hanover County, Virginia.

The new Rollercoaster Substation, located across from Kings Dominion off Doswell Road (GPIN 7893-02-7643), will be built to connect a new solar renewable power facility to the electric transmission grid. In addition to the new substation, we will replace some electric transmission structures on an existing electric transmission line that runs parallel to Doswell Road.

We are currently in the engineering and permitting phase of the project, and we plan to submit applications for both a Conditional Use Permit to locate the substation facility in an agricultural-zoned area and a Special Exception Permit for approval of the security fence around the energized substation equipment.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department will notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. You may contact the Hanover County Planning Department with questions or comments at (804) 365-6171.

Please contact the Dominion Energy project team if you would like to attend an informational meeting about this project. You may contact us by sending an email to powerline@dominionenergy.com or calling 888-291-0190. Information is also available on the project website, DominionEnergy.com/rollercoaster.

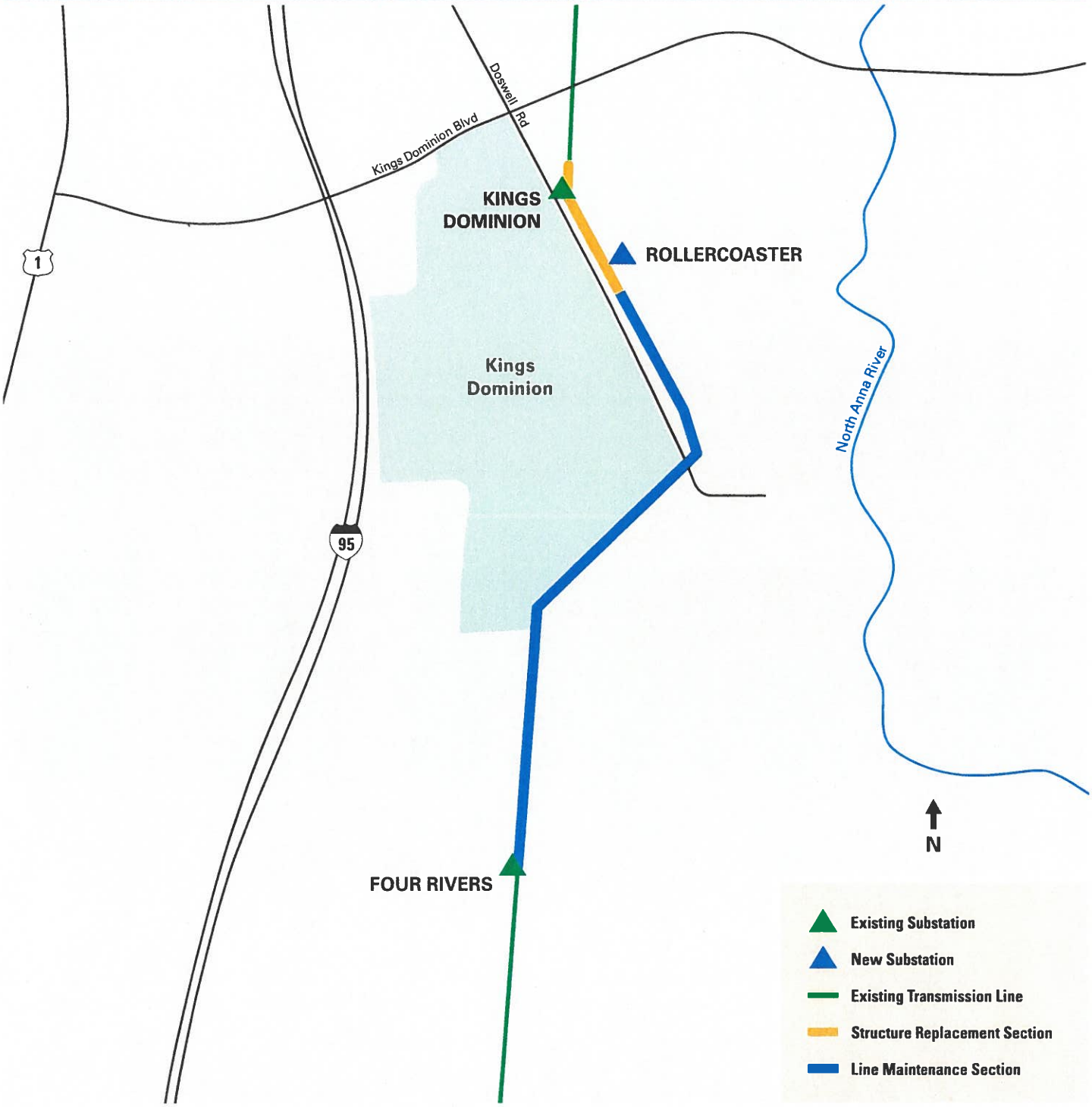
Sincerely,

The Electric Transmission Project Team

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Dominion Energy

Rollercoaster Substation Project



This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.

CONTACT US

Website: powerlines101.dominionenergy.com
Email: powerline@dominionenergy.com
Phone: 888-291-0190

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The proposed use for this parcel will be an electrical substation.

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

This parcel will be used to construct an electrical substation and corresponding electrical transmission tap lines.

It is noted that there is a separate electrical substation facility (owned by Rappahannock Electrical Cooperative) to the north of the proposed substation ("Kings Dominion Substation").

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The proposed Rollercoaster Substation is necessary to interconnect Sweet Sue Solar in a manner consistent with Dominion Energy's facility interconnection facility requirements. Interconnection directly to the existing Kings Dominion Substation without the addition of Rollercoaster Substation would create a three-point line where fault current and load current can come from three different locations and reduces the infeed for existing protective relaying, thus reducing system reliability.

The substation location was chosen due to proximity to the existing transmission lines to minimize the construction of new electrical transmission lines to support the load requirement. There are no residences or other community buildings immediately adjacent to this parcel.

After construction, traffic to the substation will be limited to maintenance vehicles with no anticipated impacts to Doswell Road.

The substation will be located on the proposed parcel to avoid any wetland impacts.

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.) N/A

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.

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. 042-0563 (Allen House (Historic), Cedar Hill Cemetery (Historic), Kings Dominion (Current), Old Forest (Historic)) GPIN 7893-02-7643
2. Historic Resource/File No. 042-0123 (Battle of North Anna River (Historic), North Anna Battlefield (Current Name), North Anna Battlefield (Historic)) GPIN 7893-02-7643
3. Historic Resource/File No. 042-5560 (House, 9492 Doswell Road (Function/Location)) GPIN CAROLINE COUNTY

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

b) Is the historic site open to the public? yes (unrestricted)

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 proposed electrical substation is not impacting or adjacent to any of the identified historical resources identified with this application.

A map of all identified resources within a 0.75 mile radius of the proposed electrical substation is included.

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 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: Rhiannon Long Date: 9/25/24

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

This electrical substation is anticipated to generate 6 vehicle trips per month.

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

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.

ang — 9/25/24

(Signature of Applicant/Applicant's Representative) (Date)

Ana Gordon

(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
☑	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 required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	☐
☑	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☑	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	☐
☑	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☑	6. Proposed changes in zoning, if any.	☐
☑	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☑	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☑	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	☐
☐	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☑	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS DOMINION SUBSTATION

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. THE DEDICATION OF STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

_____ _____
AGENT FOR KINGS DOMINION LLC DATE

COMMONWEALTH OF VIRGINIA
CITY OR COUNTY OF _____, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF

_____, COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO

THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

_____ MY COMMISSION EXPIRES: _____

REGISTRATION NO. _____

RECEIVED
SEP 26 -024
HANOVER COUNTY
PLANNING DEPARTMENT

SOURCE OF TITLE:

GPIN: 7893-02-7643
CONVEYED TO KINGS DOMINION LLC FROM CEDAR FAIR SOUTHWEST INC. BY DEED DATED DECEMBER 1, 2014, AND RECORDED ON DECEMBER 2, 2014 IN DEED BOOK 3102, PAGE 1099, CLERK'S OFFICE, CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

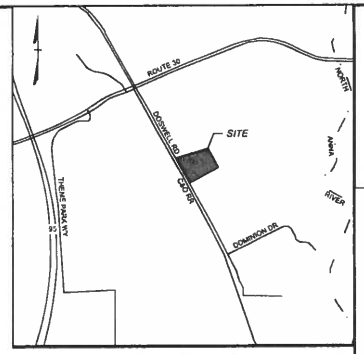
SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN HANOVER COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY THE 30TH DAY OF JUNE, 2024.

_____
LUKE M. TURNER, LS 3304, COMMONWEALTH OF VIRGINIA.

NOTES:

1. OWNER: KINGS DOMINION LLC
P.O. BOX 543185
DALLAS, TEXAS 75354
D.B. 3102, PG. 1099
2. GPIN: 7893-02-7643
3. ZONED: A-1 & B-3
4. BLOCKS: 0
5. AREA IN LOTS:
-DOMINION SUBSTATION LOT: 10.009 AC.
-RESIDUE: 600.740 ACRES
-AREA IN R/W DEDICATION: 0.000 AC.
TOTAL AREA: 610.749 AC.
6. SEWER: PUBLIC
WATER: PUBLIC
7. TRAFFIC ZONE: TAZ 170301
8. THE ROADS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR OTHER PUBLIC ROAD AGENCY AND THAT THE MAINENTANCE AND IMPROVEMENT THEREOF SHALL BE THE MUTUAL OBLIGATION OF THE LAND OWNERS IN THE SUBDIVISION.
9. THE PROPERTY SUBDIVIDED HEREON LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 51085C0180B & 51085C0185B, EFFECTIVE DATE DECEMBER 2, 2008.
10. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
11. THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES NOT CONTAIN A 100' RESOURCE PROTECTION AREA BUFFER.
12. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE OTHER EASEMENTS ON THIS PARCEL NOT SHOWN HEREON.



VICINITY MAP
SCALE" 1" = 2000'

PROPERTY ADJOINERS:

(AA) HUM PANCH HOTEL LLC
D.B. 3381, PG. 2692
GPIN: 7883-62-1482 ZONINGP: B-3

(AB) HANOVER 170 LLC
D.B. 2225, PG. 195
GPIN: 7882-67-4798 ZONING: M-2

(AC) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7882-88-9404 ZONING: M-2

(AD) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7883-80-3347 ZONING: A-1 & M-2

(AE) DIANAH H. TERRY
D.B. 2784, PG. 607
GPIN: 7892-18-6737 ZONING: A-1

(AF) 819 VIRGINIA LLC
D.B. 1313, PG.887 (CAROLINE COUNTY)
TM: 107-A-1 ZONING: RP

(AG) BEAR ISLAND PAPER WB LLC
D.B. 1306, PG. 772 (CAROLINE COUNTY)
TM: 100-A-3 ZONING: RPRE

(AH) COMMONWEALTH FAIRS EVENTS INC.
D.B. 1144, PG. 797 (CAROLINE COUNTY)
TM: 100-A-2 ZONING: RE

(AI) VIRGINIA ELECTRIC COOPERATIVE
D.B. 381, PG. 173
GPIN: 7883-83-1945 ZONING: B-3

EASEMENT TABLE:

[A] 200' VEPCO EASEMENT (D.B. 358, PG. 146)
[B] 30' & 50' VIRGINIA NATURAL GAS COMPANY EASEMENT (D.B. 857, PG. 455)
[C] 40' UTILITY EASEMENT (D.B. 377, PG. 212)
[D] 25' VEPCO EASEMENT (D.B. 369, PG. 76) (D.B. 381, PG. 174)
[E] 40' RAPPAHANNOCK ELECTRIC COOPERATIVE EASEMENT (D.B. 855, PG. 697)
[F] 16' HANOVER COUNTY SANITARY SEWER EASEMENT (D.B. 369, PG. 563) (D.B. 377, PG. 212)
[G] 10' CONTINENTAL TELEPHONE COMPANY EASEMENT (D.B. 393, PG. 96)
[H] CENTERLINE 25' RAPPAHANNOCK ELECTRIC COOPERATIVE UNDERGROUND EASEMENT (D.B. 1218, PG. 98)
[I] CENTERLINE 40' RAPPAHANNOCK ELECTRIC COOPERATIVE OVERHEAD EASEMENT (D.B. 1218, PG. 98)
[J] 100' RICHMOND, WASHINGTON & CHESAPEAKE RAILWAY CO. R/W (D.B. 56, PG. 369)
[K] 50' ACCESS ROAD EASEMENT (D.B. 381, PG. 172)
[L] VARIABLE WIDTH VEPCO EASEMENT (D.B. 3134, PG. 2838)
[M] 200' VEPCO EASEMENT (D.B. 137, PG. 38)
[N] WETLAND PRESERVATION AREA (D.B. 3098, PG. 344)
[O] WETLAND MITIGATION SITE (P.B. 36, PG. 67)

SHEET INDEX:

1 COVER PAGE
2 BOUNDARY & EASEMENTS
3 DOMINION SUBSTATION LOT DETAIL

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
LIC. NO. 3304
05-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

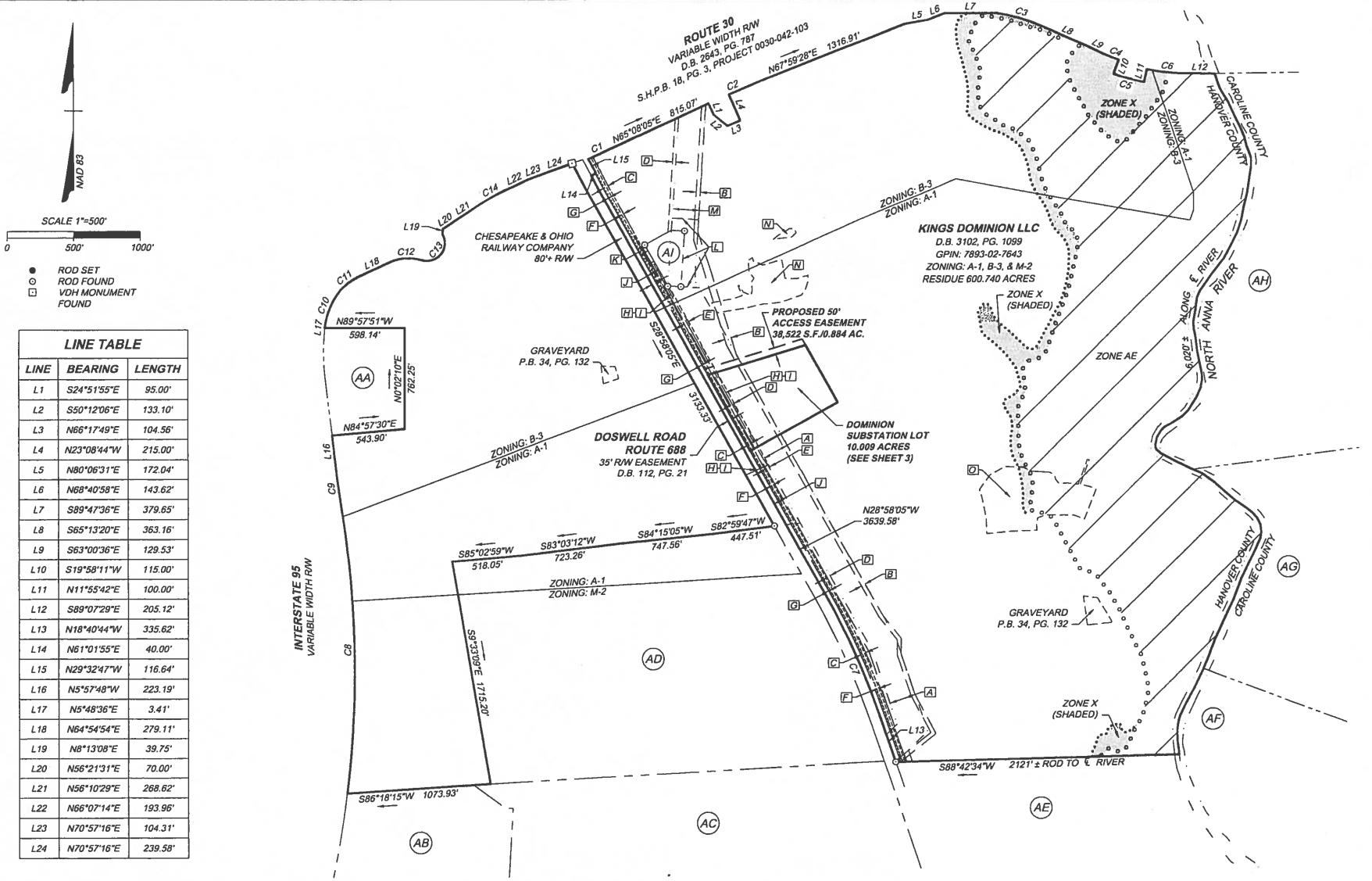
CASE:

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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TIMMONS GROUP

Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



SCALE 1"=500'

0 500' 1000'

NAD 83

- ROD SET
- ROD FOUND
- VDH MONUMENT FOUND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L5	N80°06'31"E	172.04'
L6	N68°40'58"E	143.62'
L7	S89°47'36"E	379.65'
L8	S65°13'20"E	363.16'
L9	S63°00'36"E	129.53'
L10	S19°58'11"W	115.00'
L11	N11°55'42"E	100.00'
L12	S89°07'29"E	205.12'
L13	N18°40'44"W	335.62'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L16	N5°57'48"W	223.19'
L17	N5°48'36"E	3.41'
L18	N64°54'54"E	279.11'
L19	N8°13'08"E	39.75'
L20	N56°21'31"E	70.00'
L21	N56°10'29"E	268.62'
L22	N66°07'14"E	193.96'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'
C3	1303.39'	368.46'	185.47'	16°11'50"	S73°19'14"E	367.23'
C4	1566.39'	131.43'	65.76'	4°48'27"	S67°37'33"E	131.39'
C5	1681.39'	235.96'	118.17'	8°02'27"	S74°03'00"E	235.77'
C6	1581.39'	305.11'	153.03'	11°03'16"	S83°35'51"E	304.63'
C7	5769.65'	1036.11'	519.45'	10°17'21"	N23°41'24"W	1034.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	7805.44'	2191.57'	1103.04'	16°05'14"	N1°07'23"W	2184.38'
C9	5196.84'	317.46'	158.78'	3°30'00"	N7°41'15"W	317.41'
C10	532.96'	306.41'	157.57'	32°56'27"	N22°33'20"E	302.21'
C11	369.26'	166.09'	84.47'	25°46'14"	N52°03'05"E	164.69'
C12	335.00'	235.68'	122.95'	40°18'32"	N87°41'25"E	230.85'
C13	135.00'	321.62'	338.39'	136°30'06"	N37°19'36"E	250.78'
C14	1308.39'	211.93'	106.20'	9°16'51"	N60°44'13"E	211.70'

COMMONWEALTH OF VIRGINIA
LUKE TURNER
Lic. No. 3304
05-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 500'
SHEET 2 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

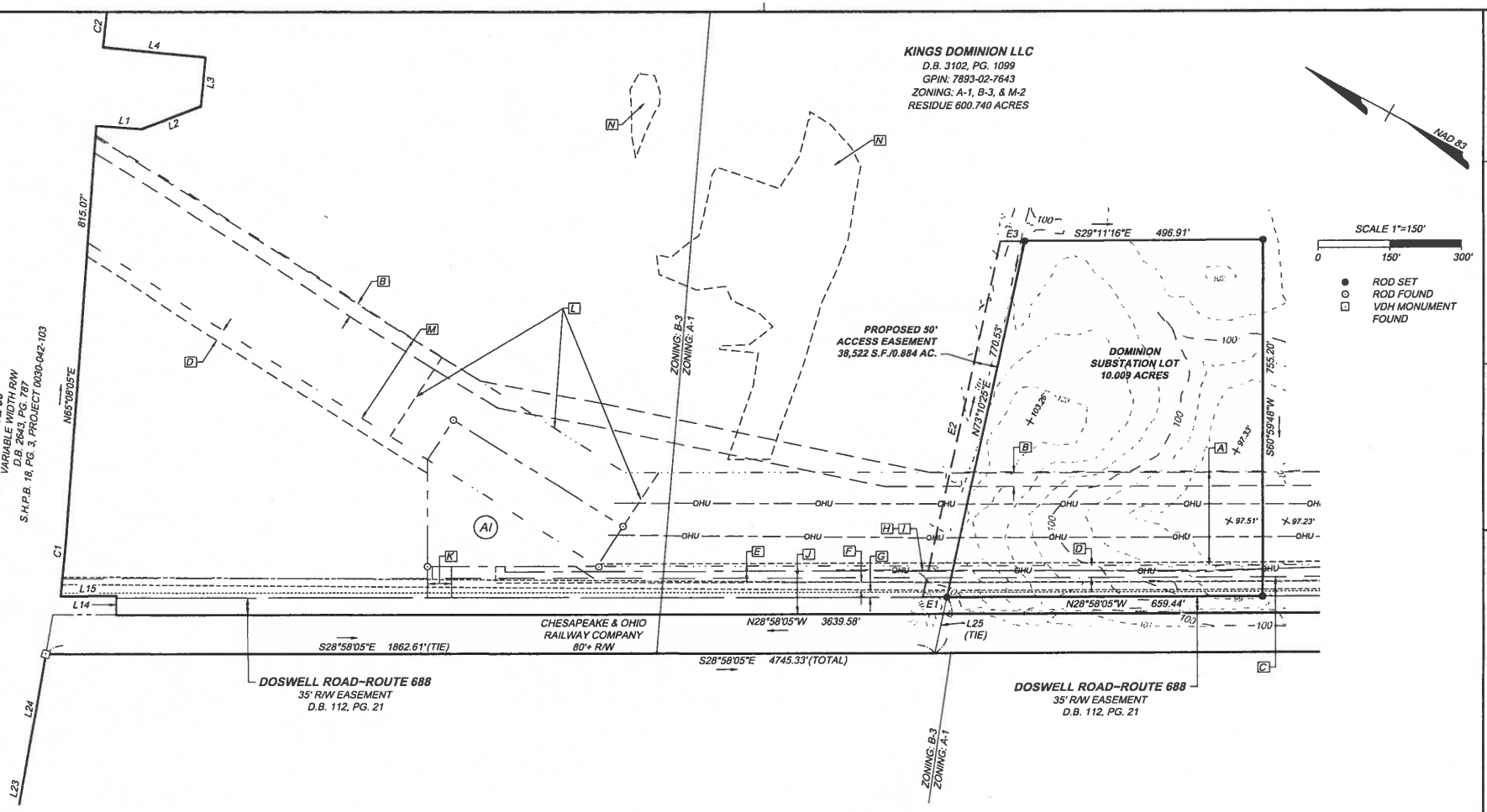
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Site Development | Infrastructure | Technology

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1001 Boulders Parkway, Suite 300, Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

Y:\901\55395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'
L25	N73°10'25"E	120.07'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N28°58'05"W	51.14'
E2	N73°10'25"E	770.33'
E3	S29°11'16"E	51.19'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
LIC. NO. 3304
5-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 150'
SHEET 3 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | P...rtial | Infrastructure | Technology

TIMMONS GROUP

Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB-SUBSTATION LOT_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00022

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Kings Dominion LLC (owner)/Virginia Electric and Power Company (applicant)
Contact Name: Rhiannon Gomez
5000 Dominion Blvd, Glen Allen, VA 23060 Address:

Telephone No. 804-929-8135
Fax No.
Email Address rhiannon.m.gomez@dominionenergy.com

PARCEL INFORMATION For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax Parcel #'s) 7893-02-7643 (part)
Deed Book 3102 Page 1099
Magisterial District Beaverdam
Location Description (Street Address, if applicable) ☐
a portion of the parcel to east of Doswell Road and south of unnamed gravel road

Area (acres/square feet) 10.88 ac
Current Zoning A-1
Requested Use/Exception
Construct a 12 ft height security fence around the electrical substation

SIGNATURE OF OWNER ☐ **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 _____ Date 9/25/24
Print Name Gregory E. Mathe
Signature _____ Date _____
Print Name _____

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

Name Ana Gordon PE
Address: 9211 Arboretum Parkway Suite 200
Richmond VA 23236

Telephone No. 804-665-2808
Fax No.
Email Address agordon@geosyntec.com

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

RECEIVED
SEP 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

☑ 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 **ten (10) 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".

☐ 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.

☐ 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 Rhiannon Gomez Date 9/25/24

Print Name Rhiannon Gomez

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

5000 Dominion Blvd

Glen Allen, VA 23060

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email rhiannon.m.gomez@dominionenergy.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 #: _____

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: _____

Laura Paige Meadows
Commonwealth of Virginia
Notary Public
Commission No. 7937791
My Commission Expires 8/31/2025

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

The foregoing instrument was acknowledged before me this 25th day of September, 2024, by Gregory E. Mathe (Name of Applicant).

My commission expires: 8/31/2025

Laura Paige Meadows
Notary Public

Board of Supervisors Representative: Jeff Stoneman

List of Adjacent Property Owners:

GPIN	Name	Address
7892-18-6737	TERRY, DIANAH H LIFE ESTATE	9492 DOSWELL ROAD DOSWELL, VA 23047
7892-16-9985	EARLY BIRD SOLUTIONS	9492 DOSWELL ROAD DOSWELL, VA 23047
7883-80-3347	KINGS DOMINION LLC	5200 BUFFINGTON ROAD ATLANTA, GA 30349
CAROLINE COUNTY PARCEL	COMMONWEALTH FAIRS & EVENTS INC ATT: DAVID PRIDDY	12580 WEST CREEK PKWY Richmond, VA 23238

Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261-6666
DominionEnergy.com

Dominion Energy®

Sept. 24, 2024

Rollercoaster Substation Interconnection Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping you informed of upcoming projects in your community. You are receiving this letter because we are planning to build a new substation in Hanover County, Virginia.

The new Rollercoaster Substation, located across from Kings Dominion off Doswell Road (GPIN 7893-02-7643), will be built to connect a new solar renewable power facility to the electric transmission grid. In addition to the new substation, we will replace some electric transmission structures on an existing electric transmission line that runs parallel to Doswell Road.

We are currently in the engineering and permitting phase of the project, and we plan to submit applications for both a Conditional Use Permit to locate the substation facility in an agricultural-zoned area and a Special Exception Permit for approval of the security fence around the energized substation equipment.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department will notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. You may contact the Hanover County Planning Department with questions or comments at (804) 365-6171.

Please contact the Dominion Energy project team if you would like to attend an informational meeting about this project. You may contact us by sending an email to powerline@dominionenergy.com or calling 888-291-0190. Information is also available on the project website, DominionEnergy.com/rollercoaster.

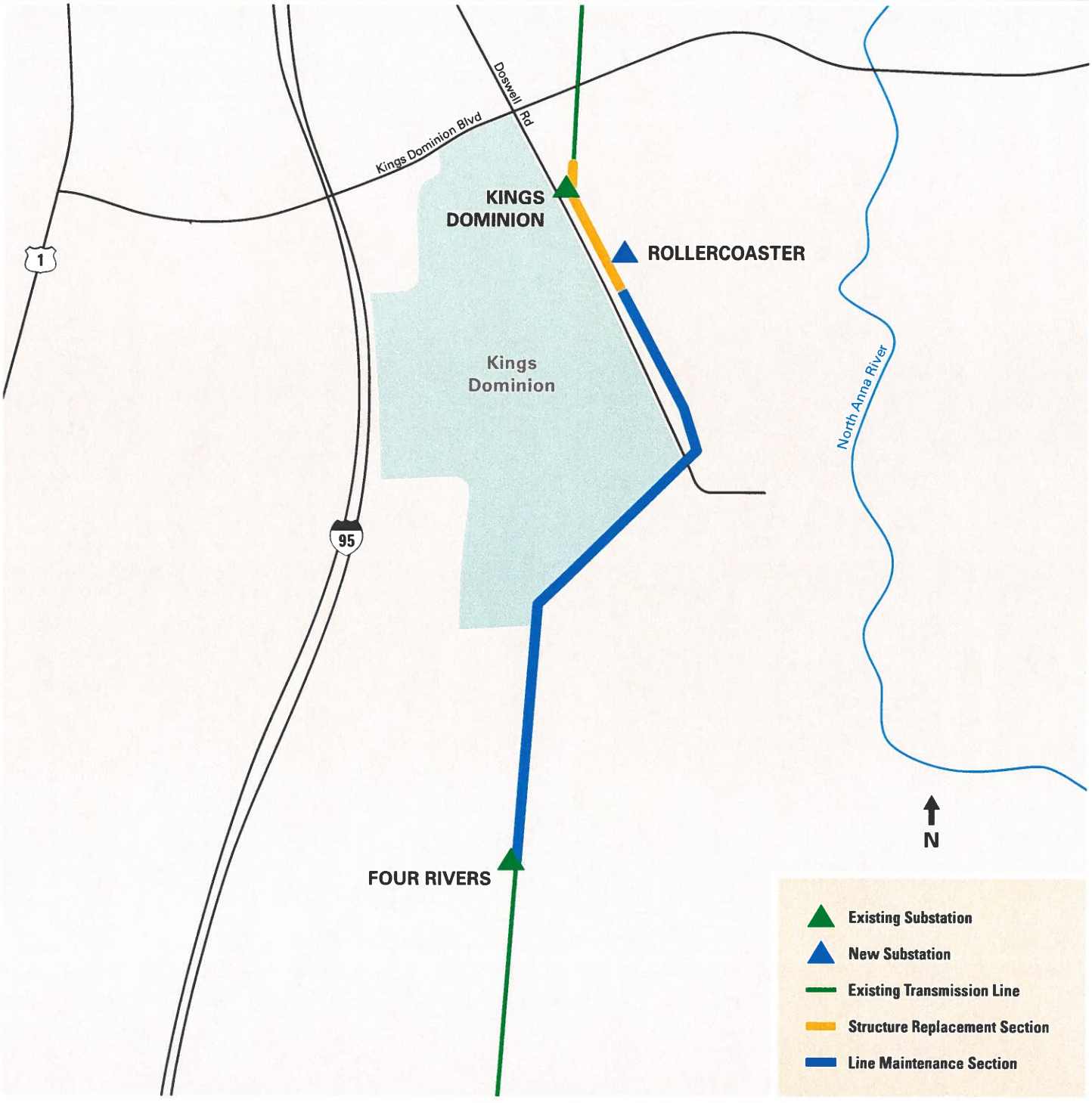
Sincerely,

The Electric Transmission Project Team

RECEIVED
SEP 2 6 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Dominion Energy

Rollercoaster Substation Project



This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.

CONTACT US

Website: powerlines101.dominionenergy.com
Email: powerline@dominionenergy.com
Phone: 888-291-0190

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. 042-0563 (Allen House (Historic), Cedar Hill Cemetery (Historic), Kings Dominion (Current), Old Forest (Historic)) GPIN 7893-02-7643
2. Historic Resource/File No. 042-0123 (Battle of North Anna River (Historic), North Anna Battlefield (Current Name), North Anna Battlefield (Historic)) GPIN 7893-02-7643
3. Historic Resource/File No. 042-5560 (House, 9492 Doswell Road (Function/Location)) GPIN CAROLINE COUNTY

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

b) Is the historic site open to the public? yes (unrestricted)

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 proposed electrical substation is not impacting or adjacent to any of the identified historical resources identified with this application.

A map of all identified resources within a 0.75 mile radius of the proposed electrical substation is included.

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 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: 9/25/24

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: The Special Exception is being submitted to support the installation of a 12 ft security fence around the proposed Rollercoaster Substation.

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

This parcel will be used to construct an electrical substation and corresponding electrical transmission tap lines.

It is noted that there is a separate electrical substation facility (owned by Rappahannock Electrical Cooperative) to the north of this proposed new substation ("Kings Dominion Substation").

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 Special Exception is needed to accommodate the required level of security fence around the proposed electrical substation to ensure the safety of the public. The proposed 12 ft security fence is not anticipated to have a negative impact on the adjacent properties as it will be screened by proposed buffer plantings.

The proposed Rollercoaster Substation is necessary to interconnect Sweet Sue Solar in a manner consistent with Dominion Energy's facility interconnection requirements. Interconnection directly to the existing Kings Dominion Substation without the addition of Rollercoaster Substation would create a three-point line where fault and load current can come from three different locations and reduces the infeed for existing protective relaying, thus reducing system reliability.

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.) N/A

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

This electrical substation is anticipated to generate 6 vehicle trips per month.

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

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.

ang — 9/25/24

(Signature of Applicant/Applicant's Representative) (Date)

Ana Gordon

(Applicant/Applicant's Representative – Print Name)

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS DOMINION SUBSTATION

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. THE DEDICATION OF STREETS AND EASEMENTS IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND AND OVERHEAD UTILITIES, UNLESS OTHERWISE NOTED ON THIS PLAT.

GIVEN UNDER OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

_____ _____
AGENT FOR KINGS DOMINION LLC DATE

COMMONWEALTH OF VIRGINIA
CITY OR COUNTY OF _____, TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF

_____, COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO

THE SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

_____ MY COMMISSION EXPIRES: _____

REGISTRATION NO _____

RECEIVED
SEP 2 6 -024
HANOVER COUNTY
PLANNING DEPARTMENT

SOURCE OF TITLE:

GPIN: 7893-02-7643
CONVEYED TO KINGS DOMINION LLC FROM CEDAR FAIR SOUTHWEST INC. BY DEED DATED DECEMBER 1, 2014, AND RECORDED ON DECEMBER 2, 2014 IN DEED BOOK 3102, PAGE 1099, CLERK'S OFFICE, CIRCUIT COURT, HANOVER COUNTY, VIRGINIA.

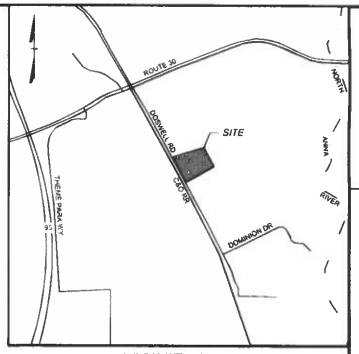
SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN HANOVER COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. ALL MONUMENTS WILL BE SET BY THE 30TH DAY OF JUNE, 2024.

_____
LUKE M. TURNER, LS 3304, COMMONWEALTH OF VIRGINIA

NOTES:

1. OWNER: KINGS DOMINION LLC
P.O. BOX 543185
DALLAS, TEXAS 75354
D.B. 3102, PG. 1099
2. GPIN: 7893-02-7643
3. ZONED: A-1 & B-3
4. BLOCKS: 0
5. AREA IN LOTS:
-DOMINION SUBSTATION LOT: 10.009 AC.
-RESIDUE: 600.740 ACRES
-AREA IN R/W DEDICATION: 0.000 AC.
TOTAL AREA: 610.749 AC.
6. SEWER: PUBLIC
WATER: PUBLIC
7. TRAFFIC ZONE: TAZ 170301
8. THE ROADS IN THIS SUBDIVISION ARE PRIVATE IN NATURE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR OTHER PUBLIC ROAD AGENCY AND THAT THE MAINENTANCE AND IMPROVEMENT THEREOF SHALL BE THE MUTUAL OBLIGATION OF THE LAND OWNERS IN THE SUBDIVISION.
9. THE PROPERTY SUBDIVIDED HEREON LIES WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 51085C0180B & 51085C0185B, EFFECTIVE DATE DECEMBER 2, 2008.
10. HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
11. THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES NOT CONTAIN A 100' RESOURCE PROTECTION AREA BUFFER.
12. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, THERE MAY BE OTHER EASEMENTS ON THIS PARCEL NOT SHOWN HEREON.



VICINITY MAP
SCALE" 1" = 2000'

PROPERTY ADJOINERS:

(AA) HUM PANCH HOTEL LLC
D.B. 3381, PG. 2692
GPIN: 7883-62-1482 ZONINGP: B-3

(AB) HANOVER 170 LLC
D.B. 2225, PG. 195
GPIN: 7882-67-4798 ZONING: M-2

(AC) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7882-88-9404 ZONING: M-2

(AD) KINGS DOMINION LLC
D.B. 3102, PG. 1099
GPIN: 7883-80-3347 ZONING: A-1 & M-2

(AE) DIANAH H. TERRY
D.B. 2784, PG. 607
GPIN: 7892-18-6737 ZONING: A-1

(AF) 819 VIRGINIA LLC
D.B. 1313, PG.887 (CAROLINE COUNTY)
TM: 107-A-1 ZONING: RP

(AG) BEAR ISLAND PAPER WB LLC
D.B. 1306, PG. 772 (CAROLINE COUNTY)
TM: 100-A-3 ZONING: RPRE

(AH) COMMONWEALTH FAIRS EVENTS INC.
D.B. 1144, PG. 797 (CAROLINE COUNTY)
TM: 100-A-2 ZONING: RE

(AI) VIRGINIA ELECTRIC COOPERATIVE
D.B. 381, PG. 173
GPIN: 7883-83-1945 ZONING: B-3

EASEMENT TABLE:

[A] 200' VEPCO EASEMENT (D.B. 358, PG. 146)
[B] 30' & 50' VIRGINIA NATURAL GAS COMPANY EASEMENT (D.B. 857, PG. 455)
[C] 40' UTILITY EASEMENT (D.B. 377, PG. 212)
[D] 25' VEPCO EASEMENT (D.B. 369, PG. 76) (D.B. 381, PG. 174)
[E] 40' RAPPAHANNOCK ELECTRIC COOPERATIVE EASEMENT (D.B. 855, PG. 697)
[F] 16' HANOVER COUNTY SANITARY SEWER EASEMENT (D.B. 369, PG. 563) (D.B. 377, PG. 212)
[G] 10' CONTINENTAL TELEPHONE COMPANY EASEMENT (D.B. 393, PG. 96)
[H] CENTERLINE 25' RAPPAHANNOCK ELECTRIC COOPERATIVE UNDERGROUND EASEMENT (D.B. 1218, PG. 98)
[I] CENTERLINE 40' RAPPAHANNOCK ELECTRIC COOPERATIVE OVERHEAD EASEMENT (D.B. 1218, PG. 98)
[J] 100' RICHMOND, WASHINGTON & CHESAPEAKE RAILWAY CO. R/W (D.B. 56, PG. 369)
[K] 50' ACCESS ROAD EASEMENT (D.B. 381, PG. 172)
[L] VARIABLE WIDTH VEPCO EASEMENT (D.B. 3134, PG. 2838)
[M] 200' VEPCO EASEMENT (D.B. 137, PG. 38)
[N] WETLAND PRESERVATION AREA (D.B. 3098, PG. 344)
[O] WETLAND MITIGATION SITE (P.B. 36, PG. 67)

SHEET INDEX:

1 COVER PAGE
2 BOUNDARY & EASEMENTS
3 DOMINION SUBSTATION LOT DETAIL

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
Lic. No. 3304
5-29-2024
LAND SURVEYOR
FOR REVIEW

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

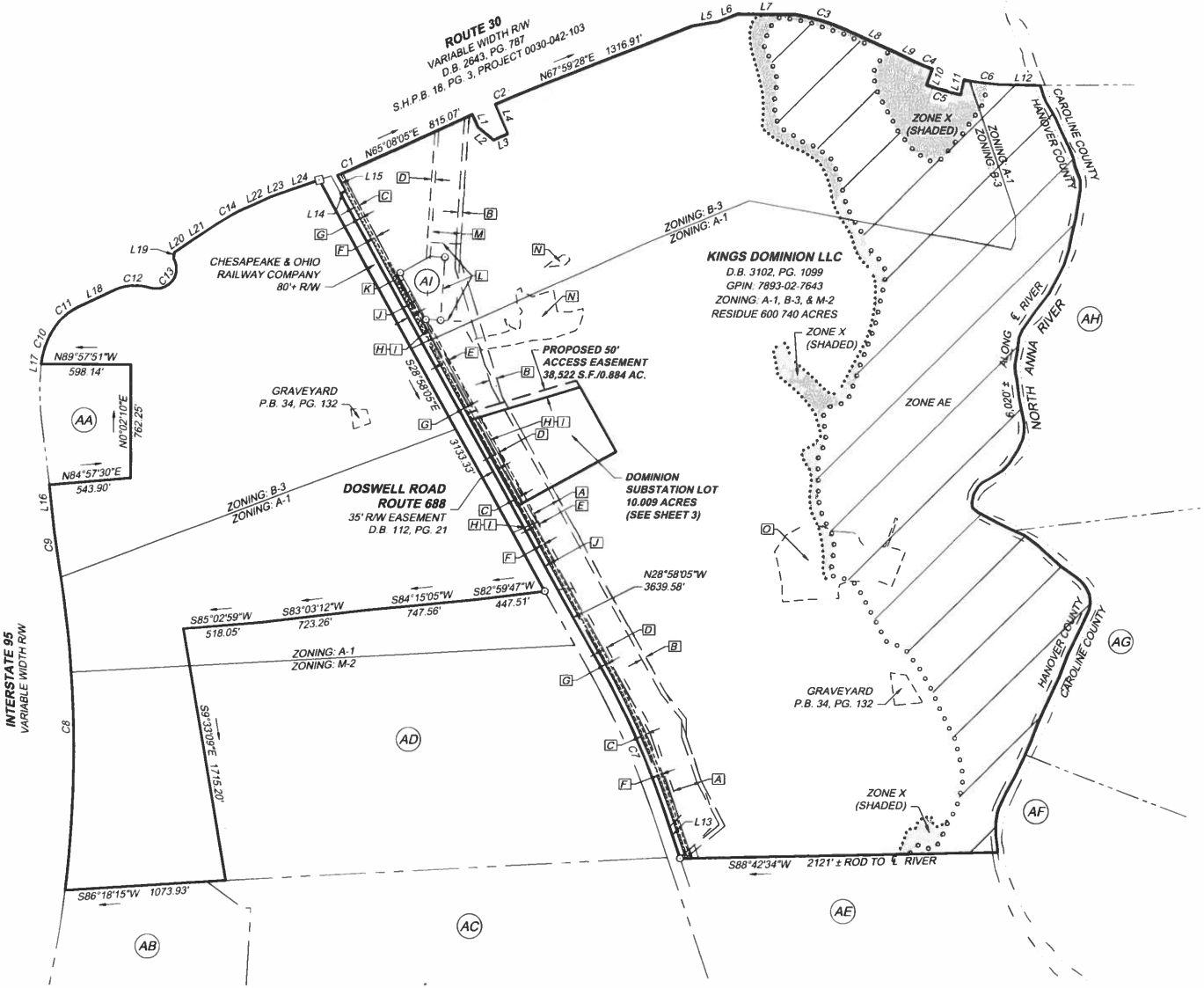
CASE:

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.
Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90155395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



NAD 83

SCALE 1"=500'

0 500' 1000'

- ROD SET
- ROD FOUND
- VDH MONUMENT FOUND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L5	N80°06'31"E	172.04'
L6	N68°40'58"E	143.62'
L7	S89°47'36"E	379.65'
L8	S65°13'20"E	363.16'
L9	S63°00'36"E	129.53'
L10	S19°58'11"W	115.00'
L11	N11°55'42"E	100.00'
L12	S89°07'29"E	205.12'
L13	N18°40'44"W	335.62'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L16	N5°57'48"W	223.19'
L17	N5°48'36"E	3.41'
L18	N64°54'54"E	279.11'
L19	N8°13'08"E	39.75'
L20	N56°21'31"E	70.00'
L21	N56°10'29"E	268.62'
L22	N66°07'14"E	193.96'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'
C3	1303.39'	368.46'	185.47'	16°11'50"	S73°19'14"E	367.23'
C4	1566.39'	131.43'	65.76'	4°48'27"	S67°37'33"E	131.39'
C5	1681.39'	235.96'	118.17'	8°02'27"	S74°03'00"E	235.77'
C6	1581.39'	305.11'	153.03'	11°03'16"	S83°35'51"E	304.63'
C7	5769.65'	1036.11'	519.45'	10°17'21"	N23°41'24"W	1034.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	7805.44'	2191.57'	1103.04'	16°05'14"	N1°07'23"W	2184.38'
C9	5196.84'	317.46'	158.78'	3°30'00"	N7°41'15"W	317.41'
C10	532.96'	306.41'	157.57'	32°56'27"	N22°33'20"E	302.21'
C11	369.26'	166.09'	84.47'	25°46'14"	N52°03'05"E	164.69'
C12	335.00'	235.68'	122.95'	40°18'32"	N87°41'25"E	230.85'
C13	135.00'	321.62'	338.39'	136°30'06"	N37°19'36"E	250.78'
C14	1308.39'	211.93'	106.20'	9°16'51"	N60°44'13"E	211.70'

FOR REVIEW
COMMONWEALTH OF VIRGINIA
LUKE C. TURNER
LIC. NO. 3304
5-29-2024
LAND SURVEYOR

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 500'
SHEET 2 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

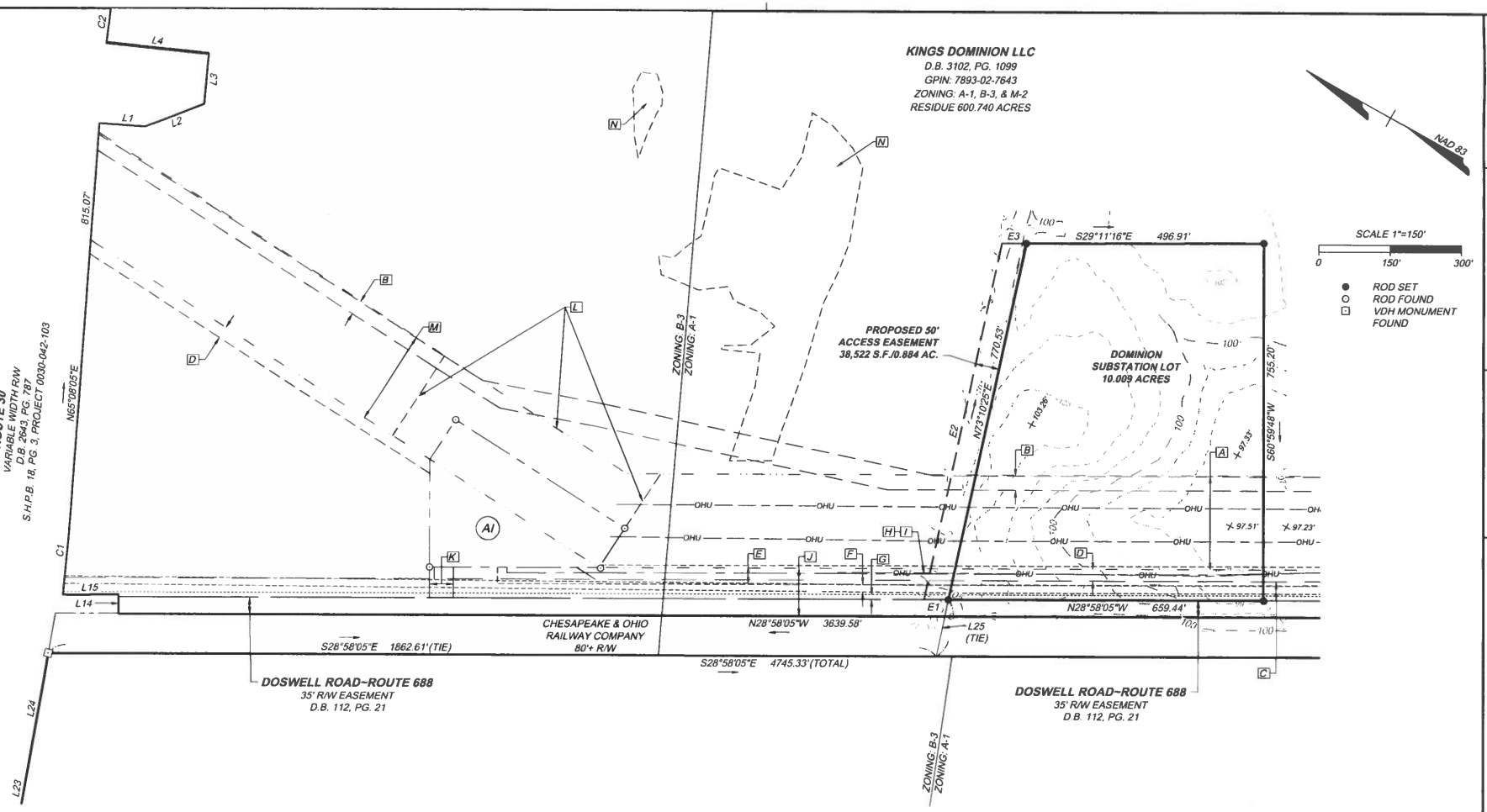
THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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Y:\901\55395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney



LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°51'55"E	95.00'
L2	S50°12'06"E	133.10'
L3	N66°17'49"E	104.56'
L4	N23°08'44"W	215.00'
L14	N61°01'55"E	40.00'
L15	N29°32'47"W	116.64'
L23	N70°57'16"E	104.31'
L24	N70°57'16"E	239.58'
L25	N73°10'25"E	120.07'

LINE TABLE		
LINE	BEARING	LENGTH
E1	N28°58'05"W	51.14'
E2	N73°10'25"E	770.33'
E3	S29°11'16"E	51.19'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	5858.58'	182.73'	91.37'	1°47'14"	N66°01'42"E	182.73'
C2	5600.58'	111.22'	55.61'	1°08'16"	N67°25'20"E	111.22'

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
LIC. NO. 3004
7-29-2024
FOR REVIEW
LAND SURVEYOR

DOMINION SUBSTATION SUBDIVISION

Beaverdam District	Hanover County, VA
DATE: May 29, 2024	SCALE: 1" = 150'
SHEET 3 OF 3	J.N.:55395.013
DRAWN BY: J. Keyton	CHECK BY: L. Turner

CASE:

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Y:\901\55395.013-Dominion_Kings-Dominion-Rollercoaster\DWG\Sheet\Plat\Subdivision Plat\55395.013-XPSUB-SUBSTATION LOT_rev 07-12-24.dwg | Plotted on 7/17/2024 3:02 PM | by Zachary Viney

Geosyntec consultants

9211 Arboretum Parkway, Suite 200
Richmond, Virginia 23236
PH 804.767.2206
www.geosyntec.com

14 November 2024

Hanover County
Planning Department
7516 County Complex Road
Hanover, VA 23069
Attn: Brendan McHugh
804-779-1125

Subject: **Rollercoaster Substation Conditional Use Permit and Special Exception**
Hanover County CUP2024-00019 and SE2024-00022

Mr. Wagner:

On behalf of Dominion Energy, Geosyntec Consultants, Inc. (Geosyntec) is pleased to resubmit the required documentation for the proposed Rollercoaster Substation Conditional Use Permit and Special Exception. Below are the items enclosed with this plan submission:

- Fourteen (14) copies of rolled 36"x24" site plans
- One (1) copy of this comment response letter

Please find below the comments from Planning staff dated 25 October 2024:

1. On the sketch plan:
   a. Change the term "SPEX" to "SE" when describing the SE area to better conform with terminology used in the Zoning Ordinance. *Revised.*

   b. Add detailed elevations for the substation which include the estimated height. *All substation equipment is labeled with circled numbers that correspond to the equipment heights table on the top right of the exhibit.*

   c. Add the width of the access. *The width of the proposed substation access road and the existing access road have both been added.*

   d. Remove the symbols of the proposed plantings from the existing tree line that will remain to better define locations of existing and proposed vegetation. *Revised.*

e. Move the buffer vegetation calculations to the table that lists the proposed plantings. *The buffer calculations have been moved to the planting tabulation chart.*

f. Please show where the substation wires will connect. *The transmission tap line is shown coming into the substation perpendicular to Doswell Road from the existing transmission line right-of-way.*

g. Show the ultimate right of way line for Doswell Road. Since Doswell Road is a 50' ultimate right of way, please show 25' from the centerline to the property. *Revised.*

h. It is hard to differentiate the proposed property line from the CUP boundary. Please address. *Revised. The CUP and SE area has been shaded green. The property lines remain the thick black dashed line.*

i. Show the proposed buffer area and include the width. Based upon the proposed planting standard, it seems that the proposal is per the industrial buffer standards in the Hanover Zoning Ordinance. If that is the case, make the buffer 40' wide and add a note that the buffer will be in accordance with Section 26-266 of the Zoning Ordinance. This will also require the vegetation to include no less than 30% and no more than 50% of the trees are to be evergreen. *The buffer widths have been revised to 40 ft and a note has been added to the exhibit indicating the evergreen/deciduous requirements.*

j. Add greater differentiation between the gravel and stone patterns. *Revised.*

k. Add a photo of the type of fence that is being proposed around the substation. *A photo of a different substation has been added to show the fence type.*

l. Add a revised date. *A revision date was added to the revision block.*

2. Please confirm that there are no substations or locations for a new substation available within King William County to serve the solar facility.
Response: The Sweet Sue Solar facility will be served by a Rappahannock Electric Cooperation (REC)-owned 115kV transmission line originating from REC's King's Dominion substation in Hanover County and terminates in King William County, where the solar project will be connected to an REC-owned switching station. The subject switchyard, Rollercoaster, will be located between King's Dominion substation and the Dominion Energy-owned transmission network to allow generation capacity from Sweet Sue Solar to flow through King's Dominion substation and onto Dominion Energy's transmission grid. The location of Rollercoaster was selected due to its proximity to both

King's Dominion substation and Dominion Energy's transmission network. There are no similar locations in King William County that provides close access to both King's Dominion substation and Dominion Energy's transmission network.

3. Specify the status of Sweet Sue Solar and the areas that will be served by the facility.
Response: Sweet Sue Solar is currently under construction and is scheduled to be in service by 2028. In addition to providing electrical service to Rappahannock Electric Cooperation, which provide service to local homes and King's Dominion amusement park, the facility will provide energy capacity to Dominion Energy's electric transmission network, which serves parts of Virginia and North Carolina.

4. Verify if the substation will be used to power anything other than the Sweet Sue Solar.
Response: Please see responses for item #2 and #5 for how the Rollercoaster switchyard will be connected to the existing transmission network to facilitate generation capacity onto Dominion Energy's Transmission grid while increasing the reliability for Rappahannock Electric Cooperation's King's Dominion substation.

5. Identify any benefits that the facility will provide to Hanover County.
Response: Rollercoaster will provide increased reliability for Rappahannock Electric Cooperation's King's Dominion substation by increasing the number of transmission line feeds into the station from one to two. This redundant feed reduces King' Dominion substation's sensitivity to electrical faults and outages should they occur on Dominion Energy's transmission network.

6. How often will employees access the site and what are the reasons for accessing the site?
Response: Employees will enter a couple times a month for inspections and switching.

7. Briefly outline maintenance procedures for the site.
Response: Maintenance for equipment at this location is on 8-year cycle, unless due to emergency.

8. Be aware that if the property is subdivided prior to the tentative approval of the CUP, the GPIN on the application and the sketch plan will need to be updated to reflect the new GPIN.
Response: Understood.

9. Please contact Mr. Jeff Stoneman, Board of Supervisor member for the district and ask him if he would like a community meeting for this case. His contact information is below. Should he require a community meeting, I have attached community meeting guidelines for reference. If a community meeting is required, we may need to move the case to the tentative January Planning Commission agenda.

Response: Dominion Energy discussed the potential need for a community meeting with Supervisor Stoneman via phone on 11/05/2024 and he confirmed that a community meeting was not needed.

Department of Public Works – noted no comments on CUP.
Office of the Fire Marshal – noted on the CUP and SE that the Fire Marshall has provided a link to site plan requirements to be addressed at time of site plan application.
Department of Public Utilities – noted no comments on CUP or SE.
Department of Public Works – noted no comments on CUP or SE.
Health Department – noted no comments on the CUP or SE.
VDOT – noted no comments on the CUP or SE.

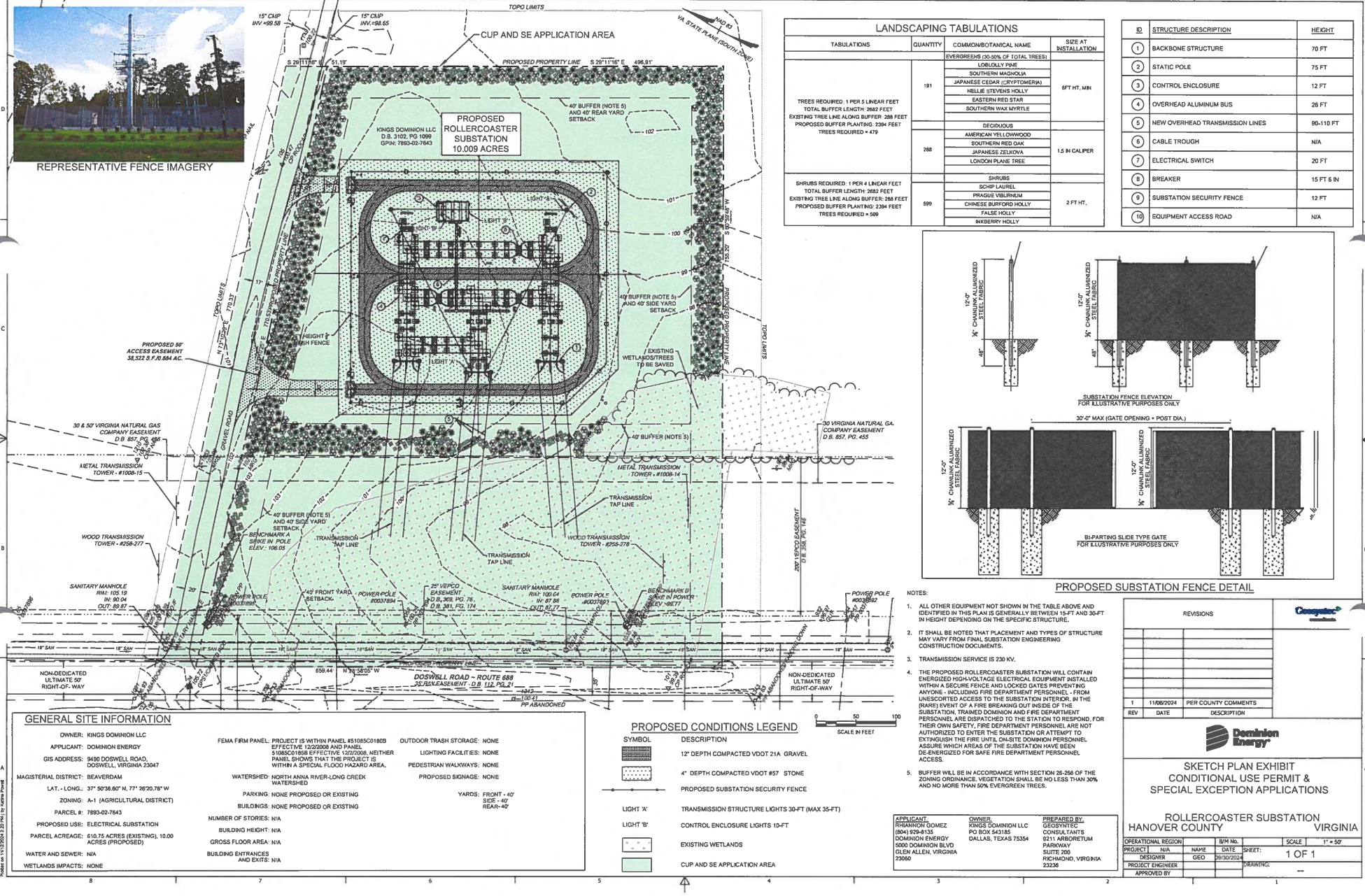
Please do not hesitate to call me directly at 804.665.2808 or by email agordon@geosyntec.com if you have any questions.

Sincerely,

Ana Gordon, PE
Project Engineer

Sketch Plan

REPRESENTATIVE FENCE IMAGERY



LANDSCAPING TABULATIONS

TABULATIONS	QUANTITY	COMMON/BOTANICAL NAME	SIZE AT INSTALLATION
		EVERGREENS (30-50% OF TOTAL TREES)	
TREES REQUIRED: 1 PER 5 LINEAR FEET TOTAL BUFFER LENGTH: 2682 FEET EXISTING TREE LINE ALONG BUFFER: 288 FEET PROPOSED BUFFER PLANTING: 2394 FEET TREES REQUIRED = 479	191	LOBLOLLY PINE SOUTHERN MAGNOLIA JAPANESE CEDAR (CRYPTOMERIA) NELLIE STEVENS HOLLY EASTERN RED STAR SOUTHERN WAX MYRTLE	6FT HT. MIN
		DECIDUOUS	
	288	AMERICAN YELLOWWOOD SOUTHERN RED OAK JAPANESE ZELKOVA LONDON PLANE TREE	1.5 IN CALIPER
SHRUBS REQUIRED: 1 PER 4 LINEAR FEET TOTAL BUFFER LENGTH: 2682 FEET EXISTING TREE LINE ALONG BUFFER: 288 FEET PROPOSED BUFFER PLANTING: 2394 FEET TREES REQUIRED = 599		SHRUBS	
	599	SCHIP LAUREL PRAGUE VIBURNIUM CHINESE BURFORD HOLLY FALSE HOLLY INKBERRY HOLLY	2 FT HT.

ID	STRUCTURE DESCRIPTION	HEIGHT
1	BACKBONE STRUCTURE	70 FT
2	STATIC POLE	75 FT
3	CONTROL ENCLOSURE	12 FT
4	OVERHEAD ALUMINUM BUS	26 FT
5	NEW OVERHEAD TRANSMISSION LINES	90-110 FT
6	CABLE TROUGH	N/A
7	ELECTRICAL SWITCH	20 FT
8	BREAKER	15 FT 8 IN
9	SUBSTATION SECURITY FENCE	12 FT
10	EQUIPMENT ACCESS ROAD	N/A

PROPOSED SUBSTATION FENCE DETAIL

NOTES:

1. ALL OTHER EQUIPMENT NOT SHOWN IN THE TABLE ABOVE AND IDENTIFIED IN THIS PLAN IS GENERALLY BETWEEN 15-FT AND 30-FT IN HEIGHT DEPENDING ON THE SPECIFIC STRUCTURE.
2. IT SHALL BE NOTED THAT PLACEMENT AND TYPES OF STRUCTURE MAY VARY FROM FINAL SUBSTATION ENGINEERING CONSTRUCTION DOCUMENTS.
3. TRANSMISSION SERVICE IS 230 KV.
4. THE PROPOSED ROLLERCOASTER SUBSTATION WILL CONTAIN ENERGIZED HIGH-VOLTAGE ELECTRICAL EQUIPMENT INSTALLED WITHIN A SECURE FENCE AND LOCKED GATES PREVENTING ANYONE - INCLUDING FIRE DEPARTMENT PERSONNEL - FROM UNESCORTED ACCESS TO THE SUBSTATION INTERIOR. IN THE (RARE) EVENT OF A FIRE BREAKING OUT INSIDE OF THE SUBSTATION, TRAINED DOMINION AND FIRE DEPARTMENT PERSONNEL ARE DISPATCHED TO THE STATION TO RESPOND. FOR THEIR OWN SAFETY, FIRE DEPARTMENT PERSONNEL ARE NOT AUTHORIZED TO ENTER THE SUBSTATION OR ATTEMPT TO EXTINGUISH THE FIRE UNTIL ON-SITE DOMINION PERSONNEL ASSURE WHICH AREAS OF THE SUBSTATION HAVE BEEN DE-ENERGIZED FOR SAFE FIRE DEPARTMENT PERSONNEL ACCESS.
5. BUFFER WILL BE IN ACCORDANCE WITH SECTION 26-256 OF THE ZONING ORDINANCE. VEGETATION SHALL BE NO LESS THAN 30% AND NO MORE THAN 50% EVERGREEN TREES.

GENERAL SITE INFORMATION

OWNER: KINGS DOMINION LLC
APPLICANT: DOMINION ENERGY
GIS ADDRESS: 9480 DOSWELL ROAD, DOSWELL, VIRGINIA 23047
MAGISTERIAL DISTRICT: BEAVERDAM
LAT. - LONG.: 37° 50'36.60" N, 77° 26'20.76" W
ZONING: A-1 (AGRICULTURAL DISTRICT)
PARCEL #: 7893-02-7643
PROPOSED USE: ELECTRICAL SUBSTATION
PARCEL ACREAGE: 610.75 ACRES (EXISTING), 10.00 ACRES (PROPOSED)
WATER AND SEWER: N/A
WETLANDS IMPACTS: NONE

FEMA FIRM PANEL: PROJECT IS WITHIN PANEL #51085C0180B EFFECTIVE 12/2/2008 AND PANEL 51085C0185B EFFECTIVE 12/2/2008, NEITHER PANEL SHOWS THAT THE PROJECT IS WITHIN A SPECIAL FLOOD HAZARD AREA.
WATERSHED: NORTH ANNA RIVER-LONG CREEK WATERSHED
PARKING: NONE PROPOSED OR EXISTING
BUILDINGS: NONE PROPOSED OR EXISTING
NUMBER OF STORIES: N/A
BUILDING HEIGHT: N/A
GROSS FLOOR AREA: N/A
BUILDING ENTRANCES AND EXITS: N/A

OUTDOOR TRASH STORAGE: NONE
LIGHTING FACILITIES: NONE
PEDESTRIAN WALKWAYS: NONE
PROPOSED SIGNAGE: NONE
YARDS: FRONT - 40' SIDE - 40' REAR- 40'

PROPOSED CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	12" DEPTH COMPACTED VDOT 21A GRAVEL
	4" DEPTH COMPACTED VDOT #57 STONE
	PROPOSED SUBSTATION SECURITY FENCE
LIGHT 'A'	TRANSMISSION STRUCTURE LIGHTS 30-FT (MAX 35-FT)
LIGHT 'B'	CONTROL ENCLOSURE LIGHTS 10-FT
	EXISTING WETLANDS
	CUP AND SE APPLICATION AREA

APPLICANT:
RHIANNON GOMEZ
(804) 929-8135
DOMINION ENERGY
5000 DOMINION BLVD
GLEN ALLEN, VIRGINIA
23060

OWNER:
KINGS DOMINION LLC
PO BOX 543185
DALLAS, TEXAS 75354

PREPARED BY:
GEOSYNTEC CONSULTANTS
9211 ARBORETUM PARKWAY
SUITE 200
RICHMOND, VIRGINIA
23238

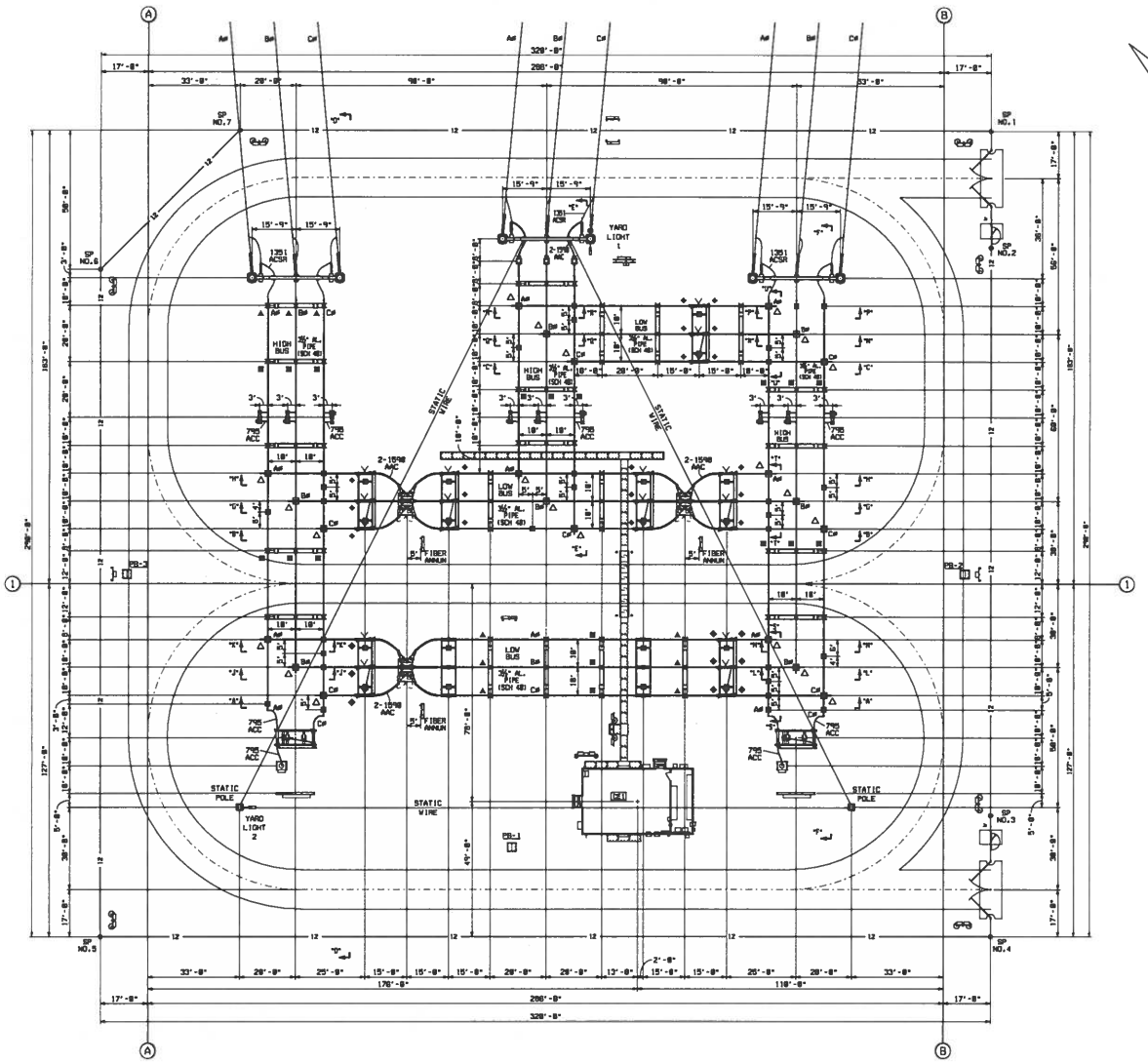
REVISIONS		
1	11/06/2024	PER COUNTY COMMENTS
REV	DATE	DESCRIPTION

SKETCH PLAN EXHIBIT
CONDITIONAL USE PERMIT &
SPECIAL EXCEPTION APPLICATIONS

ROLLERCOASTER SUBSTATION
HANOVER COUNTY VIRGINIA

OPERATIONAL REGION		B/M No.		SCALE	1" = 50'
PROJECT N/A		NAME	DATE	SHEET:	1 OF 1
DESIGNER		GEO	09/30/2024		
PROJECT ENGINEER				DRAWING:	--
APPROVED BY					

C:\Projects\Active\353\Designs\Progress\Rollercoaster Substation\CAD\1105CV1 Final Site and Grading Plan\Civil3D\ROLLERCOASTER-CUP-EX-SB1.dwg
Plotted on 11/12/2024 2:23 PM by Katrina Powell



ELEVATION LOCATIONS	
ELEVATION	DWG #
A-A	1740-005
B-B	1740-005
C-C	1740-006
D-D	1740-006
E-E	1740-007
F-F	1740-007
G-G	1740-008
H-H	1740-008
J-J	1740-009
K-K	1740-009
L-L	1740-009
M-M	1740-009
N-N	1740-010
P-P	1740-010
Q-Q	1740-010
R-R	1740-010
S-S	1740-010
T-T	1740-010
U-U	1740-010

PRELIMINARY NOT FOR CONSTRUCTION

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-000, 45-M-001, 45-M-002.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS., 3 1/2" AL. BUS, 45-M-004 AND 5" AL. BUS, 45-M-029, 45-M-055, AND 45-M-080.
3. REFER TO ALUMINUM ANGLE BUS CONNECTION DETAILS, DWG 45-M-003.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-005, 45-M-006.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING, ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A FRAME).
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

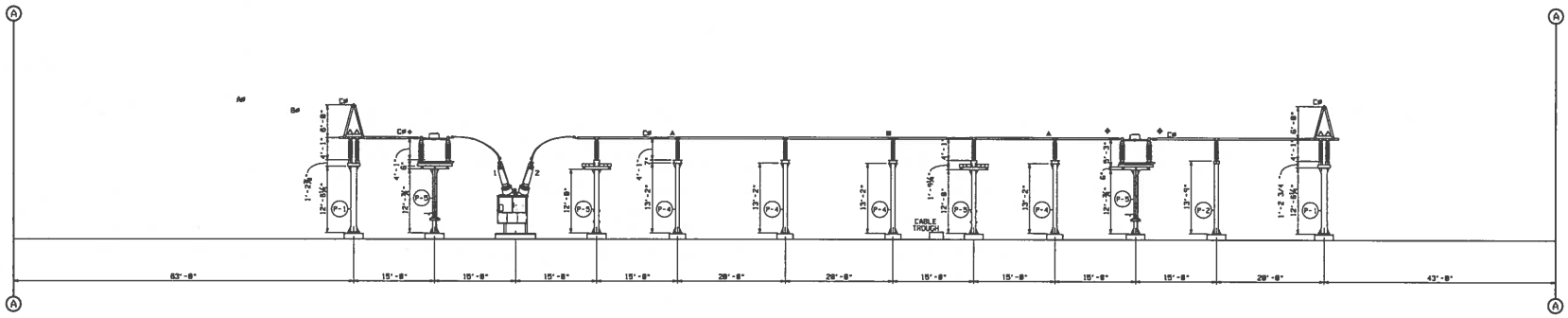
Mesa Associates, LLC
PROJECT: GITAD1105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

ELECTRICAL ARRAGEMENT ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

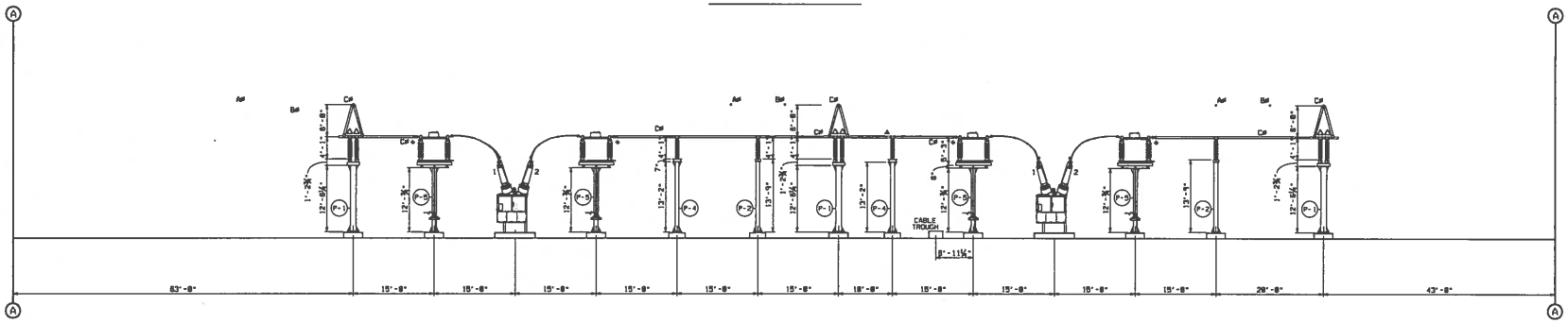
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Approvals	JWS	04/19/24	Scale	
Approvals			1"=20'	
			B/M No.	Revisions
			28853	
Cad File Name	1740804e.dgn		Drawing No.	
PLOTTED:	********** TIME		1740-004	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Steel)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Steel)	(Spread)	Steel Detail & Assembly

PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
P-4	1740-858
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864



ELEVATION "A-A"



ELEVATION "B-B"

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-889, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-126
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-888.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-5400

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

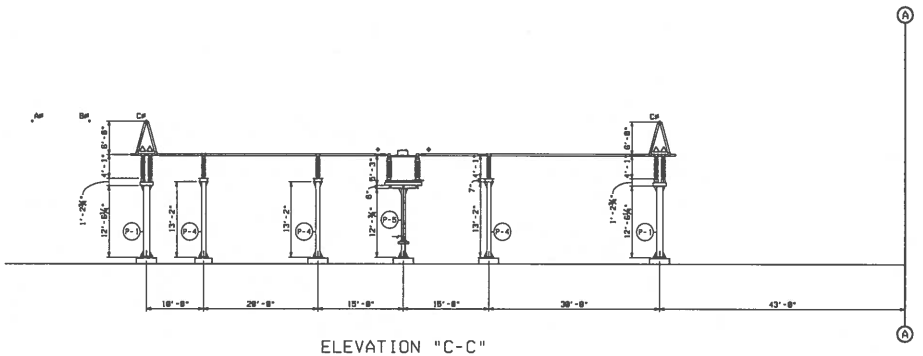
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			B/M No.	Revisions
			20353	
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PLOTTED:	00/00/0000 00:00 TIME		1740-005	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures (Pier)	(Spread)	Steel Detail & Assembly

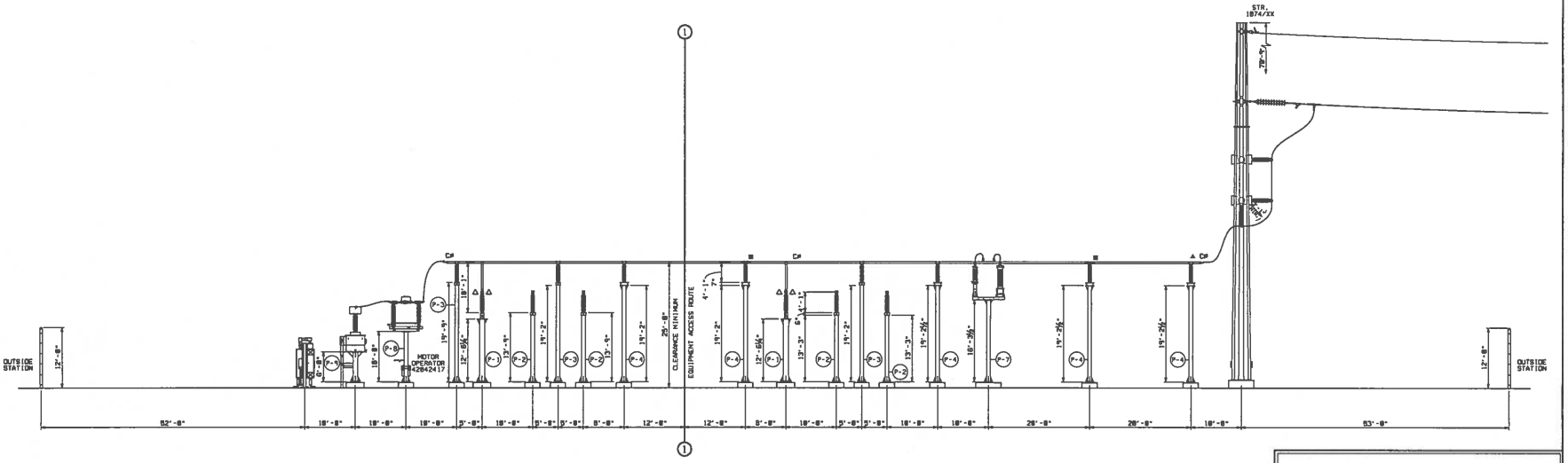
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
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P-2	1740-856
P-3	1740-856
P-4	1740-858
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-888, 45-M-881, 45-M-882, 45-M-879.
2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-884
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-824 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.



ELEVATION "C-C"



ELEVATION "D-D"

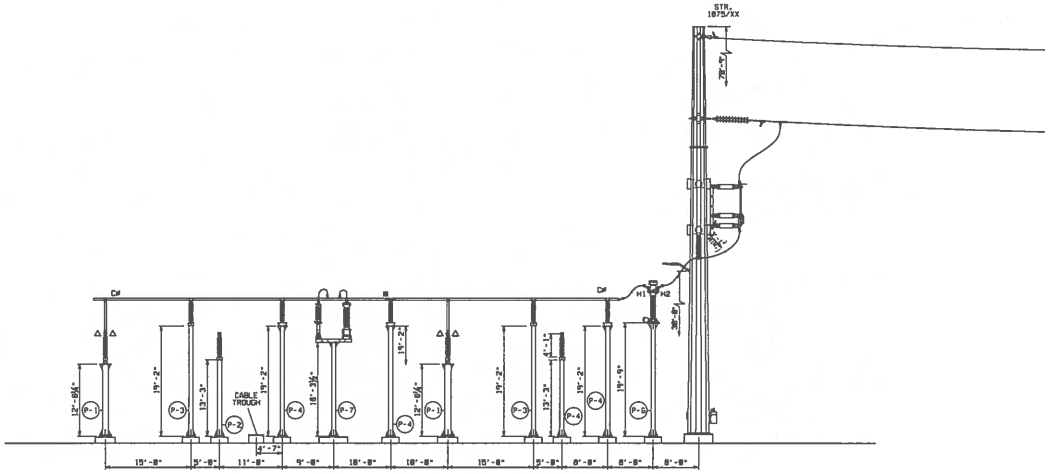
Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 218-5319
MAIN TEL. (865) 671-6400

ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

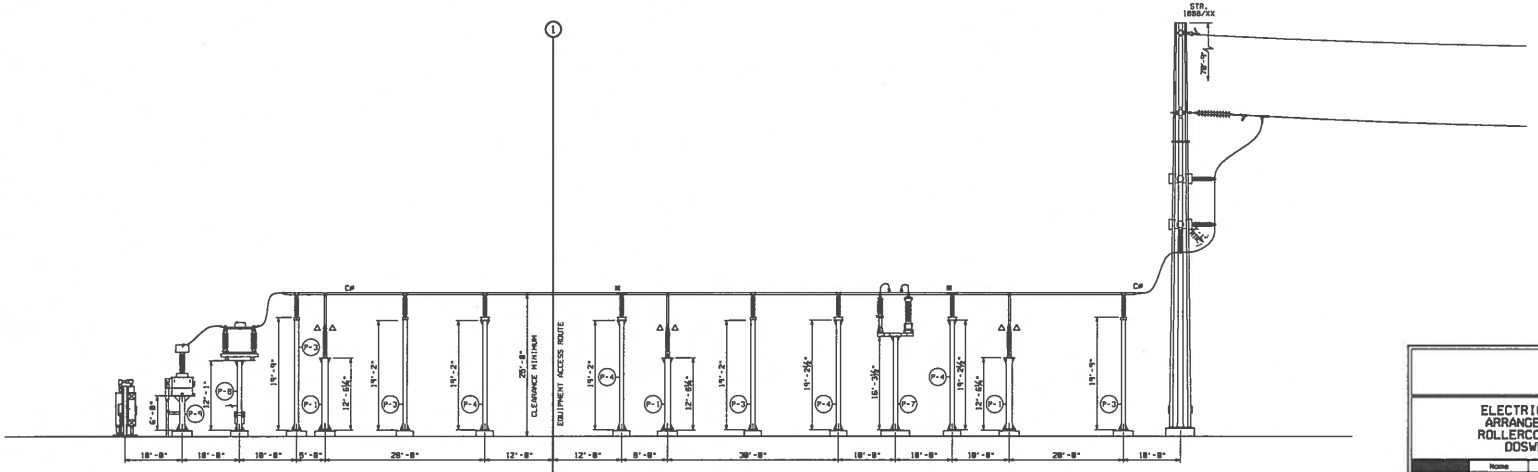
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ELEVATION "E-E"



ELEVATION "F-F"

PIPE STAND LOCATIONS	
PIPE STAND	DWG #
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P-2	1748-055
P-3	1748-056
P-4	1748-060
P-5	1748-057
P-6	1748-058
P-7	1748-062
P-8	1748-063
P-9	1748-064

NOTES:

1. ALL ELECTRICAL EQUIPMENT, STRUCTURES, FENCE, GUYS, ETC. TO BE GROUNDED TO CONFORM TO DOMINION'S GROUNDING SPECIFICATIONS, DWGS. 45-M-880, 45-M-881, 45-M-882, 45-M-879.
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   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-829 & 45-M-880
   5" AL. PIPE A-FRAME, 45-M-128
3. REFER TO ALUMINUM ANGLE BUS DETAIL DWG 45-M-883.
4. REFER TO MISCELLANEOUS TYPICAL DETAILS, DWGS. 45-M-885, 45-M-886.
5. ▲ DENOTES TIGHT FIT BUS SUPPORT FITTING. ALL OTHERS SLIP FIT.
   △ DENOTES TIGHT FIT BUS SUPPORT FITTING (A-FRAME)
   ■ DENOTES EXPANSION BUS SUPPORT FITTING.
   ◆ DENOTES EXPANSION TERMINAL FITTING.
   ● DENOTES EXPANSION COUPLING FITTING.
6. THE SYMBOLS LISTED IN NOTE 5 ABOVE ARE TO BE APPLIED AS SHOWN IN NOTE 5 REGARDLESS OF THE PLAN VIEW ON THE SHEET.

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
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ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by	MESA/MWD	04/19/24	GITA01105	1 OF 1
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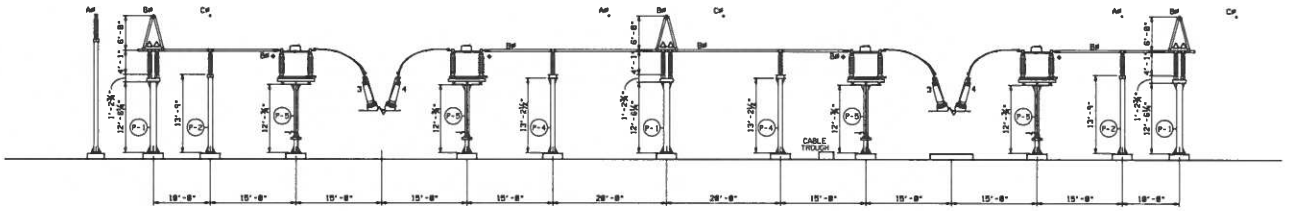
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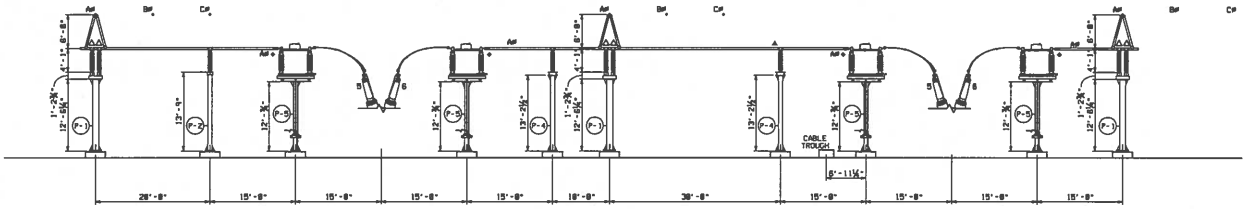
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Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly
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PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
P-4	1740-868
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864



ELEVATION "G-G"



ELEVATION "H-H"

NOTES:

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2. REFER TO ALUMINUM TUBING BUS DETAIL DWGS:
   3½" AL. PIPE BUS, 45-M-804
   3½" AL. PIPE A-FRAME, 45-M-112
   5" AL. PIPE BUS, 45-M-824 & 45-M-888
   5" AL. PIPE A-FRAME, 45-M-128
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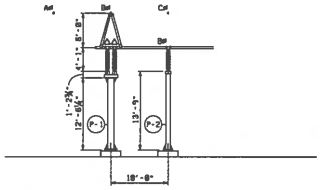
ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

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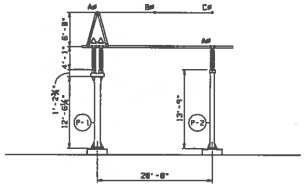
Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Pier)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly

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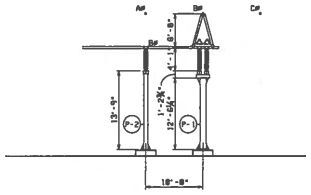
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
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P-2	1740-856
P-3	1740-856
P-4	1740-868
P-5	1740-857
P-6	1740-858
P-7	1740-862
P-8	1740-863
P-9	1740-864



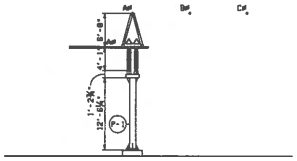
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ELEVATION "K-K"



ELEVATION "L-L"



ELEVATION "M-M"

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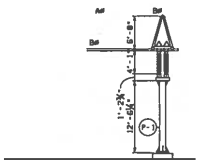
ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

Mesa Associates, LLC
PROJECT: GITA01105C
ENGINEERING CONTACT:
JUSTIN RHOADES
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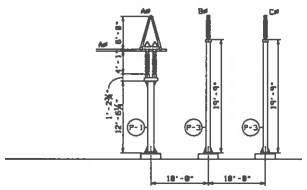
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			B/M No.	Revisions
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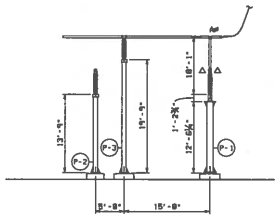
PIPE STAND LOCATIONS	
PIPE STAND	DWG #
P-1	1740-859
P-2	1740-856
P-3	1740-856
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P-8	1740-863
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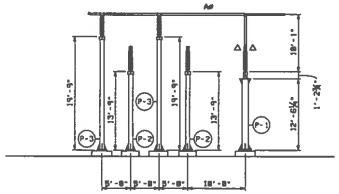
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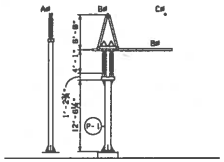
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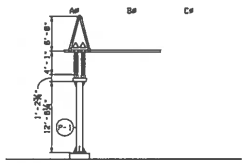
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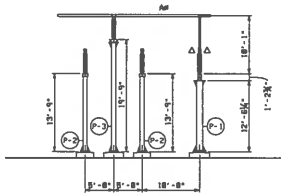
ELEVATION "S-S"



ELEVATION "Q-Q"



ELEVATION "R-R"



ELEVATION "T-T"

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ELECTRICAL TRANSMISSION ARRANGEMENT ELEVATIONS ROLLERCOASTER SUBSTATION DOSWELL, VIRGINIA

Mesa Associates, LLC
PROJECT: GITAD1105C
ENGINEERING CONTACT:
JUSTIN RHOADES
(865) 219-5319
MAIN TEL: (865) 671-5400

	Name	Date	Project No.	Sheet No.
Designed by:	MESA/MWD	04/19/24	GITAD1105	1 OF 1
Approved:	JWS	04/19/24	Scale	
Approved:			1"=10'-0"	
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PLOTTED:	==========TIME		1740-010	

Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Tan)	Pipe Stand Foundation Cells (Spread)	Foundation Cells for Other Typical Structures (Tan)	Foundation Cells for Other Typical Structures (Spread)	Steel Detail & Assembly

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REZ2024-00013/SE2024-00019, FRHP LINCOLNSHIRE, L.L.C.

Industrial Rezoning and Special Exception Report
Ashland Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Requests	*Rezoning*: M-2(c), Light Industrial District with conditions *Special Exception*: To permit a second entrance on Sunshade Lane
Current Zoning	M-2(c), Light Industrial District with conditions B-3(c), General Business District with conditions
Acreage	10.0 acres
Site Address	11400/11500 Block of Sunshade Lane
Location	Terminus of Sunshade Lane (State Route 1385) approximately 640 feet east of North Lakeridge Parkway (State Route 782) within Northlake
GPIN	7788-68-1448
General Land Use Plan	Destination Commerce
Major Thoroughfare Plan	Sunshade Lane (Local Road: 50' ultimate right-of-way) Interstate 95 (Interstate: 350' ultimate right-of-way)
Suburban Service Area	Inside
Case Planner	Claudia Cheely
PC Recommendation	Approval (Vote: 7 – 0)

Executive Summary

This is a request to rezone a split-zoned parcel within Northlake to M-2(c), Light Industrial District in its entirety to allow the site to be developed for recreational vehicle (RV) sales and service. In addition, the applicant is requesting a Special Exception to allow more than one point of access from Sunshade Lane, improving circulation for RVs traveling to and from the site.[1]

Outstanding Issues

If vegetation within the right-of-way of Interstate 95 is cleared, the site's stormwater management basin and RV display area will be clearly visible, as will the rear building façade (which is metal with few architectural details). The Board of Supervisors should consider whether the following features are warranted to improve views from Interstate 95, a major community gateway:

- Landscape screening at the rear of the site next to Interstate 95
- Additional architectural features to the rear façade of the proposed structure.

Draft Motion

I move that the Board of Supervisors:

a. Approve REZ2024-00013/SE2024-00019, subject to proffers dated December 26, 2024.
b. Deny REZ2024-00013/SE2024-00019.
c. Defer REZ2024-00013/SE2024-00019 until the Board's February 26, 2025, meeting.

[1] Section 26-257(c)(4) limits access to one entrance per 200 feet of frontage.

Planning Analysis

Proposal

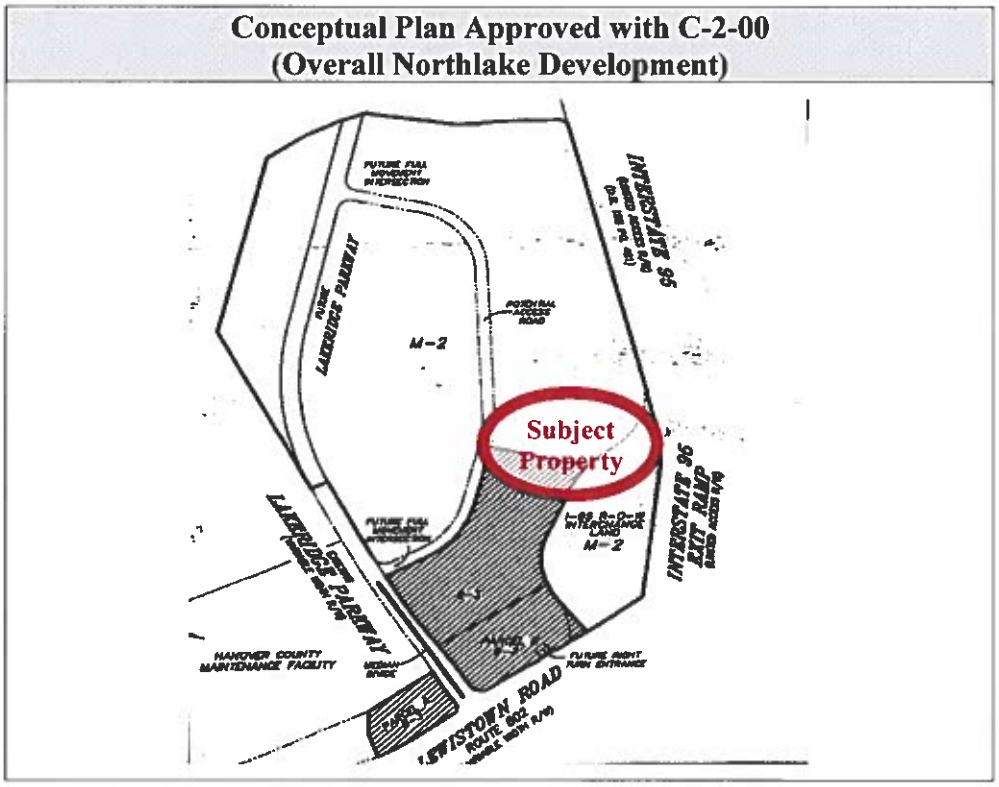
The applicant is proposing to rezone the subject property in its entirety to M-2(c), Light Industrial District with conditions to allow the site to be developed for recreational vehicle sales and service, which is a permitted use in the M-2 zoning district [Sec. 26-172(39)]. The site, located at the end of Sunshade Lane within the Northlake development, is currently vacant and adjacent to similar uses.

Zoning History

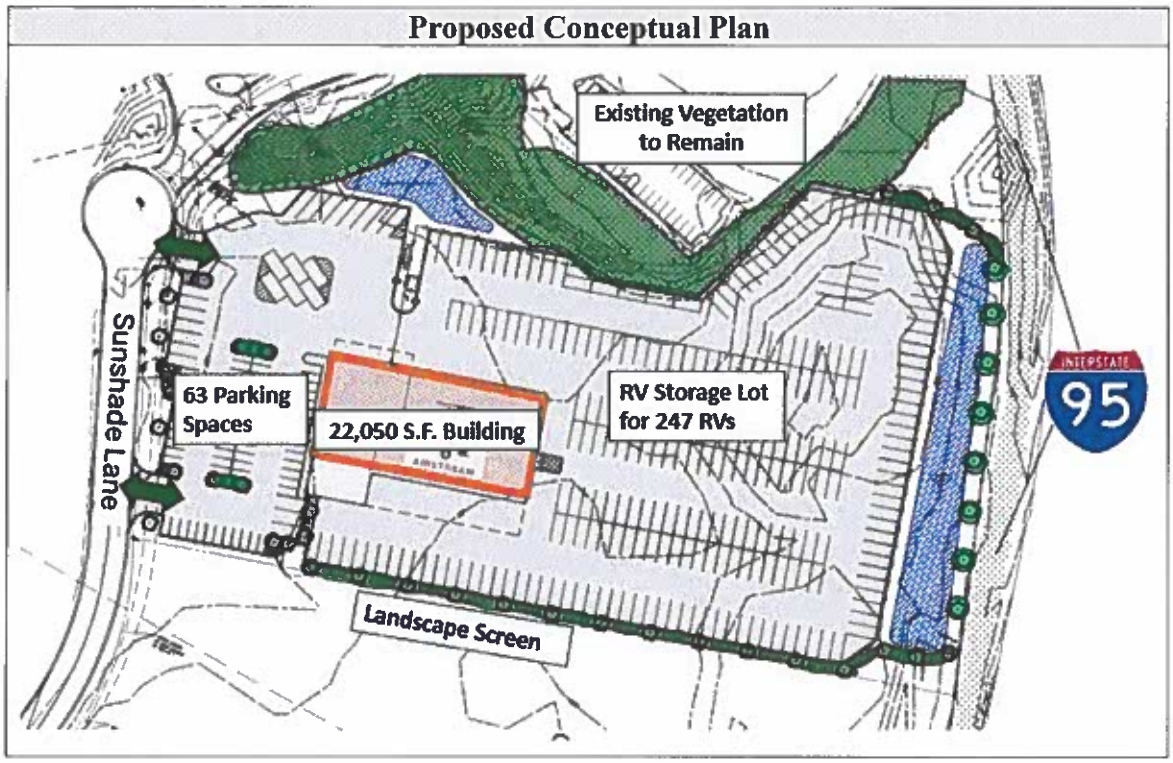
As part of case C-2-00(c) (approved April 26, 2000), 116.65 acres were rezoned from A-1, Agricultural District, and B-3, General Business District, to B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions, permitting development of an industrial park (Northlake) with supporting commercial uses. Approximately 17 acres were zoned B-3, with the remainder zoned M-2. The subject property was zoned B-3 and M-2 as part of that zoning case. There was a subsequent zoning amendment approved in 2012 applicable to this property (C-2-00(c), Am. 1-12).

Eleven proffered conditions were accepted with the rezoning request. Per Proffer E.2(g), *recreational vehicle sales, display, storage, or rental, new or used* is prohibited in the portion of the development zoned B-3. If the request to rezone the property in its entirety to M-2 is approved, that restriction would no longer be applicable and allow the site to be developed for the proposed use.

Conceptual Plan Approved with C-2-00
(Overall Northlake Development)



Conceptual Plan



Key features of the conceptual plan include the following:

Primary Building (orange box)	The primary building (approximately 22,050 square feet) will be oriented towards Sunshade Lane. A sales area, service counter, and offices will be at the front of the building, with vehicle service at the rear. Bay doors will be on the sides of the building.
Parking/Display Areas	• A parking area will be located between the primary building and Sunshade Lane. That area will include 63 parking spaces, plus 10 RV inventory spaces and 14 RV drop-off/pick-up stalls. The off-street parking provided exceeds ordinance requirements. • An RV display/inventory area is located to the side and rear of the primary building (between the building and Interstate 95). This area is fenced and includes paved spots for up to 247 RVs. The fencing oriented towards Sunshade Lane will be 6' tall ornamental fencing, while the fencing on the sides and rear of the site (including fencing oriented towards Interstate 95) will be a 6' high black vinyl-coated chainlink fence with privacy slats.
Access	There will be two access points from Sunshade Lane (near the existing cul-de-sac). Since Section 26-257 of the zoning ordinance only permits one entrance on this property (based on its road frontage), the applicant is seeking a Special Exception to allow the second entrance (SE2024-00019).

Landscaping	• There is landscaping within and adjacent to the front parking area. • A landscape screen (mix of deciduous and evergreen trees) is shown along the southern property line between the RV display/inventory area and the adjacent parcel. • A stormwater management area is located between the RV display/inventory area and the right-of-way for Interstate 95 (including the southbound off-ramp). Some trees will be planted around this facility but will not provide screening. Due to the site's visibility from Interstate 95, the Board of Supervisors may consider whether additional landscaping is warranted. • Existing vegetation will remain along the northern property line.

Elevations

Elevations and renderings of the proposed building have been submitted and are attached to this report. The building has a modern appearance, with most of the exterior consisting of dark metal building panels. The elevation oriented towards Sunshade Lane includes a mix of materials (metal building panels, brick wainscot, and stucco-textured panels), changes in roofline, and a metal canopy to add visual interest.

Front of Building (Oriented towards Sunshade Lane)



Note that the rear elevation is oriented towards Interstate 95 (southbound lanes + southbound off-ramp to Lewistown Road), so it will be highly visible. It has few architectural details, consisting entirely of metal with limited windows and a small canopy. Due to its visibility, the Board of Supervisors may consider whether additional architectural detailing is warranted on the rear façade.

Rear of Building (Oriented towards Interstate 95)



Garage bays are on the sides of the building, helping limit their visibility from nearby roads. These elevations have been proffered (Proffer #2).

Compatibility with Surrounding Area

The subject property is in the Northlake Industrial Park, which includes frontage along the west side of Interstate 95 between Ashcake Road and Lewistown Road that is all designated *Destination Commerce*. The original rezoning in 2000 envisioned a mix of destination commerce uses, but the properties fronting on Interstate 95 have all developed for RV or motorcycle sales and service, with the exception of a small electrical supply business. The adjacent parcel to the north of the subject property is owned and operated by an associated Camping World dealership. Other sites to the west of this property are industrial uses or distribution centers. The introduction of another vehicle sales and service site along Interstate 95 would be compatible with this industrial park and the area in general.

Comprehensive Plan Analysis

The subject property is designated *Destination Commerce* on the General Land Use Map. These areas are intended to accommodate commercial uses that attract clients and customers from throughout the region and state and typically rely on interstate visibility/access (Comprehensive Plan: p. 49). The recommended zoning classifications are B-1, B-2, and B-3, with uses such as destination retail, destination recreational facilities, conference centers, hotels and lodging, restaurants, gas stations, and convenience stores. The following is an analysis of how the proposed development relates to recommendations for the Destination Commerce land use designation.

Overall Intent	The proposed use is destination retail, which **aligns** with the overall intent of the designation.
Appropriate Uses	Requested uses **generally align** with the appropriate uses identified in the designation because they are destination retail in character.
Appropriate Zoning Districts	M-2 is **not listed** as an appropriate zoning district but is the zoning district that permits RV sales, rentals, and service.
Project Framework	Request **generally aligns** with plan recommendations: • No residential uses are included. • Use is a destination commerce use. • Street and perimeter buffers are proposed. • The proposed development will connect to public water and sewer.
Community Character	Request **generally aligns** with plan recommendations: • Landscape screening and buffering is provided around the perimeter of the site in accordance with ordinance requirements, although further landscaping may be appropriate along the rear of this site next to Interstate 95. The current Comprehensive Plan includes provisions for enhanced buffers and landscaping that were not included in previous editions of the Plan. • The applicant has proffered high-quality materials and architectural details on street-facing facades. • Monument signs are encouraged and have been proffered.

Transitions	Request **aligns** with plan recommendations: • Buffers and landscaping have been provided around the perimeter of the property to screen RV parking. • A landscaped street buffer and parking lot landscaping have been provided. • The applicant proffered lower exterior lighting heights and house side shields to limit lighting impacts.
Transportation	Request **aligns** with plan recommendations: • The proposed access is not along a major thoroughfare.

Agency Analysis

There were no substantive comments from the reviewing agencies. The comments provided were predominantly advance information on site plan requirements. VDOT has reviewed the conceptual plan and finds it generally acceptable.

Special Exception Request: Additional Site Entrance from Sunshade Lane

The applicant is requesting a Special Exception to allow more than one point of access on Sunshade Lane. Section 26-257(c)(4) limits access to one entrance per 200 feet of frontage. This site has approximately 380 feet of frontage. Two access points are needed to provide better traffic circulation for RVs.

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*
6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and*
7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

A special exception to access requirements may be granted if the Board makes the following findings per Section 26-337:

1. *That an exception to access requirements would not unreasonably lower the level of service on affected roads;*
2. *That the design and location of proposed access points are compatible with existing access on the site of the proposed development and on affected streets;*
3. *That the granting of the exception for access, front yards, or buffers will not substantially affect adversely the use of adjacent and neighboring property;*
4. *That the granting of the exception for landscaping will avoid the unnecessary replacement of existing landscaping and other improvements on site and will not result in unsafe traffic circulation patterns on site;*
5. *That the purpose for which the front yard reduction is requested is appropriate in the context of the request, and the reduction is necessary for reasons other than convenience; and*
6. *That the granting of the exception for access, landscaping, front yards, or buffers will not endanger the public safety, or in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the County.*

This request meets the requirements of the findings as follows:

- *Additional Entrance on Low-Volume, Low-Speed Cul-de-Sac Road*: This property is located on a cul-de-sac road that provides access to an associated business to the north, so the additional entrance will not impact traffic congestion or impair the safe and efficient travel along the County's road network. Sunshade Lane is a low-volume local roadway (carrying 480 vehicles per day per VDOT counts) with a speed limit of 25 miles per hour.
- *Improved Functionality*: Allowing a second access point should improve the functionality of Sunshade Lane and the proposed development. The second access will allow RVs to better maneuver around the applicant's property and reduce possible traffic congestion at the end of Sunshade Lane, which is shared with an associated dealership immediately to the north of this site.
- *Compatible with Surrounding Business Park*: Having a second access to the property would be compatible with the character of the surrounding area, which is developed for other vehicle sales and service dealerships and would not diminish the view shed as seen from the public right-of-way. Sunshade Lane is a cul-de-sac road within a business park, which has multiple commercial entrances.

Based on the characteristics of Sunshade Lane and surrounding properties, approval of this request is unlikely to impair the health, safety, comfort, or welfare of the public.

Outstanding Issues

Most of the rear half of the subject property will be RV display area, and the stormwater detention basin is located along the rear line of the property. In addition, the rear elevation of the proposed structure, which faces Interstate 95, has few architectural details, consisting entirely of metal with limited windows. The applicant indicates that the adjacent off-ramp from Interstate 95 has dense mature vegetation that screens the site. Staff notes that the dealerships to the north had similar vegetation between those sites and the highway, but that vegetation has been removed, and those dealerships are now clearly visible from the highway.

Staff recommends consideration of additional landscape screening at the rear of this site and that architectural features be added to the rear façade of the proposed structure to better maintain the view from Interstate 95. The Comprehensive Plan recommends that new development along major thoroughfares be designed to create attractive gateways through the use of high-quality landscaping, architecture, and site design (p. 20). This concept is emphasized within text describing areas designated *Destination Commerce*, with the plan stating that projects in these areas "should incorporate high-quality architecture, signage, landscaping, and site design that reflect the character of the area and create a favorable impression for visitors" (p. 49).

Proffers

The following proffers have been submitted by the applicant:

1. Conceptual Plan. **Accept.** The property will be developed in substantial conformity with the conceptual plan.
2. Architecture. **Accept.** The proposed structure will be developed in substantial conformity with the elevations.
3. Screening Exterior Mechanical Equipment. **Accept.** All exterior mechanical equipment will be screened in a manner that will be reviewed for approval by the Director of Planning.
4. Signage. **Accept.** Freestanding signs on the property will be monument styled using materials compatible with the proposed structure.
5. Site Lighting. **Accept.** Lighting on the property will not exceed twenty (20) feet in height, and house side shields will be installed on the fixtures.
6. Stormwater Basins. **Accept**. All detention facilities will be landscaped, and any wet pond will be aerated.

Ordinance Required Special Exception Conditions

In accordance with Article 6, Division 3, Section 26-333, the site will be developed and maintained in substantial conformity with the sketch plan titled, "Proposed Improvements for: Camping World Airstream", dated August 22, 2024, revised November 14, 2024, and prepared by Excel Engineering, Inc.

Recommended SE Conditions

1. *Access:* The two entrances must be designed and constructed as shown on the approved conceptual/sketch plan.
2. *Validity*: The Special Exception is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.
3. *Development Regulations:* All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

Planning Commission Recommendation on Rezoning

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** (Vote: 7 – 0) as submitted	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Application
- ☐ Photographs (Property)
- ☐ Traffic Study
- ☑ Approval Letter/Proffers (C-2-00, Am. 1-12)
- ☐ Historical Commission Recommendation
- ☐ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan
- ☑ Elevations
- ☑ Draft Ordinance

Initials: CDC

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination Commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00013

FRHP Lincolnshire, L.L.C.

Rezone B-3 & M-2 to M-2

Destination Commerce Land Use

GPIN: 7788-68-1448
Ashland Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2024-00013

FRHP Lincolnshire, L.L.C.

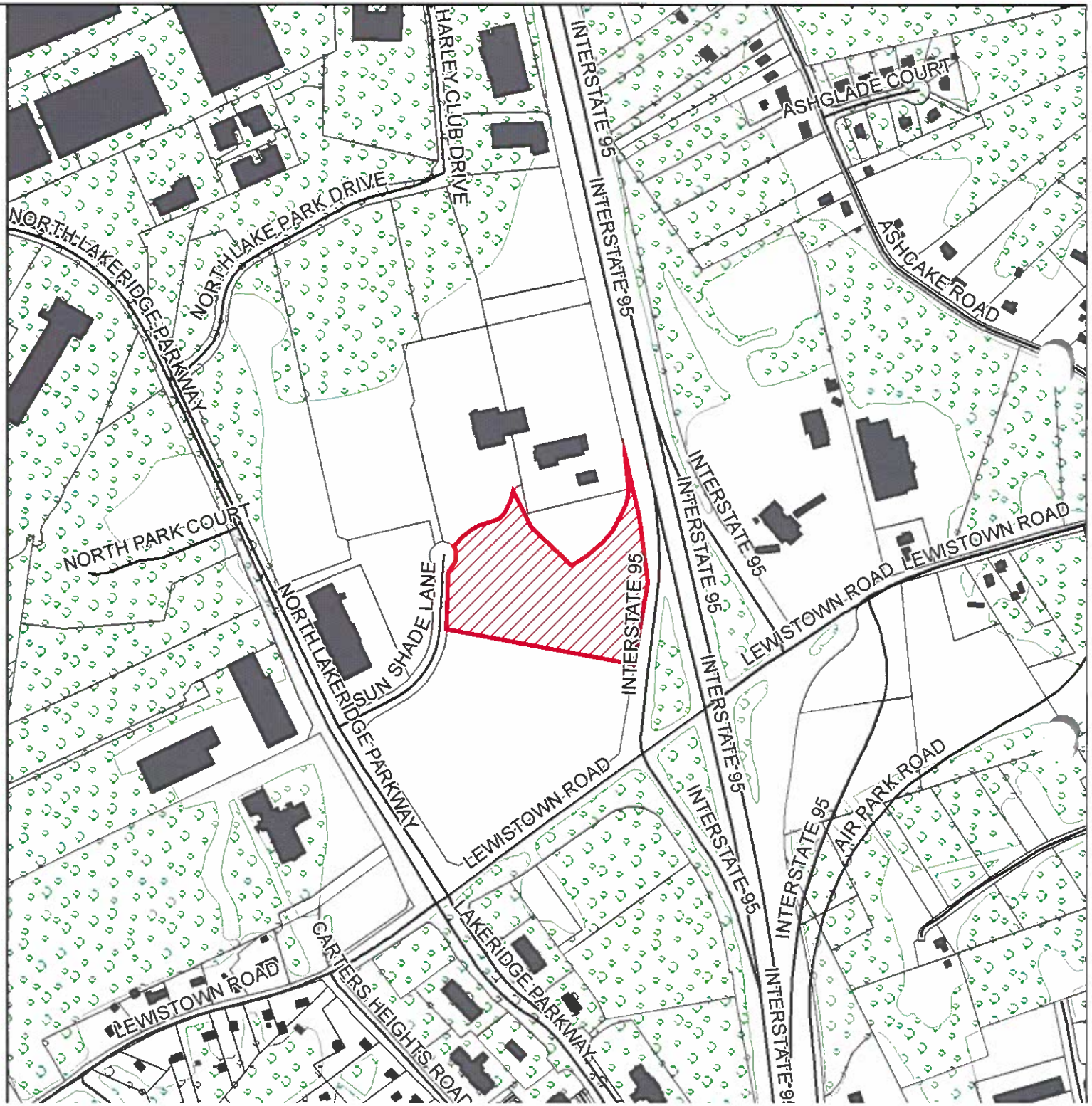
Rezone B-3 & M-2 to M-2

GPIN: 7788-68-1448
Ashland Magisterial District

N
W
E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2024-00013

FRHP Lincolnshire, L.L.C.

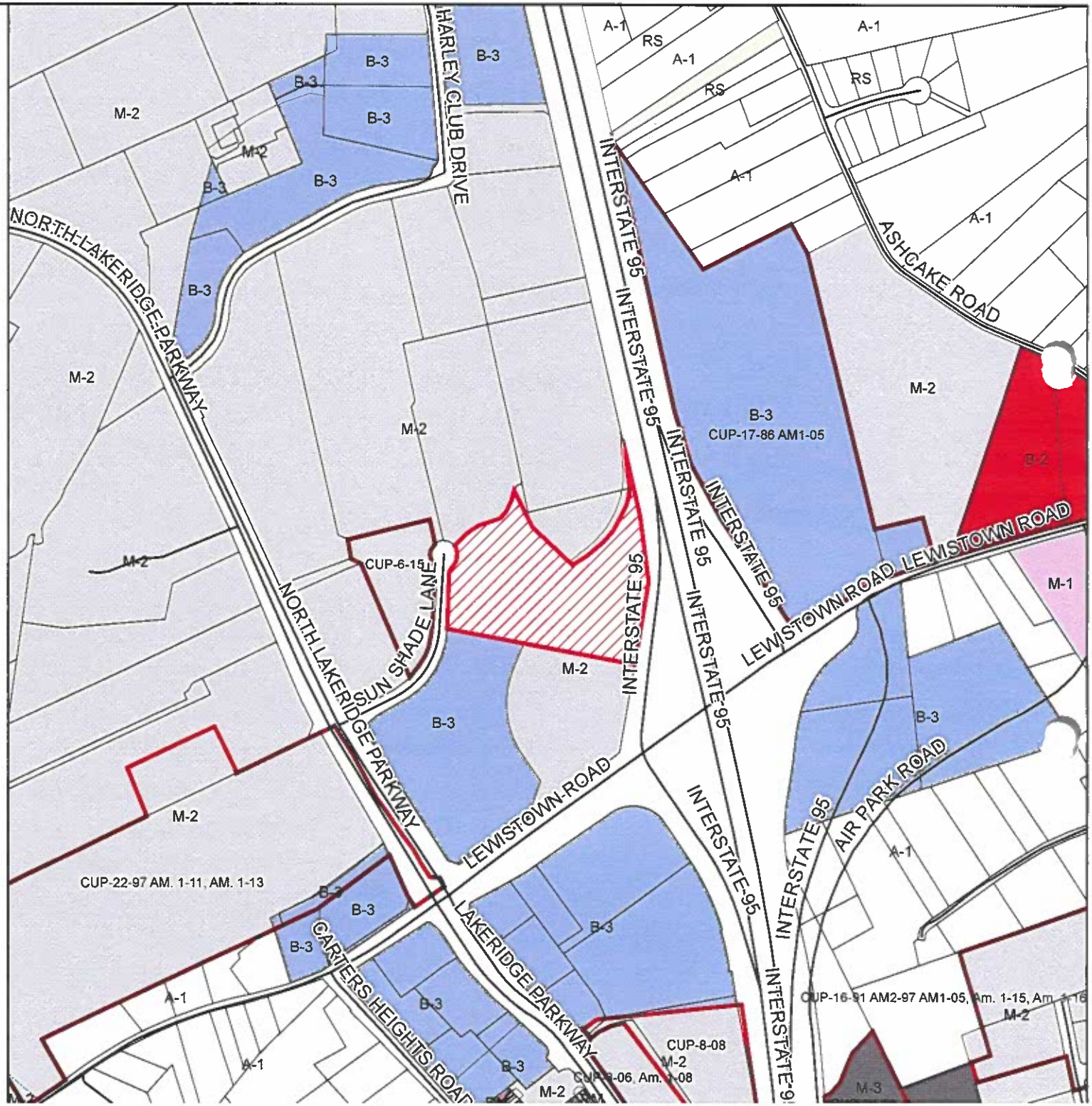
Rezone B-3 & M-2 to M-2

GPIN: 7788-68-1448
Ashland Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024




REZ2024-00013

Rezoning & SE Applications

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00013

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: FRHP Lincolnshire LLC Contact Name: Brent Moody Address: 250 Parkway Dr, Suite 270, Lincolnshire, IL 60069 Additional Contact: Michael Vandever	Telephone No. 281-380-9852 Fax No. Email Address michael.vandever@campingworld.com
Applicant/Contract Purchaser: Same as Applicant Contact Name: Address:	Telephone No. Fax No. Email Address

PARCEL INFORMATION

For multiple parcels, please complete Page 4 [ ]

GPIN(s) (Tax ID #'s) 7788-68-1448 Deed Book 3323 Page 3186 Magisterial District Ashland Location Description (Street Address, if applicable) [ ] Sunshade Ln (just south of 11525 Sunshade Ln)	Total Area (acres/square feet) 10 acres Current Zoning B-3 & M-2 Requested Zoning Full parcel to be M-2 Requested Use RV sales & service (new & used) Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

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.

X Signature _____ Date 08/23/2024

Print Name Casey Smith

Signature _____ Date _____

Print Name _____

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

Name Excel Engineering, Inc. - Grant Duchac Address: 100 Camelot Dr Fond du Lac, WI 54935	Telephone No. 920-322-1681 Fax No. Email Address grant.duchac@excelengineer.com

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

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

ATTACHMENTS - For ALL REQUESTS you must submit the following:

☑ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☑ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☑ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. 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.)

☑ d. **Responses to questions on Pages 10 and 11**

☑ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☑ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:

1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☐ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

☐ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

☐ i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction.**
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.
☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction.**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____ Date 08/23/2024

X Print Name Casey Smith

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Excel Engineering, Inc. - Grant Duchac

100 Camelot Dr

Fond du Lac, WI 54935

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email grant.duchac@excelengineer.com ☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	$500
AR-6 (>2 lots), RC, RS, RM, MX	$1500 + $75/acre* for 1st 200 acres; $30/acre* for acreage>200 acres
B, OS, M, BP	$1100
Amendment of Proffer or Planned Unit Development	$1500

*Fractions of acreage are rounded up to the nearest whole number.

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:

Base Fee _____

Acreage Fee _____

TOTAL FEE _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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.

X **Applicant's Signature:** _____

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

State of Wisconsin
Notary Public
Jeff Utecht

The foregoing instrument was acknowledged before me this 23 day of August, 2024, by _____ (Name of Applicant).

My commission expires:
06/07/2027

_____
Notary Public

Board of Supervisors Representative: Faye O. Prichard

Planning Commission Representative: Alan Abbott

List of Adjacent Property Owners: ☐ **Check here if list is attached.**

GPIN	Name	Address
7788-68-2980	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-59-7285	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-68-3202	BON SECOURS - RICHMOND HEALTH SYSTEM	1701 MERCY HEALTH PL
		CINCINNATI, OH 45237
7788-58-2256	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-58-4590	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-59-3427	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-79-0393	SVC HYB LEASE POOL 3 LLC	TWO NEWTON PLACE 255 WASHINGTON STREET
		NEWTON , MA 02458

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: FRHP Lincolnshire LLC

DATE: 8/19/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☑ Rezoning
- ☐ Conditional Use Permit
- ☑ Special Exception

Applicant: FRHP Lincolnshire LLC

Property Location: Sunshade Ln (just south of 11525 Sunshade Ln)

GPIN(s): 7788-68-1448

Requested Zoning District: M-2

Requested Use/Exception: New Airstream RV dealership to include sales & service (new & used) and to allow for 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Destination Commerce

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? None

3. Describe in detail the proposed use of the property. The proposed use will be a Airstream RV dealership and an expansion to the existing McGeorge's RV - A Camping World Company dealership which is adjacent and directly north. The Airstream site will offer RV sales and will also service new & used RV's.

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? There are underground gas, power and communication lines along Sunshade Lane at the frontage of the property.

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.

NA

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property?
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned.
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

NA

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes

2. What provisions will be made to ensure safe and adequate access to the subject property? Two access points are proposed from Sunshade Ln in addition to the easement for access to 11525 Sunshade Ln. Local standards will be followed to provide safe and adequate access.

3. How will the traffic impact of this development be addressed?: There will be minimal traffic impacts from the proposed site. Projected trip generations are below the threshold requiring a traffic impact analysis.

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The proposed RV dealership use is an expansion of the existing RV dealership to the north that has successfully operated in the existing location. The Airstream site will fit in and compliment the existing dealership.

5. What type of signage is proposed for the site? Building signage is proposed for the site.

6. Have architectural/building elevations been submitted with this application? Yes

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. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____
4. Historic Resource/File No. _____ GPIN _____
5. 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? _____

b) Is the historic site open to the public? _____

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. _____

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 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.**

X Signature: _____ Date: 08/23/2024

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 110 vehicles per day and a site peak hour trip generation of 19 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 842-RV sales and Page Number _____).

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.

X _____ 08/23/2024
(Signature of Applicant/Applicant's Representative) (Date)

Casey Smith
(Applicant/Applicant's Representative – Print Name)

ALTA/NSPS LAND TITLE SURVEY
NORTHLAKE - SECTION ONE
SUBDIVISION PLAT BOOK X PAGE 487
ASHLAND DISTRICT
HANOVER COUNTY, VA
SCALE: 1" = 30'
DATE: JULY 21, 2021
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 CURIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM
GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2930
email: grsgroup@gmail.com
SHEET 1 OF 2
VICINITY MAP
SITE
NOTES:
1. PROPERTY IS THE LANDS OF THE CRAIG REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3048 AT PAGE 2922 AND AS SHOWN ON A PLAT RECORDED IN DEED BOOK 3048 AT PAGE 2922 AND AS SHOWN ON A PLAT RECORDED BOOK X PAGE 487, AND HAVING A TOTAL AREA OF 17.9436 ACRES +/-
2. AREA +/-
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES EXIST. ALL UTILITIES SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC JUNE 23, 2021 AND OTHER REFERENCE MATERIALS LISTED BELOW
5. THE HORIZONTAL DATUM IS NAD 83 (2011) EPOCH 2010.0000, COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT GLEN, LOYOLA (PID: AW5555) AND MONUMENT GLEN, LOYOLA (PID: AW5556). THE VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GPS OBSERVATIONS TO BENCHMARK 1 (PID: AW5555) AND BENCHMARK 2 (PID: AW5556). THE ELEVATION OF BENCHMARK 1 (PID: AW5555) IS 318.11 FEET AND BENCHMARK 2 (PID: AW5556) IS 318.11 FEET. THE ELEVATIONS WERE BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCE COORDINATES IS 6.999988, BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS USING THE VIRGINIA DOT VRS NETWORK AND GEOID 12B.
6. BY GRAPHIC PLOTTING THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X" (SHADED) AND ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51085C0160D, MAP REVISED DECEMBER 2, 2009
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR PROPOSED STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.
10. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY.
11. THERE ARE NO VISIBLE, POSSIBLE ENCROACHMENTS, EXCEPT AS MAY BE SHOWN ON THIS SURVEY.
12. THE ARE NO PAINTED PARKING SPACES ON THE PROPERTY.
13. THE PROPERTY HAS VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE., PUBLICLY DEDICATED, AND SMARTVARIES RIGHTS-OF-WAY
14. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHTS-OF-WAY OF LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE, AND THE BOUNDARY OF THE PROPERTY
15. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
16. SURVEYED PROPERTY IS ZONED I-2 (LIGHT INDUSTRIAL) AND B-3 (GENERAL BUSINESS).
YARD REQUIREMENTS
FRONT 35 FEET
SIDE 10 FEET
REAR 25 FEET
HEIGHT 3 STORIES AS PER
THIS ALTA/NSPS LAND TITLE SURVEY, BEING PART OF THE LANDS OF ACREAGE WITHIN THE CRAIG REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3048 AT PAGE 2922 AND AS SHOWN ON A PLAT RECORDED IN DEED BOOK X PAGE 487, AND HAVING A TOTAL AREA OF 17.9436 ACRES +/-, WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY; THE FIELD DATA WAS OBTAINED ON JUNE 23, 2021; THE ERROR OF CLOSURE AS CALCULATED BY COORDINATE DATA, INCLUDING MEETS OR EXCEEDS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
TO: STEWART TITLE GUARANTY COMPANY, FAIRFAX CAPITA RESTAURANTS, LLC AND THE RESPECTIVE SUCCESSORS AND ASSIGNS OF EACH.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2021.
GREGORY A. STRINGER
LICENSED LAND SURVEYOR NO. 3429
DATE
LEGEND
TOP OF CURB ELEVATION
FLOWLINE ELEVATION
EDGE OF PAVEMENT ELEVATION
SPOT ELEVATION
EXISTING CONTOUR
APPROX. LOC. UNDERGROUND ELECTRIC
APPROX. LOC. UNDERGROUND TELEPHONE
APPROX. LOC. WATER LINE
OVERHEAD WIRES
METAL OR WOOD FENCE
WIRE FENCE
CONCRETE
TRANSFORMER
AREA LIGHT
SIGN
BOLLARD
TREE (HARDED)
BUSH
TRIPLE LINE
GRATE INLET
SANITARY MANHOLE
TELEPHONE MANHOLE
STORM DRAIN MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT
GAS VALVE
GAS METER
UTILITY POLE
UTILITY POLE WITH LIGHT
GUY WIRE
TELEPHONE PEDESTAL
TELECOMMUNICATION HANDHOLD
ELECTRIC HANDHOLD
CLEAN OUT
CM NOTES PARKING COUNT
TITLE EXCEPTION
BENCHMARK
PAINTED ARROWS
WHEEL STOP
HANDICAP PARKING
STOP SIGN
CODE BOX
SEE PAGE 2 OF 2
LEWISTOWN ROAD
LAKERIDGE PARKWAY
SUNNY BRIDGE LANE
SUN BRIDGE LANE
SCALE: 1" = 30'
30 0 30 60
DWN: K B S
DES:
CHK: S A S
REVISIONS
DATE BY DESCRIPTION

Page 332 of 775

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00019

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: FRHP Lincolnshire LLC
Contact Name: Brent Moody
Address: 250 Parkway Dr, Suite 270, Lincolnshire, IL 60069
Additional contact: Michael Vandever

Telephone No. 281-380-9852
Fax No.
Email Address michael.vandever@campingworld.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax Parcel #'s) 7788-68-1448

Deed Book 3323 Page 3186
Magisterial District Ashland
Location Description (Street Address, if applicable) ☐
Sunshade Ln (just south of 11525 Sunshade Ln)

Area (acres/square feet) 10 acres
Current Zoning B-3 & M-2 - rezone to all M-2 proposed
Requested Use/Exception
2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

SIGNATURE OF OWNER ☑ 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.

X Signature _____ Date 8/23/2024
Print Name Casey Smith
Signature _____ Date _____
Print Name _____

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

Name Excel Engineering Inc - Grant Duchac
Address: 100 Camelot Dr
Fond du Lac, WI 54935

Telephone No. 920-322-1681
Fax No.
Email Address grant.duchac@excelengineer.com

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

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

☑ 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 **ten (10) 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".

☐ 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.

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.)

X Signature of applicant/authorized agent _____ Date 6/23/2024

Print Name Casey Smith

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Excel Engineering, Inc. - Grant Duchac

100 Camelot Dr

Fond du Lac, WI 54935

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☐ Email grant.duchac@excelengineer.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 #: _____

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.

X **Applicant's Signature:** _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

State of Wisconsin
Notary Public
Jeff Utecht

The foregoing instrument was acknowledged before me this 23 day of August, 2024, by Casey Smith (Name of Applicant).

My commission expires:
06/07/2027

_____
Notary Public

Board of Supervisors Representative: Faye O. Prichard

List of Adjacent Property Owners:

GPIN	Name	Address
7788-68-2980	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-59-7285	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-68-3202	BON SECOURS - RICHMOND HEALTH SYSTEM	1701 MERCY HEALTH PL
		CINCINNATI, OH 45237
7788-58-2256	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-58-4590	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-59-3427	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-79-0393	SVC HYB LEASE POOL 3 LLC	TWO NEWTON PLACE 255 WASHINGTON STREET
		NEWTON , MA 02458

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: FRHP Lincolnshire LLC

DATE: 8/19/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☑ Rezoning
- ☐ Conditional Use Permit
- ☑ Special Exception

Applicant: FRHP Lincolnshire LLC

Property Location: Sunshade Ln (just south of 11525 Sunshade Ln)

GPIN(s): 7788-68-1448

Requested Zoning District: M-2

Requested Use/Exception: New Airstream RV dealership to include sales & service (new & used) and to allow for 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

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. _____ GPIN _____
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? _____

b) Is the historic site open to the public? _____

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. _____

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 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.**

X Signature: _____ Date: 08/23/24

November 14, 2024

Special Exception Narrative

Project: Camping World Airstream
Sunshade Lane
Ashland, Virginia 23005

Camping World is requesting a special exception to allow a second driveway access to a proposed Airstream sales and service development on Sunshade Lane. The 10.0 acre property is partially zoned M-2 and partially zoned B-3. A rezone application has been submitted to rezone the B-3 portion to M-2, so that the entire site will be zoned M-2.

Per Hanover County zoning code, only one driveway is allowed off Sunshade Lane (one driveway per two-hundred lineal feet of street frontage, the site has . Camping World is requesting a special exception to allow an additional driveway for better vehicle circulation and separation between automobile and RV traffic. The proposed site has dedicated drop-off and pick-up stalls for the Airstream campers. The northern driveway will primarily serve the RV drop-off and pick-up stalls, and the southern driveway will primarily serve automobile/retail traffic. The additional driveway also provides efficient and direct vehicle circulation throughout the parking lot.

The Fire Marshal has expressed support of the additional driveway to the site to provide sufficient access for emergency vehicles. Reference Fire Marshal's plan comments from the initial special exception submittal.

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: to allow 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

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

The property will developed into an Airstream RV dealership that will include RV sales and service. Local and state development/stormwater requirements will be met with the development of the site.

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 RV dealership use is an expansion of the existing RV dealership to the north that has successfully operated in the existing location. The Airstream site will fit in and compliment the existing dealership. Traffic impacts will be minimal, as projected trip generations are low enough to not require a traffic impact analysis.

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.) No

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 110 vehicles per day and a site peak hour trip generation of 19 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 842-RV sales and Page Number _____).

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.

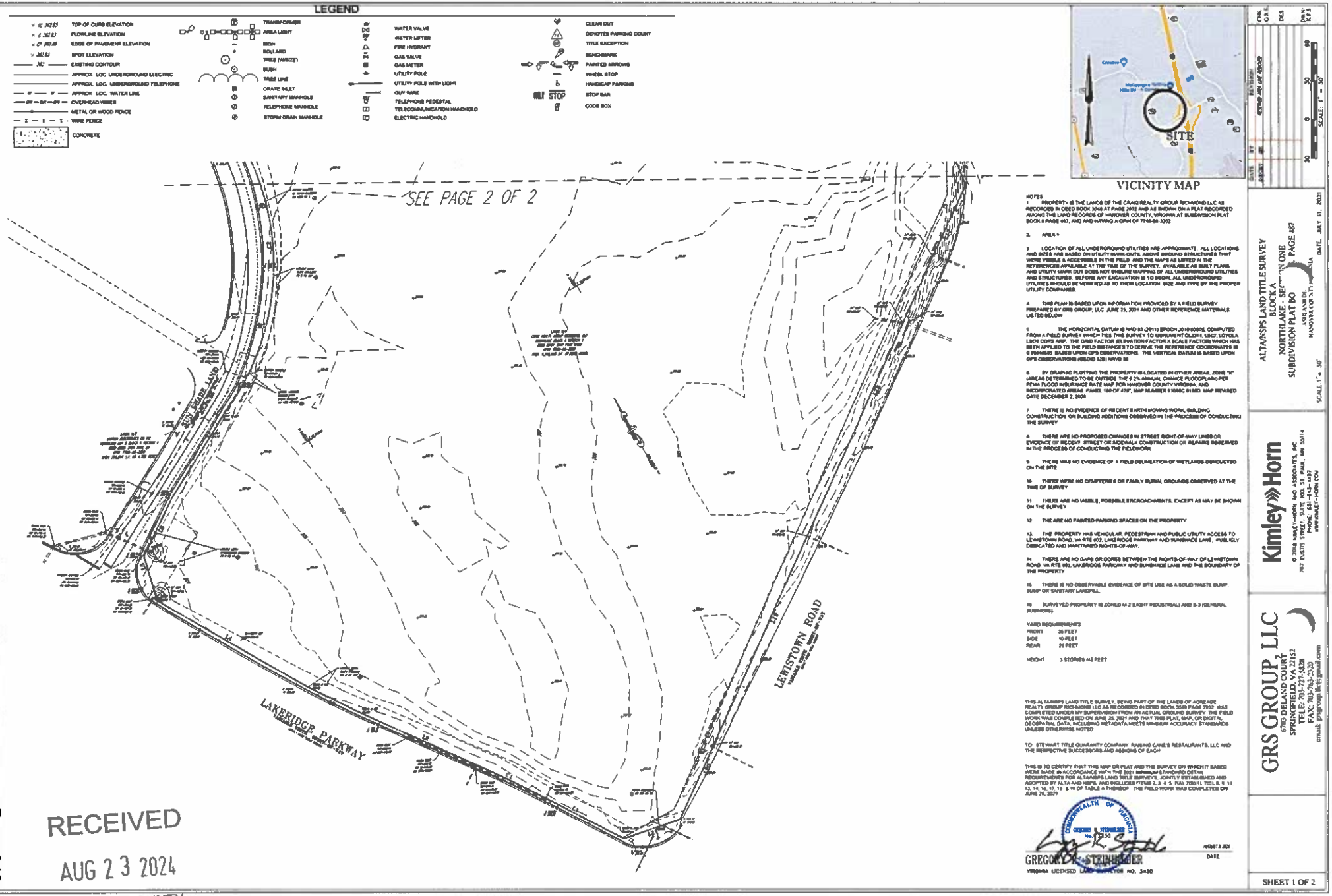
☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared 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.

X _____ 08/23/2024

(Signature of Applicant/Applicant's Representative) (Date)

Casey Smith

(Applicant/Applicant's Representative – Print Name)



NOTES

1. PROPERTY IS THE LANDS OF THE CRAIG REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3446 AT PAGE 2932 AND AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF HANOVER COUNTY, VIRGINIA AT SUBDIVISION PLAT BOOK 8 PAGE 487, AND AND HAVING A GPIN OF 7798-88-3202

2. AREA =

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION SIZE AND TYPE BY THE PROPER UTILITY COMPANIES

4. THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC JUNE 25, 2021 AND OTHER REFERENCE MATERIALS LISTED BELOW

5. THE HORIZONTAL DATUM IS NAD 83 (2011) EPOCH 2010.0000, COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT OLD314, LS67, LOYOLA LS07 CORS ARP. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH WAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCE COORDINATES IS 0.99988897 BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS (GEOID 12B) NAVD 88

6. BY GRAPHIC PLOTTING THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP FOR HANOVER COUNTY VIRGINIA, AND INCORPORATED AREAS PANEL 190 OF 470", MAP NUMBER 51085C 0190D. MAP REVISED DATE DECEMBER 2, 2009

7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY

8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE

10. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY

11. THERE ARE NO VISIBLE, POSSIBLE ENCROACHMENTS, EXCEPT AS MAY BE SHOWN ON THE SURVEY

12. THE ARE NO PAINTED PARKING SPACES ON THE PROPERTY

13. THE PROPERTY HAS VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE, PUBLICLY DEDICATED AND MAINTAINED RIGHTS-OF-WAY.

14. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHTS-OF-WAY OF LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE AND THE BOUNDARY OF THE PROPERTY

15. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL

16. SURVEYED PROPERTY IS ZONED M-2 (LIGHT INDUSTRIAL) AND B-3 (GENERAL BUSINESS).

YARD REQUIREMENTS:

FRONT	35 FEET
SIDE	10 FEET
REAR	20 FEET
HEIGHT	3 STORIES AS PER T

THIS ALTA/NSPS LAND TITLE SURVEY, BEING PART OF THE LANDS OF ACREAGE REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3446 PAGE 2932 WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2021 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED

TO: STEWART TITLE GUARANTY COMPANY, RAISING CANE'S RESTAURANTS, LLC AND THE RESPECTIVE SUCCESSORS AND ASSIGNS OF EACH

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2021

COMMONWEALTH OF VIRGINIA
No. 2154

GREGORY L. STEINHEIDER
VIRGINIA LICENSED LAND SURVEYOR NO. 2430

AUGUST 3, 2021
DATE

RECEIVED
AUG 23 2024
HANOVER COUNTY
PLANNING DEPARTMENT

LEGAL DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN HANOVER COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF ALL THAT CERTAIN PROPERTY OF PARCEL OF LAND CONTAINING 77.914 ACRES MORE OR LESS AND BEING IN HANOVER COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ALONG THE WESTERN RIGHT-OF-WAY OF THE SOUTHBOUND INTERSTATE 95 EXIT RAMP #1 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF INTERSTATE 95 (VARIABLE WIDTH RIGHT-OF-WAY), LOCATED 660 FEET MORE OR LESS FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHERN RIGHT-OF-WAY OF CONCRETE VIRGINIA DEPARTMENT HIGHWAY, LOCATED 660 FEET MORE OR LESS FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF INTERSTATE 95 AND THE NORTHERN RIGHT-OF-WAY OF CONCRETE VIRGINIA DEPARTMENT HIGHWAY, THENCE DEPARTING A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF CONCRETE VIRGINIA DEPARTMENT HIGHWAY, A DISTANCE OF 1,111.11 FEET

Approval Letter/ Proffers/Elevations/Conceptual Plan

BOARD OF SUPERVISORS

G. E. VIA, III, CHAIRMAN
ASHLAND DISTRICT

W. CANOVA PETERSON, IV, VICE-CHAIRMAN
MECHANICSVILLE DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

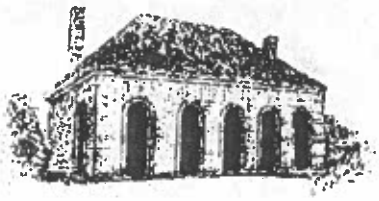
WAYNE T. HAZZARD
SOUTH ANNA DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

AUBREY M. STANLEY
BEAVERDAM DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720
WWW.CO.HANOVER.VA.US

PLANNING DEPARTMENT

DAVID P. MALONEY, AICP
ACTING DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

MARY B. PENNOCK
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

June 27, 2012

Dominion Land & Development Corporation
c/o Gibson M. Wright
1503 Santa Rosa Road – Suite 103
Richmond, VA 23229

RE: Approval of C-2-00(c), Am. 1-12. Dominion Land and Development Corporation

Dear Mr. Wright:

At their meeting of June 27, 2012, the Hanover County Board of Supervisors, on a motion by Mr. Via, seconded by Mr. Hazzard, voted to **APPROVE** the above-captioned request to amend the proffers on C-2-00(c), Dominion Land and Development Corporation to eliminate Proffer I.4. The property is zoned M-2(c), Light Industrial District with conditions and is located on GPIN 7788-68-3202, consisting of 10.4 acres. The amendment is subject to your proffered conditions A through K as set forth in the attached Ordinance for C-2-00(c), Am. 1-12, Dominion Land and Development Corporation. The Board's approval incorporates adoption of the attached Ordinance.

Prior to initiating the new uses on this property, you must obtain Site Plan approval. The Planning staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

David P. Maloney, AICP
Acting Director of Planning

CDC/sm/hte
cc: The Honorable G. E. Via, III
Sherri A. Carneal
W. Randolph Johnson, Jr.
P. Kay Pangraze

Lee Garman
Richard Paul
Gretchen W. Biernot

ORDINANCE C-2-00(c), AM. 1-12

OWNER OF RECORD: DOMINION LAND AND DEVELOPMENT CORPORATION

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 27th day of June, 2012, 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 approved with rezoning request C-2-00(c), Bank of America, N.A. (Dominion Land and Development Corporation the property described as GPIN 7788-68-3202, consisting of 10.4± acres located on the northwest quadrant of the intersection of Lewistown Road (State Route 802) and Interstate 95, (a detailed description is filed with the Board's papers) zoned M-2(c), Light Industrial District with conditions, subject to the following conditions which were proffered by the Applicant on May 3, 2012, and accepted by the Board:

A. Utilities. Public water and sewer facilities shall be used for the development of the Property.

B. Refuse. All rubbish or debris shall be deposited in waste containers or dumpsters. Such containers or dumpsters shall be kept in locations approved at the time of site plan approval.

C. Parking Lot Lighting. In the area of the Property zoned B-3, parking lot lighting shall be a maximum of 25 feet in height.

D. Utility Lines. Except for major transmission lines and existing lines that now traverse the Property, all utility lines, such as electric, telephone, CATV, or other similar lines shall be installed underground or may be located overhead when provided along rear or internal property lines. Along Lewistown Road and Lakeridge Parkway all utilities shall be underground.

E. Uses.

1. The following uses shall not be permitted in the M-2 portion of the Property:

(a) Animal hospital or animal pound.
(b) Animal, poultry and bird raising, commercial.
(c) Coal and wood yards, coke storage and sales.
(d) Contractor's equipment storage yard or plant rental of contractor's equipment that is visible from public rights-of-way.
(e) Exterminating establishment.
(f) Fertilizer storage in bags or bulk.
(g) Grain storage and flour and feed milling or processing.
(h) Kennels, boarding or otherwise.
(i) Manufacture of tobacco products, cigars, and cigarettes.
(j) Manufacturing of insecticides, fungicides, disinfectants, and related industrial and household chemical elements.
(k) Plating, electrolytic process (as a principle use).
(l) Poultry packing and slaughtering (wholesale).
(m) Railroad switching yard, primarily for railroad service in the district, team tracks.
(n) Theaters, including open-air drive-in theaters.

2. The following uses shall not be permitted in the B-3 portion of the Property:

(a) Adult uses.
(b) Animal hospital or kennel.
(c) Automobile or truck sales, service, and repair, new or used.
(d) Automobile service and repair including body or fender repair and major engine repair but not including minor service and repair such as an auto glass repair/replace, changing of lubrications/fluids, or tire balancing and alignment.
(e) Boat and boat trailer sales and storage.
(f) Greenhouses, commercial, wholesale or retail.
(g) Mobile home or recreational vehicle sales, display, storage, sales or rental, new or used.
(h) Self-storage warehouse facility.
(i) Theaters and amusement places, including outdoor drive-in theaters, bowling alleys, dance halls, skating rinks, commercial swimming pools and water slides, and miniature golf, except that a billiard room or video game area may be permitted as accessory uses to a permitted use if they are located within the same building as the permitted use and issued a conditional use permit.
(j) Truck stop.

Additional Limitations in B-3:

No solid waste containers shall be serviced between the hours of 11 p.m. and 7 a.m.

F. Architectural Treatment.

1. Materials used on the Property shall be brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined by the Planning Commission to be of comparable quality.

2. The architectural treatment for any wall facing a public right-of-way shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Wall surfaces of each building (whether front, sides or rear) that are visible from any public right-of-way shall be similar in architectural materials to other walls of that building.

3. Ground level heating and air conditioning equipment shall be screened from public rights-of-way in accordance with Article 7, Section 2A of the Hanover County Zoning Ordinance. If such equipment is installed on the rooftop it shall be screened from public rights-of-way. The method of rooftop screening shall be submitted to the Planning Department for approval at the time of site plan review.

G. Access to Entrances.

1. Primary access to the Property shall be from the existing intersection of Lewistown Road and Lakeridge Parkway as generally shown on the plan entitled "Northlake Conceptual Development Plan," prepared by Timmons, dated February 17, 2000, and attached as Exhibit A (the "Northlake Plan"). There shall be no median cut along Lakeridge Parkway south of the access point that serves the Hanover County maintenance facility. Access from Lewistown Road to the area shown on the Northlake Plan as Parcel B may be provided by means of a continuous right turn lane along Lewistown Road and a channelized right turn lane as approved by VDOT. No other access to Parcel B from Lewistown Road shall be permitted. The exact design of the channelized right shall be approved at the time of subdivision or site plan review for Parcel B.

2. The Northlake Plan shall be considered conceptual in nature and not a commitment by the Owner, except as specifically set out in these proffers. The conceptual nature of the Northlake Plan notwithstanding, if the access road, noted as "potential access road" (the "Access Road") on the Northlake Plan, is constructed, it shall have two full movement intersections with

Lakeridge Parkway. If the Access Road is built as shown on the Northlake Plan, the portion of the Property which is the subject of any site plans and/or subdivision plats submitted (except for the portion of the Property with Lewistown Road frontage) shall have frontage on either Lakeridge Parkway or the Access Road unless other provided herein. Nothing contained herein shall require the construction of the Access Road as shown on the Northlake Plan. Further nothing contained herein shall require the construction of Lakeridge Parkway in the alignment shown on the Northlake Plan.

H. Transportation Improvements. To provide for an adequate roadway system, the Owner shall be responsible for the following road improvements. The exact design and dimensions of these improvements shall be determined at the time of site plan or subdivision review. If any road improvement described herein is provided by others or determined by Hanover County to be unnecessary at the time of site plan or subdivision approval, then such road improvement shall not be required by the Owner.

1. Prior to recordation of the first subdivision plat or final approval of the first site plan for any portion of the Property east of Lakeridge Parkway the Owner shall construct, or provide security in an amount determined to be adequate by the County to construct, Lakeridge Parkway as a four-lane divided road from its intersection with Lewistown Road to the entrance of the Hanover County maintenance facility. The Owner shall be obligated to complete the improvements within eighteen (18) months of recordation of the subdivision plat or final site plan approval referenced above. Notwithstanding the foregoing, regardless of whether it is a subdivision plat or a site plan approval that triggers this requirement, the Planning Department shall have the right to extend that eighteen (18) month period in accordance with the procedures and standards for extensions under the applicable provisions of the Subdivision Ordinance.

2. The Owner shall construct right and left turn lanes on Lakeridge Parkway as necessary for access and designed in accordance with VDOT requirements.

3. Prior to recordation of the first subdivision plat or final approval of the first site plan, the Owner shall provide security for fifty percent (50%) of the cost to construct a traffic signal at the intersection of Lewistown Road and Lakeridge Parkway. The cost shall be an amount determined adequate by VDOT.

I. Right-of-Way Dedications. Except as otherwise provided herein, prior to any final site plan approval or subdivision approval, whichever occurs first, the portions of the Property necessary to provide the following rights-of-way shall be dedicated, free of cost and free of encumbrances to Hanover County.

1. Sixty (60) feet of right-of-way, on the north side of Lewistown Road measured from the centerline of that part of Lewistown Road immediately adjacent to the Property.

2. Upon the request of the County at any time after June 30, 2005, the Owner shall dedicate free of cost and free of encumbrances that would interfere with the use of the dedicated land for road purposes, the width determined necessary by the County, up to one hundred (100) feet of right-of-way for the extension of Lakeridge Parkway to the Property's northern boundary, plus any right-of-way necessary to provide turn lanes at the intersection of Lakeridge Parkway and Lewistown Road. The location of that one hundred (100) feet of right-of-way for the Lakeridge Parkway extension shall be determined by the County prior to the first site plan or subdivision plat approved for the Property. Prior to June 30, 2005, the Owner shall reserve that County identified one hundred (100) feet of right-of-way for the extension of Lakeridge Parkway. Nothing herein shall prohibit the Owner from dedicating the row earlier than if the Owner and the County agree to do so based on mutually agreeable terms.

3. Notwithstanding paragraph I.2 immediately above, if, prior to June 30, 2005, the County has completed road construction plans to extend Lakeridge Parkway beyond the northern boundary of the Property to connect Lakeridge Parkway with either Ashcake Road or to Route 1, and if funds have been allocated for the total cost of that construction (including the construction of the portion of Lakeridge Parkway not yet built on the Property), the Owner shall dedicate the one-hundred (100) foot right-of-way on the Property to the County. Such dedication shall be free of cost and free of encumbrances that would interfere with the use of the dedicated land for road purposes, and the Owner shall have no further liability for building any portion of Lakeridge Parkway on the Property except for improvements to the Parkway directly related to any required access points needed for development on the Property.

J. Restrictive Covenants. The Owner shall prepare and record restrictive covenants (the "Covenants") for the Property prior to the first site plan approval or recordation of the subdivision, whichever occurs first, providing for the architectural review described above. The Covenants shall provide for the establishment of an architectural review committee and shall incorporate architectural standards as outlined in these proffers.

K. Severance. The unenforceability, elimination, revision, or amendment of any proffer, in whole or in part, shall not affect the validity or enforceability of other proffers or the unaffected part of any such proffer.

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 Mr. Via, seconded by Mr. Hazzard, the members of the Board of Supervisors voted to approve Ordinance C-2-00(c), Am. 1-12, Dominion Land and Development Corporation, as follows:

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

Public Hearings:

Planning Commission May 17, 2012

Board of Supervisors June 27, 2012

Adopted June 27, 2012

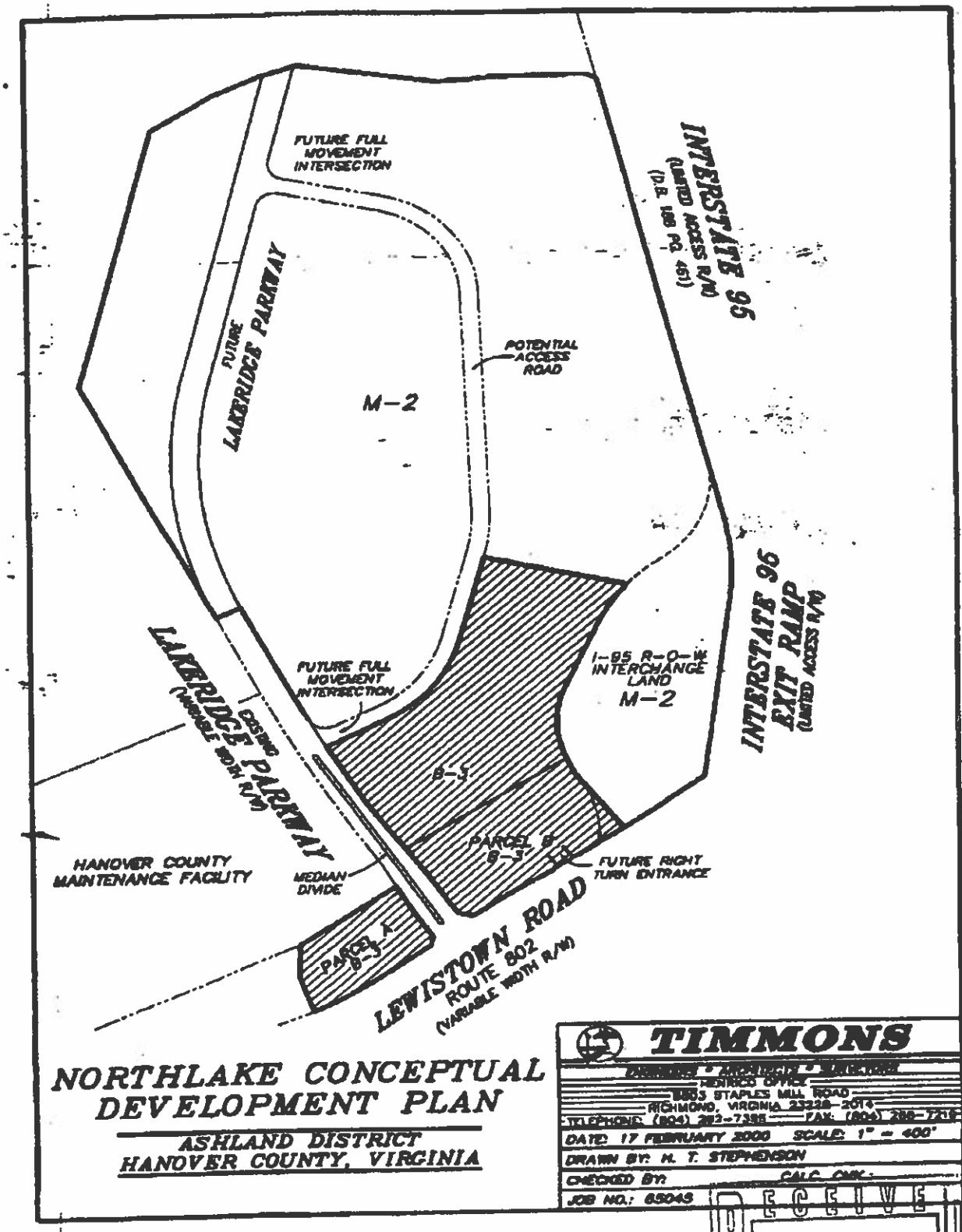
This is to certify that the above is a true copy of C-2-00(c), Am. 1-12, adopted by the Hanover County Board of Supervisors on June 27, 2012.

Date: June 28, 2012

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

CDC/sm/hte

EXHIBIT 'A'



NORTHLAKE CONCEPTUAL DEVELOPMENT PLAN

ASHLAND DISTRICT
HANOVER COUNTY, VIRGINIA

TIMMONS
ENGINEERS • ARCHITECTS • SURVEYORS
HENRICO OFFICE
8803 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228-2014
TELEPHONE: (804) 262-7388 FAX: (804) 288-7216

DATE: 17 FEBRUARY 2000 SCALE: 1" = 400'
DRAWN BY: H. T. STEPHENSON
CHECKED BY: CALC. CHK.:
JOB NO.: 65045

RECEIVED
FEB 17
HANOVER COUNTY
PLANNING OFFICE

Proffers

RECEIVED

DEC 2 6 2024

HANOVER COUNTY
PLANNING DEPARTMENT

PROFFERS: REZ2024-00013, FRHP LINCOLNSHIRE, LLC

The undersigned, Lindsey J. Christen , Chief Administrative & Legal Officer (Title), on behalf of FRHP, Lincolnshire, LLC, owner of GPIN 7788-68-1448, ("the Property), voluntarily agrees for itself, its agents, personal representatives, successors and assigns (collectively "the Property Owners") that, in the event the Property's zoning is rezoned from B-3(c) and M-2(c), to M-2(c), the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Proposed Improvements for: Camping World Airstream, Sunshade Lane, Ashland, VA 23005", prepared by Excel, dated August 22, 2024, and last revised November 14, 2024 (the "Conceptual Plan"). Landscaping, fencing, parking areas, access points, and other site features must be located, installed, and designed as generally shown on the conceptual plan.

2. Architecture. The principal building on the property will be developed in substantial conformity with the elevations titled "Camping World, Sunshade Lane, Ashland, VA 23005" and prepared by Wilkus Architects, most recently revised November 14, 2024 (collectively, the "elevations"). Buildings must be of brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Director of Planning at the time of site plan review. Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, grey, and/or dark green, to minimize their visual impact. White, red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of the each façade.

3. Screening Exterior Mechanical Equipment. Exterior mechanical equipment, including HVAC equipment, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices, and similar features, must be screened as follows:

    a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

    b. Ground-mounted and wall-mounted mechanical equipment. Mechanical equipment mounted on or near ground-level, or otherwise mounted on the building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.

    c. Planning Director's Review. The method of screening will be provided and reviewed with the Planning Director's review of the building elevations.

4. Signage. All freestanding signs on the Property will be monument type. The materials and design of any sign will be compatible with the proposed materials and architectural theme of the principal building on the property.

5. Site Lighting. Lighting fixtures will not exceed twenty-five (25) feet in height. House side shields will be installed on all parking lot lighting fixtures.

6. Stormwater Basins. Wet ponds, dry detention basins, and similar stormwater management features must be landscaped in substantial conformity with the Conceptual Plan. Any wet pond will be aerated.

By: Lindsey J. Christen
Name: Lindsey J. Christen
Title: Chief Administrative & Legal Officer

~~COMMONWEALTH OF VIRGINIA~~, STATE OF ILLINOIS
~~COUNTY/CITY OF _____, to-wit~~: County of LAKE

I, DEBRA ANN CHERRY, do hereby certify that LINDSEY J. CHRISTEN, on behalf of FRHP Lincolnshire, LLC, has acknowledged the foregoing Proffers before me, this 5th day of DECEMBER, 2024.

Debra Ann Cherry (SEAL)
Notary Public

My Commission Expires: 01/26/2025
ID#: 986267

OFFICIAL SEAL
DEBRA ANN CHERRY
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 986267
My Commission Expires 01/26/2025

Conceptual Plan

EXCEL
Always a Better Plan
100 Cameron Drive
Fredericksburg, VA 22405
800-924-6900
excelengineer.com
PROJECT INFORMATION
PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005
NOT FOR CONSTRUCTION
PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024
JOB NUMBER
240087200
SHEET NUMBER
C1.1
LEGEND:
KEYNOTES
SITE INFORMATION:
EXISTING SITE DATA
PROPOSED SITE DATA
INTERSTATE 95
INTERSTATE 95 EXIT RAMP
SUNSHADE LANE
AIRSTREAM
CIVIL SITE PLAN - OVERALL
SCALE: 1" = 40'
0
40'
80'
CURB DETAIL
CONCRETE CURB & GUTTER DETAIL
Page 357 of 775

EXCEL

Always a Better Plan

130 Cascade Drive
Fond du Lac, WI 54935
920-924-8900
excelengineer.com

PROJECT INFORMATION

CAMPING WORLD AIRSTREAM

PROPOSED IMPROVEMENTS FOR:

SUNSHADE LANE • ASHLAND, [illegible]3005

NO.	REVISION DESCRIPTION	DATE

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
2400087200

SHEET NUMBER
C1.1A

LEGEND:

MATCH	ASPHALT SECTION	MATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY ASPHALT
	HEAVY DUTY ASPHALT		CONCRETE DOCK CONCRETE
	CONCRETE		BARRIER FREE / RAMPS (DETECTABLE WARNING SURFACE)
	LIGHT DUTY CONCRETE		SAW CUT & SEAL
	PAVERS CURB & GUTTER		

KEYNOTES

2	RAISED WALK EXIT DETAIL
4	CURB WALK EXIT DETAIL
7	18" CURB & GUTTER
12	HANDICAP SIGN PER STATE CODE
13	HANDICAP STALL & STRIPING PER STATE CODE
14	24"x24" CONCRETE WHEEL STOP (TYP)
15	MONUMENT SIGN
19	FLAGPOLE (TYP)
22	TRAFFIC FLOW ARROWS (TYP)
23	PAINT STRIPING (TYP)
26	RV MANAGEMENT OFFICE
27	COMPOST ENABLED W/ PEDESTRIAN TRAFFIC AND EQUIPMENT
28	6' HIGH BLACK VINYL CHAINLINK FENCE WITH PRIVACY SLATS
29	20' WIDE SLIDING GATE W/ FENCE TO MATCH
30	SERVICE BUILDING CONCEPTUAL AREA PLANS
31	24'x30' RV FIRE EXTINGUISHER CABINET
32	6' HIGH ORNAMENTAL STEEL FENCE
33	POTENTIAL VOLLEYBALL COURT LOCATION

CIVIL SITE PLAN - WEST

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
800.558.5073
excelengineer.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:

CAMPING WORLD AIRSTREAM

SUNSHADE LANE • ASHLAND, [illegible]3005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240087200

SHEET NUMBER
C1.1B

LEGEND

MATCH	PROPOSED SECTION	EXISTING	PROPOSED SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	STANDARD CONCRETE		EXPOSED AGGREGATE CONCRETE
	LIGHT DUTY CONCRETE		SPLASHING CURB & GUTTER
	PAINTED CURB & GUTTER		

KEYNOTES

1	RAISED WHALE (SEE DETAIL)
6	FLUSH WHALE (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
12	HANDICAP SIGN #14 (11x17 CODE) (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
15	MONUMENT SIGN (SEE CIVIL PLANS FOR LOCATION & APPROVAL OF REAR WINDOWS
19	DUMPSTER (TYP.)
22	TRAFFIC FLOW ARROWS (TYP.)
23	PAINT STRIPING (TYP.) COLOR TO MATCH PARKING STALL STRIPING
26	24" WHITE/GREY DIGHT MARKING AROUND RV & STORERS
27	CONCRETE ISLAND W/ PREPRAK WELDING VANE AND GUARD STATION
28	6' HIGH ACC VINYL CHAIN-LINK FENCE WITH PRIVACY SLATS
29	24' WIDE SLIDING GATE (BY FENCE SUPPLIER)
30	SERVICE BUILDING CANOPY (SEE ARCH. PLANS)
31	CHAIN LINK FENCE WITH EXPANSION REQUIREMENTS
32	6' HIGH ORNAMENTAL STEEL FENCE
33	POTENTIAL MONUMENT SIGN LOCATION

CIVIL SITE PLAN - EAST

EXCEL
Always a Better Plan
100 Commercial Drive
Fond du Lac, WI 54935
920.907.2000
excelgroup.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240087200

SHEET NUMBER
C1.4

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SHRUBS / MULCH
	PERENNIAL MULCH
	ASTRO LAWN
	HYDROSEED LAWN
	PROVIDE SAFETY FENCE AT TOP OF 3:1 SLOPES (OUTSIDE OF SWM)
	PROVIDE SAFETY FENCE AT TOP OF 3:1 SLOPES & REMOVE EXISTING FENCE & SIGNS

LANDSCAPING PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
	SPICEBUSH TREE	20
	DOGWOOD TREE	47
	HOLLY	34
	EVERGREEN	5

CIVIL LANDSCAPE AND RESTORATION PLAN - OVERALL

EXCEL

Always a Better Plan

180 Constitution Drive
Menlo Park, CA 94025
650-325-8600
excelengineer.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:

CAMPING WORLD AIRSTREAM

SUNSHADE LANE • ASHLAND, 23005

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240087200

SHEET NUMBER
C1.4A

HATCH KEY:

MATCH	MATERIAL MATERIAL
	CONCRETE WALKS
	NATURAL WALKS
	SHRUB LAWN
	SODDED LAWN
	PROPOSED MATTING, RHAS-1 SOD OVER SEEDED LAWN, PER LANDSCAPE PLANTING SCHEDULE
	PROPOSED MATTING RHAS-2 (TYP) OVER SODDED LAWN (SEAM LOCATIONS @ 3mm)

LANDSCAPING PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
	DECIDUOUS TREE	41
	EVERGREEN TREE	45
	SHRUB	
	[illegible]	

CIVIL LANDSCAPE AND RESTORATION PLAN - WEST

EXCEL
Always a Better Plan
100 Corporate Drive
Fond du Lac, WI 54935
920.907.2900
excelengineer.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240097200

SHEET NUMBER
C1.4B

CIVIL LANDSCAPE AND RESTORATION PLAN - EAST

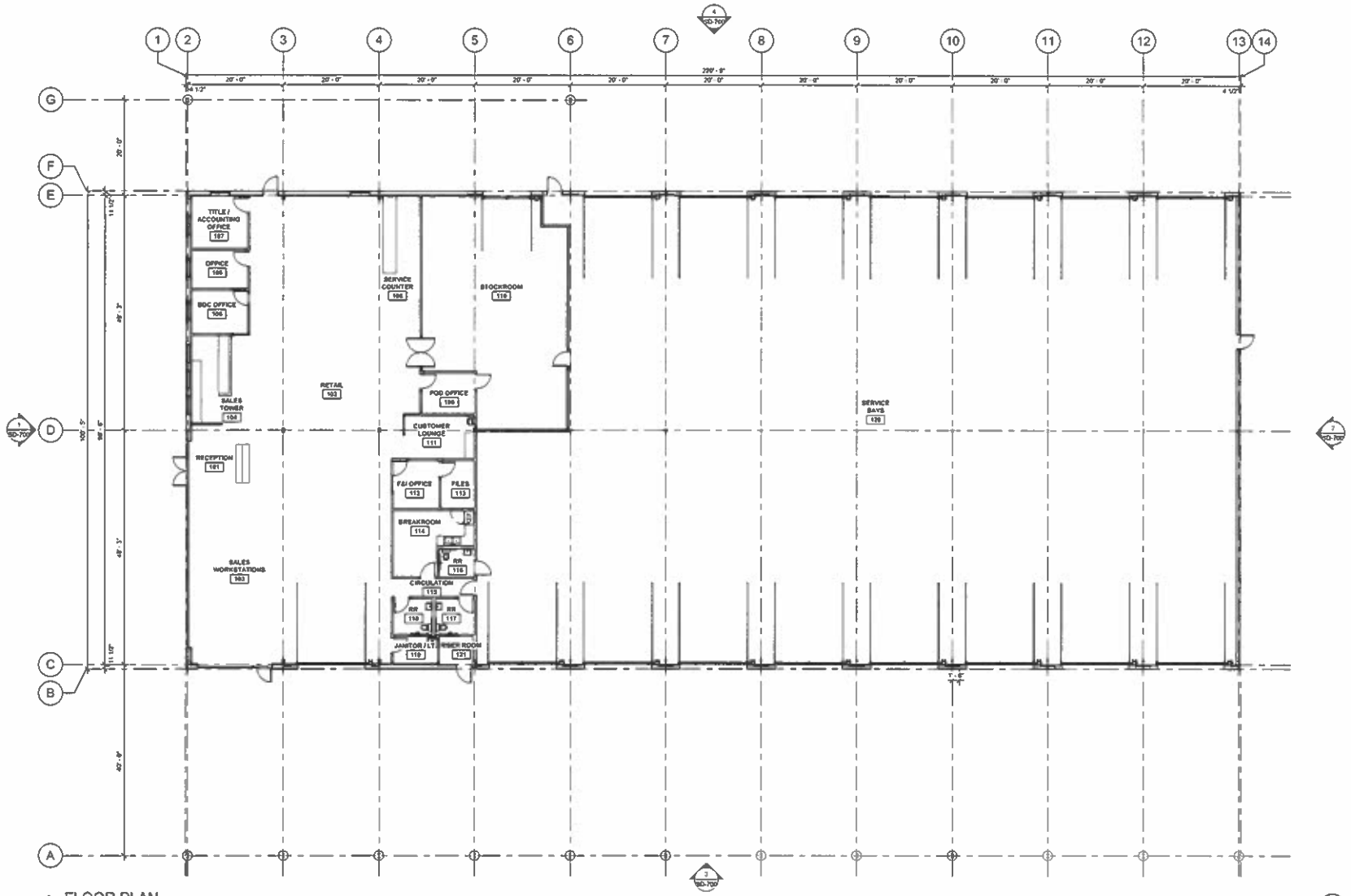
HATCH KEY:

MATCH	LANDSCAPE MATERIAL
	DECIDUOUS MULCH
	MINERAL MULCH
	SOD/SEED LAWN
	WOODEN HUMUS
	[illegible]
	[illegible]

LANDSCAPING PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
	DECIDUOUS TREE	47
	EVERGREEN TREE	49
	SHRUB	38
	PERENNIAL	5

Elevations



1 FLOOR PLAN
SCALE: 1" = 10'-0" SD-210

WILKUS ARCHITECTS

CAMPING WORLD

CAMPING W
2 MARRIO
LINCOLNSHIRE, ...

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO 2024-0000
DRAWN BY
CHECKED BY

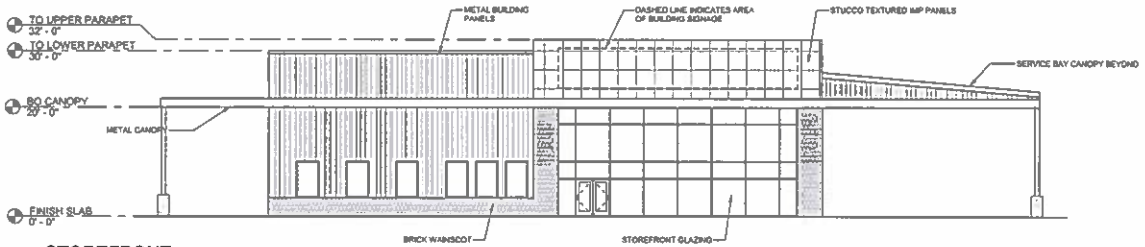
ISSUE	DATE
PRE-APP MEETING	2024 09.1
REZONING APP MTNG	2024 09.2
REZONING RESUBMITTAL	2024 11.1

REVISION	DATE

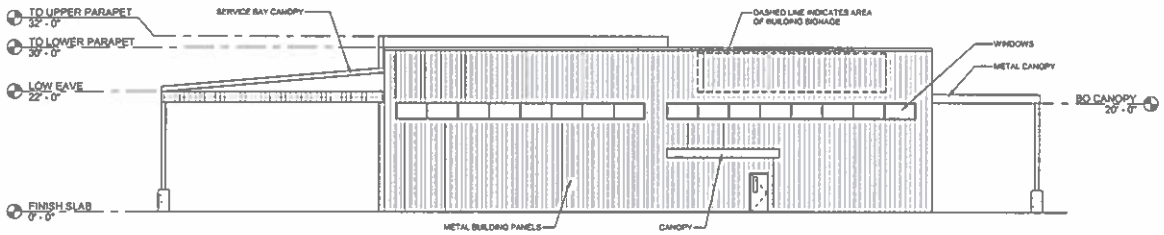
FLOOR PLAN

SD-210

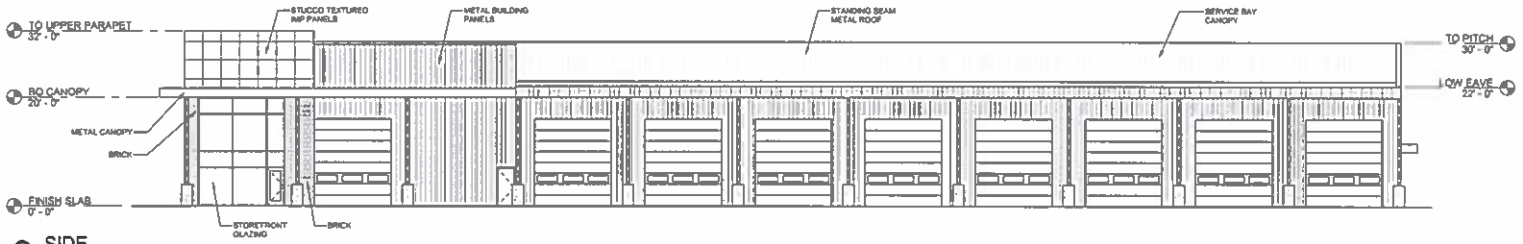
NOTE:
BUILDING CONSTRUCTION TO BE PRE-ENGINEERED METAL BUILDING



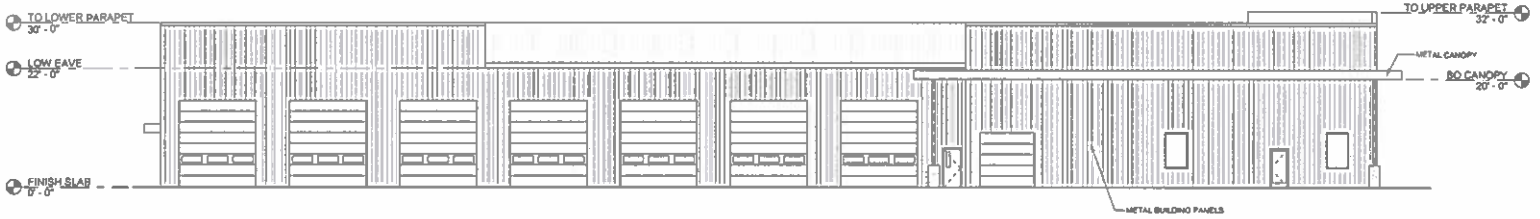
1 STOREFRONT
SCALE: 3/32" = 1'-0" SD-700



2 REAR
SCALE: 3/32" = 1'-0" SD-700



3 SIDE
SCALE: 3/32" = 1'-0" SD-700



4 SIDE - STOCKROOM
SCALE: 3/32" = 1'-0" SD-700

WILKUS ARCHITECTS

CAMPING WORLD

CAMPING VI
2 MARRIO
LINCOLNSHIRE, IL 60069

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO. 2024-0348
DRAWN BY MJR/W
CHECKED BY <P.M. INITIALS>

ISSUE	DATE
PRE-APP MEETING	2024.09.X
REZONING APP MTNG	2024.09.X
REZONING RESUBMITTAL	2024.11.14

REVISION	DATE

EXTERIOR ELEVATIONS

SD-700







WILKUS ARCHITECTS

CAMPING WORLD

CAMPING W
2 MARRIC
LINCOLNSHIRE, [illegible]

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO. 2024-0398
DRAWN BY MJHW
CHECKED BY <P.M. INITIALS>

ISSUE	DATE
PRE-APP MEETING	2024.09.30
REZONING APP MTNG	2024.09.26
RETOMING RESUBMITTAL	2024.11.14

REVISION	DATE

RENDERINGS

SD-900

Draft Ordinance

ORDINANCE REZ2024-00013

OWNER OF RECORD: FRHP LINCOLNSHIRE, L.L.C.

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 a public hearing on the 22nd day of January 2025, and advertised in the Mechanicsville Local 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 rezoning from M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-68-1448, consisting of approximately 10.0 acres, and located at the terminus of Sunshade Lane (private road) approximately 640 feet east of North Lakeridge Parkway (State Route 782). The property is rezoned, subject to the following conditions, which were proffered by the applicant on December 26, 2024, and accepted by the Board:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Proposed Improvements for: Camping World Airstream, Sunshade Lane, Ashland, VA 23005", prepared by Excel, dated August 22, 2024, and last revised November 14, 2024 (the "Conceptual Plan"). Landscaping, fencing, parking areas, access points, and other site features must be located, installed, and designed as generally shown on the conceptual plan.
2. Architecture. The principal building on the property will be developed in substantial conformity with the elevations titled "Camping World, Sunshade Lane, Ashland, VA 23005" and prepared by Wilkus Architects, most recently revised November 14, 2024 (collectively, the "elevations"). Buildings must be of brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Director of Planning at the time of site plan review. Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, grey, and/or dark green, to minimize their visual impact. White, red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of the each façade.
3. Screening Exterior Mechanical Equipment. Exterior mechanical equipment, including HVAC equipment, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices, and similar features, must be screened as follows:

a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

b. Ground-mounted and wall-mounted mechanical equipment. Mechanical equipment mounted on or near ground-level, or otherwise mounted on the building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.

c. Planning Director's Review. The method of screening will be provided and reviewed with the Planning Director's review of the building elevations.

4. Signage. All freestanding signs on the Property will be monument type. The materials and design of any sign will be compatible with the proposed materials and architectural theme of the principal building on the property.

5. Site Lighting. Lighting fixtures will not exceed twenty-five (25) feet in height. House side shields will be installed on all parking lot lighting fixtures.

6. Stormwater Basins. Wet ponds, dry detention basins, and similar stormwater management features must be landscaped in substantial conformity with the Conceptual Plan. Any wet pond will be aerated.

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 REZ2024-00013, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: December 12, 2024

Board of Supervisors: January 22, 2025

Adopted: January 22, 2025

This is to certify that the above is a true copy of REZ2024-00013 adopted by the Hanover County Board of Supervisors on January 22, 2025.

Dated: _____

_____

John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

REZ2024-00013/SE2024-00019, FRHP LINCOLNSHIRE, L.L.C.

Industrial Rezoning and Special Exception Report
Ashland Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Requests	*Rezoning*: M-2(c), Light Industrial District with conditions *Special Exception*: To permit a second entrance on Sunshade Lane
Current Zoning	M-2(c), Light Industrial District with conditions B-3(c), General Business District with conditions
Acreage	10.0 acres
Site Address	11400/11500 Block of Sunshade Lane
Location	Terminus of Sunshade Lane (State Route 1385) approximately 640 feet east of North Lakeridge Parkway (State Route 782) within Northlake
GPIN	7788-68-1448
General Land Use Plan	Destination Commerce
Major Thoroughfare Plan	Sunshade Lane (Local Road: 50' ultimate right-of-way) Interstate 95 (Interstate: 350' ultimate right-of-way)
Suburban Service Area	Inside
Case Planner	Claudia Cheely
PC Recommendation	Approval (Vote: 7 – 0)

Executive Summary

This is a request to rezone a split-zoned parcel within Northlake to M-2(c), Light Industrial District in its entirety to allow the site to be developed for recreational vehicle (RV) sales and service. In addition, the applicant is requesting a Special Exception to allow more than one point of access from Sunshade Lane, improving circulation for RVs traveling to and from the site.[1]

Outstanding Issues

If vegetation within the right-of-way of Interstate 95 is cleared, the site's stormwater management basin and RV display area will be clearly visible, as will the rear building façade (which is metal with few architectural details). The Board of Supervisors should consider whether the following features are warranted to improve views from Interstate 95, a major community gateway:

- Landscape screening at the rear of the site next to Interstate 95
- Additional architectural features to the rear façade of the proposed structure.

Draft Motion

I move that the Board of Supervisors:

a. Approve REZ2024-00013/SE2024-00019, subject to proffers dated December 26, 2024.
b. Deny REZ2024-00013/SE2024-00019.
c. Defer REZ2024-00013/SE2024-00019 until the Board's February 26, 2025, meeting.

[1] Section 26-257(c)(4) limits access to one entrance per 200 feet of frontage.

Planning Analysis

Proposal

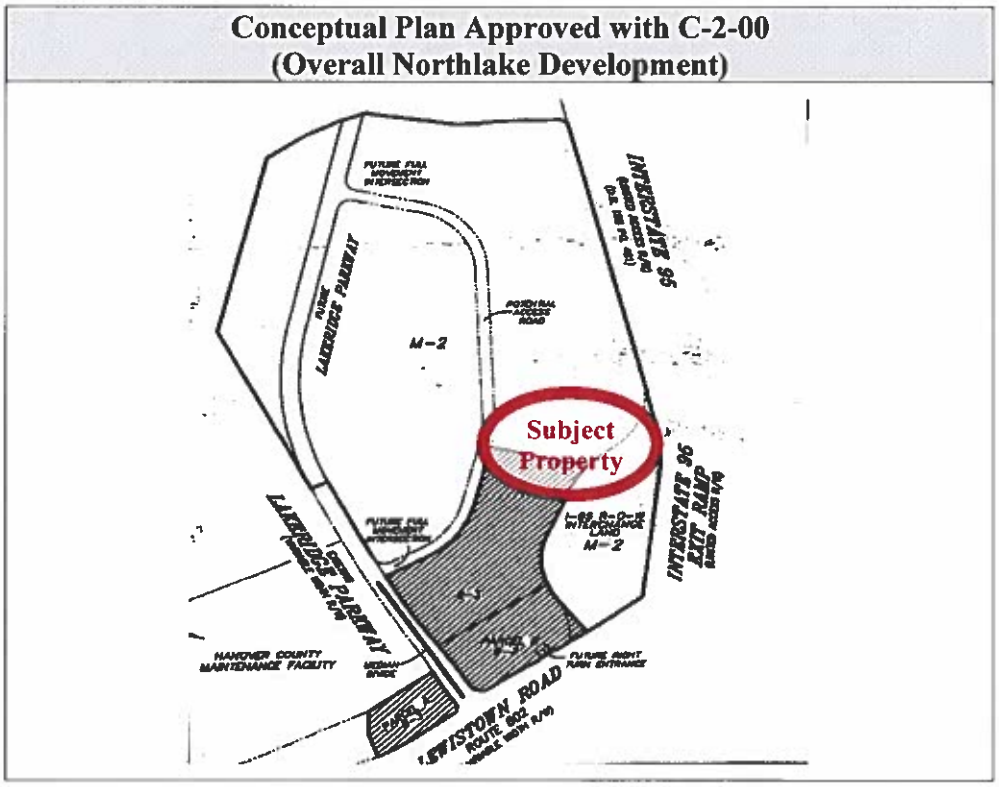
The applicant is proposing to rezone the subject property in its entirety to M-2(c), Light Industrial District with conditions to allow the site to be developed for recreational vehicle sales and service, which is a permitted use in the M-2 zoning district [Sec. 26-172(39)]. The site, located at the end of Sunshade Lane within the Northlake development, is currently vacant and adjacent to similar uses.

Zoning History

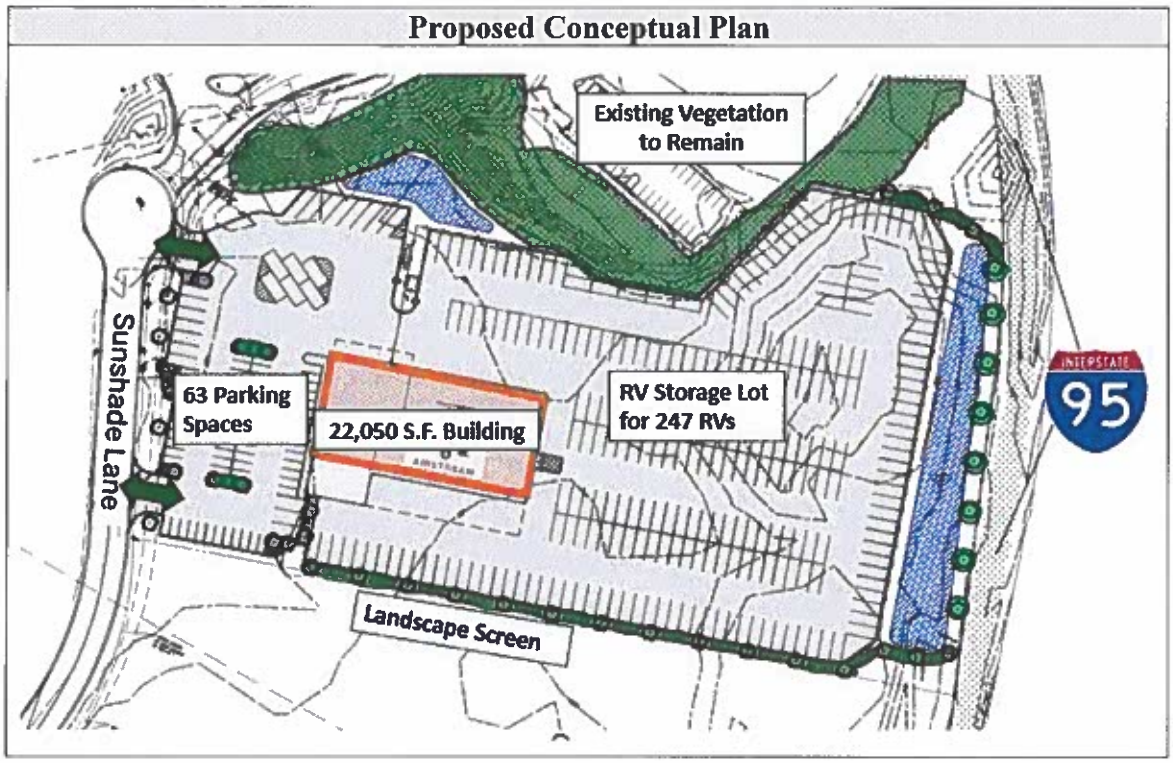
As part of case C-2-00(c) (approved April 26, 2000), 116.65 acres were rezoned from A-1, Agricultural District, and B-3, General Business District, to B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions, permitting development of an industrial park (Northlake) with supporting commercial uses. Approximately 17 acres were zoned B-3, with the remainder zoned M-2. The subject property was zoned B-3 and M-2 as part of that zoning case. There was a subsequent zoning amendment approved in 2012 applicable to this property (C-2-00(c), Am. 1-12).

Eleven proffered conditions were accepted with the rezoning request. Per Proffer E.2(g), *recreational vehicle sales, display, storage, or rental, new or used* is prohibited in the portion of the development zoned B-3. If the request to rezone the property in its entirety to M-2 is approved, that restriction would no longer be applicable and allow the site to be developed for the proposed use.

Conceptual Plan Approved with C-2-00
(Overall Northlake Development)



Conceptual Plan



Key features of the conceptual plan include the following:

Primary Building (orange box)	The primary building (approximately 22,050 square feet) will be oriented towards Sunshade Lane. A sales area, service counter, and offices will be at the front of the building, with vehicle service at the rear. Bay doors will be on the sides of the building.
Parking/Display Areas	• A parking area will be located between the primary building and Sunshade Lane. That area will include 63 parking spaces, plus 10 RV inventory spaces and 14 RV drop-off/pick-up stalls. The off-street parking provided exceeds ordinance requirements. • An RV display/inventory area is located to the side and rear of the primary building (between the building and Interstate 95). This area is fenced and includes paved spots for up to 247 RVs. The fencing oriented towards Sunshade Lane will be 6' tall ornamental fencing, while the fencing on the sides and rear of the site (including fencing oriented towards Interstate 95) will be a 6' high black vinyl-coated chainlink fence with privacy slats.
Access	There will be two access points from Sunshade Lane (near the existing cul-de-sac). Since Section 26-257 of the zoning ordinance only permits one entrance on this property (based on its road frontage), the applicant is seeking a Special Exception to allow the second entrance (SE2024-00019).

Landscaping	• There is landscaping within and adjacent to the front parking area. • A landscape screen (mix of deciduous and evergreen trees) is shown along the southern property line between the RV display/inventory area and the adjacent parcel. • A stormwater management area is located between the RV display/inventory area and the right-of-way for Interstate 95 (including the southbound off-ramp). Some trees will be planted around this facility but will not provide screening. Due to the site's visibility from Interstate 95, the Board of Supervisors may consider whether additional landscaping is warranted. • Existing vegetation will remain along the northern property line.

Elevations

Elevations and renderings of the proposed building have been submitted and are attached to this report. The building has a modern appearance, with most of the exterior consisting of dark metal building panels. The elevation oriented towards Sunshade Lane includes a mix of materials (metal building panels, brick wainscot, and stucco-textured panels), changes in roofline, and a metal canopy to add visual interest.

Front of Building (Oriented towards Sunshade Lane)



Note that the rear elevation is oriented towards Interstate 95 (southbound lanes + southbound off-ramp to Lewistown Road), so it will be highly visible. It has few architectural details, consisting entirely of metal with limited windows and a small canopy. Due to its visibility, the Board of Supervisors may consider whether additional architectural detailing is warranted on the rear façade.

Rear of Building (Oriented towards Interstate 95)



Garage bays are on the sides of the building, helping limit their visibility from nearby roads. These elevations have been proffered (Proffer #2).

Compatibility with Surrounding Area

The subject property is in the Northlake Industrial Park, which includes frontage along the west side of Interstate 95 between Ashcake Road and Lewistown Road that is all designated *Destination Commerce*. The original rezoning in 2000 envisioned a mix of destination commerce uses, but the properties fronting on Interstate 95 have all developed for RV or motorcycle sales and service, with the exception of a small electrical supply business. The adjacent parcel to the north of the subject property is owned and operated by an associated Camping World dealership. Other sites to the west of this property are industrial uses or distribution centers. The introduction of another vehicle sales and service site along Interstate 95 would be compatible with this industrial park and the area in general.

Comprehensive Plan Analysis

The subject property is designated *Destination Commerce* on the General Land Use Map. These areas are intended to accommodate commercial uses that attract clients and customers from throughout the region and state and typically rely on interstate visibility/access (Comprehensive Plan: p. 49). The recommended zoning classifications are B-1, B-2, and B-3, with uses such as destination retail, destination recreational facilities, conference centers, hotels and lodging, restaurants, gas stations, and convenience stores. The following is an analysis of how the proposed development relates to recommendations for the Destination Commerce land use designation.

Overall Intent	The proposed use is destination retail, which **aligns** with the overall intent of the designation.
Appropriate Uses	Requested uses **generally align** with the appropriate uses identified in the designation because they are destination retail in character.
Appropriate Zoning Districts	M-2 is **not listed** as an appropriate zoning district but is the zoning district that permits RV sales, rentals, and service.
Project Framework	Request **generally aligns** with plan recommendations: • No residential uses are included. • Use is a destination commerce use. • Street and perimeter buffers are proposed. • The proposed development will connect to public water and sewer.
Community Character	Request **generally aligns** with plan recommendations: • Landscape screening and buffering is provided around the perimeter of the site in accordance with ordinance requirements, although further landscaping may be appropriate along the rear of this site next to Interstate 95. The current Comprehensive Plan includes provisions for enhanced buffers and landscaping that were not included in previous editions of the Plan. • The applicant has proffered high-quality materials and architectural details on street-facing facades. • Monument signs are encouraged and have been proffered.

Transitions	Request **aligns** with plan recommendations: • Buffers and landscaping have been provided around the perimeter of the property to screen RV parking. • A landscaped street buffer and parking lot landscaping have been provided. • The applicant proffered lower exterior lighting heights and house side shields to limit lighting impacts.
Transportation	Request **aligns** with plan recommendations: • The proposed access is not along a major thoroughfare.

Agency Analysis

There were no substantive comments from the reviewing agencies. The comments provided were predominantly advance information on site plan requirements. VDOT has reviewed the conceptual plan and finds it generally acceptable.

Special Exception Request: Additional Site Entrance from Sunshade Lane

The applicant is requesting a Special Exception to allow more than one point of access on Sunshade Lane. Section 26-257(c)(4) limits access to one entrance per 200 feet of frontage. This site has approximately 380 feet of frontage. Two access points are needed to provide better traffic circulation for RVs.

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*
6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and*
7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

A special exception to access requirements may be granted if the Board makes the following findings per Section 26-337:

1. *That an exception to access requirements would not unreasonably lower the level of service on affected roads;*
2. *That the design and location of proposed access points are compatible with existing access on the site of the proposed development and on affected streets;*
3. *That the granting of the exception for access, front yards, or buffers will not substantially affect adversely the use of adjacent and neighboring property;*
4. *That the granting of the exception for landscaping will avoid the unnecessary replacement of existing landscaping and other improvements on site and will not result in unsafe traffic circulation patterns on site;*
5. *That the purpose for which the front yard reduction is requested is appropriate in the context of the request, and the reduction is necessary for reasons other than convenience; and*
6. *That the granting of the exception for access, landscaping, front yards, or buffers will not endanger the public safety, or in any other respect impair the health, safety, comfort, and welfare of the inhabitants of the County.*

This request meets the requirements of the findings as follows:

- *Additional Entrance on Low-Volume, Low-Speed Cul-de-Sac Road*: This property is located on a cul-de-sac road that provides access to an associated business to the north, so the additional entrance will not impact traffic congestion or impair the safe and efficient travel along the County's road network. Sunshade Lane is a low-volume local roadway (carrying 480 vehicles per day per VDOT counts) with a speed limit of 25 miles per hour.
- *Improved Functionality*: Allowing a second access point should improve the functionality of Sunshade Lane and the proposed development. The second access will allow RVs to better maneuver around the applicant's property and reduce possible traffic congestion at the end of Sunshade Lane, which is shared with an associated dealership immediately to the north of this site.
- *Compatible with Surrounding Business Park*: Having a second access to the property would be compatible with the character of the surrounding area, which is developed for other vehicle sales and service dealerships and would not diminish the view shed as seen from the public right-of-way. Sunshade Lane is a cul-de-sac road within a business park, which has multiple commercial entrances.

Based on the characteristics of Sunshade Lane and surrounding properties, approval of this request is unlikely to impair the health, safety, comfort, or welfare of the public.

Outstanding Issues

Most of the rear half of the subject property will be RV display area, and the stormwater detention basin is located along the rear line of the property. In addition, the rear elevation of the proposed structure, which faces Interstate 95, has few architectural details, consisting entirely of metal with limited windows. The applicant indicates that the adjacent off-ramp from Interstate 95 has dense mature vegetation that screens the site. Staff notes that the dealerships to the north had similar vegetation between those sites and the highway, but that vegetation has been removed, and those dealerships are now clearly visible from the highway.

Staff recommends consideration of additional landscape screening at the rear of this site and that architectural features be added to the rear façade of the proposed structure to better maintain the view from Interstate 95. The Comprehensive Plan recommends that new development along major thoroughfares be designed to create attractive gateways through the use of high-quality landscaping, architecture, and site design (p. 20). This concept is emphasized within text describing areas designated *Destination Commerce*, with the plan stating that projects in these areas "should incorporate high-quality architecture, signage, landscaping, and site design that reflect the character of the area and create a favorable impression for visitors" (p. 49).

Proffers

The following proffers have been submitted by the applicant:

1. Conceptual Plan. **Accept.** The property will be developed in substantial conformity with the conceptual plan.
2. Architecture. **Accept.** The proposed structure will be developed in substantial conformity with the elevations.
3. Screening Exterior Mechanical Equipment. **Accept.** All exterior mechanical equipment will be screened in a manner that will be reviewed for approval by the Director of Planning.
4. Signage. **Accept.** Freestanding signs on the property will be monument styled using materials compatible with the proposed structure.
5. Site Lighting. **Accept.** Lighting on the property will not exceed twenty (20) feet in height, and house side shields will be installed on the fixtures.
6. Stormwater Basins. **Accept**. All detention facilities will be landscaped, and any wet pond will be aerated.

Ordinance Required Special Exception Conditions

In accordance with Article 6, Division 3, Section 26-333, the site will be developed and maintained in substantial conformity with the sketch plan titled, "Proposed Improvements for: Camping World Airstream", dated August 22, 2024, revised November 14, 2024, and prepared by Excel Engineering, Inc.

Recommended SE Conditions

1. *Access:* The two entrances must be designed and constructed as shown on the approved conceptual/sketch plan.
2. *Validity*: The Special Exception is valid for three (3) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the three-year expiration date in accordance with procedures set forth in the Zoning Ordinance.
3. *Development Regulations:* All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

Planning Commission Recommendation on Rezoning

Public Hearing	December 12, 2024	
Speakers	Support	No speakers
	Opposition	No speakers
	Public Feedback	N/A
Vote	**APPROVAL** (Vote: 7 – 0) as submitted	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Application
- ☐ Photographs (Property)
- ☐ Traffic Study
- ☑ Approval Letter/Proffers (C-2-00, Am. 1-12)
- ☐ Historical Commission Recommendation
- ☐ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan
- ☑ Elevations
- ☑ Draft Ordinance

Initials: CDC

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination Commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00013

FRHP Lincolnshire, L.L.C.

Rezone B-3 & M-2 to M-2

Destination Commerce Land Use

GPIN: 7788-68-1448
Ashland Magisterial District

N
W E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2024-00013

FRHP Lincolnshire, L.L.C.

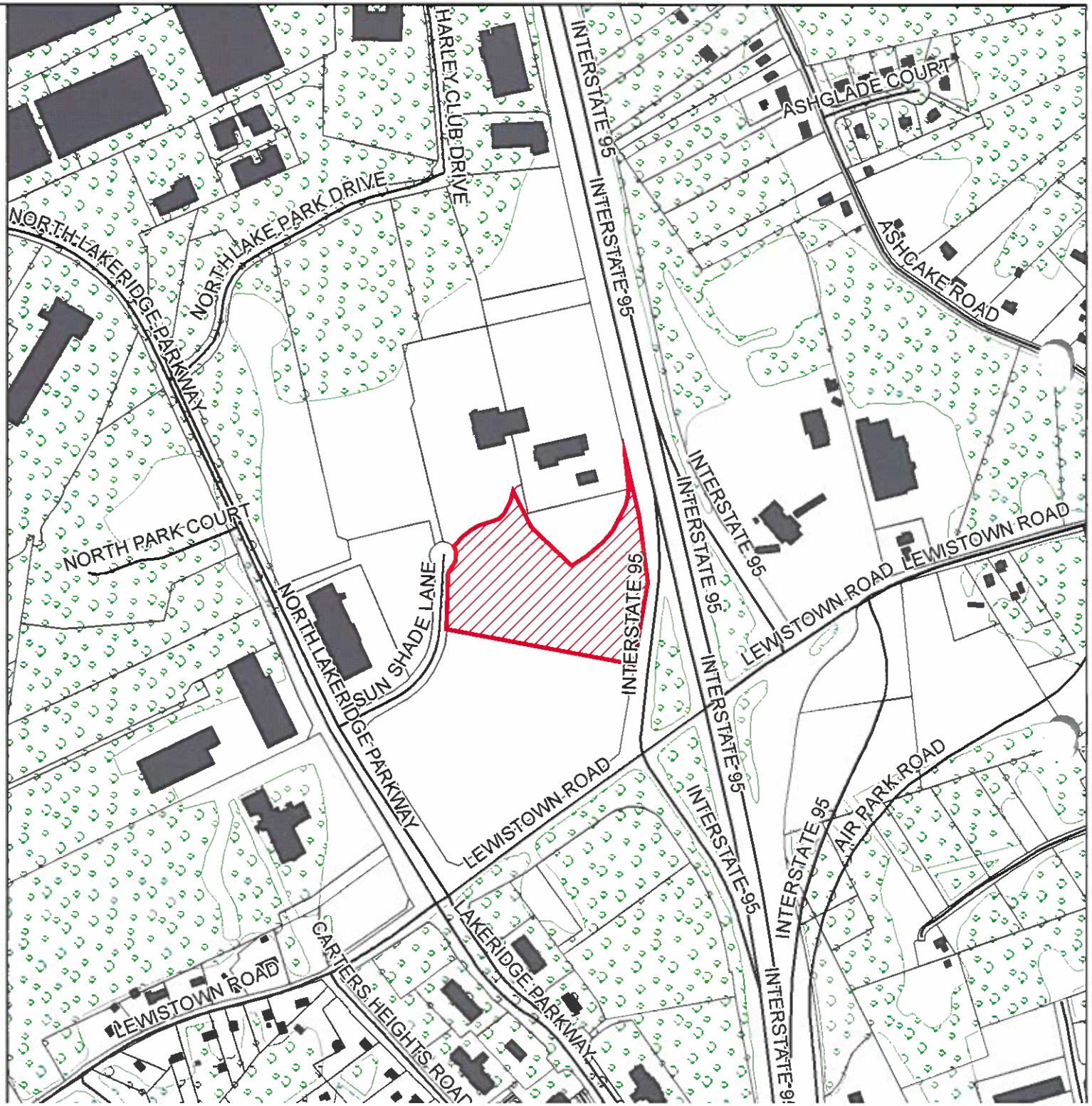
Rezone B-3 & M-2 to M-2

GPIN: 7788-68-1448
Ashland Magisterial District

N
W
E
S

1 inch = 600 feet

August 27, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2024-00013

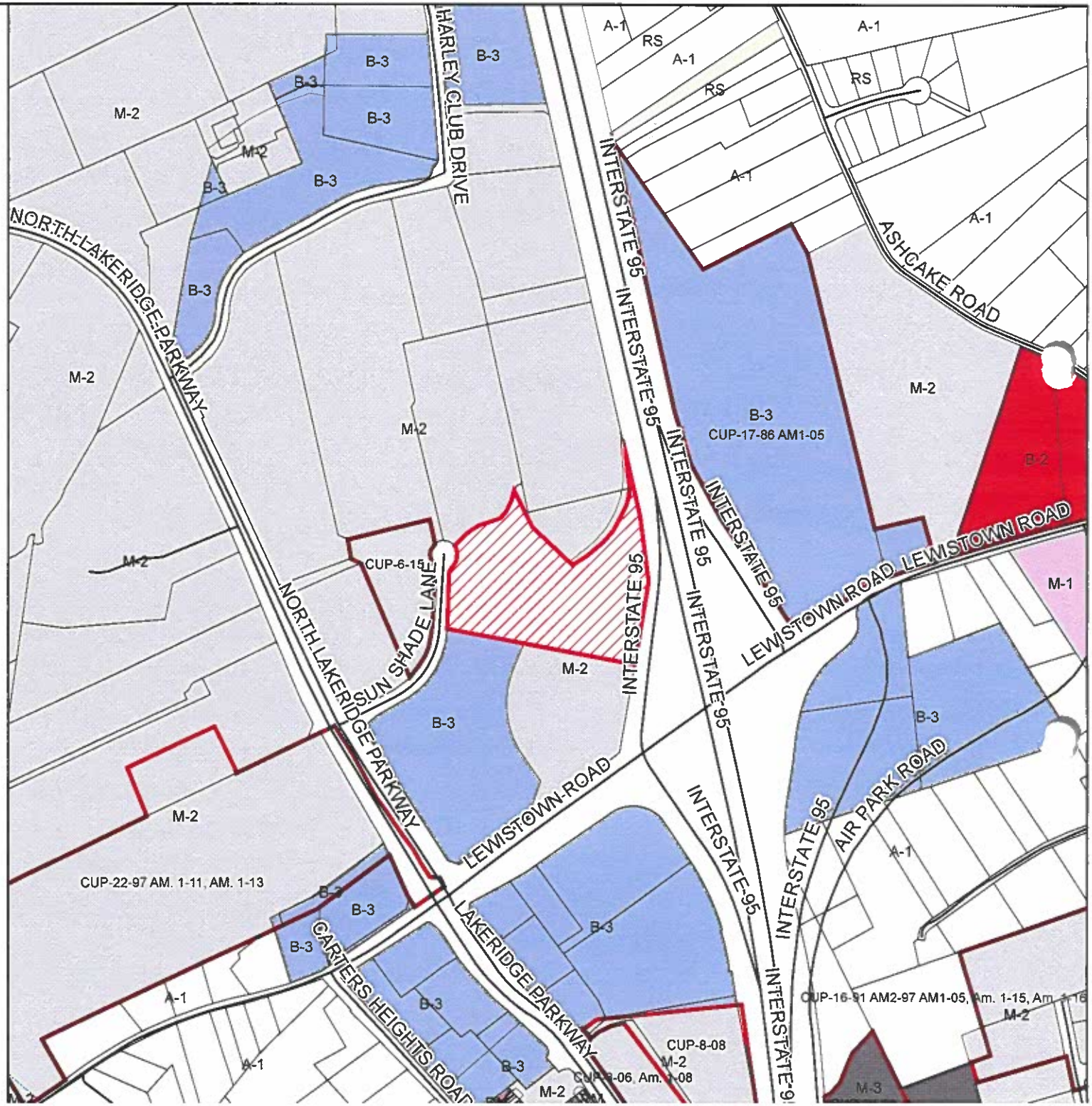
FRHP Lincolnshire, L.L.C.

Rezone B-3 & M-2 to M-2

GPIN: 7788-68-1448
Ashland Magisterial District

1 inch = 600 feet

August 27, 2024




REZ2024-00013

Rezoning & SE Applications

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00013

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: FRHP Lincolnshire LLC Contact Name: Brent Moody Address: 250 Parkway Dr, Suite 270, Lincolnshire, IL 60069 Additional Contact: Michael Vandever	Telephone No. 281-380-9852 Fax No. Email Address michael.vandever@campingworld.com
Applicant/Contract Purchaser: Same as Applicant Contact Name: Address:	Telephone No. Fax No. Email Address

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☐

GPIN(s) (Tax ID #'s) 7788-68-1448	Total Area (acres/square feet) 10 acres
Deed Book 3323 Page 3186	Current Zoning B-3 & M-2
Magisterial District Ashland	Requested Zoning Full parcel to be M-2
Location Description (Street Address, if applicable) ☐	Requested Use RV sales & service (new & used)
Sunshade Ln (just south of 11525 Sunshade Ln)	Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

SIGNATURE OF OWNER ☑ 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.

X Signature _____ Date 08/23/2024

Print Name Casey Smith

Signature _____ Date _____

Print Name _____

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

Name Excel Engineering, Inc. - Grant Duchac Address: 100 Camelot Dr Fond du Lac, WI 54935	Telephone No. 920-322-1681 Fax No. Email Address grant.duchac@excelengineer.com

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

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

ATTACHMENTS - For ALL REQUESTS you must submit the following:

☑ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☑ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☑ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. 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.)

☑ d. **Responses to questions on Pages 10 and 11**

☑ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☑ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:

1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☐ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

☐ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

☐ i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction.**
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.
☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction.**

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____ Date 08/23/2024

X Print Name Casey Smith

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Excel Engineering, Inc. - Grant Duchac

100 Camelot Dr

Fond du Lac, WI 54935

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email grant.duchac@excelengineer.com ☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	$500
AR-6 (>2 lots), RC, RS, RM, MX	$1500 + $75/acre* for 1st 200 acres; $30/acre* for acreage>200 acres
B, OS, M, BP	$1100
Amendment of Proffer or Planned Unit Development	$1500

*Fractions of acreage are rounded up to the nearest whole number.

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:

Base Fee _____

Acreage Fee _____

TOTAL FEE _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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.

X **Applicant's Signature:** _____

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

State of Wisconsin
Notary Public
Jeff Utecht

The foregoing instrument was acknowledged before me this 23 day of August, 2024, by _____ (Name of Applicant).

My commission expires:
06/07/2027

_____
Notary Public

Board of Supervisors Representative: Faye O. Prichard

Planning Commission Representative: Alan Abbott

List of Adjacent Property Owners: ☐ **Check here if list is attached.**

GPIN	Name	Address
7788-68-2980	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-59-7285	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-68-3202	BON SECOURS - RICHMOND HEALTH SYSTEM	1701 MERCY HEALTH PL
		CINCINNATI, OH 45237
7788-58-2256	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-58-4590	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-59-3427	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-79-0393	SVC HYB LEASE POOL 3 LLC	TWO NEWTON PLACE 255 WASHINGTON STREET
		NEWTON , MA 02458

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: FRHP Lincolnshire LLC

DATE: 8/19/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☑ Rezoning
- ☐ Conditional Use Permit
- ☑ Special Exception

Applicant: FRHP Lincolnshire LLC

Property Location: Sunshade Ln (just south of 11525 Sunshade Ln)

GPIN(s): 7788-68-1448

Requested Zoning District: M-2

Requested Use/Exception: New Airstream RV dealership to include sales & service (new & used) and to allow for 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Destination Commerce

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? None

3. Describe in detail the proposed use of the property. The proposed use will be a Airstream RV dealership and an expansion to the existing McGeorge's RV - A Camping World Company dealership which is adjacent and directly north. The Airstream site will offer RV sales and will also service new & used RV's.

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? There are underground gas, power and communication lines along Sunshade Lane at the frontage of the property.

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.

NA

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property?
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned.
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

NA

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes

2. What provisions will be made to ensure safe and adequate access to the subject property? Two access points are proposed from Sunshade Ln in addition to the easement for access to 11525 Sunshade Ln. Local standards will be followed to provide safe and adequate access.

3. How will the traffic impact of this development be addressed?: There will be minimal traffic impacts from the proposed site. Projected trip generations are below the threshold requiring a traffic impact analysis.

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The proposed RV dealership use is an expansion of the existing RV dealership to the north that has successfully operated in the existing location. The Airstream site will fit in and compliment the existing dealership.

5. What type of signage is proposed for the site? Building signage is proposed for the site.

6. Have architectural/building elevations been submitted with this application? Yes

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. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____
4. Historic Resource/File No. _____ GPIN _____
5. 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? _____

b) Is the historic site open to the public? _____

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. _____

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 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.**

X Signature: _____ Date: 08/23/2024

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 110 vehicles per day and a site peak hour trip generation of 19 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 842-RV sales and Page Number _____).

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.

X _____ 08/23/2024
(Signature of Applicant/Applicant's Representative) (Date)

Casey Smith
(Applicant/Applicant's Representative – Print Name)

ALTA/NSPS LAND TITLE SURVEY
BLOCK A
NORTHLAKE - SECTION ONE
SUBDIVISION PLAT BOOK X PAGE 487
ASHLAND DISTRICT
HANOVER COUNTY, VA
SCALE: 1" = 30'
DATE: JULY 21, 2021
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 CURIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM
GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2930
email: grsgroup@gmail.com
SHEET 1 OF 2
VICINITY MAP
SITE
NOTES:
1. PROPERTY IS THE LANDS OF THE CRAIG REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3048 AT PAGE 2922 AND AS SHOWN ON A PLAT RECORDED IN THE LAND RECORDS OF HANOVER COUNTY, VIRGINIA AT PLAT BOOK X, PAGE 487, AND HAVING A TOTAL AREA OF 1,758,436± SQ. FT. OR 40.37± AC.
2. AREA =
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT REFERENCED AVAILABLE AS BUILT PLANS. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC JUNE 23, 2021 AND OTHER REFERENCE MATERIALS LISTED BELOW.
5. THE HORIZONTAL DATUM IS NAD 83 (2011) EPOCH 2010.0000, COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT GLEN H, USE, LOYOLA AND MONUMENT GLEN J, USE, LOYOLA AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. A GRID TO GROUND COMBINED FACTOR OF 0.99988 WAS APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCE COORDINATES IN GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS AND ESTABLISHED BENCHMARKS ON LEWISTOWN ROAD (VDOT 100) AND IS.
6. BY GRAPHIC PLOTTING THIS PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X" (SHADED) AND ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR HANOVER COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 5105100169D, WITH A REVISED DATE OF DECEMBER 2, 2009 AND IS NOT IN A FLOOD HAZARD AREA.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR PROPOSED STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.
10. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY.
11. THERE ARE NO VISIBLE, POSSIBLE ENCROACHMENTS, EXCEPT AS MAY BE SHOWN ON THIS SURVEY.
12. THE ARE NO PAINTED PARKING SPACES ON THE PROPERTY.
13. THE PROPERTY HAS VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBROOK LANE, PUBLICLY DEDICATED, AND SMARTVARIES RIGHTS-OF-WAY.
14. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHTS-OF-WAY OF LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBROOK LANE, AND THE BOUNDARY OF THE PROPERTY.
15. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
16. SURVEYED PROPERTY IS ZONED I-2 (LIGHT INDUSTRIAL) AND B-3 (GENERAL BUSINESS).

YARD REQUIREMENTS	
FRONT	35 FEET
SIDE	10 FEET
REAR	25 FEET
HEIGHT	3 STORIES AS PER

THIS ALTA/NSPS LAND TITLE SURVEY, BEING PART OF THE LANDS OF ACREAGE INVESTMENTS, LLC AS RECORDED IN INSTRUMENT NUMBER 210000000, WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY. THE FIELD DATA WAS OBTAINED ON JUNE 23, 2021. THE ERROR OF CLOSURE, AS CALCULATED BY COORDINATE DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TO: STEWART TITLE GUARANTY COMPANY, FAIRFAX CAMPS RESTAURANTS, LLC AND THE RESPECTIVE SUCCESSORS AND ASSIGNS OF EACH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2021.

GREGORY A. STRINGER
LICENSED LAND SURVEYOR NO. 3429
COMMONWEALTH OF VIRGINIA

SEE PAGE 2 OF 2

LEWISTOWN ROAD
VARIABLE WIDTH R/W

LAKERIDGE PARKWAY

SUNBROOK LANE

LEGEND

TOP OF CURB ELEVATION	TRANSFORMER	WATER VALVE	CLEAN OUT
FLOWLINE ELEVATION	AREA LIGHT	WATER METER	ON NOTES PARKING COUNT
EDGE OF PAVEMENT ELEVATION	SIGN	FIRE HYDRANT	TITLE EXCEPTION
SPOT ELEVATION	BOLLARD	GAS VALVE	BENCHMARK
EXISTING CONTOUR	TREE (MARKED)	GAS METER	PAINTED ARROWS
APPROX. LOC. UNDERGROUND ELECTRIC	BUSH	UTILITY POLE	WHEEL STOP
APPROX. LOC. UNDERGROUND TELEPHONE	TRIPLE LINE	UTILITY POLE WITH LIGHT	HANDICAP PARKING
APPROX. LOC. WATER LINE	GRATE INLET	GUY WIRE	STOP SIGN
OVERHEAD WIRES	SANITARY MANHOLE	TELEPHONE PEDESTAL	CODE BOX
METAL OR WOOD FENCE	TELEPHONE MANHOLE	TELECOMMUNICATION HANDHOLD	
VINYL FENCE	STORM DRAIN MANHOLE	ELECTRIC HANDHOLD	
CONCRETE			

LEGAL DESCRIPTION
TITLE NOTES
BOUNDARY AND TOPOGRAPHIC SURVEY
LOT NUMBER
SUBDIVISION NAME
RECORDING INFO
GRS GROUP, LLC
6705 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5528
FAX: 703-763-2430
email: gregroup@erols.com
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 DAVIS STREET, SUITE 100, ST PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM
SCALE:
DATE
SCALE: 1" = 30'
SHEET 2 OF 2
INTERSTATE 95
INTERSTATE 95 EXIT RAMP
SEE PAGE 1 OF 2
Curve Table
Parcel Line Table

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00019

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: FRHP Lincolnshire LLC
Contact Name: Brent Moody
Address: 250 Parkway Dr, Suite 270, Lincolnshire, IL 60069
Additional contact: Michael Vandever

Telephone No. 281-380-9852
Fax No.
Email Address michael.vandever@campingworld.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax Parcel #'s) 7788-68-1448

Deed Book 3323 Page 3186
Magisterial District Ashland
Location Description (Street Address, if applicable) ☐
Sunshade Ln (just south of 11525 Sunshade Ln)

Area (acres/square feet) 10 acres
Current Zoning B-3 & M-2 - rezone to all M-2 proposed
Requested Use/Exception
2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

SIGNATURE OF OWNER ☑ 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.

X Signature _____ Date 8/23/2024
Print Name Casey Smith
Signature _____ Date _____
Print Name _____

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

Name Excel Engineering Inc - Grant Duchac
Address: 100 Camelot Dr
Fond du Lac, WI 54935

Telephone No. 920-322-1681
Fax No.
Email Address grant.duchac@excelengineer.com

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

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

☑

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 **ten (10) 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".

☐ 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.

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.)

X Signature of applicant/authorized agent _____ Date 6/23/2024

Print Name Casey Smith

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Excel Engineering, Inc. - Grant Duchac

100 Camelot Dr

Fond du Lac, WI 54935

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☐ Email grant.duchac@excelengineer.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 #: _____

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.

X **Applicant's Signature:** _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

State of Wisconsin
Notary Public
Jeff Utecht

The foregoing instrument was acknowledged before me this 23 day of August, 2024, by Casey Smith (Name of Applicant).

My commission expires:
06/07/2027

_____
Notary Public

Board of Supervisors Representative: Faye O. Prichard

List of Adjacent Property Owners:

GPIN	Name	Address
7788-68-2980	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-59-7285	NBPIII SUNSHADE LLC	401 EDGEWATER PL, STE 265
		WAKEFIELD, MA 01880
7788-68-3202	BON SECOURS - RICHMOND HEALTH SYSTEM	1701 MERCY HEALTH PL
		CINCINNATI, OH 45237
7788-58-2256	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-58-4590	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-59-3427	LUTRON ELECTRONICS CO INC	7200 SUTER ROAD
		COOPERSBURG, PA 18036
7788-79-0393	SVC HYB LEASE POOL 3 LLC	TWO NEWTON PLACE 255 WASHINGTON STREET
		NEWTON , MA 02458

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: FRHP Lincolnshire LLC

DATE: 8/19/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☑ Rezoning
- ☐ Conditional Use Permit
- ☑ Special Exception

Applicant: FRHP Lincolnshire LLC

Property Location: Sunshade Ln (just south of 11525 Sunshade Ln)

GPIN(s): 7788-68-1448

Requested Zoning District: M-2

Requested Use/Exception: New Airstream RV dealership to include sales & service (new & used) and to allow for 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

Rezone B-3 portion to M-2 and request zoning case amendment to allow new and used RV sales and service.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

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. _____ GPIN _____
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? _____

b) Is the historic site open to the public? _____

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. _____

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 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.**

X Signature: _____ Date: 08/23/24

November 14, 2024

Special Exception Narrative

Project: Camping World Airstream
Sunshade Lane
Ashland, Virginia 23005

Camping World is requesting a special exception to allow a second driveway access to a proposed Airstream sales and service development on Sunshade Lane. The 10.0 acre property is partially zoned M-2 and partially zoned B-3. A rezone application has been submitted to rezone the B-3 portion to M-2, so that the entire site will be zoned M-2.

Per Hanover County zoning code, only one driveway is allowed off Sunshade Lane (one driveway per two-hundred lineal feet of street frontage, the site has . Camping World is requesting a special exception to allow an additional driveway for better vehicle circulation and separation between automobile and RV traffic. The proposed site has dedicated drop-off and pick-up stalls for the Airstream campers. The northern driveway will primarily serve the RV drop-off and pick-up stalls, and the southern driveway will primarily serve automobile/retail traffic. The additional driveway also provides efficient and direct vehicle circulation throughout the parking lot.

The Fire Marshal has expressed support of the additional driveway to the site to provide sufficient access for emergency vehicles. Reference Fire Marshal's plan comments from the initial special exception submittal.

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: to allow 2 driveways to the site (1 is allowed) in addition to the existing easement for access to 11525 Sunshade Ln.

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

The property will developed into an Airstream RV dealership that will include RV sales and service. Local and state development/stormwater requirements will be met with the development of the site.

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 RV dealership use is an expansion of the existing RV dealership to the north that has successfully operated in the existing location. The Airstream site will fit in and compliment the existing dealership. Traffic impacts will be minimal, as projected trip generations are low enough to not require a traffic impact analysis.

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.) No

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 110 vehicles per day and a site peak hour trip generation of 19 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 842-RV sales and Page Number _____).

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.

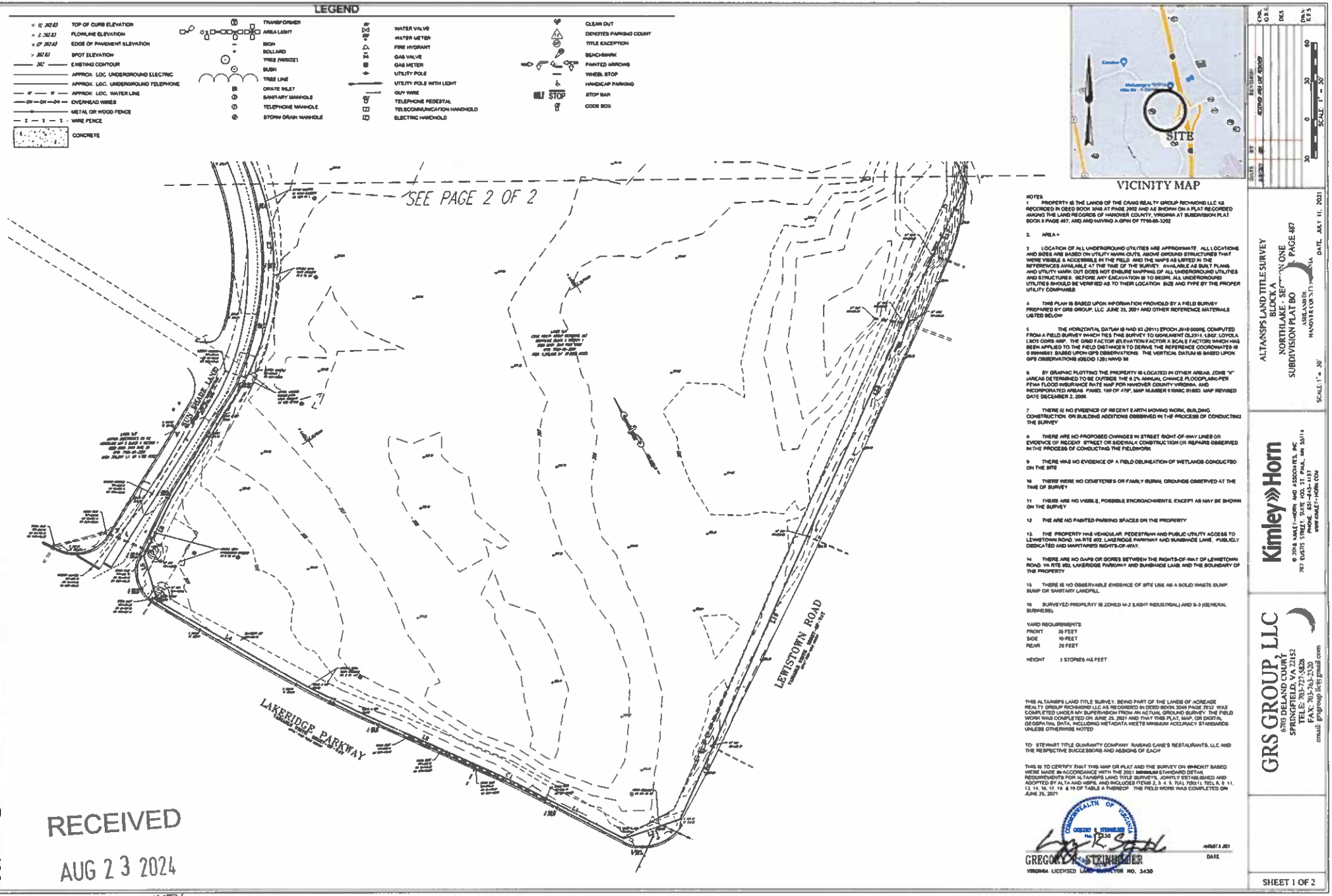
☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared 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.

X _____ 08/23/2024

(Signature of Applicant/Applicant's Representative) (Date)

Casey Smith

(Applicant/Applicant's Representative – Print Name)



NOTES

1. PROPERTY IS THE LANDS OF THE CRAIG REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3446 AT PAGE 2932 AND AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF HANOVER COUNTY, VIRGINIA AT SUBDIVISION PLAT BOOK 8 PAGE 487, AND AND HAVING A GPIN OF 7798-88-3202
2. AREA =
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
4. THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC JUNE 23, 2021 AND OTHER REFERENCE MATERIALS LISTED BELOW
5. THE HORIZONTAL DATUM IS NAD 83 (2011) EPOCH 2010.0000, COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SURVEY TO MONUMENT OLD314, LS67, LOYOLA LS07 CORS ARP. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH WAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCE COORDINATES IS 0.99988897 BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS (GEOID 12B) NAVD 88
6. BY GRAPHIC PLOTTING THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP FOR HANOVER COUNTY VIRGINIA, AND INCORPORATED AREAS PANEL 190 OF 470, MAP NUMBER 51085C 0190D. MAP REVISED DATE DECEMBER 2, 2009
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY
8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE
10. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY
11. THERE ARE NO VISIBLE, POSSIBLE ENCROACHMENTS, EXCEPT AS MAY BE SHOWN ON THE SURVEY
12. THE ARE NO PAINTED PARKING SPACES ON THE PROPERTY
13. THE PROPERTY HAS VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE, PUBLICLY DEDICATED AND MAINTAINED RIGHTS-OF-WAY.
14. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHTS-OF-WAY OF LEWISTOWN ROAD, VA RTE 802, LAKERIDGE PARKWAY AND SUNBRIDGE LANE AND THE BOUNDARY OF THE PROPERTY
15. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL
16. SURVEYED PROPERTY IS ZONED M-2 (LIGHT INDUSTRIAL) AND B-3 (GENERAL BUSINESS).

YARD REQUIREMENTS:

FRONT	35 FEET
SIDE	10 FEET
REAR	20 FEET
HEIGHT	3 STORIES AS PER

THIS ALTA/NSPS LAND TITLE SURVEY, BEING PART OF THE LANDS OF ACREAGE REALTY GROUP RICHMOND LLC AS RECORDED IN DEED BOOK 3446 PAGE 2932 WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2021 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED

TO: STEWART TITLE GUARANTY COMPANY, RAISING CANE'S RESTAURANTS, LLC AND THE RESPECTIVE SUCCESSORS AND ASSIGNS OF EACH

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2021

COMMONWEALTH OF VIRGINIA
No. 2154

GREGORY L. STEINHEIDER
VIRGINIA LICENSED LAND SURVEYOR NO. 2154

AUGUST 3, 2021
DATE

RECEIVED
AUG 23 2024
HANOVER COUNTY
PLANNING DEPARTMENT

INTERSTATE 95
INTERSTATE 95 EXIT RAMP
SEE PAGE 1 OF 2

Approval Letter/ Proffers/Elevations/Conceptual Plan

BOARD OF SUPERVISORS

G. E. VIA, III, CHAIRMAN
ASHLAND DISTRICT

W. CANOVA PETERSON, IV, VICE-CHAIRMAN
MECHANICSVILLE DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

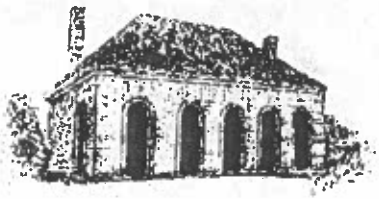
WAYNE T. HAZZARD
SOUTH ANNA DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

AUBREY M. STANLEY
BEAVERDAM DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

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PLANNING DEPARTMENT

DAVID P. MALONEY, AICP
ACTING DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

MARY B. PENNOCK
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

June 27, 2012

Dominion Land & Development Corporation
c/o Gibson M. Wright
1503 Santa Rosa Road – Suite 103
Richmond, VA 23229

RE: Approval of C-2-00(c), Am. 1-12. Dominion Land and Development Corporation

Dear Mr. Wright:

At their meeting of June 27, 2012, the Hanover County Board of Supervisors, on a motion by Mr. Via, seconded by Mr. Hazzard, voted to **APPROVE** the above-captioned request to amend the proffers on C-2-00(c), Dominion Land and Development Corporation to eliminate Proffer I.4. The property is zoned M-2(c), Light Industrial District with conditions and is located on GPIN 7788-68-3202, consisting of 10.4 acres. The amendment is subject to your proffered conditions A through K as set forth in the attached Ordinance for C-2-00(c), Am. 1-12, Dominion Land and Development Corporation. The Board's approval incorporates adoption of the attached Ordinance.

Prior to initiating the new uses on this property, you must obtain Site Plan approval. The Planning staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

David P. Maloney, AICP
Acting Director of Planning

CDC/sm/hte
cc: The Honorable G. E. Via, III
Sherri A. Carneal
W. Randolph Johnson, Jr.
P. Kay Pangraze

Lee Garman
Richard Paul
Gretchen W. Biernot

ORDINANCE C-2-00(c), AM. 1-12

OWNER OF RECORD: DOMINION LAND AND DEVELOPMENT CORPORATION

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 27th day of June, 2012, 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 approved with rezoning request C-2-00(c), Bank of America, N.A. (Dominion Land and Development Corporation the property described as GPIN 7788-68-3202, consisting of 10.4± acres located on the northwest quadrant of the intersection of Lewistown Road (State Route 802) and Interstate 95, (a detailed description is filed with the Board's papers) zoned M-2(c), Light Industrial District with conditions, subject to the following conditions which were proffered by the Applicant on May 3, 2012, and accepted by the Board:

A. Utilities. Public water and sewer facilities shall be used for the development of the Property.

B. Refuse. All rubbish or debris shall be deposited in waste containers or dumpsters. Such containers or dumpsters shall be kept in locations approved at the time of site plan approval.

C. Parking Lot Lighting. In the area of the Property zoned B-3, parking lot lighting shall be a maximum of 25 feet in height.

D. Utility Lines. Except for major transmission lines and existing lines that now traverse the Property, all utility lines, such as electric, telephone, CATV, or other similar lines shall be installed underground or may be located overhead when provided along rear or internal property lines. Along Lewistown Road and Lakeridge Parkway all utilities shall be underground.

E. Uses.

1. The following uses shall not be permitted in the M-2 portion of the Property:

(a) Animal hospital or animal pound.
(b) Animal, poultry and bird raising, commercial.
(c) Coal and wood yards, coke storage and sales.
(d) Contractor's equipment storage yard or plant rental of contractor's equipment that is visible from public rights-of-way.
(e) Exterminating establishment.
(f) Fertilizer storage in bags or bulk.
(g) Grain storage and flour and feed milling or processing.
(h) Kennels, boarding or otherwise.
(i) Manufacture of tobacco products, cigars, and cigarettes.
(j) Manufacturing of insecticides, fungicides, disinfectants, and related industrial and household chemical elements.
(k) Plating, electrolytic process (as a principle use).
(l) Poultry packing and slaughtering (wholesale).
(m) Railroad switching yard, primarily for railroad service in the district, team tracks.
(n) Theaters, including open-air drive-in theaters.

2. The following uses shall not be permitted in the B-3 portion of the Property:

(a) Adult uses.
(b) Animal hospital or kennel.
(c) Automobile or truck sales, service, and repair, new or used.
(d) Automobile service and repair including body or fender repair and major engine repair but not including minor service and repair such as an auto glass repair/replace, changing of lubrications/fluids, or tire balancing and alignment.
(e) Boat and boat trailer sales and storage.
(f) Greenhouses, commercial, wholesale or retail.
(g) Mobile home or recreational vehicle sales, display, storage, sales or rental, new or used.
(h) Self-storage warehouse facility.
(i) Theaters and amusement places, including outdoor drive-in theaters, bowling alleys, dance halls, skating rinks, commercial swimming pools and water slides, and miniature golf, except that a billiard room or video game area may be permitted as accessory uses to a permitted use if they are located within the same building as the permitted use and issued a conditional use permit.
(j) Truck stop.

Additional Limitations in B-3:

No solid waste containers shall be serviced between the hours of 11 p.m. and 7 a.m.

F. Architectural Treatment.

1. Materials used on the Property shall be brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined by the Planning Commission to be of comparable quality.

2. The architectural treatment for any wall facing a public right-of-way shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Wall surfaces of each building (whether front, sides or rear) that are visible from any public right-of-way shall be similar in architectural materials to other walls of that building.

3. Ground level heating and air conditioning equipment shall be screened from public rights-of-way in accordance with Article 7, Section 2A of the Hanover County Zoning Ordinance. If such equipment is installed on the rooftop it shall be screened from public rights-of-way. The method of rooftop screening shall be submitted to the Planning Department for approval at the time of site plan review.

G. Access to Entrances.

1. Primary access to the Property shall be from the existing intersection of Lewistown Road and Lakeridge Parkway as generally shown on the plan entitled "Northlake Conceptual Development Plan," prepared by Timmons, dated February 17, 2000, and attached as Exhibit A (the "Northlake Plan"). There shall be no median cut along Lakeridge Parkway south of the access point that serves the Hanover County maintenance facility. Access from Lewistown Road to the area shown on the Northlake Plan as Parcel B may be provided by means of a continuous right turn lane along Lewistown Road and a channelized right turn lane as approved by VDOT. No other access to Parcel B from Lewistown Road shall be permitted. The exact design of the channelized right shall be approved at the time of subdivision or site plan review for Parcel B.

2. The Northlake Plan shall be considered conceptual in nature and not a commitment by the Owner, except as specifically set out in these proffers. The conceptual nature of the Northlake Plan notwithstanding, if the access road, noted as "potential access road" (the "Access Road") on the Northlake Plan, is constructed, it shall have two full movement intersections with

Lakeridge Parkway. If the Access Road is built as shown on the Northlake Plan, the portion of the Property which is the subject of any site plans and/or subdivision plats submitted (except for the portion of the Property with Lewistown Road frontage) shall have frontage on either Lakeridge Parkway or the Access Road unless other provided herein. Nothing contained herein shall require the construction of the Access Road as shown on the Northlake Plan. Further nothing contained herein shall require the construction of Lakeridge Parkway in the alignment shown on the Northlake Plan.

H. Transportation Improvements. To provide for an adequate roadway system, the Owner shall be responsible for the following road improvements. The exact design and dimensions of these improvements shall be determined at the time of site plan or subdivision review. If any road improvement described herein is provided by others or determined by Hanover County to be unnecessary at the time of site plan or subdivision approval, then such road improvement shall not be required by the Owner.

1. Prior to recordation of the first subdivision plat or final approval of the first site plan for any portion of the Property east of Lakeridge Parkway the Owner shall construct, or provide security in an amount determined to be adequate by the County to construct, Lakeridge Parkway as a four-lane divided road from its intersection with Lewistown Road to the entrance of the Hanover County maintenance facility. The Owner shall be obligated to complete the improvements within eighteen (18) months of recordation of the subdivision plat or final site plan approval referenced above. Notwithstanding the foregoing, regardless of whether it is a subdivision plat or a site plan approval that triggers this requirement, the Planning Department shall have the right to extend that eighteen (18) month period in accordance with the procedures and standards for extensions under the applicable provisions of the Subdivision Ordinance.

2. The Owner shall construct right and left turn lanes on Lakeridge Parkway as necessary for access and designed in accordance with VDOT requirements.

3. Prior to recordation of the first subdivision plat or final approval of the first site plan, the Owner shall provide security for fifty percent (50%) of the cost to construct a traffic signal at the intersection of Lewistown Road and Lakeridge Parkway. The cost shall be an amount determined adequate by VDOT.

I. Right-of-Way Dedications. Except as otherwise provided herein, prior to any final site plan approval or subdivision approval, whichever occurs first, the portions of the Property necessary to provide the following rights-of-way shall be dedicated, free of cost and free of encumbrances to Hanover County.

1. Sixty (60) feet of right-of-way, on the north side of Lewistown Road measured from the centerline of that part of Lewistown Road immediately adjacent to the Property.

2. Upon the request of the County at any time after June 30, 2005, the Owner shall dedicate free of cost and free of encumbrances that would interfere with the use of the dedicated land for road purposes, the width determined necessary by the County, up to one hundred (100) feet of right-of-way for the extension of Lakeridge Parkway to the Property's northern boundary, plus any right-of-way necessary to provide turn lanes at the intersection of Lakeridge Parkway and Lewistown Road. The location of that one hundred (100) feet of right-of-way for the Lakeridge Parkway extension shall be determined by the County prior to the first site plan or subdivision plat approved for the Property. Prior to June 30, 2005, the Owner shall reserve that County identified one hundred (100) feet of right-of-way for the extension of Lakeridge Parkway. Nothing herein shall prohibit the Owner from dedicating the row earlier than if the Owner and the County agree to do so based on mutually agreeable terms.

3. Notwithstanding paragraph I.2 immediately above, if, prior to June 30, 2005, the County has completed road construction plans to extend Lakeridge Parkway beyond the northern boundary of the Property to connect Lakeridge Parkway with either Ashcake Road or to Route 1, and if funds have been allocated for the total cost of that construction (including the construction of the portion of Lakeridge Parkway not yet built on the Property), the Owner shall dedicate the one-hundred (100) foot right-of-way on the Property to the County. Such dedication shall be free of cost and free of encumbrances that would interfere with the use of the dedicated land for road purposes, and the Owner shall have no further liability for building any portion of Lakeridge Parkway on the Property except for improvements to the Parkway directly related to any required access points needed for development on the Property.

J. Restrictive Covenants. The Owner shall prepare and record restrictive covenants (the "Covenants") for the Property prior to the first site plan approval or recordation of the subdivision, whichever occurs first, providing for the architectural review described above. The Covenants shall provide for the establishment of an architectural review committee and shall incorporate architectural standards as outlined in these proffers.

K. Severance. The unenforceability, elimination, revision, or amendment of any proffer, in whole or in part, shall not affect the validity or enforceability of other proffers or the unaffected part of any such proffer.

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 Mr. Via, seconded by Mr. Hazzard, the members of the Board of Supervisors voted to approve Ordinance C-2-00(c), Am. 1-12, Dominion Land and Development Corporation, as follows:

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

Public Hearings:

Planning Commission May 17, 2012

Board of Supervisors June 27, 2012

Adopted June 27, 2012

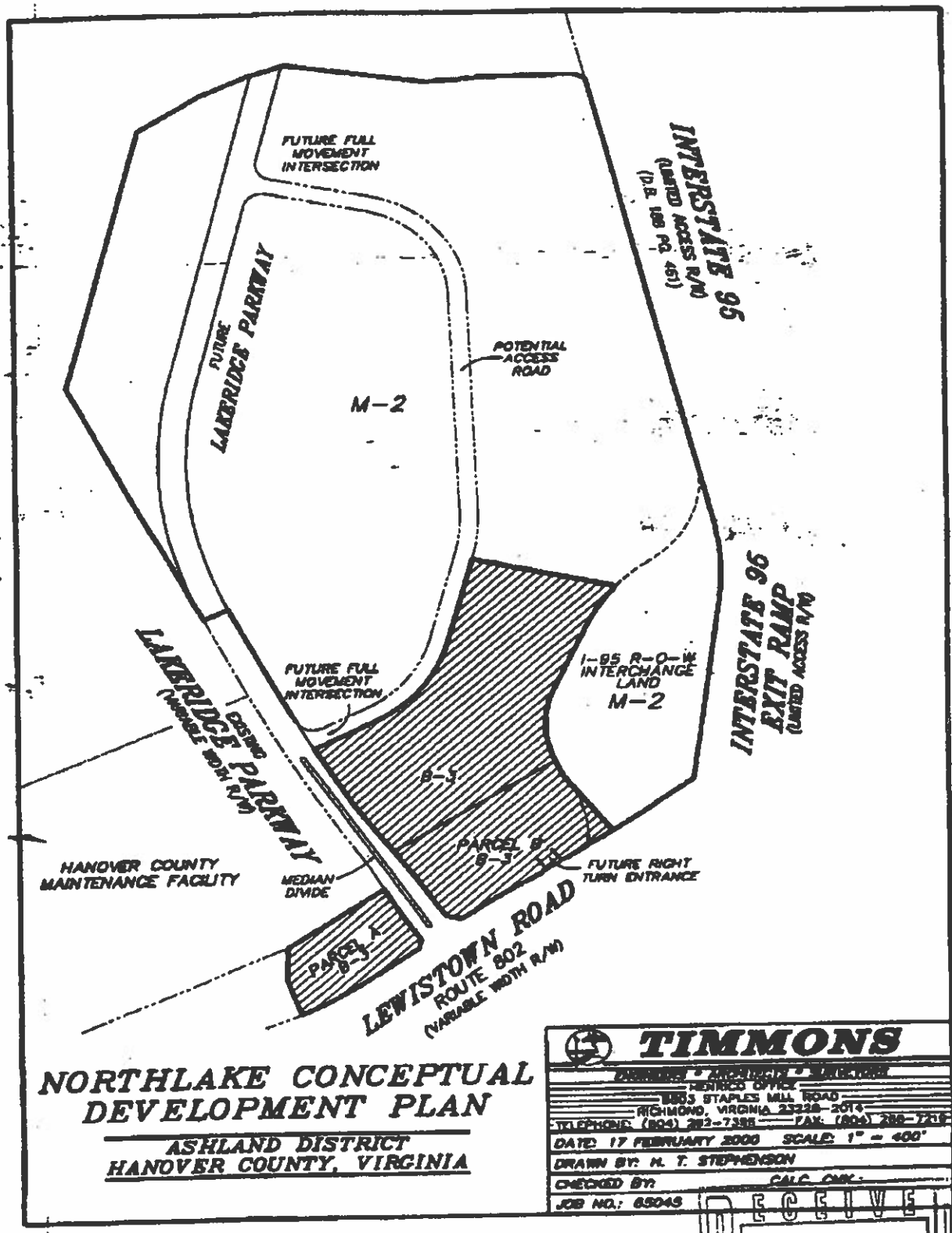
This is to certify that the above is a true copy of C-2-00(c), Am. 1-12, adopted by the Hanover County Board of Supervisors on June 27, 2012.

Date: June 28, 2012

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

CDC/sm/hte

EXHIBIT 'A'



NORTHLAKE CONCEPTUAL DEVELOPMENT PLAN

ASHLAND DISTRICT
HANOVER COUNTY, VIRGINIA

TIMMONS
ENGINEERS • ARCHITECTS • SURVEYORS
HENRICO OFFICE
8803 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228-2014
TELEPHONE: (804) 262-7388 FAX: (804) 288-7218

DATE: 17 FEBRUARY 2000 SCALE: 1" = 400'
DRAWN BY: H. T. STEPHENSON
CHECKED BY: CALC. CHK.:
JOB NO.: 65045

RECEIVED
FEB 17
HANOVER COUNTY
PLANNING OFFICE

Proffers

RECEIVED

DEC 2 6 2024

HANOVER COUNTY
PLANNING DEPARTMENT

PROFFERS: REZ2024-00013, FRHP LINCOLNSHIRE, LLC

The undersigned, Lindsey J. Christen , Chief Administrative & Legal Officer (Title), on behalf of FRHP, Lincolnshire, LLC, owner of GPIN 7788-68-1448, ("the Property), voluntarily agrees for itself, its agents, personal representatives, successors and assigns (collectively "the Property Owners") that, in the event the Property's zoning is rezoned from B-3(c) and M-2(c), to M-2(c), the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Proposed Improvements for: Camping World Airstream, Sunshade Lane, Ashland, VA 23005", prepared by Excel, dated August 22, 2024, and last revised November 14, 2024 (the "Conceptual Plan"). Landscaping, fencing, parking areas, access points, and other site features must be located, installed, and designed as generally shown on the conceptual plan.

2. Architecture. The principal building on the property will be developed in substantial conformity with the elevations titled "Camping World, Sunshade Lane, Ashland, VA 23005" and prepared by Wilkus Architects, most recently revised November 14, 2024 (collectively, the "elevations"). Buildings must be of brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Director of Planning at the time of site plan review. Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, grey, and/or dark green, to minimize their visual impact. White, red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of the each façade.

3. Screening Exterior Mechanical Equipment. Exterior mechanical equipment, including HVAC equipment, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices, and similar features, must be screened as follows:

    a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

    b. Ground-mounted and wall-mounted mechanical equipment. Mechanical equipment mounted on or near ground-level, or otherwise mounted on the building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.

    c. Planning Director's Review. The method of screening will be provided and reviewed with the Planning Director's review of the building elevations.

4. Signage. All freestanding signs on the Property will be monument type. The materials and design of any sign will be compatible with the proposed materials and architectural theme of the principal building on the property.

5. Site Lighting. Lighting fixtures will not exceed twenty-five (25) feet in height. House side shields will be installed on all parking lot lighting fixtures.

6. Stormwater Basins. Wet ponds, dry detention basins, and similar stormwater management features must be landscaped in substantial conformity with the Conceptual Plan. Any wet pond will be aerated.

By: Lindsey J. Christen
Name: Lindsey J. Christen
Title: Chief Administrative & Legal Officer

~~COMMONWEALTH OF VIRGINIA~~, STATE OF ILLINOIS
~~COUNTY/CITY OF _____, to-wit~~: County of LAKE

I, DEBRA ANN CHERRY, do hereby certify that LINDSEY J. CHRISTEN, on behalf of FRHP Lincolnshire, LLC, has acknowledged the foregoing Proffers before me, this 5th day of DECEMBER, 2024.

Debra Ann Cherry (SEAL)
Notary Public

My Commission Expires: 01/26/2025
ID#: 986267

OFFICIAL SEAL
DEBRA ANN CHERRY
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 986267
My Commission Expires 01/26/2025

Conceptual Plan

EXCEL
Always a Better Plan
100 Cameron Drive
Fredericksburg, VA 22405
800-936-6900
excelengineer.com
PROJECT INFORMATION
PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005
NOT FOR CONSTRUCTION
PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024
JOB NUMBER
240087200
SHEET NUMBER
C1.1
LEGEND:
KEYNOTES
SITE INFORMATION:
EXISTING SITE DATA
PROPOSED SITE DATA
INTERSTATE 95
INTERSTATE 95 EXIT RAMP
SUNSHADE LANE
CIVIL SITE PLAN - OVERALL
Page 421 of 775

EXCEL

Always a Better Plan

150 Camelot Drive
Fond du Lac, WI 54935
920-924-8900
excelengineer.com

PROJECT INFORMATION

CAMPING WORLD AIRSTREAM

PROPOSED IMPROVEMENTS FOR:

SUNSHADE LANE • ASHLAND, [illegible]3005

NO.	REVISION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
2400087200

SHEET NUMBER
C1.1A

LEGEND:

MATCH	ASPHALT SECTION	MATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY ASPHALT
	HEAVY DUTY ASPHALT		CONCRETE DOCK CONCRETE
	6" CONCRETE		BUILDING PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	PAINTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES

2	RAISED WALK-OVER DETAIL
4	CURB - WALK-OVER DETAIL
7	18" CURB & GUTTER SEE DETAIL
12	HANDICAP SIGN PER STATE CODE SEE DETAIL
13	HANDICAP STALL & STRIPING PER STATE CODE
14	24"CG CONCRETE WHEEL STOP (TYP)
15	MONUMENT SIGN SEE PAGE 1 FOR LOCATION & APPROVAL BY SIGN VENDOR
19	FLAGPOLE (TYP)
22	TRAFFIC FLOW ARROWS (TYP) COLOR TO MATCH PARKING STALL STRIPING
23	PAINT STRIPING (TYP) COLOR TO MATCH PARKING STALL STRIPING
26	RV MANHOLE PER GC PAINTED PER GC & STRIPED
27	CONCRETE FILLED W/ PREPAINTED FILLING TUBE AND EQUIPMENT PROTECTION
28	6' HIGH BLACK VINYL CHAINLINK FENCE WITH PRIVACY SLATS
29	20' WIDE SLIDING GATE W/ FENCE TO MATCH
30	SERVICE BUILDING CONCEPTUAL AREA PLANS
31	24"Ø CMP RCP FIRE EXTINGUISHER AND MANIFOLD
32	6' HIGH ORNAMENTAL STEEL FENCE
33	POTENTIAL MONUMENT SIGN LOCATION

CIVIL SITE PLAN - WEST

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
800.558.5820
excelengineer.com

PROJECT INFORMATION

CAMPING WORLD AIRSTREAM

PROPOSED IMPROVEMENTS FOR:

SUNSHADE LANE • ASHLAND, 23005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240087200

SHEET NUMBER
C1.1B

LEGEND

MATCH	PROPOSED SECTION	EXISTING SECTION
STANDARD ASPHALT	3" HMA ON 6" CRUSHED AGGREGATE BASE	3" HMA ON 6" CRUSHED AGGREGATE BASE
HEAVY DUTY ASPHALT	4" HMA ON 8" CRUSHED AGGREGATE BASE	HEAVY DUTY CONCRETE
HEAVY DUTY CONCRETE	6" REINFORCED CONCRETE ON 6" CRUSHED AGGREGATE BASE	LOADING DOCK CONCRETE
STANDARD CONCRETE	4" CONCRETE ON 6" CRUSHED AGGREGATE BASE	REINFORCED PAD / APRON CONCRETE
LIGHT DUTY CONCRETE	4" CONCRETE ON 6" CRUSHED AGGREGATE BASE	
PAINTED CURB & GUTTER	6" CONCRETE CURB & GUTTER	SHEDDING CURB & GUTTER

KEYNOTES

1	RAISED WHALE (SEE DETAIL)
6	FLUSH WHALE (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
12	HANDICAP SIGN #14 (11x17) (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	INTEGRAL CONCRETE WHEEL STOP (TYP.)
15	MONUMENT SIGN (BY OTHERS) INSTALLATION & APPROVAL BY REAL MEADOWS
19	DUMPSTER (TYP.)
22	TRAFFIC FLOW ARROWS (TYP.)
23	PAINT STRIPING (TYP.) COLOR TO MATCH PARKING STALL STRIPING
26	24" WHITE/GREY DIAGONAL PARKING AREA TO BE STRIPED
27	COURTESY ISLAND W/ PROPANE REFILLING TANK AND EQUIP STATION
28	6' HIGH ACC VINYL CHAIN-LINK FENCE WITH PRIVACY SLATS
29	24' WIDE SLIDING GATE (BY FENCE SUPPLIER)
30	SERVICE BUILDING CANOPY (SEE ARCH PLANS)
31	CHAIN LINK PER DIMENSIONS REQUIRED (VIF)
32	6' HIGH ORNAMENTAL STEEL FENCE
33	POTENTIAL MONUMENT SIGN LOCATION

CIVIL SITE PLAN - EAST

EXCEL
Always a Better Plan
100 Cummings Center
Beverly, MA 01915
978-922-8555
excelgroup.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:

CAMPING WORLD AIRSTREAM

SUNSHADE LANE • ASHLAND, 23005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240087200

SHEET NUMBER
C1.4

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SHRUBS / MULCH
	HERBAL MULCH
	ASTRO LAWN
	WOODED LAWN
	PROPOSED SAFETY FENCE SYSTEM (36" HT. x 11' EIGHTH COURSE OF STAKE)
	PROPOSED SAFETY FENCE SYSTEM (4.5 FT. SPIRAL DEPICTION, 8 GRAM)

LANDSCAPING PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
	DECIDUOUS TREE	49
	EVERGREEN TREE	47
	SHRUB	34
	PERENNIAL	5

CIVIL LANDSCAPE AND RESTORATION PLAN - OVERALL

EXCEL
Always a Better Plan
PROJECT INFORMATION
PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005
NOT FOR CONSTRUCTION
PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024
JOB NUMBER
240087200
SHEET NUMBER
C1.4A
HATCH KEY:
LANDSCAPING PLANTING SCHEDULE
SYMBOL
PLANT TYPE
QUANTITY
CIVIL LANDSCAPE AND RESTORATION PLAN - WEST
AIRSTREAM
SUNSHADE LANE

EXCEL
Always a Better Plan
100 Corporate Drive
Fond du Lac, WI 54935
920.907.2600
excelengineer.com

PROJECT INFORMATION

PROPOSED IMPROVEMENTS FOR:
CAMPING WORLD AIRSTREAM
SUNSHADE LANE • ASHLAND, 23005

NOT FOR CONSTRUCTION

PRELIMINARY DATES
AUG. 22, 2024
NOV. 14, 2024

JOB NUMBER
240097200

SHEET NUMBER
C1.4B

HATCH KEY:

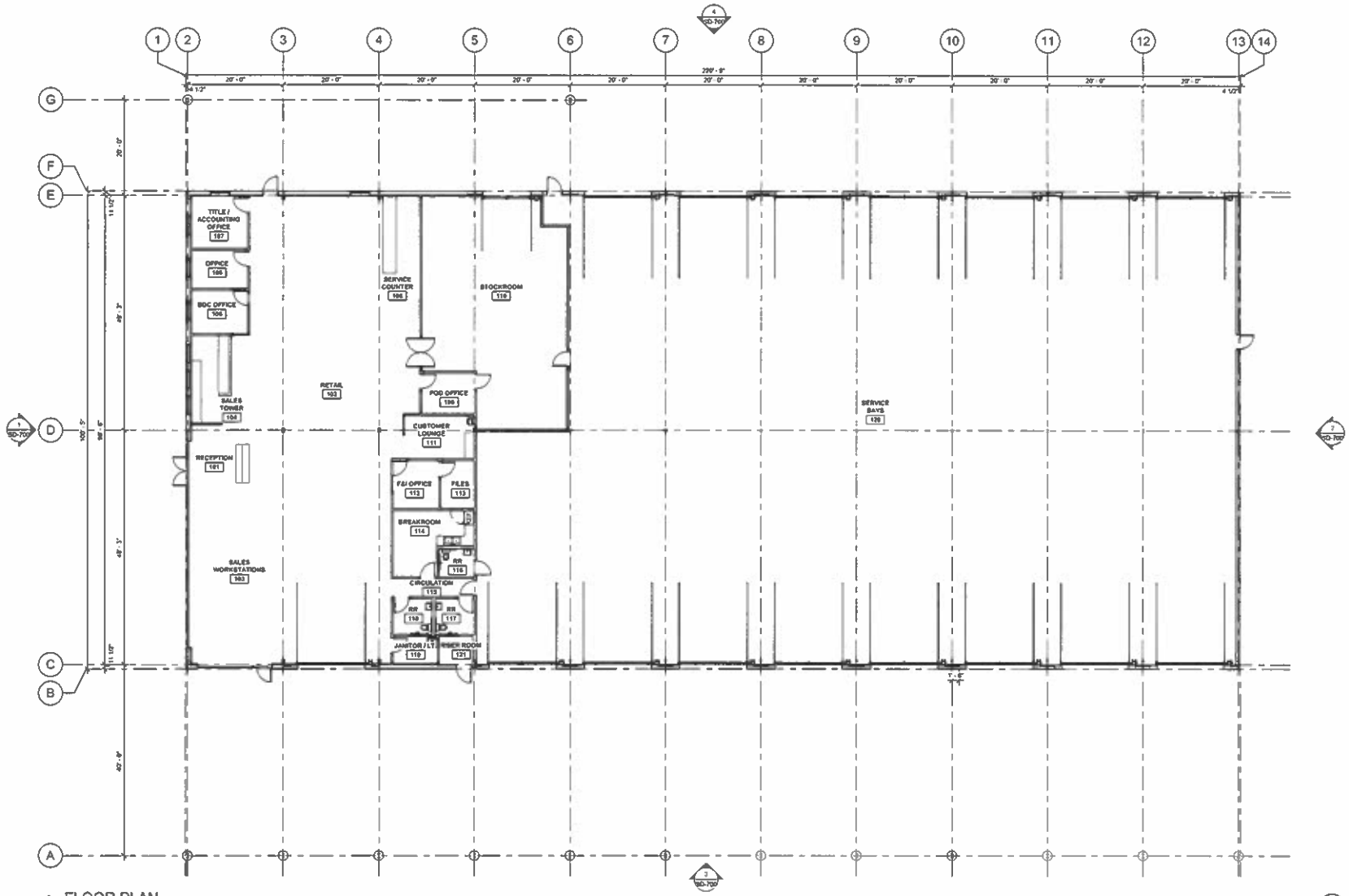
MATCH	LANDSCAPE MATERIAL
	DECIDUOUS TREES
	EVERGREEN TREES
	SHRUBS
	GROUND COVER
	MULCH: WOOD CHIPS - 3"-4" DEEP MULCH: STONE - 3"-4" DEEP (SMALL STONE) MULCH: ROCK - 3"-4" DEEP (LARGE STONE)
	MULCH: ROCK - 3"-4" DEEP (LARGE STONE)

LANDSCAPING PLANTING SCHEDULE

SYMBOL	PLANT TYPE	QUANTITY
	DECIDUOUS TREES	47
	EVERGREEN TREES	49
	SHRUB	38
	PERENNIAL	5

CIVIL LANDSCAPE AND RESTORATION PLAN - EAST

Elevations



1 FLOOR PLAN
SCALE: 1" = 10'-0" SD-210

WILKUS ARCHITECTS

CAMPING WORLD

CAMPING W
2 MARRIO
LINCOLNSHIRE, ... 60069

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO 2024-0000
DRAWN BY
CHECKED BY <# w. INITIALS>

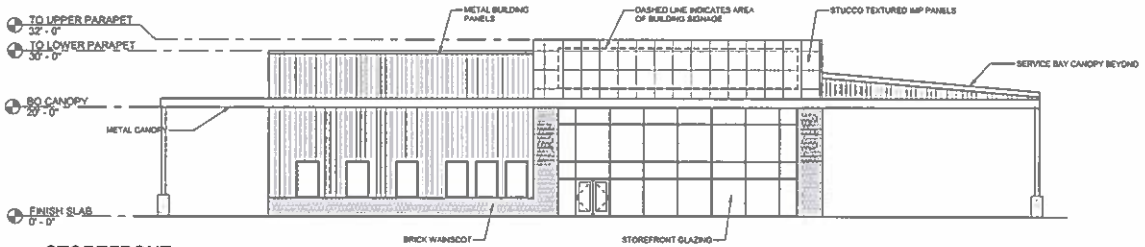
ISSUE	DATE
PRE-APP MEETING	2024.09.16
REZONING APP MTNG	2024.09.26
REZONING RESUBMITTAL	2024.11.14

REVISION	DATE

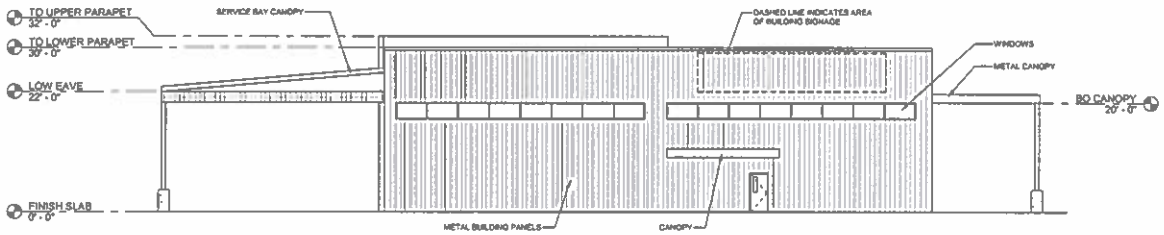
FLOOR PLAN

SD-210

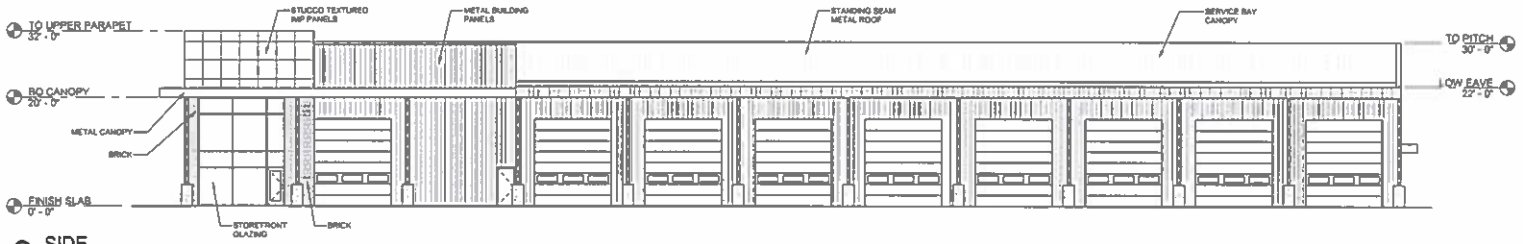
NOTE:
BUILDING CONSTRUCTION TO BE PRE-ENGINEERED METAL BUILDING



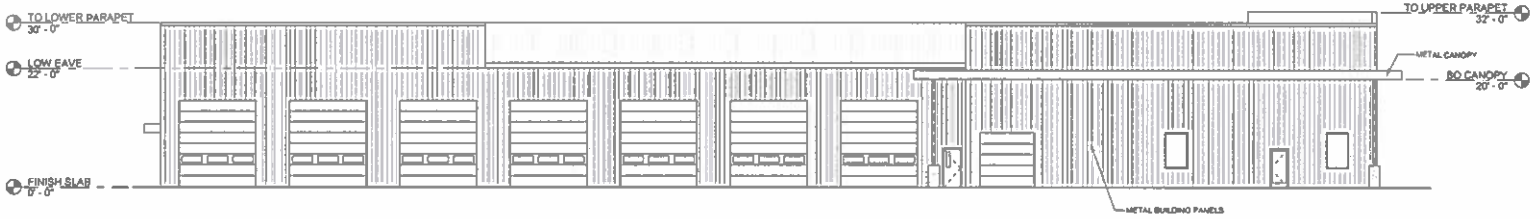
1 STOREFRONT
SCALE: 3/32" = 1'-0" SD-700



2 REAR
SCALE: 3/32" = 1'-0" SD-700



3 SIDE
SCALE: 3/32" = 1'-0" SD-700



4 SIDE - STOCKROOM
SCALE: 3/32" = 1'-0" SD-700

WILKUS ARCHITECTS

CAMPING WORLD

CAMPING VI
2 MARRIO
LINCOLNSHIRE, IL 60069

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO. 2024-0348
DRAWN BY MJR/AV
CHECKED BY <P.M. INITIALS>

ISSUE	DATE
PRE-APP MEETING	2024.09.X
REZONING APP MTNG	2024.09.X
REZONING RESUBMITTAL	2024.11.14

REVISION	DATE

EXTERIOR ELEVATIONS

SD-700







WILKUS ARCHITECTS

CAMPING WORLD

CAMPING W
2 MARRIC
LINCOLNSHIRE, [illegible]059

CAMPING WORLD
SUNSHADE LANE
ASHLAND, VA 23005

NOT FOR CONSTRUCTION

PROJECT NO. 2024-0398
DRAWN BY MJHW
CHECKED BY <P.M. INITIALS>

ISSUE	DATE
PRE-APP MEETING	2024.09.30
REZONING APP MTNG	2024.09.26
RETOMING RESUBMITTAL	2024.11.14

REVISION	DATE

RENDERINGS

SD-900

Draft Ordinance

ORDINANCE REZ2024-00013

OWNER OF RECORD: FRHP LINCOLNSHIRE, L.L.C.

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 a public hearing on the 22nd day of January 2025, and advertised in the Mechanicsville Local 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 rezoning from M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-68-1448, consisting of approximately 10.0 acres, and located at the terminus of Sunshade Lane (private road) approximately 640 feet east of North Lakeridge Parkway (State Route 782). The property is rezoned, subject to the following conditions, which were proffered by the applicant on December 26, 2024, and accepted by the Board:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Proposed Improvements for: Camping World Airstream, Sunshade Lane, Ashland, VA 23005", prepared by Excel, dated August 22, 2024, and last revised November 14, 2024 (the "Conceptual Plan"). Landscaping, fencing, parking areas, access points, and other site features must be located, installed, and designed as generally shown on the conceptual plan.
2. Architecture. The principal building on the property will be developed in substantial conformity with the elevations titled "Camping World, Sunshade Lane, Ashland, VA 23005" and prepared by Wilkus Architects, most recently revised November 14, 2024 (collectively, the "elevations"). Buildings must be of brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Director of Planning at the time of site plan review. Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, grey, and/or dark green, to minimize their visual impact. White, red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of the each façade.
3. Screening Exterior Mechanical Equipment. Exterior mechanical equipment, including HVAC equipment, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices, and similar features, must be screened as follows:

a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

b. Ground-mounted and wall-mounted mechanical equipment. Mechanical equipment mounted on or near ground-level, or otherwise mounted on the building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.

c. Planning Director's Review. The method of screening will be provided and reviewed with the Planning Director's review of the building elevations.

4. Signage. All freestanding signs on the Property will be monument type. The materials and design of any sign will be compatible with the proposed materials and architectural theme of the principal building on the property.

5. Site Lighting. Lighting fixtures will not exceed twenty-five (25) feet in height. House side shields will be installed on all parking lot lighting fixtures.

6. Stormwater Basins. Wet ponds, dry detention basins, and similar stormwater management features must be landscaped in substantial conformity with the Conceptual Plan. Any wet pond will be aerated.

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 REZ2024-00013, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: December 12, 2024

Board of Supervisors: January 22, 2025

Adopted: January 22, 2025

This is to certify that the above is a true copy of REZ2024-00013 adopted by the Hanover County Board of Supervisors on January 22, 2025.

Dated: _____

_____

John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

REZ2024-00020, SANTEE FARM, INC.

Residential Rezoning Amendment Report
Cold Harbor Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Request	Amend proffers and conceptual plan approved with C-13-07(c), Am.1-13
Current Zoning	RC(c), Rural Conservation District with conditions
Existing Gross Density	One (1) lot per 6.25 acres
Acreage	168.79 acres
Street Address	None assigned
Location	North line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road)
GPINs	GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), 8756-71-9930
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Old Church Road: Minor Collector (127' ultimate right-of-way)
Case Planner	Gretchen Biernot
PC Action	Approval (Vote: 6 – 1)

Executive Summary

In 2008, the Board of Supervisors approved a rezoning[1] to RC(c), Rural Conservation District with conditions, to permit the creation of 27 building lots on 27.94 acres, with the remaining acreage of the 168.79-acre property left in conservation area (136.64 acres). The rezoning was amended[2] in 2013 to reduce the cash proffer amount. In December 2023, the applicant submitted construction plans for review and is now requesting the following amendments to the rezoning:

- Reduce the length of pedestrian paths on the conceptual plan
- Show the subdivision to be developed in two sections with changes to the open space
- Eliminate the cash proffer

Outstanding Issues

There are no known outstanding issues at this time.

Draft Motion

I move that the Board of Supervisors:

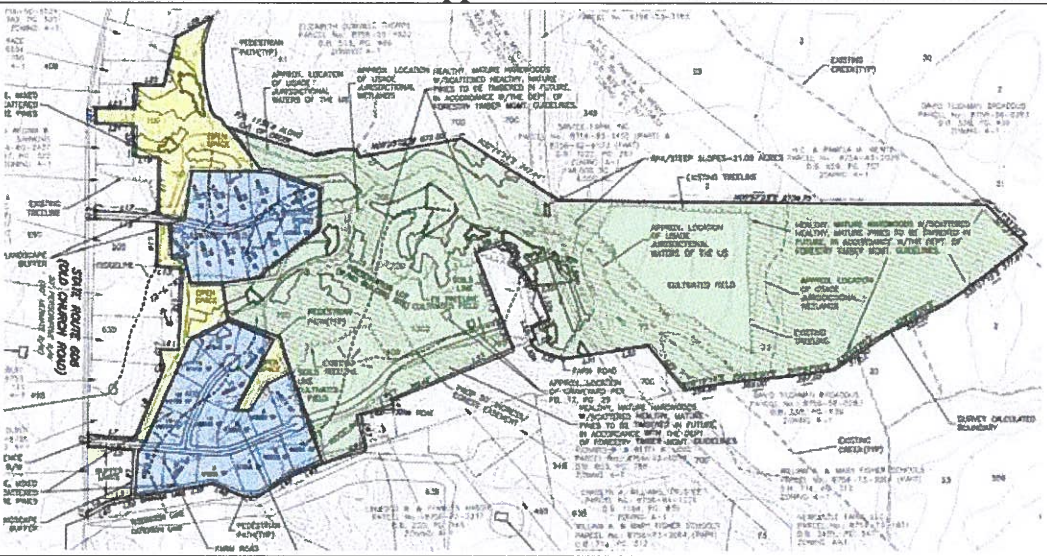
a. Approve REZ2024-00020, subject to the conceptual plan dated December 23, 2024, and proffers dated December 19, 2024.
b. Deny REZ2024-00020.
c. Defer REZ2024-00020 until the Board's February 26, 2025, meeting.

[1] C-13-07(c)
[2] C-13-07(c), Am. 1-13

Planning Analysis

Conceptual Plan Amendments

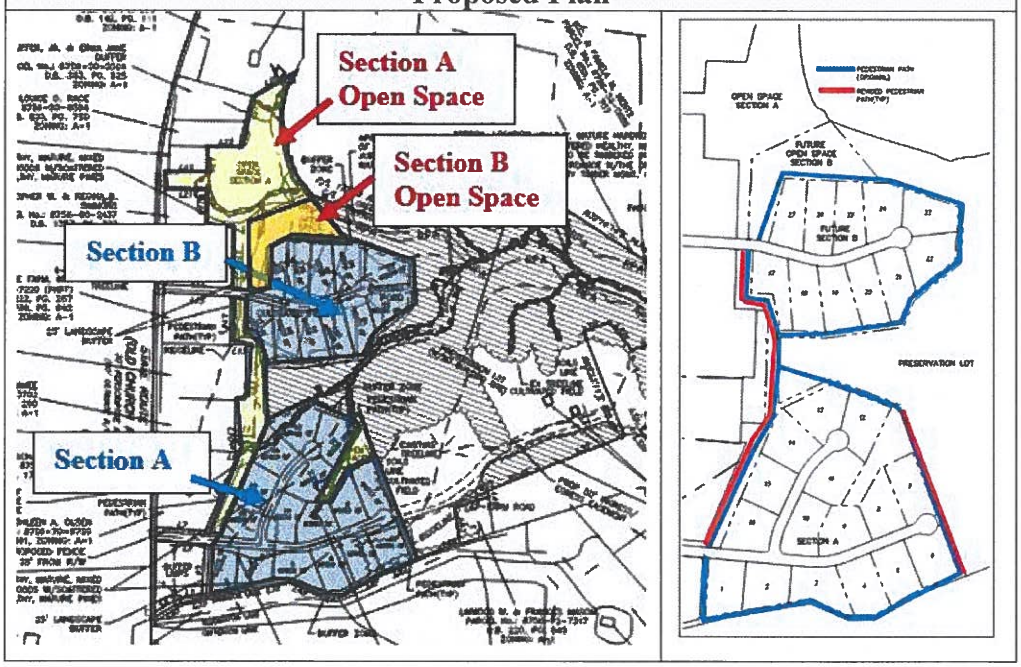
Approved Plan



The conceptual plan that was approved in 2008 shows the following:

- *Building Lots (blue)* – Two separate areas containing a total of 27 building lots are shown along the front of the property near Old Church Road. The western area consists of 11 lots, and the eastern area consists of 16 lots.
- *Preservation Lot (green)* – The majority of the property is within a 116.36-acre preservation lot. This lot will not contain a building site.
- *Open Space (yellow)*- Open space areas are located adjacent to some building lots. These areas contain many of the approved pedestrian paths.

Proposed Plan



The amended conceptual plan contains the following revisions:

- The building lot areas are shown as Section A (Lots 1-16) and Section B (Lots 17-27).
- Areas of open space are shown to be provided with Section A or Section B. Most of the Section A open space is not immediately adjacent to the Section A building lots.
- The acreage of the open space provided has decreased from 20.52 acres to 18.80 acres. However, the minimum open space requirement is still being met.
- The length of the pedestrian paths has been reduced but still connects to the two sections of building lots. Section 26-54(e)7 of the RC ordinance states the following:

  Except for those parts of the conservation area located within preservation lot(s), pedestrian pathways shall be provided within the area for use by the residents of the subdivision. Consideration shall be given to providing for public access on such trails if they are linked to other publicly-accessible pathway systems within the county. Provisions should be made for access to the conservation areas, as required for land management and emergency purposes. Neighborhood trails across preservation lots(s) shall be included to provide for large trail loops, and where privacy intrusions, crop damage, and livestock disturbance can be minimized.

  The RC District encourages the provision of pedestrian paths that provide access to conservation areas and notes that trails should consist of large loops. The previously-approved pedestrian pathways create an interconnected network, connecting lots to open space areas around both building areas. The proposed changes to the pedestrian paths still connect the two sections of building areas but do not create a loop.

Elimination of Cash Proffer

- When C-13-07(c) was originally approved in 2008, a cash proffer of $14,420 per lot was accepted.
- In 2013, a proffer amendment was approved (C-13-07(c), Am. 1-13) that reduced the cash proffer to $2,306 per lot, in accordance with the proffer policy in effect at that time.
- The applicant is currently requesting that the cash proffer be eliminated, as the current proffer policy (revised 2016) only requires a traffic impact analysis (TIA) and an analysis of potential financial contributions for residential developments with 40 or more lots. This development only includes 27 building lots, so a TIA and analysis of financial contributions is not required per the current policy.

While the applicant is requesting to eliminate the cash proffer, which is intended to fund improvements to the local transportation network, they have agreed to dedicate additional right-of-way along Old Church Road, as recommended by the Comprehensive Plan. The dedicated right-of-way could be used to accommodate future road improvements.

Agency Comments

No substantive comments were provided by other departments.

Proffers

The applicant submitted the following proffers dated December 19, 2024. The only changes to the previously-approved proffers include elimination of the cash proffer and a revision to the proffer related to right-of-way dedication:

1. Tree Preservation. **Accept.** The standard tree preservation proffer was provided that limits the removal of trees on the property, with the exception of areas designated for the construction of improvements, driveways, drainfields, or drainage facilities.
2. Deep Wells. **Accept.** Deep wells must serve each of the building lots.
3. Right-of-way Dedication. **Accept.** The applicant has revised the previous proffer, agreeing to dedicate 63.5 feet (instead of 30 feet) of right-of-way along Old Church Road. This revision is consistent with the current Major Thoroughfare Plan, which designates Old Church Road as a Major Collector with a 127-foot ultimate right-of-way.
4. Minimum Dwelling Size. **No comment.** A minimum house size of 2,600 square feet.

Planning Commission Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	One (1) speaker
	Opposition	One (1) speaker
	Public Feedback	• Support: The reduction in the paths will help prevent trespassing on adjacent properties. • Opposition: There are no recreation areas, and reducing the length of pathways will lead to trespassing around adjacent homes by people looking for places to walk.
Vote	**APPROVAL** (Vote: 6 – 1) subject to an amendment to the conceptual plan showing a pedestrian path connection between Sections A and B	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Photographs
- ☑ Application
- ☐ Traffic Study
- ☑ Approval Letter Proffers
- ☐ Historical Commission Recommendation
- ☐ Agency Review Comments
- ☐ Community Meeting Notes
- ☑ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan
- ☑ Draft Ordinance

Initials: GJWB

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00020

Santee Farm, Inc.

amendment

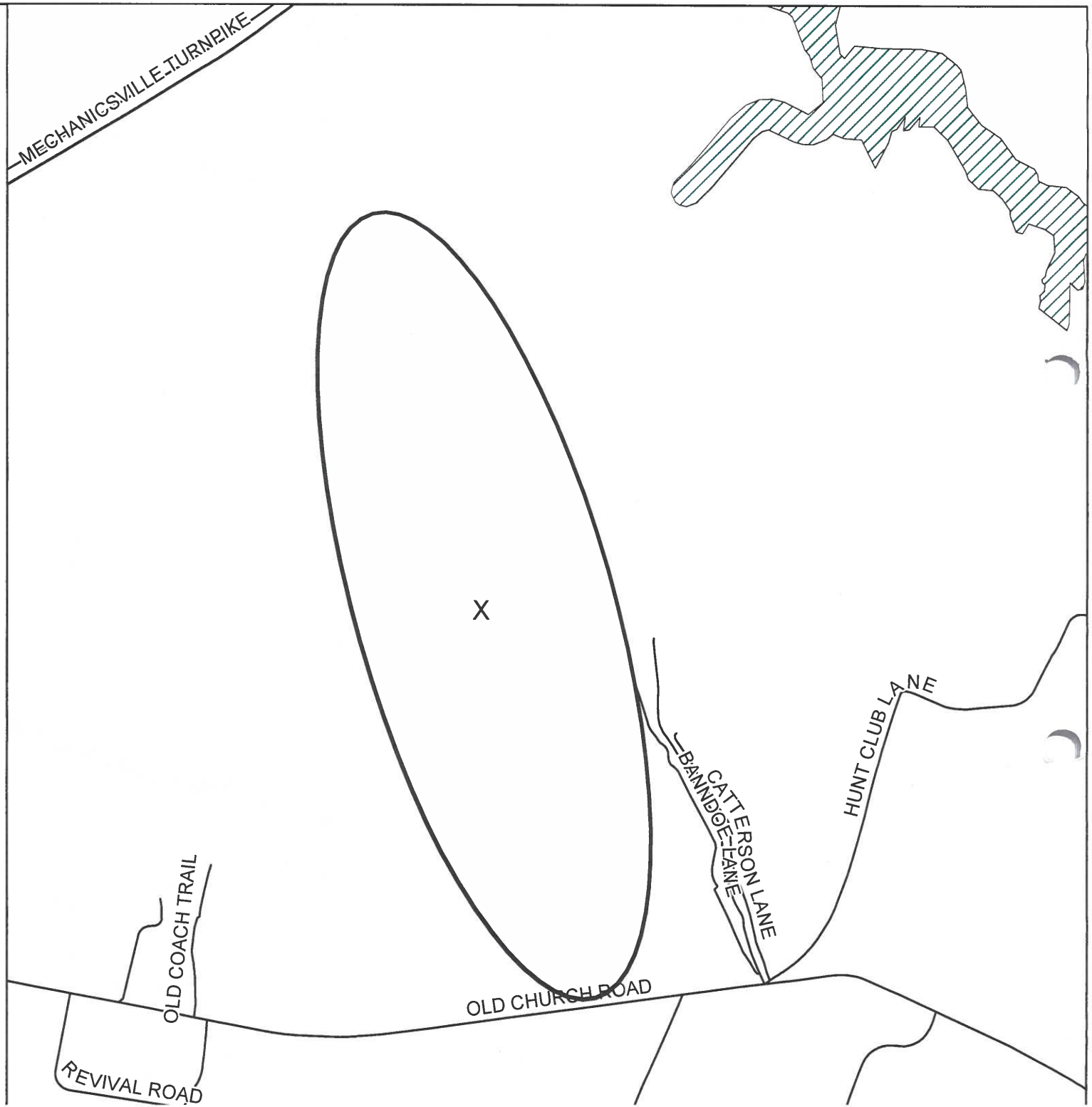
Rural/Agricultural Land Use

GPIN's: 8756-62-9173 (part), et al.
Cold Harbor Magisterial District

N
W E
S

1 inch = 900 feet

October 01, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2024-00020

Santee Farm, Inc.

amendment

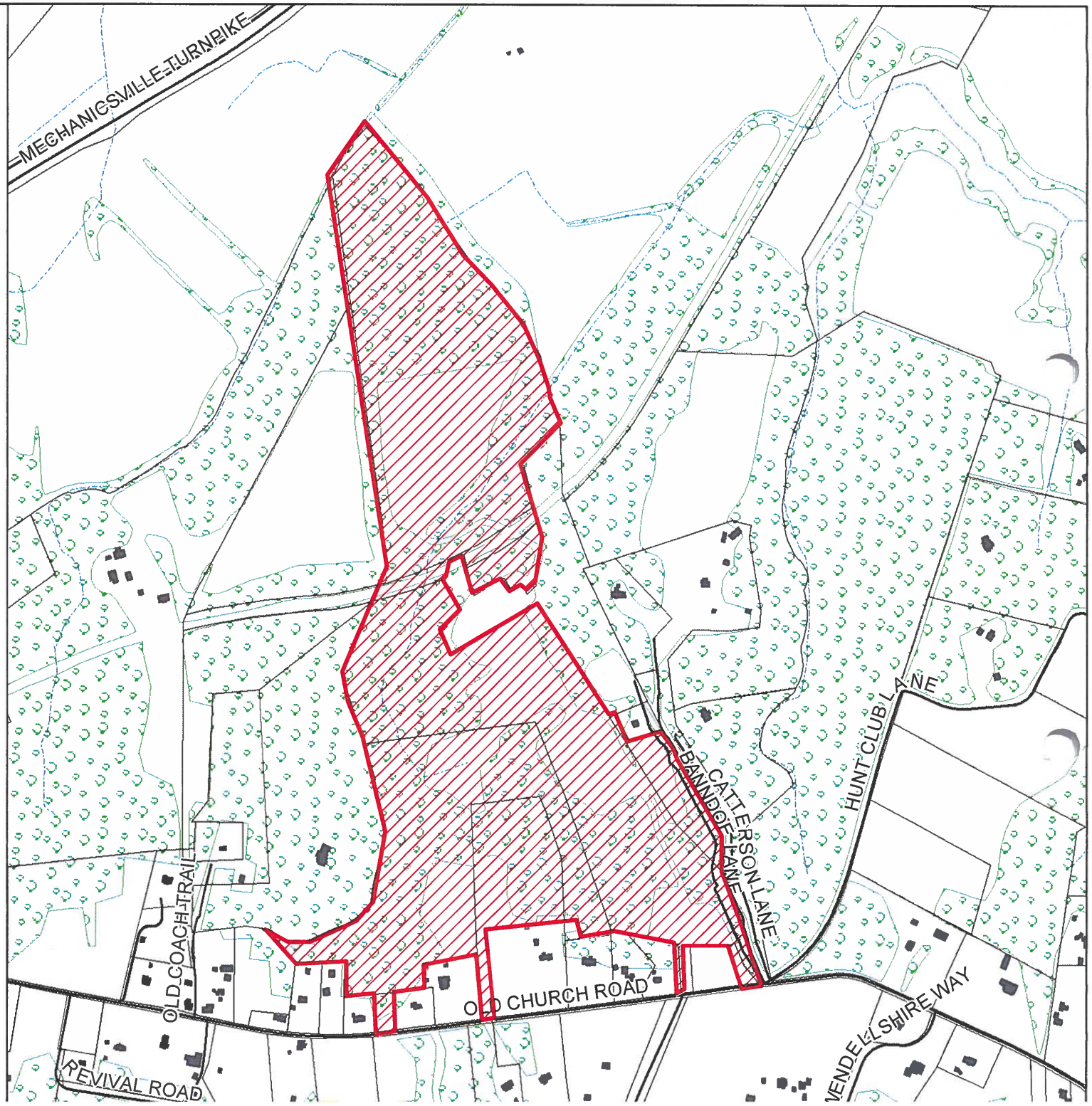
Zoned RC

GPIN's: 8756-62-9173 (part), et al.
Cold Harbor Magisterial District

N
W E
S

1 inch = 900 feet

October 01, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2024-00020

Santee Farm, Inc.

amendment

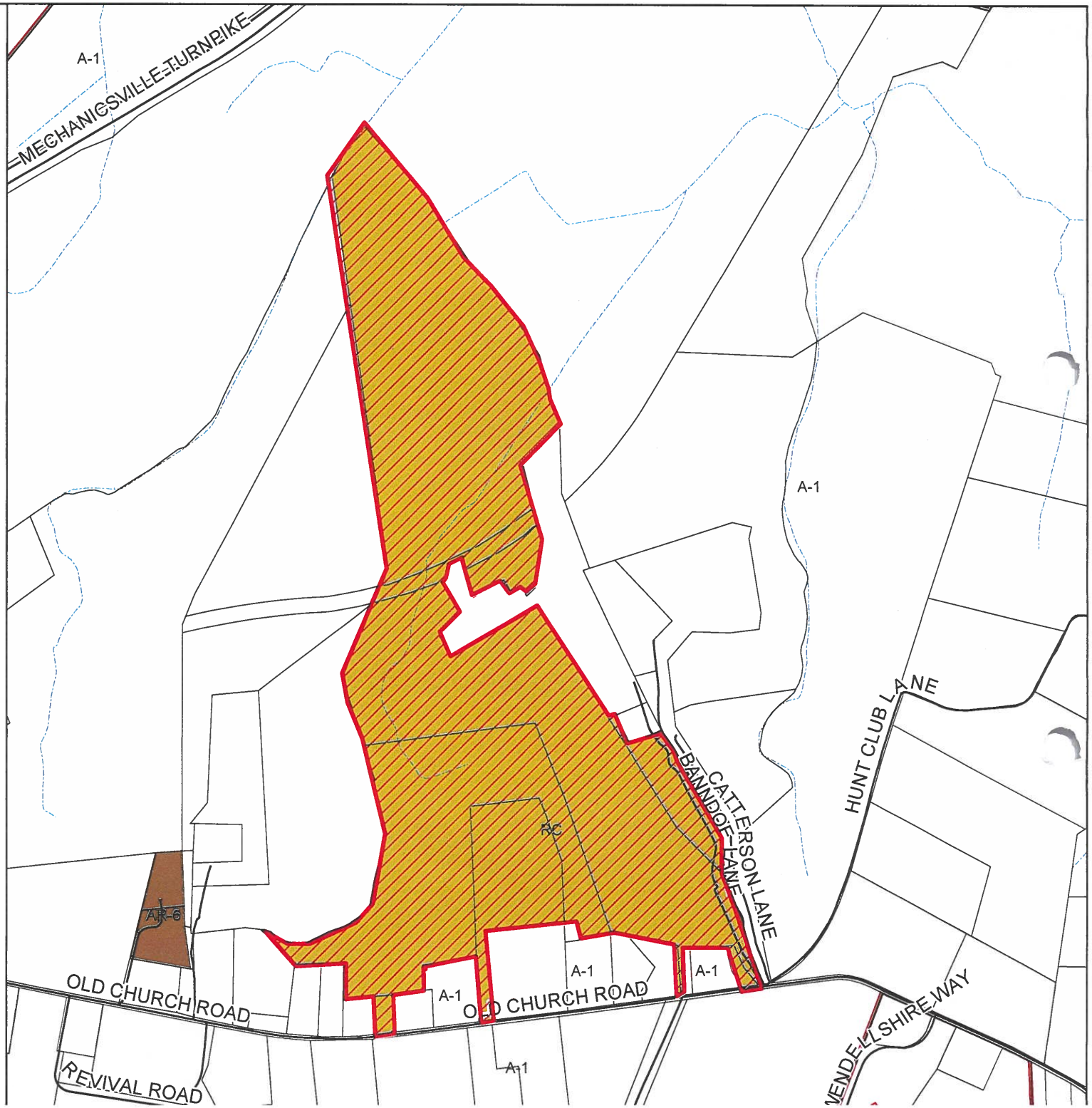
Zoned RC

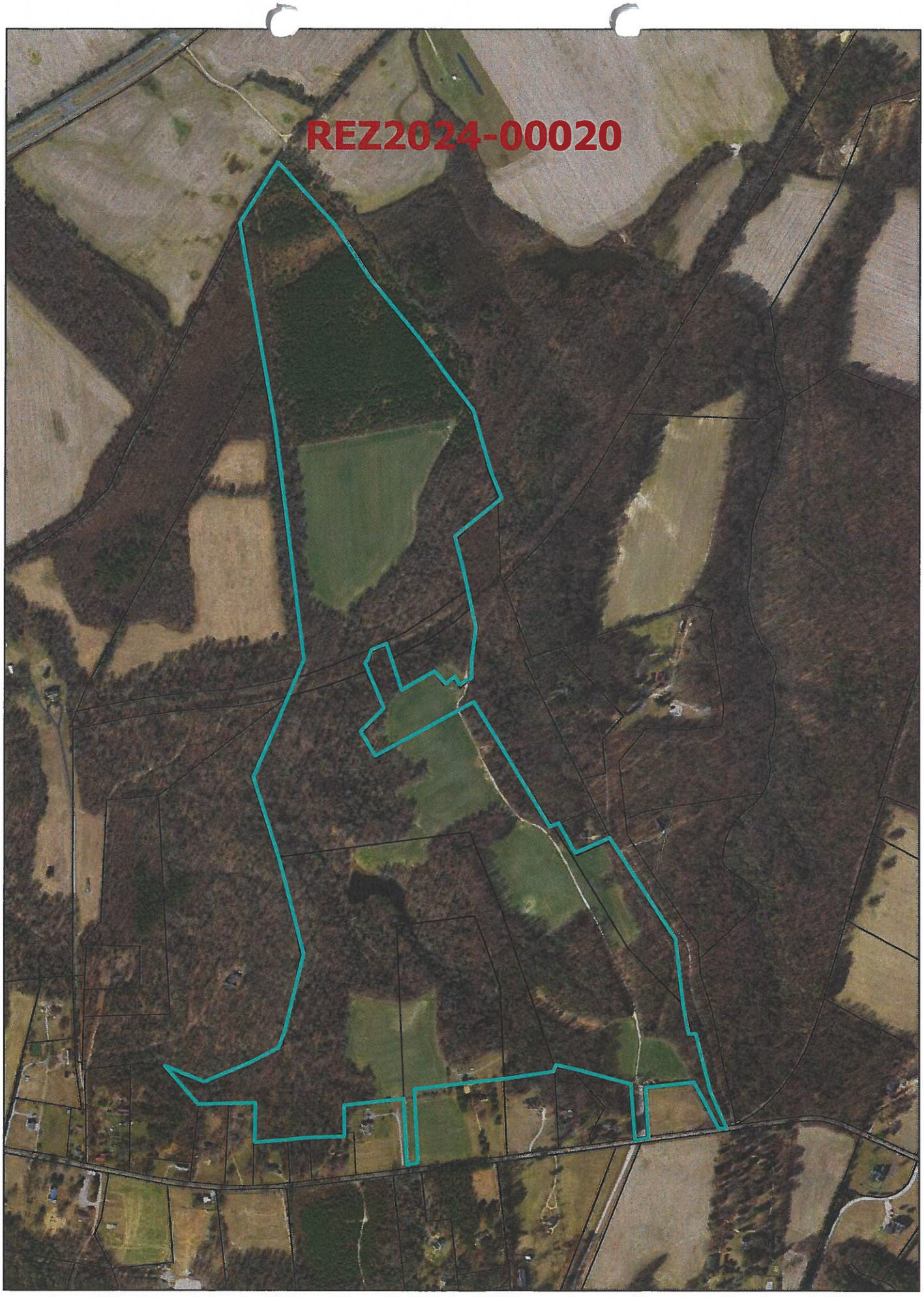
GPIN's: 8756-62-9173 (part), et al.
Cold Harbor Magisterial District

N W E S

1 inch = 900 feet

October 01, 2024




REZ2024-00020

Application

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00020

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: Santee Farm, Inc.	Telephone No. 804-347-0073
Contact Name: Bart Jones	Fax No.
Address: 3146 Old Church Road	Email Address
Mechanicsville, VA. 23111	
Applicant/Contract Purchaser:	Telephone No.
Contact Name: SAME	Fax No.
Address:	Email Address

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☒

GPIN(s) (Tax ID #'s)	Total Area (acres/square feet) 168.79 Ac.
Deed Book ____ Page ____	Current Zoning R-C
Magisterial District Cold Harbor	Requested Zoning R-C
Location Description (Street Address, if applicable) ☐ Old Church Road	Requested Use Amending Conditions C-13-27 Am. 1-13

SIGNATURE OF OWNER ☒ 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 Santee Farm, Inc., By Irvin B. Jones, V.P. By Doris B. Jones, V.P. Date 9-26-2024

Print Name Santee Farm, Inc., By Irvin B. Jones, V.P.

Signature _____ Date _____

Print Name _____

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

Name Santee Farm, Inc.	Telephone No. 804-347-0073
Address: 3146 Old Church Road, Mech., VA. 23111	Fax No.
	Email Address

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

RECEIVED
SEP 30 2024
HANOVER COUNTY
PLANNING DEPARTMENT

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
(PART) 8756-62-9173	Print Santee Farm, Inc. Sign By Ann B Jones, V.P.	1222-267	122.48A	RC	RC
(PART) 8756-63-5452	Print Santee Farm, Inc Sign By Ann B Jones, V.P.	3311-170	2.26A	RC	RC
8756-61-3583	Print Santee Farm, Inc. Sign By Ann B Jones, V.P.	2653-730	30.00A	RC	RC
8756-60-0445	Print Santee Farm, Inc. Sign By Ann B Jones, V.P.	1222-267	.05A	RC	RC
(PART) 8756-61-7220	Print Santee Farm, Inc. Sign By Ann B Jones, V.P.	1222-267	12.681 A	RC	RC
8756-71-9930	Print Santee Farm, Inc. Sign By Ann B Jones, V.P.	1893-764	5.105A	RC	RC
	Print Sign				
	Print Sign				
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	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				

ATTACHMENTS - For ALL REQUESTS you must submit the following.

☑ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☑ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☑ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. 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.)

☑ d. **Responses to questions on Pages 10 and 11**

☑ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☑ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:

1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☑ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

☐ N/A

☑ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Santee Farm, Inc. By Irvin B Jones, VP. Date 9-26-2024

Print Name Santee Farm, Inc., By Irvin B. Jones VP

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Santee Farm, Inc.
3146 Old Church Road
Mech., VA. 23111

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☐ Email _____ ☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	$500
AR-6 (>2 lots), RC, RS, RM, MX	$1500 + $75/acre* for 1st 200 acres; $30/acre* for acreage>200 acres
B, OS, M, BP	$1100
Amendment of Proffer or Planned Unit Development	$1500

*Fractions of acreage are rounded up to the nearest whole number.

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:

Base Fee _____	
Acreage Fee _____	Accepted by: _____
TOTAL FEE _____	HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: Santee Farm, Inc., By Irvin B. Jones, V.P. By Irvin B Jones, V.P.

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 30 day of September, 2024, by Irvin B Jones (Name of Applicant).

My commission expires: 9/30/2025 Kelly Redmon Kelly
Notary Public

Board of Supervisors Representative: Michael Herzbeeg

Planning Commission Representative: Fred McGhee

List of Adjacent Property Owners: ☑ **Check here if list is attached.**

GPIN	Name	Address

GPIN	8756-51-4822
OWNER NAME1	THORPE, BRANDON LAMAR &
OWNER NAME2	
MAIL_ADDRESS	9080 OLD COACH TRAIL
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-52-0686
OWNER NAME1	MENTZ, H C & PAMELA M R/S
OWNER NAME2	
MAIL_ADDRESS	PO BOX 389
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000
GPIN	8756-53-5833
OWNER NAME1	MENTZ, H C & PAMELA M R/S
OWNER NAME2	
MAIL_ADDRESS	PO BOX 389
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000
GPIN	8756-53-3183
OWNER NAME1	MENTZ, H C & PAMELA M
OWNER NAME2	
MAIL_ADDRESS	9051 OLD COACH TRAIL
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-43-2029
OWNER NAME1	MENTZ, H C & PAMELA M R/S
OWNER NAME2	
MAIL_ADDRESS	9051 OLD COACH TRAIL
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-9711

GPIN	8756-56-0283

OWNER NAME1	BROADDUS, DAVID TILGHMAN
OWNER NAME2	
MAIL_ADDRESS	3594 SPRING RUN ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-84-1276
OWNER NAME1	WILLIAMS, CAROLYN A TRUST
OWNER NAME2	
MAIL_ADDRESS	4189 MECHANICSVILLE TURNPIKE
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-73-6058
OWNER NAME1	LOYD, RICHARD B & BETTY R
OWNER NAME2	
MAIL_ADDRESS	9153 TEDDINGTON LANE
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-72-7317
OWNER NAME1	MASON, LINWOOD W & FRANCES
OWNER NAME2	
MAIL_ADDRESS	9129 BANNDOE LANE
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-83-1192
OWNER NAME1	COPPERSMITH, KEVIN J & COPPERSMITH, CAROLYN D R/S
OWNER NAME2	
MAIL_ADDRESS	9154 TEDDINGTON LANE
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA

MAIL_ZIP	23111

GPIN	8756-82-3125
OWNER NAME1	LEISURE, CHARLES R & LEISURE, KATHRYN DREWRY
OWNER NAME2	
MAIL_ADDRESS	9110 CATTERSON LANE
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-93-1159
OWNER NAME1	WEIL, NANCY ELLEN KREYNUS
OWNER NAME2	
MAIL_ADDRESS	6085 COLUMBIA STREET
MAIL_CITY	ARCH CAPE
MAIL_STATE	OR
MAIL_ZIP	97102-0573

	8755-89-4969
GPIN	
OWNER NAME1	GELDZAHLER, JONATHAN S & JANET T
OWNER NAME2	
MAIL_ADDRESS	3071 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-70-8755
OWNER NAME1	OLSEN, GARY A & KATHLEEN A
OWNER NAME2	
MAIL_ADDRESS	3110 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-70-6755
OWNER NAME1	GILBERT, RICHARD
OWNER NAME2	
MAIL_ADDRESS	3118 OLD CHURCH ROAD

MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-70-3792
OWNER NAME1	MCNAMEE, SEAN M & MEREDITH E
OWNER NAME2	
MAIL_ADDRESS	3140 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-70-0134
OWNER NAME1	BALDACCI, KENNETH E SR & BARBARA B R/S
OWNER NAME2	
MAIL_ADDRESS	3157 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111-0000

GPIN	8756-60-4589
OWNER NAME1	FERGUSON, BRANDON D & HEATHER M
OWNER NAME2	
MAIL_ADDRESS	3174 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-60-2437
OWNER NAME1	6400 LANTANA LLC
OWNER NAME2	
MAIL_ADDRESS	3174 OLD CHURCH RD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8755-69-3479

OWNER NAME1	FINDLAY, BERNADETTE ETALS
OWNER NAME2	
MAIL_ADDRESS	7431 CHESTER TRAIL
MAIL_CITY	LAKEWOOD RANCH
MAIL_STATE	FL
MAIL_ZIP	34202

GPIN	8756-50-8473
OWNER NAME1	BLANCO, KATHRYN N & WEISSERT, MATTHEW
OWNER NAME2	
MAIL_ADDRESS	3210 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-50-6594
OWNER NAME1	THORPE, BRANDON LAMAR
OWNER NAME2	
MAIL_ADDRESS	6720 PATTERSON AVENUE
MAIL_CITY	RICHMOND
MAIL_STATE	VA
MAIL_ZIP	23226

GPIN	8756-50-5524
OWNER NAME1	WRIGHT, ANDREW
OWNER NAME2	
MAIL_ADDRESS	3230 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

GPIN	8756-50-2629
OWNER NAME1	TRIMMER, SHIRLEY AMANDA
OWNER NAME2	
MAIL_ADDRESS	3262 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111
GPIN	8755-69-8714

OWNER NAME1	HALL, EDMUND W JR & SHEILA S
OWNER NAME2	
MAIL_ADDRESS	3167 OLD CHURCH ROAD
MAIL_CITY	MECHANICSVILLE
MAIL_STATE	VA
MAIL_ZIP	23111

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Santee Farm, Inc.

DATE: 9-27-2024

The following application will be submitted for review to the Hanover County Planning Department:

☒ Rezoning to Amend Proffers & Conceptional Plan
☐ Conditional Use Permit
☐ Special Exception

Applicant: Santee Farm, Inc.
Property Location: 3146 Old Church Road Mech., VA. 23111
GPIN(s): _____

Requested Zoning District: Cold Harbor
Requested Use/Exception: _____

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? RURAL AGRICULTURE

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? MINOR COLECTOR

3. Describe in detail the proposed use of the property. RESIDENTIAL W/ AMENDED PROFFERS

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? POND IN CONSERVATION AREA

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.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?

2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property?

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned.

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐
   Amending Proffer & Conceptual Plan
   & showing Section A & Section B

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)
   N/A

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features?
2. What provisions will be made to ensure safe and adequate access to the subject property?
3. How will the traffic impact of this development be addressed?:
4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?
5. What type of signage is proposed for the site?
6. Have architectural/building elevations been submitted with this application?

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. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____
4. Historic Resource/File No. _____ GPIN _____
5. 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? _____

b) Is the historic site open to the public? _____

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. _____

Cemeteries in Conservation Area

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 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: Sawtee Farm, Inc., By Russ B Jones, V.P. Date: 9-27-2024

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 _____ vehicles per day and a site peak hour trip generation of _____ vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

Choose one of the two options below: No changes

☑ 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.

Santee Farm, Inc., By Ronnie B Jones V.P. 9/27/2024

(Signature of Applicant/Applicant's Representative) (Date)

_____

(Applicant/Applicant's Representative – Print Name)

Approval Letter with Proffers

BOARD OF SUPERVISORS

W. CANOVA PETERSON, IV, CHAIRMAN
MECHANICSVILLE DISTRICT

SEAN M. DAVIS, VICE-CHAIRMAN
HENRY DISTRICT

WAYNE T. HAZZARD
SOUTH ANNA DISTRICT

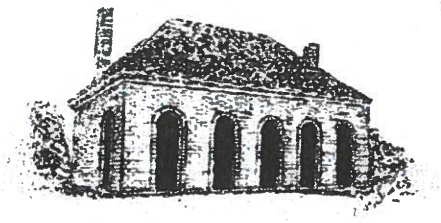
ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

AUBREY M. STANLEY
BEAVERDAM DISTRICT

G.E. VIA, III
ASHLAND DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

DAVID P. MALONEY, AICP
DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

MARY B. PENNOCK
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

May 22, 2013

Santee Farm, Inc.
c/o Jacqueline and Bart Jones
3146 Old Church Road
Mechanicsville, VA 23111

RE: Approval of C-13-07(c), Am. 1-13, Santee Farm, Inc.

Dear Mr. and Mrs. Jones:

At their meeting of May 22, 2013, the Hanover County Board of Supervisors, on a motion by Mr. Davis, seconded by Mr. Stanley, voted to **APPROVE** the above-captioned request to amend the proffers on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, zoned RC(c), Rural Conservation District with conditions, with your proffered conditions 1 through 5 as set forth in the attached Ordinance for C-13-07(c), Am. 1-13, Santee Farm, Inc. The Board's approval incorporates adoption of the attached Ordinance.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

David P. Maloney, AICP
Director of Planning

GJWB/sm/hte

cc: The Honorable Sean M. Davis
Sherri A. Carneal
Gretchen W. Biernot
Richard W. Paul
Kevin R. Nelson
Jennifer A. Pendergrass
Lee W. Garman
C. Jason Hazelwood
Dawn R. Hardman

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

OWNER OF RECORD: SANTEE FARM, INC.

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 22nd day of May, 2013, 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 approved with rezoning request C-13-07(c), Santee Farm Inc., of the property described as GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road), (a detailed description is filed with the Board's papers) zoned RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on April 2, 2013, and accepted by the Board:

1. 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.

2. 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.

3. Each lot shall be served by a drilled deep well.

4. The Property Owner agrees upon the County's or VDOT's request to dedicate no less than thirty (30) feet of right-of-way from the centerline of State Route 606 (Old Church Road) to the Property, for future widening when requested by the County or VDOT, free of cost, and free of encumbrances interfering with the use of road purposes.

5. The minimum dwelling size shall be 2,600 square feet.

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 Mr. Davis, seconded by Mr. Stanley, the members of the Board of Supervisors voted to approve Ordinance C-13-07(c), Am. 1-13, Santee Farm, Inc., as follows:

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

Public Hearings:

Planning Commission April 18, 2013

Board of Supervisors May 22, 2013

Adopted May 22, 2013

This is to certify that the above is a true copy C-13-07(c), Am. 1-13, adopted by the Hanover County Board of Supervisors on May 22, 2013.

Dated: May 29, 2013

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

GJWB/sm/hte

Citizen Correspondence

Ms. Gretchen Biernot

Hanover County Planning Dept.

Good afternoon, Ms. Biernot.

Thank you again for speaking with me last week about the Santee Farm, Inc rezoning on Old Church Road. As a nearby homeowner, I have several concerns regarding this rezoning proposal, most notably the increased opportunity for groundwater pollution, the surrounding landowners' privacy, and the preservation of the history of Old Church.

When looking at the Rural Conservation (RC) plans for the county, I thought that the idea was to protect the land as well as to preserve the overall "rural feel" of the area. Why is this development allowed to bunch all of the houses together, instead of spreading them out over the entirety of the property?

Pollution:

By putting all of the approved homesites (27) in one corner of the Santee Farm property, the potential negative impact on both water pollution, as well as light pollution is much greater than if the twenty-seven homes were spread out over the entire 100+ acres.

Twenty-seven septic systems and wells bunched together is more taxing on the environment than if they were spread out.

When homes are clustered into a neighborhood and sit side by side, the homeowners are more likely to maintain manicured lawns. This results in greater chemical usage, which inevitably washes away and into the neighboring creeks and ponds. I have a pond on my property that is home to much wildlife that I fear could be damaged by so many households adding to the groundwater pollution in the area.

Twenty-seven homes clustered together and lit up at night will have a greater negative impact on the nocturnal habits of wildlife in the area than if the houses were spread out over the 100+ acres.

Privacy:

The request of the developers to reduce the planned walking paths is another concern of the neighboring homeowners. If the development doesn't provide common areas and walking paths for the new homeowners in their own neighborhood, it's reasonable to believe that the walking traffic will increase on the neighboring roads of Banndoe, Teddington, Catterson, and Hunt Club. Most of the homeowners on these roads moved to the area for privacy and we shouldn't have to worry about strangers walking up and down our road every day. I know that

may sound unneighborly, but protecting our property and personal safety becomes more difficult when we don't know who is walking around our property.

Preservation:

The neighborhood that Santee Farms is proposing will sit directly across from two of the most historic homes in Hanover County. Preserving the areas surrounding these historic homes should be given greater consideration by the county before allowing "growth" to infringe on these historic treasures.

The initial plan was requested and approved 16 years ago and no changes were made to the property. Is there no statute of limitation requiring a resubmission for approval? Some of the neighboring properties have sold more than once since 2008, and these new landowners did not have a voice in the initial proposal. The county's GSI website does not show the planned development.

I also have questions regarding the "undeveloped area" of the proposed development.

Is a ruling that the undeveloped area cannot be developed in the future something that will hold true in perpetuity? Can a future planning board change the land development requirements that would allow more development of the property?

Is the undeveloped land considered a part of the neighborhood's design, or can Mr. Jones build homes for "family members" on it in the future?

If all twenty-seven homesites do not sell, can Santee Farm reapply to change the plans after some homes have been built? For example, not developing common areas if only ten homesites sell.

I ask that the planning committee give consideration to the concerns of the neighboring homeowners before making a final decision that could forever change the pristine environment that both the residents and wildlife currently enjoy.

Sincerely,

Leigh Ann Rankin

9257 Hunt Club Lane, Mechanicsville, VA

804-296-8337

Proffers

PROFFERS: **REZ2024-00020, SANTEE FARM, INC.**

The undersigned, owners of parcels designated GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, ("the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. 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.

2. Each lot shall be served by a drilled deep well.

3. The Property Owner agrees upon the County's or VDOT's request to dedicate no less than 63.5 feet of right-of-way from the centerline of State Route 606 (Old Church Road) to the Property, for future widening when requested by the County or VDOT, free of cost, and free of encumbrances interfering with the use of road purposes.

4. The minimum dwelling size shall be 2,600 square feet.

By Irvin B Jones III, V.P. 12-19-2024

Santee Farm, Inc. Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Kaitlin Beazley, do hereby certify that Irvin Barton Jones III has acknowledged the foregoing Proffers before me, this 19th day of December, 2024.

Kaitlin Beazley (SEAL)

Notary Public

My Commission Expires: 02/29/2028

#00272468

KAITLIN RENEE BEAZLEY
MY COMM EXPIRES 02/29/2028
REGISTRATION # 00272468
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

Conceptual Plan

SANTEE
SECTION A & B

REZONING
COLD HARBOR DISTRICT
HANOVER COUNTY, VA

RECEIVED
DEC 30 2024
HANOVER COUNTY
PLANNING DEPARTMENT

GENERAL NOTES:

1. GPINS: 8786-62-5452
8786-62-0445
8786-61-7220 (PART)
8786-62-9173
8786-61-3863
8786-71-9830
2. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
3. TOTAL AREA: 168.79 +/- ACRES
4. ZONING: RC
5. ZONING CASE: C-13-07(c) AM1-13
6. ROADS: PUBLIC
8. WATER: PRIVATE WELL
9. SEWER: PRIVATE SEPTIC

NOTES:

ENTIRE SITE IS LOCATED WITH THE PAMUNKEY RIVER AREA OF THE COUNTY HYDROLOGIC UNIT BOUNDARY MAP.

NO IDENTIFIED HISTORIC SITES ARE FOUND ON SUBJECT.

NO SIGNIFICANT EASEMENTS, RIDGE LINE, TRAIL OR ROADS ON SITE.

NO PUBLIC LANDS LIE WITH SITE AREA.

NO LAND IS PROTECTED UNDER CONSERVATION EASEMENTS.

ALL PUBLIC UTILITIES ALONG SITE 606.

NO DRAINAGE DITCHES ON SITE.

NO TILE FIELD LOCATED ON SITE.

NO ROCK OUTCROPPINGS ON SITE.

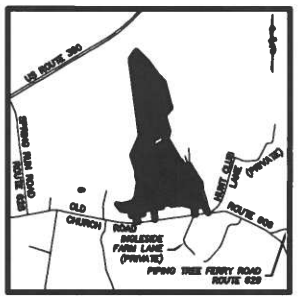
NO ON-SITE SOILS ARE IDENTIFIED AS PRIME OF STATEWIDE IMPORTANCE.

NO KNOWN AQUIFER RECHARGE AREAS.

NO COMMON WELLS OR SEWAGE FACILITIES ON SITE.

THIS PROPERTY LIES IN FEMA FLOOD ZONE X, A LOW HAZARD AREA, PER FIRM COMMUNITY PANEL NUMBER 51085C0336C DATED 6/20/2024.

INFORMATION TAKEN FROM BALZER AND ASSOCIATES, INC. PLAN DATED 3-29-07, REVISED ON 12-28-07.



VICINITY MAP
NOT TO SCALE

OWNER & DEVELOPER:
SANTEE FARM INC
ATTN: BART JONES
3146 OLD CHURCH ROAD
MECHANICSVILLE, VA 23111
PHONE: (804)347-0073
E-MAIL: n/a

ENGINEER:
GOODFELLOW, JALBERT, BEARD & ASSOC, INC.
ATTN: JAMES BEARD
7104 MECHANICSVILLE TURNPIKE
MECHANICSVILLE, VA 23111
PHONE: (804)746-7097
E-MAIL: JAMES@GJBASSOC.COM

DATE: SEPTEMBER 24, 2024

REVISIONS: DECEMBER 23, 2024

PROFFERS: SANTEE FARM, INC., APPLICANT

THE UNDERSIGNED SANTEE FARM, INC., OWNER OF PARCELS DESIGNATED GPIN 8786-62-9173, 8786-62-5452, 8786-61-3863, 8786-62-0445, 8786-61-7220 (PART), 8786-71-9830 ("THE PROPERTY"), VOLUNTARILY AGREES FOR THEMSELVES THEIR AGENT, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS (COLLECTIVELY) THE PROPERTY OWNERS") THAT, IN THE EVENT PROPERTY IS REZONED FROM A-1 TO R-2, THE DEVELOPMENT AND USE OF THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. EXISTING TREES OF 8 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, DRAIN FIELDS, OR DRAINAGE FACILITIES.
2. EACH LOT SHALL BE SERVED BY A DRILLED DEEP WELL.
3. THE PROPERTY OWNER AGREES UPON THE COUNTY'S OR VDOT'S REQUEST TO DEDICATE NO LESS THAN THIRTY (30) FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF STATE ROUTE 606 (OLD church road) TO THE PROPERTY, FOR FUTURE WIDENING WHEN REQUESTED BY THE COUNTY OR VDOT, FREE OF COST, AND FREE OF ENCUMBRANCES INTERFERING WITH HE USE OF ROAD PURPOSES.
4. THE MINIMUM DWELLING SIZE SHALL BE 2,600 SQUARE FEET.

SANTEE FARM, INC. _____ DATE

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, TO-WIT:

I, _____, DO HEREBY CERTIFY THAT

_____ HAS ACKNOWLEDGED THE FOREGOING PROFFERS

BEFORE ME, THIS _____ DAY OF _____, 2024.

_____ (SEAL)
NOTARY PUBLIC

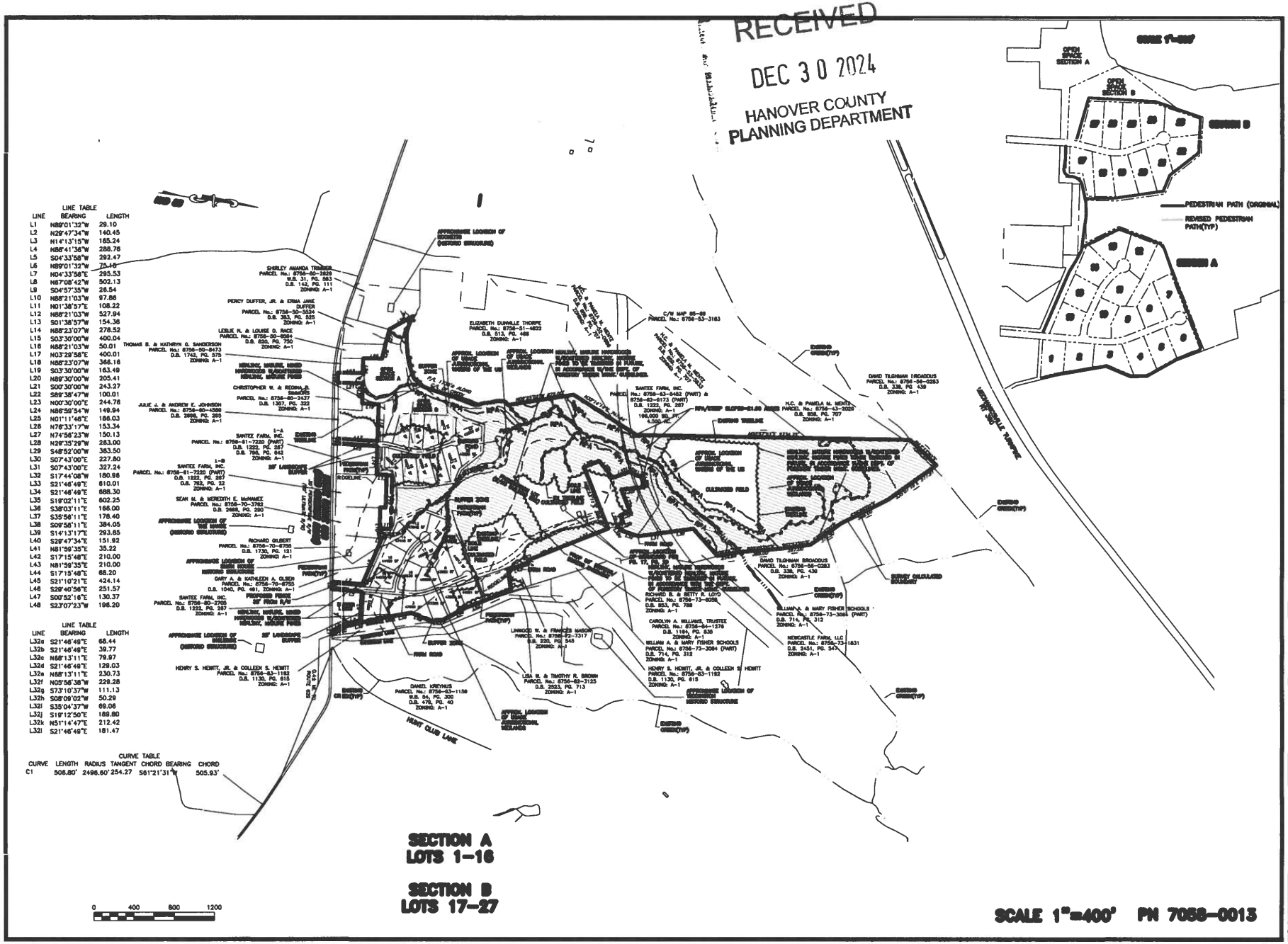
MY COMMISSION EXPIRES:

RC SITE CALCULATIONS (ALL SECTIONS):

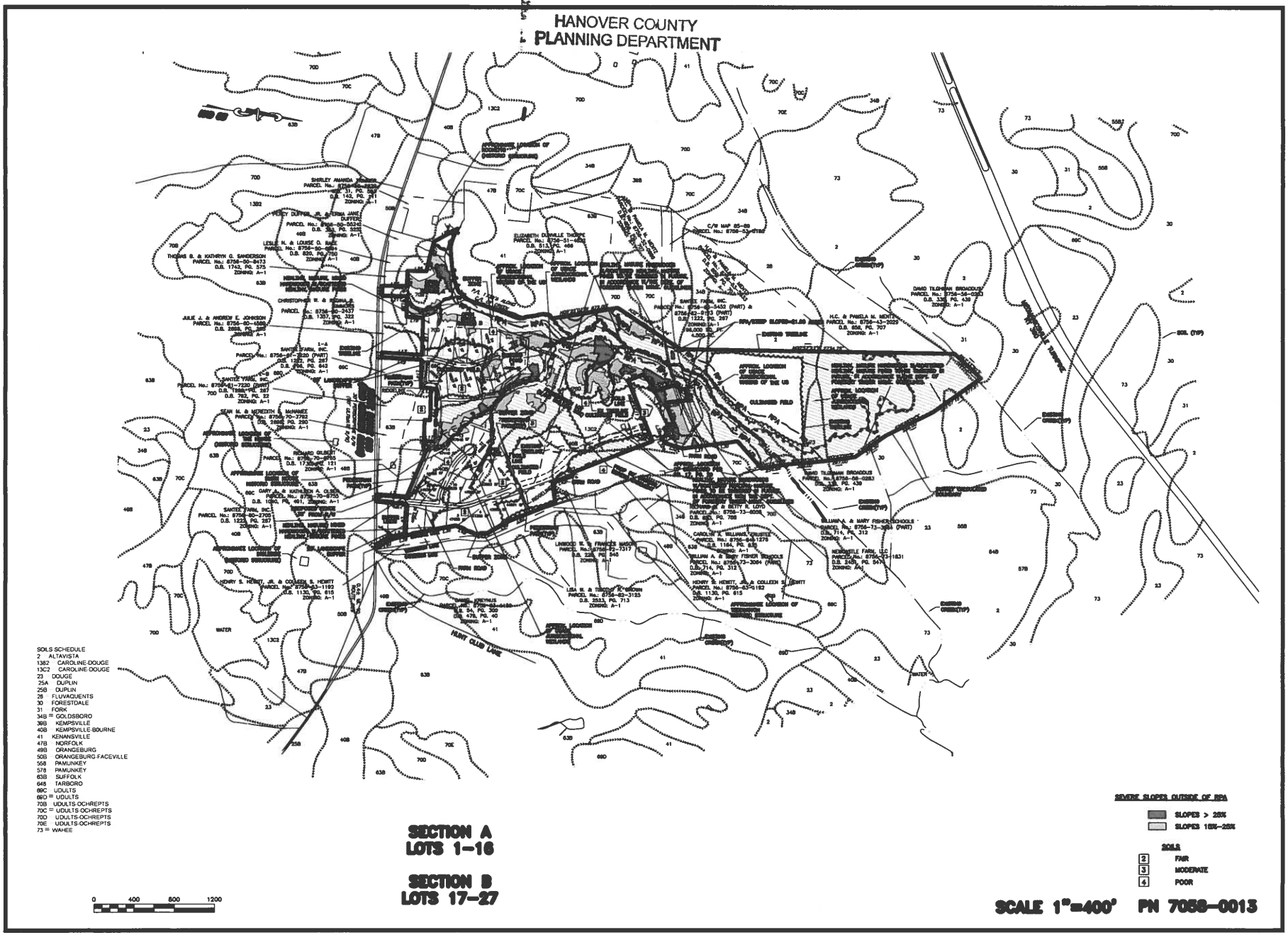
GROSS AREA:	168.79 ACRES
RPA/STEEP SLOPES:	21.08 ACRES
NET ACREAGE:	147.71 ACRES
TOTAL CONSERVATION AREA REQ'D (70% OF NET):	103.40 ACRES
TOTAL CONSERVATION AREA PROVIDED:1	34.64 ACRES
OPEN SPACE REQUIRED:	18.80 ACRES
OPEN SPACE PROVIDED:	18.80 ACRES
TOTAL AREA IN R/W:	4.19 ACRES
TOTAL AREA IN LOTS:	27.94 ACRES
PRESERVATION LOT (NO BLDG SITE):	117.86 ACRES

SHEET 1
PN 7058-0013

Goodfellow, Jalbert, Beard & Associates, Inc.
ENGINEERS - SURVEYORS - PLANNERS
7104 Mechanicsville Turnpike / P.O. Box 6339
Mechanicsville, Virginia 23111
(804) 746-7097


RECEIVED
DEC 30 2024
HANOVER COUNTY
PLANNING DEPARTMENT
LINE TABLE
LINE BEARING LENGTH
L1 N89°01'32"W 29.10
L2 N29°47'34"W 140.45
L3 N14°13'15"W 165.24
L4 N86°41'36"W 288.76
L5 S04°33'58"W 292.47
L6 N89°01'32"W 25.46
L7 N04°33'58"E 295.53
L8 N87°08'42"W 502.13
L9 S04°57'35"W 26.54
L10 N88°21'03"W 97.86
L11 N01°38'57"E 108.22
L12 N88°21'03"W 527.94
L13 S01°38'57"W 154.36
L14 N88°23'07"W 278.52
L15 S03°30'00"W 400.04
L16 N88°21'03"W 50.01
L17 N03°29'58"E 400.01
L18 N88°23'07"W 366.16
L19 S03°30'00"W 163.49
L20 N89°30'00"W 205.41
L21 S00°30'00"W 243.27
L22 S89°38'47"W 100.01
L23 N00°30'00"E 244.76
L24 N86°59'54"W 149.94
L25 N01°11'46"E 186.03
L26 N76°33'17"W 153.34
L27 N74°56'23"W 150.13
L28 N29°35'29"W 263.00
L29 S48°52'00"W 363.50
L30 S07°43'00"E 227.80
L31 S07°43'00"E 327.24
L32 S17°44'08"W 180.98
L33 S21°46'46"E 610.01
L34 S21°46'46"E 688.30
L35 S19°02'11"E 602.25
L36 S36°03'11"E 166.00
L37 S35°56'11"E 176.40
L38 S09°56'11"E 384.05
L39 S14°31'17"E 293.85
L40 S29°47'34"E 151.92
L41 N81°59'35"E 35.22
L42 S17°15'48"E 210.00
L43 N81°59'35"E 210.00
L44 S17°15'48"E 68.20
L45 S21°10'21"E 424.14
L46 S29°40'56"E 251.57
L47 S00°52'16"E 130.37
L48 S23°07'23"W 196.20
LINE TABLE
LINE BEARING LENGTH
L32d S21°46'46"E 68.44
L32b S21°46'46"E 39.77
L32c N68°13'11"E 79.97
L32d S21°46'46"E 129.03
L32e N68°13'11"E 230.73
L32f N05°56'38"W 229.28
L32g S73°10'37"W 111.13
L32h S08°09'02"W 50.29
L32i S35°04'37"W 69.06
L32j S19°12'50"E 189.80
L32k N51°14'47"E 212.42
L32l S21°46'46"E 181.47
CURVE TABLE
CURVE LENGTH RADIUS TANGENT CHORD BEARING CHORD
C1 506.80' 2496.60' 254.27 S61°21'31"W 505.93'
SECTION A
LOTS 1-16
SECTION B
LOTS 17-27
0 400 800 1200
SCALE 1"=400'
PEDESTRIAN PATH (ORIGINAL)
REVISED PEDESTRIAN PATH(TYP)
SECTION B
SECTION A
SANTEE
SECTION A & B
EXISTING FEATURES
2

RECEIVED
DEC 30 2024
HANOVER COUNTY
PLANNING DEPARTMENT



SANTEE
SECTION A & B

SOILS MAP

3

Ordinance

ORDINANCE REZ2024-00020

OWNER OF RECORD: SANTEE FARM, INC.

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 a public hearing on the 22nd day of January 2025, and advertised in the Mechanicsville Local 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 amendment to the proffers and conceptual plan approved with rezoning request C-13-07(c), Am. 1-13, Santee Farm, Inc., on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, consisting of approximately 168.79 acres, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road). The proffers and conceptual plan are amended, subject to the following conditions, which were proffered by the applicant on December 19, 2024, and accepted by the Board:

1. 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.

2. Each lot shall be served by a drilled deep well.

3. The Property Owner agrees upon the County's or VDOT's request to dedicate no less than 63.5 feet of right-of-way from the centerline of State Route 606 (Old Church Road) to the Property, for future widening when requested by the County or VDOT, free of cost, and free of encumbrances interfering with the use of road purposes.

4. The minimum dwelling size shall be 2,600 square feet.

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 REZ2024-00020, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: December 12, 2024

Board of Supervisors: January 22, 2025

Adopted: January 22, 2025

This is to certify that the above is a true copy of REZ2024-00020 adopted by the Hanover County Board of Supervisors on January 22, 2025.

Dated: _____

_____
John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

REZ2024-00014, BELINDA AND CHARLES FLOURNOY

Residential Rezoning Report
Ashland Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Requested Zoning	RM(c), Multi-Family Residential District with conditions
Requested Density	5.84 dwelling units per acre
Current Zoning	A-1, Agricultural District
Acreage	7.02 acres
Street Address	10009 Ashcake Road
Location	Southwest corner of the intersection of Virginia Crane Drive (State Route 821) and Ashcake Road (State Route 657)
GPIN	7788-97-6309
General Land Use Plan	Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre)
Major Thoroughfare Plan	Ashcake Road: Minor Collector Road (80' ultimate right-of-way) Virginia Crane Drive: Local Road (50' ultimate right-of-way)
Suburban Service Area	Inside
Case Planner	Claudia Cheely
PC Recommendation	Approval (Vote: 6 – 1)

Executive Summary

This is a request to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, to permit the creation of 41 attached and detached condominium homes in the Brown Grove community. Two entrances to the site are provided from Virginia Crane Drive.

Outstanding Issue

The proposed project density of 5.84 dwelling units per acre is not consistent with the Comprehensive Plan, which designates this area *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre). However, the proposed density allows the developer to provide homes comparable in size to those in the surrounding area. This development would also limit further industrial development in the Brown Grove community, which has been identified as a historic and culturally-sensitive community in the Comprehensive Plan. The proposed use could also provide a transition between industrial uses on Virginia Crane Drive and adjacent residential areas. The Board of Supervisors should consider this land use issue and determine whether the proposal is appropriate at this location.

Motion

I move that the Board of Supervisors:

a. Approve REZ2024-00014, subject to the proffers dated December 31, 2024.

b. Deny REZ2024-00014.

c. Defer REZ2024-00014 until the Board of Supervisors' meeting on February 26, 2025.

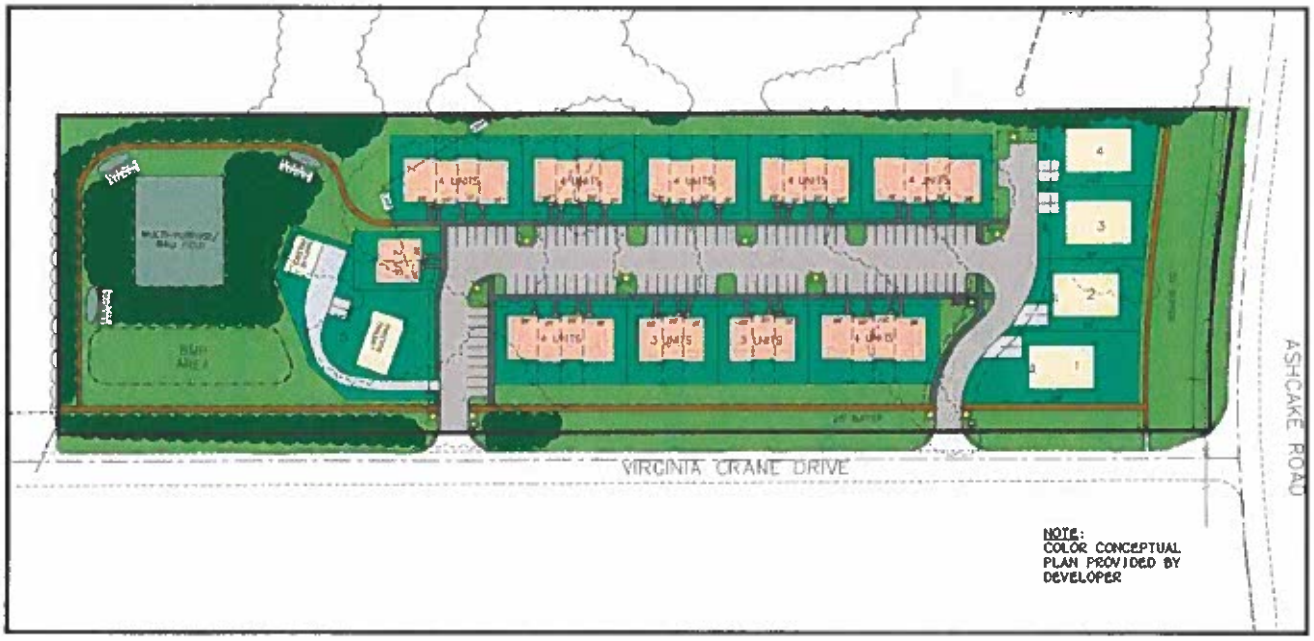
Planning Analysis

The applicant requests to rezone a 7.02-acre parcel to RM(c), Multi-Family Residential District with conditions, to accommodate a development with 41 attached and detached condominium homes (including an existing single-family home that will be incorporated into the development).

Conceptual Plan

The conceptual plan shows 36 one- and two-story townhomes, four detached homes, and the preservation of an existing home (built in 1972) that has been renovated. Other features include:

- A 50-foot landscaped buffer provided along Ashcake Road;
- A 25-foot landscaped buffer provided along Virginia Crane Drive;
- 2.91 acres of open space (a minimum of 1.4 acres of open space is required); and
- 5-foot wide asphalt pedestrian trails within the open space and buffers that connect to exercise stations and a multi-purpose ball field.



RM Design Standards

The conceptual plan shows the layout meets or exceeds the following RM design standards:

- *Overall Open Space*: The plan exceeds the open space requirements by providing 1.85 acres of qualified open space (1.4 acres required); a total of 2.91 acres of open space is provided.
- *Active Recreation Areas*: 0.35 acres of active recreation area is required, and 0.62 acres is provided in the form of pedestrian trails with several exercise station areas. The types of equipment to be provided are shown on the conceptual plan.
- *Street Buffers*: The required street buffers have been shown, and the proffered landscaping exceeds ordinance requirements, with additional evergreen plantings helping screen adjacent industrial uses from view of the residential units.

- *Internal Roads*: Private roads are provided that are designed with curb and gutter.
- *Street Trees*: Street trees are provided as required.
- *Pedestrian Pathways*: An interconnected network of asphalt pedestrian paths and concrete sidewalks is provided throughout the development, connecting homes to open space.
- *Entrance Lighting*: Entrance lighting is shown at both entrances from Virginia Crane Drive.

Elevations

The submitted elevations show that all homes will be constructed using quality building materials including:

- Foundations of brick or stone;
- Exterior materials that include brick, cementous or vinyl siding, and asphalt shingles; and
- Architectural embellishments as described with the elevations.

The attached units are in buildings of two to four dwellings, helping reduce the scale of the buildings to make them more compatible with nearby homes. Some of the four-unit buildings have wider one-story units on each end, further reducing their scale and providing an additional housing option.



Compatibility with the Surrounding Area and the Comprehensive Plan

The subject property is designated *Suburban Neighborhood Residential* on the General Land Use Map. This designation is intended to accommodate detached and attached single-family homes within the Suburban Service Area (SSA). Recommended residential densities are 1.5 to 3.0 dwelling units per acre under a zoning classification of RS, Single Family Residential District. Different housing options should be provided within communities that are walkable and provide high-quality open space and recreational amenities.

The proposed project is a request for RM, Multi-Family Residential District, with a density of 5.84 dwelling units per acre, which is not consistent with the Comprehensive Plan. However, the proposed density allows the developer to provide homes comparable in size to those in the surrounding community. For a lower density to be economically feasible, the construction of much larger homes may be required. The following is an analysis of how the rezoning request aligns with the *Suburban Neighborhood Residential* recommendations.

Overall Intent	Request **aligns** with plan recommendations. The overall intent of the *Suburban Neighborhood Residential* land use designation is to provide both attached and detached homes in a community that includes pedestrian trails and sidewalks and additional recreational amenities in the open spaces and buffers. • The proposed project achieves these goals.
Appropriate Uses	Request **somewhat aligns** with plan recommendations. 100% residential development is an appropriate use; however, the proposed residential density is greater than recommended. No more than 30% of the housing units are recommended to be attached, while this proposal includes 88% attached units (12% detached).
Appropriate Zoning Districts	Request **does not align** with plan recommendations. RM is not defined as an appropriate zoning district. • However, the types of housing units and size have been presented to the Brown Grove community, which appears to support this request.
Open Space	Request **aligns** with plan recommendations. The plan shows provision of more than 15% open space that includes pedestrian trails and other recreational amenities.
Utilities and Infrastructure	Request **aligns** with plan recommendations. The proposed community must connect to public water and sewer.
Landscaping and Buffers	Request **aligns** with plan recommendations. The conceptual plan shows provision of the following: • A 50' landscaped buffer is provided along Ashcake Road. • A 25' landscaped buffer is provided along Virginia Crane Drive (with additional open space provided between the buffer and residential units). • While the district regulations require that 1.4 acres of open space be provided, the conceptual plan shows that 2.91 acres of open space is provided.

	• The open space and buffers include 5' wide asphalt pedestrian trails that connect to exercise stations along the trails and connect to a multi-purpose ball field. • The 50' road buffer along Ashcake Road is proffered to be enhanced by 25% for trees and 30% for shrubs, which will include a combination of deciduous and evergreen trees and plant materials. • The 25' road buffer along Virginia Crane Drive will be planted in accordance with the thoroughfare buffer standards, but at least 50% of those plantings will be evergreen species.
Building Design	Request **aligns** with plan recommendations. All homes shall be constructed using quality building materials including: • Foundations of brick or stone • Architectural embellishments as described with the elevations • Exterior materials that include brick, cementous or vinyl siding, concrete driveways and sidewalks, and asphalt shingles that are rated 30-year or greater In addition to the residential structures, the conceptual plan includes a proffered fence detail showing the type and style of fencing that will be permitted, so all fencing will be uniform in style and color.
Transitions	Request **generally aligns** with plan recommendations. The site is surrounded by both residential and industrial uses. The conceptual plan shows on-site buffers with an enhanced mix of vegetation that includes evergreens for year-round screening of views from this new residential community to nearby industrial uses. With the street buffer and adjacent open space, the backyards of townhouse units will be at least 50 feet from the right-of-way of Virginia Crane Drive, helping provide a transition from industrial uses on the opposite side of the road. A large open space area on the southern end of the development will provide a transition from adjacent industrial uses to the south. Minimal plantings will be provided between the proposed townhouses and existing single-family homes north of the site along Johnson Town Road.
Transportation	Request **aligns** with plan recommendations. Transportation has been addressed by the following: • VDOT has indicated that the plan and associated turn lane warrant analysis are generally acceptable. • Access to the project is provided from the secondary road. • Internal circulation will be provided by private roads. • Dedication of right-of-way is provided along Ashcake Road (40') and along Virginia Crane Drive (25'). • Pedestrian trails are provided in the road buffers for pedestrian connections to adjacent parcels.

Community Character	Request **aligns** with plan recommendations. As noted previously, the applicant proposes quality residential development, which is generally supported by the Brown Grove community. The detached homes along Ashcake Road will face that road to better blend this new community with the older residential area. Homes facing the road will be similar to the orientation of adjacent and nearby homes.

Brown Grove is specifically discussed in several sections of the Comprehensive Plan:

- *Brown Grove Rural Historic District (Chapter 10: History + Culture)*

  The subject property is located within the Brown Grove Rural Historic District. The Comprehensive Plan includes specific recommendations regarding the design of new development and public infrastructure improvements within this nationally-recognized historic district (p. 131). The proposed development addresses some of these recommendations:

  - The development includes a landscaped buffer along Ashcake Road, with single-family homes facing Ashcake Road (reflecting historic development patterns, as many existing houses are oriented towards Ashcake Road).
  - The proposed elevations include features found on existing homes, such as front porches and stoops, and are at a scale compatible with nearby residences.
  - The development features different housing options, with a mix of attached and detached units that are one- to two- stories.
  - Pedestrian trails are provided along Ashcake Road and Virginia Crane Drive, which connect to internal trails and sidewalks within the development.
  - The existing house on the property, built in 1972, will remain and be incorporated into the development (DHR # 042-5802-0089: non-contributing resource).

- *Focus Corridor: Ashcake Road*

  Ashcake Road is designated a *focus corridor*, as it may be approaching capacity or overcapacity in 2045. While the applicant did not conduct a full traffic impact analysis (TIA), a turn lane warrant analysis was completed, which indicated new turn lanes were not warranted in the area. No roadway improvements will be completed by the applicant. The applicant is dedicating additional right-of-way (40 feet from the centerline of Ashcake Road) to accommodate future roadway improvements.

- *Pedestrian/Bicycle Capital Investment Focus Areas*

  Brown Grove is identified as a *pedestrian/bicycle capital investment focus area.* To improve pedestrian mobility, the applicant is providing pedestrian trails along Ashcake Road and Virginia Crane Drive.

Many of the recommendations in the Comprehensive Plan applicable to Brown Grove were developed based upon feedback provided at meetings held at Brown Grove Baptist Church. At those meetings and through the community survey, community members indicated a strong preference for single-family residential uses and expressed concerns regarding continued commercial and industrial encroachment.

Surrounding Uses

The property, which has historically been used for residential purposes, is situated between established industrial operations and existing residential areas that are part of the Brown Grove Rural Historic District. The site is also close to the Hanover County Airport and a construction debris landfill. Adjacent

industrial operations and the airport generate noise and dust that may negatively impact the proposed residential uses. The applicant has proposed mitigation measures, including buffers and open space between the industrial uses and the residential units. Proffer #3 requires that prospective buyers be notified of these industrial uses and the airport, so that they understand potential negative impacts prior to moving in.

The residential development proposed, while higher in density than the existing residential areas on Johnson Town Road and Ashcake Road, could provide a transition from the industrial operations to the lower-density residential.

Community Input

The applicants met with the community prior to applying for rezoning and presented proposed residential concepts for the property. According to the applicant, the application submitted was based on input from the community at this meeting. Because the meeting occurred prior to application, no County staff attended. Staff notes that at the Historical Commission meeting (discussed below), a member of the Black Heritage Society and a resident of the Brown Grove community were present. They indicated that the plan under review had been presented to the community and that the community was supportive of residential development on the site. During the Planning Commission public hearing, members of the Brown Grove community spoke in favor of the proposed development.

During the Envision Hanover Comprehensive Plan Update, there was targeted outreach for the Brown Grove community. At public meetings and through a community survey, there was a strong preference for additional residential development within the community (versus additional business/industrial development).

Historical Analysis

The Historical Commission reviewed this request because the property is on the outer perimeter of the Brown Grove Rural Historic District and touches the Civil War feature, Jackson's Route of March from Beaverdam Station. At the meeting, the representative of the Black Heritage Society and a resident of the Brown Grove community were present. Both supported the request, and the National Park Service indicated there were no Civil War features on the property.

Based on the National Park Services report and community comments, the Commission determined this request would have no impacts.

Agency Analysis

There were no substantive comments from the reviewing agencies. The comments provided were predominantly advance information on site plan/subdivision requirements.

Transportation

This request did not warrant a full traffic impact analysis (per County policy), but the applicants did provide a turn lane warrant analysis for the intersection of Ashcake Road and Virginia Crane Drive and the entrances on Virginia Crane Drive. The analysis showed no turn lanes were warranted. VDOT reviewed this analysis and found that the results were generally acceptable.

Proffers

The applicant has provided the following proffers, dated December 31, 2024:

1. Brick or Stone Foundations. **Accept**. The exposed portions of all dwelling foundations, including slab on grade, will be faced with brick, brick veneer, stone, stone veneer, or cast stone measured to a minimum of twelve inches (12") above grade.

2. Detached Units along Ashcake Road. **Accept**. The detached Units 1 – 4 must front and be oriented towards Ashcake Road and will be in substantial conformity with the elevations, including architectural embellishments, shutters, and a front porch or stoop.

3. Hanover County Airport and Industrial Operations. **Accept**. A disclosure statement notifying all prospective and subsequent purchasers of the nearby Hanover Airport and existing industrial operations will be provided on all site plans and in all sales contracts, brochures, and promotional documents, deeds, plats, and HOA documents.

4. Recreational Amenities. **Accept**. The recreational facilities shall be constructed at the expense of the property owner and must be bonded as subdivision improvements with Section 1.

5. Enhanced Thoroughfare Buffer. **Accept**. The 50-foot road buffer along Ashcake Road must be landscaped in accordance with the thoroughfare buffer standards, which will be enhanced by increasing the required plantings by 25% for trees and 30% for shrubs. The 25-foot road buffer along Virginia Crane Drive must be landscaped in accordance with the thoroughfare buffer standards, provided that at least 50% of the required plantings are evergreen species.

6. Fencing. **Accept**. When the side or rear of lots are oriented towards Virginia Crane Drive, all fencing used must be consistent in height, materials, colors, and design to create a cohesive view from the roadway.

7. Right-of-Way Dedication. **Accept**. The applicant has agreed to dedicate right-of-way along Ashcake Road and Virginia Crane Drive for future road widening, in accordance with the Major Thoroughfare Plan.

8. Directional Exterior Lighting. **Accept.** Flood lights or similar lighting on the rear of units 22 – 41 must include house side shields or glare shields, whichever is most effective.

Planning Commission Recommendation

Public Hearing	December 12, 2024	
Speakers	Support	Two (2) speakers
	Opposition	One (1) speaker
	Public Feedback	Support: The project represents an investment in the future of the community by addressing housing needs. Opposition: The request is not consistent with the Comprehensive Plan, and a Comprehensive Plan Amendment should be submitted.
Vote	**APPROVAL** (Vote: 6 – 1), subject to the submittal of a lighting proffer for lots located adjacent to existing residential parcels	

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Photographs
- ☑ Application
- ☑ Traffic Study
- ☑ Historical Commission Recommendation
- ☐ Agency Review Comments
- ☑ Community Meeting Notes
- ☐ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan
- ☑ Draft Ordinance

Initials: CDC

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00014

Belinda & Charles Flournoy

Rezone A-1 to RM

Suburban Neighborhood Residential Land Use

GPIN: 7788-97-6309
Ashland Magisterial District

N
W E
S

1 inch = 516.67 feet

August 27, 2024



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2024-00014

Belinda & Charles Flournoy

Rezone A-1 to RM

GPIN: 7788-97-6309
Ashland Magisterial District

N
W E
S

1 inch = 516.67 feet

August 27, 2024



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2024-00014

Belinda & Charles Flournoy

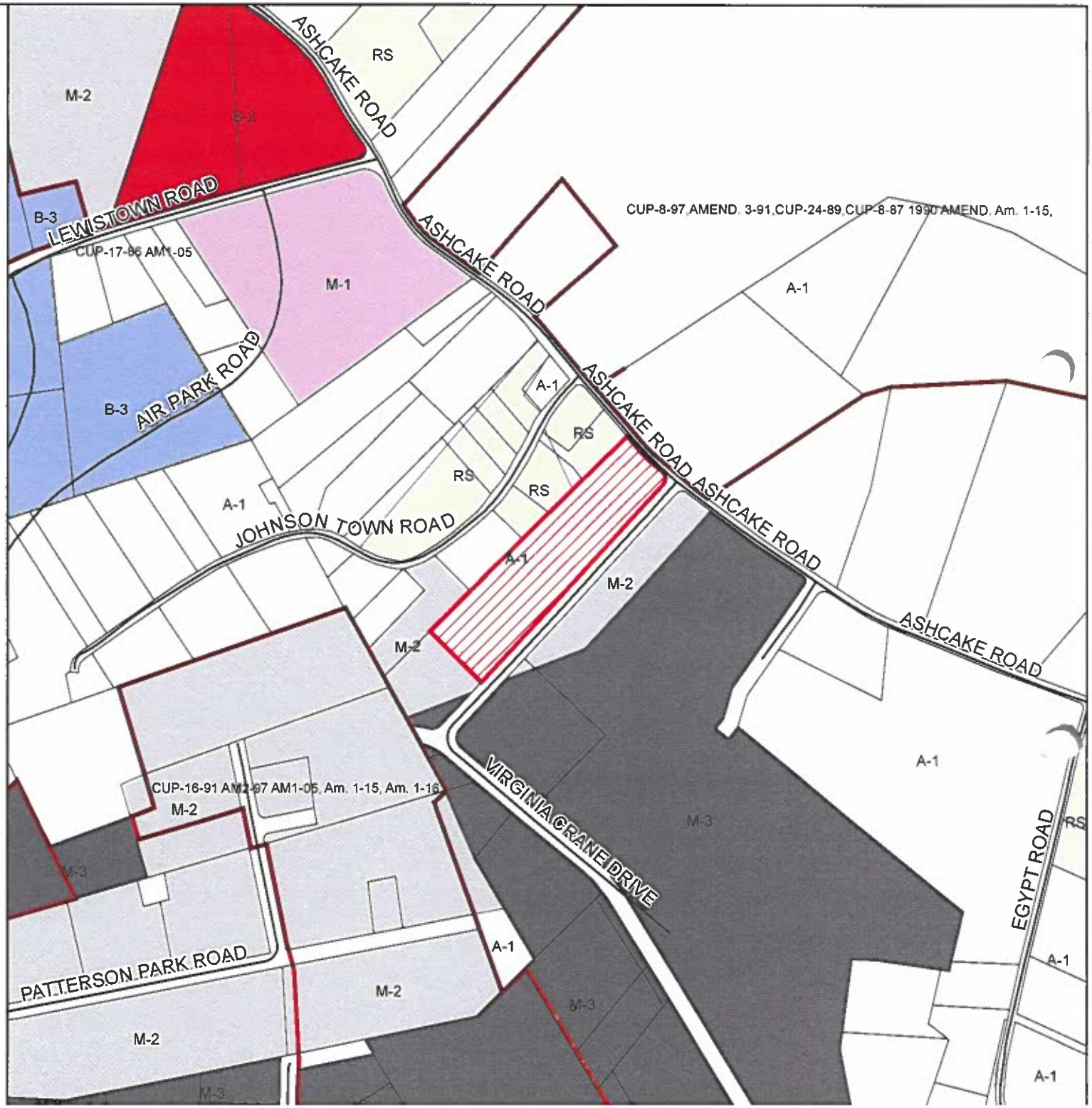
Rezone A-1 to RM

GPIN: 7788-97-6309
Ashland Magisterial District

N W E S

1 inch = 516.67 feet

August 27, 2024




REZ2024-00014

Application

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00014

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: Charles & Belinda Flournoy Contact Name: Charles Flournoy Address: 10009 Ashcake Road, Ashland, VA 23005	Telephone No. 8045127195 Fax No. Email Address ToddR@HTRSI.com
Applicant/Contract Purchaser: Rogers-Chenault, Inc. Contact Name: Todd Rogers Address: 9245 Shady Grove Road, Suite 200, Mechanicsville, VA 23116	Telephone No. 8045127195 Fax No. Email Address ToddR@HTRSI.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 [ ]

GPIN(s) (Tax ID #'s) 7788-97-6309	Total Area (acres/square feet) 7.02
Deed Book 3370 Page 3257	Current Zoning A-1
Magisterial District Ashland	Requested Zoning RM
Location Description (Street Address, if applicable) [ ]	Requested Use 5 single-family detached lots and 36 single-family townhomes
10009 Ashcake Road, Ashland, VA 23005	

SIGNATURE OF OWNER ☐ 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 _____ Date 8-26-24

Print Name Todd Rogers

Signature _____ Date _____

Print Name _____

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

Name Todd Rogers Address: Rogers-Chenault, Inc. 9245 Shady Grove Road, Suite 200 Mechanicsville, VA 23116	Telephone No. 8043576843 Fax No. Email Address ToddR@HTRSI.com

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

RECEIVED
AUG 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

ATTACHMENTS - For ALL REQUESTS you must submit the following:

☑ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☑ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☑ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. 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.)

☑ d. **Responses to questions on Pages 10 and 11**

☑ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☑ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:

1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☑ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

☑ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

☑ i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

☑ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____ Date 8-26-24

Print Name Todd Rogers

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Rogers-Chenault, Inc.

9245 Shady Grove Road, Suite 200

Mechanicsville, VA 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email nathenah@htrsi.com ☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	$500
AR-6 (>2 lots), RC, RS, RM, MX	$1500 + $75/acre* for 1st 200 acres; $30/acre* for acreage>200 acres
B, OS, M, BP	$1100
Amendment of Proffer or Planned Unit Development	$1500

*Fractions of acreage are rounded up to the nearest whole number.

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:

Base Fee _____

Acreage Fee _____

TOTAL FEE _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 26 day of August, 2024, by Todd Rogers, President of Rogers-Cheriault, Inc. (Name of Applicant).

My commission expires: 08-31-2024

_____
Notary Public

Board of Supervisors Representative: Faye Prichard

Planning Commission Representative: Alan Abbott

List of Adjacent Property Owners: ☑ **Check here if list is attached.**

GPIN	Name	Address

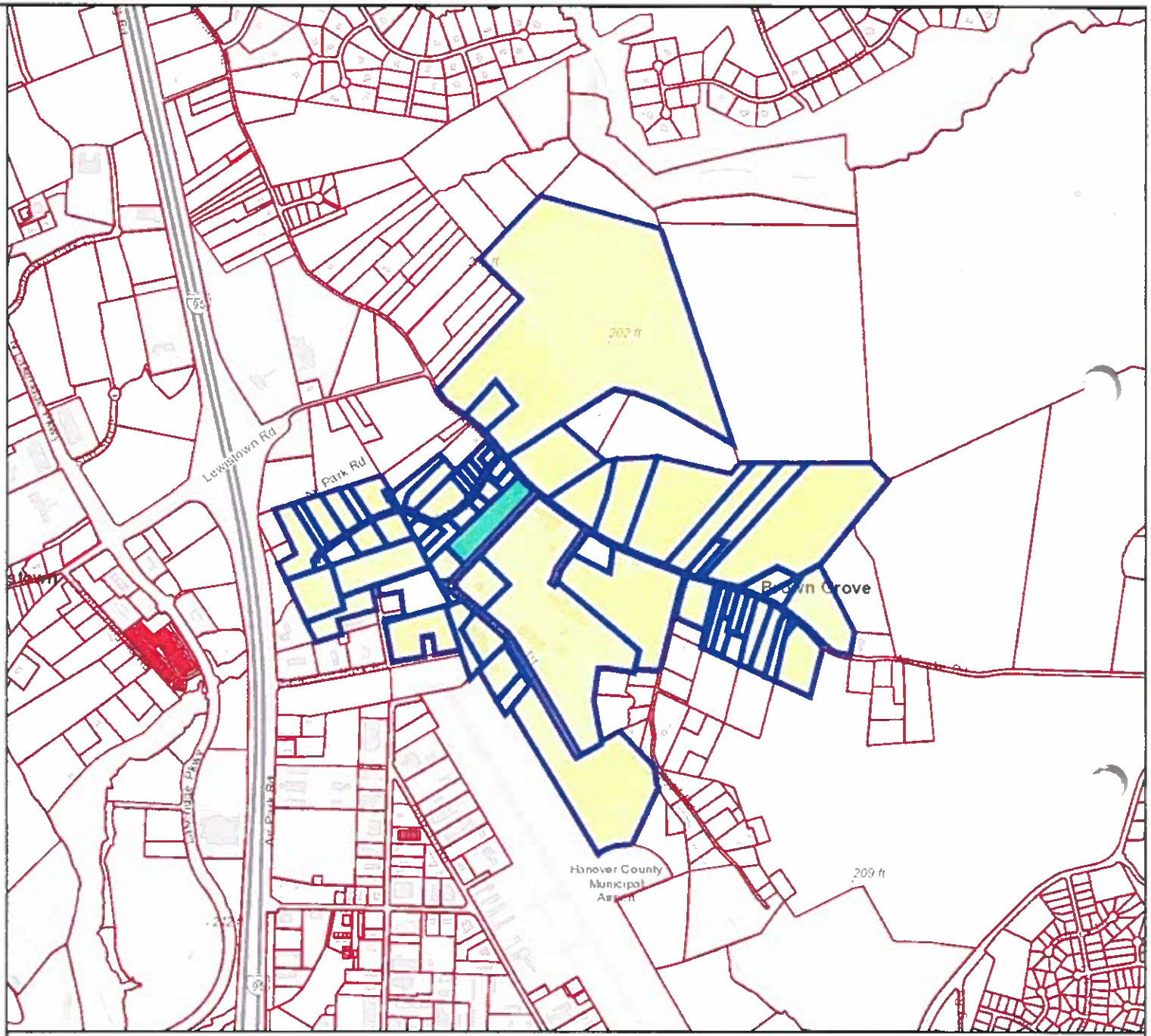
GPIN	OWNER NAME	PROPERTYADDRESS
7798-16-9417, 7798-26-1179	BAYLOR, MARY J	9403 ASHCAKE ROAD, ASHLAND, VA 23005
7798-26-2484	BAYLOR, MARY JONES & SOPALL, PAMELA YVONNE	311 N SNEAD STREET, ASHLAND, VA 23005
7798-16-7439	BENGEL, THOMAS E & SHARYN G	9423 ASHCAKE ROAD, ASHLAND, VA 23005
7798-26-6659	BROWN GROVE BAPTIST CHURCH	9328 ASHCAKE ROAD, ASHLAND, VA 23005
7788-87-9291	CASH, VALERIE WINSTON	10063 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7788-87-5680	CEMETERY	UNKNOWN
7788-97-3713	CHENEY, KELLY R	10040 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7798-26-7345, 7798-26-6102	COLEMAN, EUGENE	8001 POINT HOLLOW COURT, RICHMOND, VA 23227
7798-06-2399	CONCRETE PIPE & PRECAST LLC	210 STONE SPRING ROAD, HARRISONBURG, VA 22801
7788-76-8622, 7788-76-8964	DENDY, TIFONYA L & DENDY, TRACY L	10131 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7798-25-8929	DIAAZ, CRUZ HUERTA J & CRONE, HEATHER	9357 ASHCAKE RD, ASHLAND, VA 23005
7788-98-6005	ERAWHA LLC	9137 CHAMBERLAYNE ROAD, MECHANICSVILLE, VA 23116
7798-07-7018	FONVILLE, ROSHELLE JACKSON	9475 ASHCAKE ROAD, ASHLAND, VA 23005
7788-87-9734	GRAHAM, ANTOINE LEONARD & GRAHAM, DAWN MARIE R/S	10088 JOHNSON TOWN ROAD , ASHLAND, VA 23005
7788-96-5723	GREENLEAFE VIRGINIA CRANE LLC	PO BOX 2000, GAMBRILLS, MD 21054
7788-97-3870	HANOVER & KING WILLIAM HABITAT FOR HUMANITY INC	PO BOX 2604, MECHANICSVILLE, VA 23116
7788-97-1556, 7788-87-0468, 7788-86-0490, 7788-77-8389, 7788-87-2505, 7788-86-4960, 7788-97-0658, 7788-86-9211, 7788-77-6113, 7788-87-6310, 7788-87-7472, 7788-87-0065, 7788-77-7353, 7788-87-3693	HANOVER COUNTY	PO BOX 470, HANOVER, VA 23069
7788-97-7872	HARRIS, ALTOMEEZE LAVONNE	10017 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7788-98-4076	HARRIS, DANIELLE	10024 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7798-17-9458	HARRIS, DORIS LOUISE LIFE ESTATE	8959 CARDIFF ROAD, RICHMOND, VA 23236
7788-97-6994	HARRIS, PEARL & ANDREW	10017 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7788-87-8391	HOMETOWN RENOVATORS LLC	15210 BREEDENS ROAD, DOSWELL, VA 23047
7788-97-5656	HUNTER, SHERRY & KING, WESLEY RYAN	10033 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7788-97-4498	HUNTER, TYISHA GENEVA	8202 UXBRIDGE COURT, HENRICO, VA 23294
7798-16-0569	INGE, JUANITA HARRIS	11212 EGYPT ROAD, ASHLAND, VA 23005
7798-27-3555, 7798-17-8054	JACKSON, JAMES J & GERTRUDE W	9424 ASHCAKE ROAD, ASHLAND, VA 23005
7798-26-5810	JACKSON, JOSEPH E & JOYCE W	9392 ASHCAKE ROAD, ASHLAND, VA 23005
7788-97-4827	JACKSON, TERESA L	10028 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7788-97-3443	JACKSON, WALTER R & MARJORIE J	10051 JOHNSON TOWN ROAD, ASHLAND, VA 23005
7798-26-0235	JONES, RONNIE J	11696 ROBINS NEST LANE, MECHANICSVILLE, VA 23116

7798-05-0719, 7798-08-2072, 7798-04-6668, 7798-09-5472, 7788-95-8989	LEADBETTER INC	PO BOX 1240, ASHLAND, VA 23005
7798-07-6607	LOWE, RILEY B REVOCABLE TRUST	PO BOX 175, MECHANICSVILLE, VA 23111
7798-26-1517	LOZANO, BETTY J	9403 ASHCAKE ROAD, ASHLAND, VA 23005
7788-98-6506	MATTOX, ROY R &	10042 ASHCAKE ROAD, ASHLAND, VA 23005
7798-26-4198	MOORE, ANGELA K	9377 ASHCAKE ROAD, ASHLAND, VA 23005
7798-27-8442	ROUTE 657 L L C	PO BOX 6190, ASHLAND, VA 23005
7798-17-0604	SMITH, SHERYL J	9270 RAPPAHANNOCK TRAIL, ASHLAND, VA 23005
7798-26-3268	SOPALL, MARCOS &	311 N SNEAD ST, ASHLAND, VA 23005
7798-17-4589	SUKHAVASI, BHAVANI & GUTTA, RABINDRANATH T R/S	9456 ASHCAKE RD, ASHLAND, VA 23005
7798-36-0550	TRUSTEES, BROWN GROVE BAPTIST, CHURCH	9328 ASHCAKE ROAD, ASHLAND, VA 23005
7788-96-2539, 7788-96-1657, 7788-95-7842, 7788-96-3251, 7788-95-8683, 7788-96-5157, 7788-96-1953, 7788-97-1119	VIRGINIA CRANE PROPERTIES LLC	11327 VIRGINIA CRANE DRIVE, ASHLAND, VA, 23005
7798-26-1498	WARREN, KATHRYN & WARREN, DEBORAH ANNE R/S	9399 ASHCAKE ROAD, ASHLAND, VA 23005
	NAMES FROM BROWN GROVE CHURCH COMMUNITY MEETING SIGN-IN SHEETS:	**EMAIL**
	ROGER BROWN & BRENDA BROWN	vpgovernor2@aol.com
	STEFANY BROWN	brownee2010@aol.com
	RENADA HARRIS	renadaharris@gmail.com
	LIZ & MCKINLEY HARRIS	mckinleyandliz@gmail.com
	ALONZO DENDY	dendyalonzo@gmail.com
	FAWN DENDY	fawndendy@gmail.com
	KATHY WOODCOCK	kathyhwrva@gmail.com
	TIM MILLER	tim.j.miller.rva@gmail.com
	MICHAEL MORRIS	klu.michael@yahoo.com
	SHIRLETTA MITCHELL	hmitchell0702@gmail.com
	MELINDA SPURLOCK	klspurlock@aol.com
	LENDRA ROACH	lrpoochie@aol.com
	HELEN MINOR	mrshelen24@aol.com
	DIANE DRAKE	dianes35@comcast.net
	JAMES DRAKE	drakejames58@yahoo.com
	ARTRIANNA MORRIS	equipped4lifembss@comcast.net
	LEIZER COLEMAN	lcoleman0457@comcast.net
	CARROLL BUSH	carrollbush1@gmail.com
	WILLNETTE JACKSON	blackbutterfly.wj@gmail.com
	BONNICA COTMAN	bcotman@gmail.com
	BROWN GROVE PRESERVATION GROUP	savebrowngrove150@gmail.com
	BENJAMIN JACKSON	bhjack@comcast.net

County of Hanover, Virginia

Legend

- Tax Parcels
- Ashland Town Boundary
- County Boundary



Map printed from Hanover
https://parcelmap.hanovercounty.gov/

Feet
0 500 1000 1500 2000
1:18,056 / 1"=1,505 Feet

Title:

Date: 8/23/2024

Rogers-Chenault, Inc.

August 26, 2024

Dear Ladies and Gentlemen,

We are writing to you to notify you of an application that we have filed with the County of Hanover for rezoning of approximately 7.02 acres on the corner of Ashcake Road, Route 657, and Virginia Crane Drive, as shown on the enclosed preliminary plan. The property address is 10009 Ashcake Road, Ashland, VA 23005.

We are requesting to rezone the property to RM, Multi-Family residential district. The preliminary plan includes 5 single-family detached lots and 36 single-family townhouse units. There are proposed walking trails and sidewalks throughout for walkability and interconnectivity. As well as, enhanced vegetative screening buffers along Ashcake Road, Virginia Crane Drive and the adjacent neighbors. There is a recreation open field area for future community use, and the roads will be privately owned and maintained by the HOA.

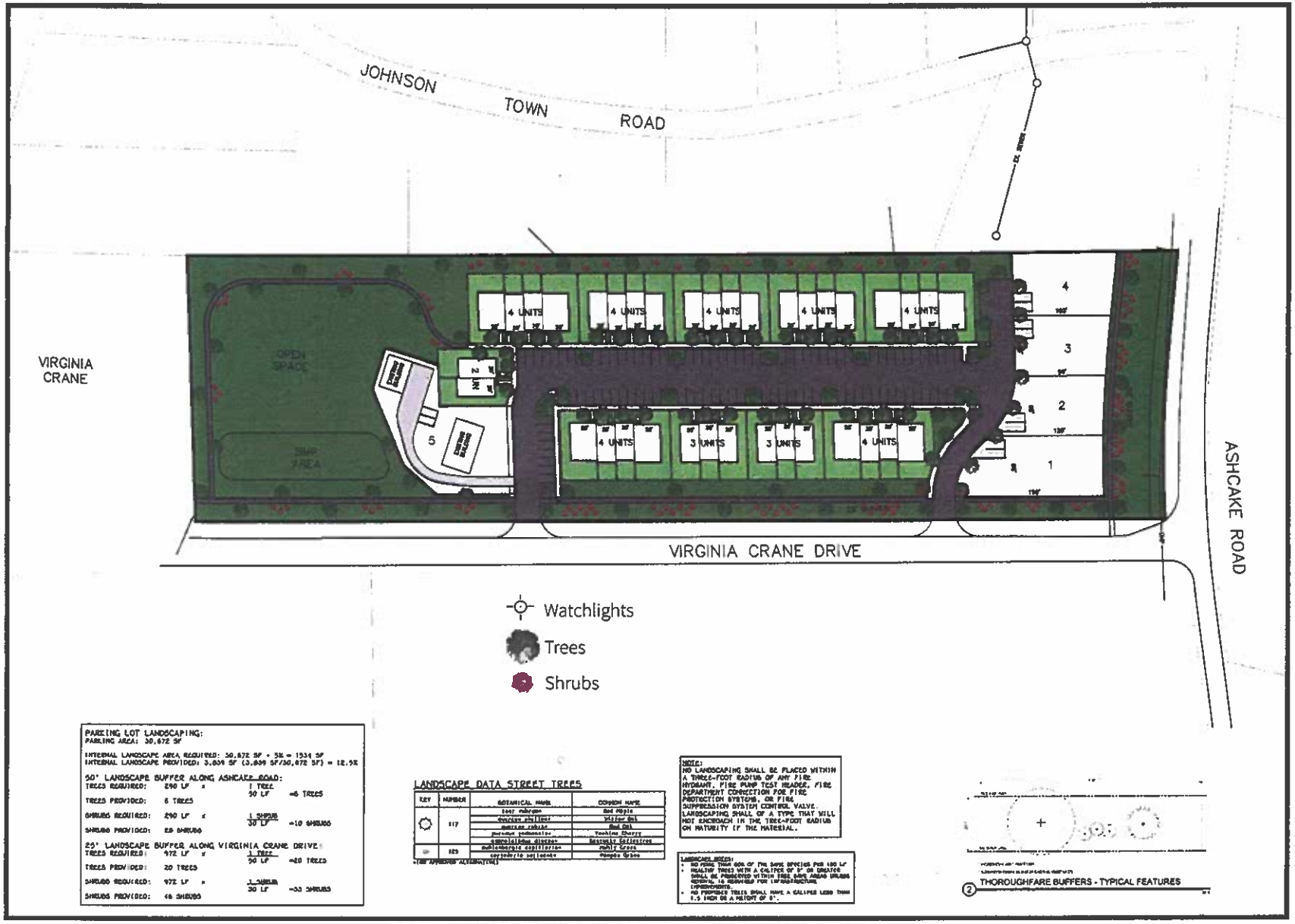
This application will be available for viewing at the Hanover County Planning Department. We will also be sending out a community meeting invitation in the coming weeks.

The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

Sincerely,

Todd D. Rogers, President
Rogers-Chenault, Inc.

9245 Shady Grove Road, Suite 200, Mechanicsville, VA 23116 • ToddR@HTRSI.com • 804-569-1534



PARKING LOT LANDSCAPING:
PARKING AREA: 30,672 SF

INTERNAL LANDSCAPE AREA REQUIRED: 30,672 SF * 5% = 1534 SF
INTERNAL LANDSCAPE PROVIDED: 3,839 SF (3,839 SF/30,672 SF) = 12.5%

50' LANDSCAPE BUFFER ALONG ASHCAKE ROAD:

TREES REQUIRED:	290 LF *	1 TREE / 50 LF	=6 TREES
TREES PROVIDED:	6 TREES		
SHRUBS REQUIRED:	290 LF *	1 SHRUB / 30 LF	=10 SHRUBS
SHRUBS PROVIDED:	28 SHRUBS		

25' LANDSCAPE BUFFER ALONG VIRGINIA CRANE DRIVE:

TREES REQUIRED:	972 LF *	1 TREE / 50 LF	=20 TREES
TREES PROVIDED:	20 TREES		
SHRUBS REQUIRED:	972 LF *	1 SHRUB / 30 LF	=33 SHRUBS
SHRUBS PROVIDED:	48 SHRUBS		

LANDSCAPE DATA STREET TREES

KEY	NUMBER	BOTANICAL NAME	COMMON NAME
○	117	acer rubrum	Red Maple
		quercus phellos	Willow Oak
		quercus rubra	Red Oak
		prunus yedoensis	Yoshino Cherry
		cupressocyparis leylandii	Leyland Cypress
		gymnocladus dioicus	Kentucky Coffeetree
		ostrya virginiana	Ironwood
⊙	123	carpinus caroliniana	American Hornbeam

*(THE APPROVED ALTERNATIVE)

NOTE:
NO LANDSCAPING SHALL BE PLACED WITHIN A THREE-FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS, OR FIRE SUPPRESSION SYSTEM CONTROL VALVE. LANDSCAPING SHALL BE OF A TYPE THAT WILL NOT ENCROACH IN THE THREE-FOOT RADIUS ON MATURITY OF THE MATERIAL.

LANDSCAPE NOTES:
- NO TREES THAN 60% OF THE SOIL SPECIES PER 100 LF
- HEALTHY TREES WITH A CALIPER OF 6" OR GREATER SHALL BE PRESERVED WITHIN FIRE SAFE AREAS UNLESS REMOVAL IS REQUIRED FOR INFRASTRUCTURE IMPROVEMENTS.
- NO PROPOSED TREES SHALL HAVE A CALIPER LESS THAN 1.5 INCH OR A HEIGHT OF 8'.

② THOROUGHFARE BUFFERS - TYPICAL FEATURES

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 24031_zoning landscape
DATE: August 20, 2024
REVISED:
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS
9999 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
OFFICE 000-7000
FAX: (804) 000-7001

PROJECT:
The Villas at Brown Grove
Preliminary Plat

Ashland District
Hanover County, Virginia

SHEET:
Color Conceptual Landscape Plan

SHEET NO:
C5

JOB NO.
24031

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Rogers-Chenault, Inc.

DATE: 8/23/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☑ Rezoning
- ☐ Conditional Use Permit
- ☐ Special Exception

Applicant: Rogers-Chenault, Inc.
Property Location: 10009 Ashcake Road, Ashland, VA 23005

GPIN(s): 7788-97-6309

Requested Zoning District: RM
Requested Use/Exception: 5 Single-Family detached residential lots & 36 Single-Family Townhouses.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Suburban Neighborhood Residential.

2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Ashcake Rd is a Minor Collector. However, the property will access off of Virginia Crane Dr which does not have a designation.

3. Describe in detail the proposed use of the property. 5 Single-Family detached residential homes and 36 Single-Family Townhouses.

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? N/A

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.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Yes

2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? Yes, landscaping buffer areas proposed for vegetative screening along road frontage and adjacent property owner frontage.

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. Area for amenities located in the open space areas, walking trails and sidewalks that interconnect through out.

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) Private Roads with two access points into the community. These roads will be HOA maintained, and no lots are to access from Ashcake Road or directly from Virginia Crane Drive.

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ____

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ____

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) ____

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? ____
2. What provisions will be made to ensure safe and adequate access to the subject property? ____
3. How will the traffic impact of this development be addressed?: ____
4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? ____
5. What type of signage is proposed for the site? ____
6. Have architectural/building elevations been submitted with this application? ____

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. Brown Grove Rural Historic District 042-5802 GPIN (1,200 acres, multiple GPINs)
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____
4. Historic Resource/File No. _____ GPIN _____
5. 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? The Slash Church is National.

b) Is the historic site open to the public? Only the Churches & Cemeteries are public.

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. This is north west of the historic community and will not directly impact the property.

d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. We have held collective meetings with the Brown Grove Community to get input, answer questions, and address any concerns regarding our proposal.

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: 8-26-24

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 324 vehicles per day and a site peak hour trip generation of 22 AM / 27 PM vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 / 215 and Page Number _____).

210 - Vol 3, P. 219-221
215 - Vol 3, P. 238-240

Choose one of the two options below:

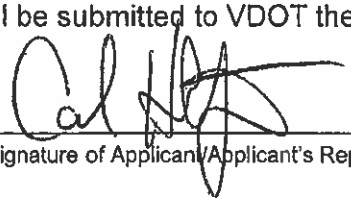
☑ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

☐ 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.

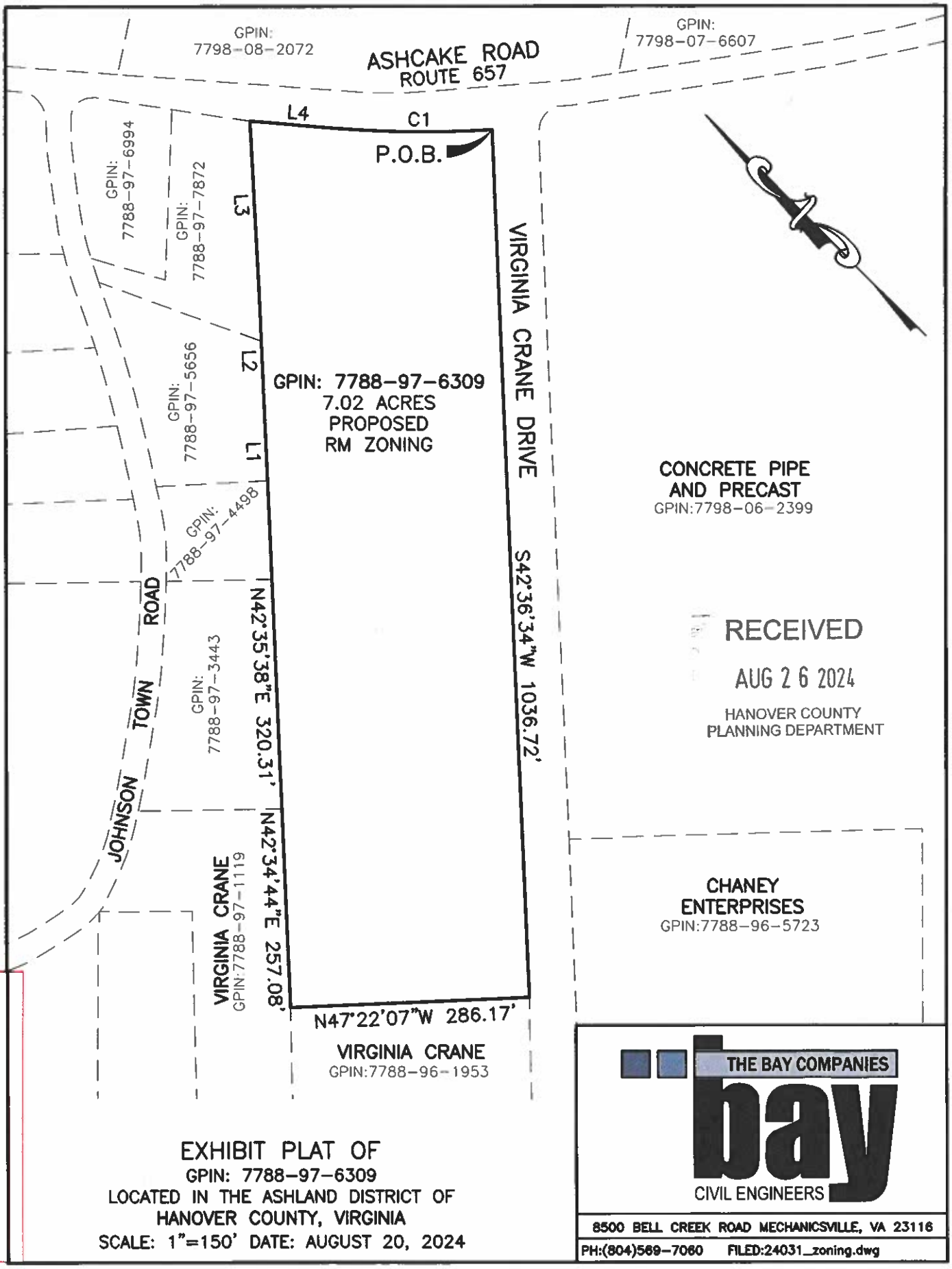
☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared 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)

8-23-24
(Date)

Carl Hultgren, P.E., PTOE
(Applicant/Applicant's Representative – Print Name)


GPIN: 7798-08-2072
ASHCAKE ROAD
ROUTE 657
GPIN: 7798-07-6607
L4
C1
P.O.B.
L3
L2
L1
GPIN: 7788-97-6994
GPIN: 7788-97-7872
GPIN: 7788-97-5656
GPIN: 7788-97-4498
GPIN: 7788-97-6309
7.02 ACRES
PROPOSED
RM ZONING
VIRGINIA CRANE DRIVE
S42°36'34"W 1036.72'
N42°35'38"E 320.31'
N42°34'44"E 257.08'
N47°22'07"W 286.17'
JOHNSON TOWN ROAD
GPIN: 7788-97-3443
VIRGINIA CRANE
GPIN:7788-97-1119
VIRGINIA CRANE
GPIN:7788-96-1953
CONCRETE PIPE
AND PRECAST
GPIN:7798-06-2399
CHANEY
ENTERPRISES
GPIN:7788-96-5723
RECEIVED
AUG 2 6 2024
HANOVER COUNTY
PLANNING DEPARTMENT
APPLICATION PLAN
EXHIBIT PLAT OF
GPIN: 7788-97-6309
LOCATED IN THE ASHLAND DISTRICT OF
HANOVER COUNTY, VIRGINIA
SCALE: 1"=150' DATE: AUGUST 20, 2024
THE BAY COMPANIES
bay
CIVIL ENGINEERS
8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116
PH:(804)569-7060 FILED:24031_zoning.dwg

APPLICATION PLAN

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	185.42'	1303.24'	008°09'07"	92.87'	185.27'	S44°24'06"E

Line Table		
Line #	Length	Direction
L1	144.74'	N42°22'15"E
L2	128.16'	N42°31'24"E
L3	208.93'	N42°01'45"E
L4	105.09'	S40°19'09"E

GPIN: 7788-97-6309

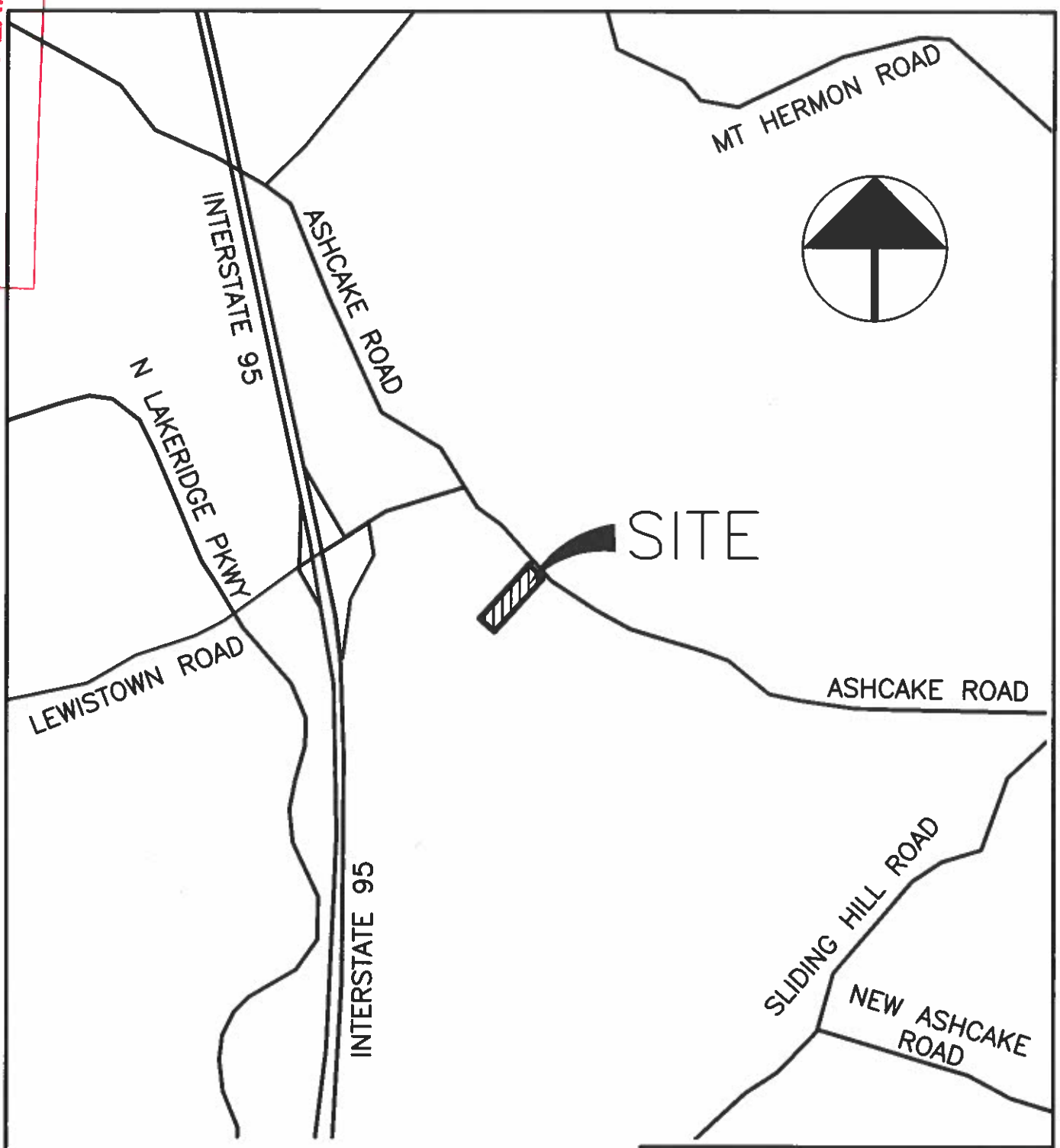
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING IN THE ASHLAND MAGISTERIAL DISTRICT OF HANOVER COUNTY, VIRGINIA, SITUATED ALONG THE SOUTHERN LINE OF ASHCAKE ROAD (ROUTE 657) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT (P.O.B.) AT THE SOUTHWESTERN INTERSECTION OF ASHCAKE ROAD (ROUTE 657) AND VIRGINIA CRANE DRIVE LABELED P.O.B. ON THIS PLAT;

THENCE S42°36'34"W 1036.72';
THENCE N47°22'07"W 286.17';
THENCE N42°34'44"E 257.08';
THENCE N42°35'38"E 320.31';
THENCE N42°22'15"E 144.74';
THENCE N42°31'24"E 128.16';
THENCE N42°01'45"E 208.93';
THENCE S40°19'09"E 105.09';
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1303.24', AND A LENGTH OF 185.42' TO THE POINT AND PLACE OF BEGINNING CONTAINING 7.02 ACRES OF LAND.

EXHIBIT PLAT OF
GPIN: 7788-97-6309
LOCATED IN THE ASHLAND DISTRICT OF
HANOVER COUNTY, VIRGINIA
DATE: AUGUST 20, 2024

THE BAY COMPANIES
bay
CIVIL ENGINEERS
8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116
PH:(804)569-7060 FILED:24031_zoning.dwg

APPLICATION PLAN



VICINITY MAP OF
GPIN: 7788-97-6309
LOCATED IN THE ASHLAND DISTRICT OF
HANOVER COUNTY, VIRGINIA
SCALE: 1"=2000'
DATE: AUGUST 20, 2024

THE BAY COMPANIES
bay
CIVIL ENGINEERS
8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116
PH:(804)569-7060 FILED:24031_zoning.dwg

SHEET 1 OF 1

Traffic Study

(Appendix Available Upon Request)

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

October 15, 2024

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Claudia Cheely

Re: REZ2024-00014, Belinda and Charles Flournoy

Ms. Cheely,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced conceptual plan and associated TIA as submitted by The Bay Companies and Gorove Slade respectively, dated August 2024 and find it to be generally acceptable.

If additional information is needed, please contact me at (804)585-3585.

Sincerely,

Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency

GOROVE SLADE
Transportation Planners and Engineers

VIRGINIA CRANE DRIVE TOWNHOMES

TURN LANE WARRANT ANALYSIS



To:	Jo Ann Hunter, AICP	Hanover County
Cc:	Adam Moore, P.E.	VDOT
	Corey Sedlar	Rogers-Chenault
	Dan Caskie, P.E.	The Bay Companies
From:	Carl Hultgren, P.E., PTOE	Gorove Slade
Date:	August 5, 2024	
Subject:	**Virginia Crane Drive Townhomes – Turn Lane Warrant Analysis**	

Introduction

Rogers-Chenault Inc. is proposing to build a neighborhood with 36 townhomes and 5 single family lots in the northwest quadrant of the Ashcake Road at Virginia Crane Drive intersection. The proposed access plan includes two full-movement driveways on Virginia Crane Drive. If approved, the neighborhood is expected to be complete by 2027.

Scope of the Analysis

Based on discussion with the County and VDOT on July 18, a turn lane warrant and capacity analysis has been performed to determine if any turn lanes on Ashcake Road will be warranted at build-out of the site. The following scenarios were analyzed.

- Existing (2024) traffic conditions
- No-Build (2027) traffic conditions
- Build (2027) traffic conditions

The weekday AM and PM peak hours were studied for the following intersection:

- Ashcake Road at Virginia Crane Drive

Figure 1 shows the site location and study intersection.

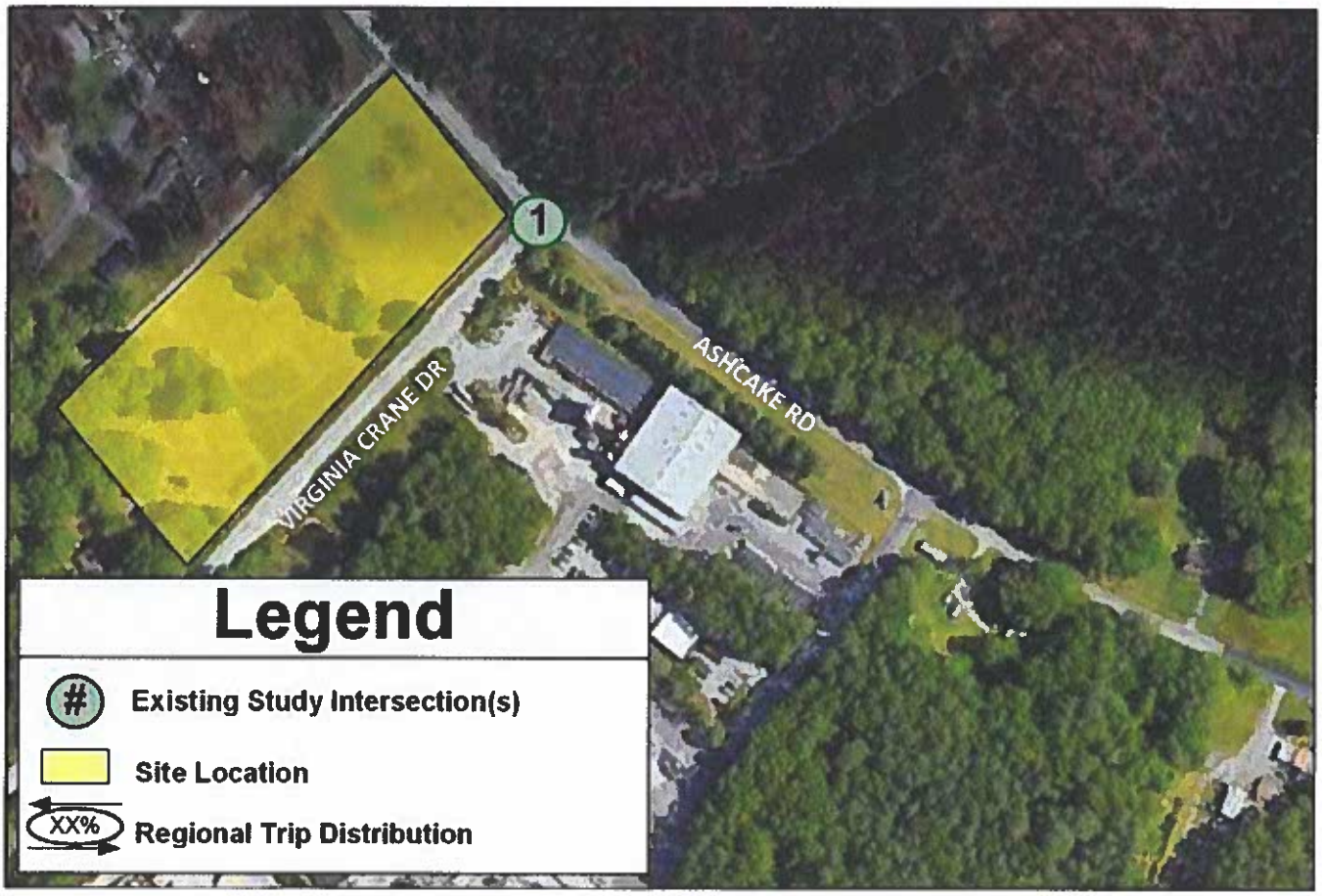


Figure 1: Site Location and Study Intersection

Existing (2024) Conditions

Ashcake Road is a minor arterial with a posted speed limit of 45 mph across the site frontage. Burns Service, Inc. (BSI) conducted turning movement counts on Ashcake Road at Virginia Crane Drive on Tuesday, July 23 during the AM and PM peak hours. This traffic count was used to determine the turning movements on and off Virginia Crane Drive.

As part of the Project Tiger TIA, Timmons Group performed AM and PM peak hour turning movement counts at the intersection of Ashcake Road at Lewistown Road on June 4, 2019 – when school was in session. Those volumes were grown by 1.5% per year to estimate the current through volumes on Ashcake Road at Virginia Crane Drive.

Figure 2 shows the existing lane configuration, and Figure 3 shows the existing (2024) peak hour traffic volumes.

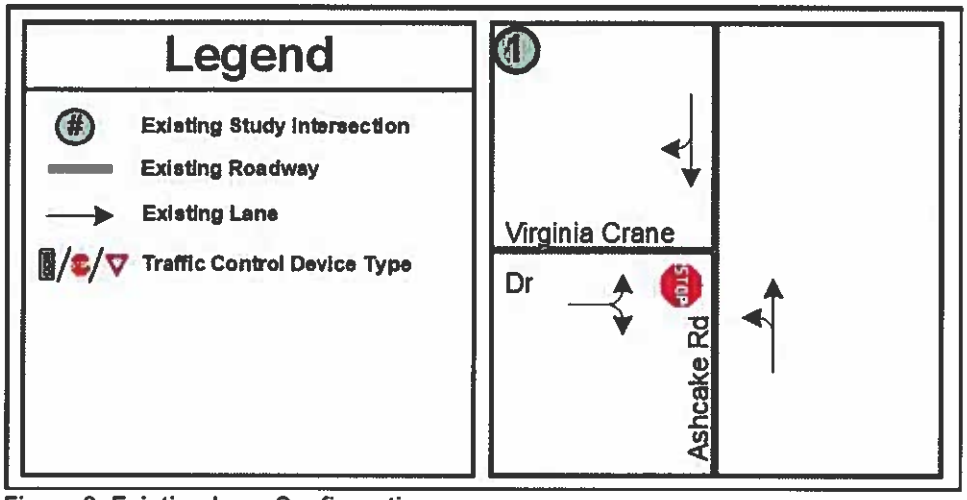


Figure 2: Existing Lane Configuration

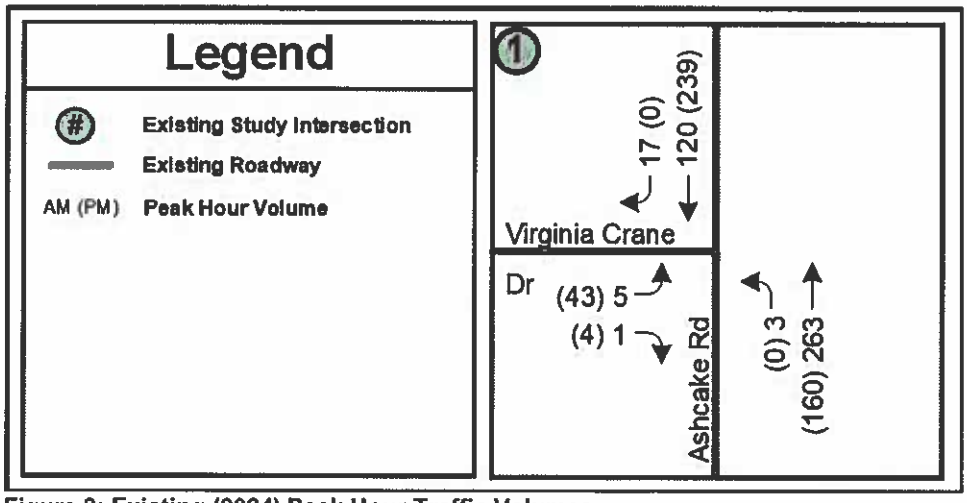


Figure 3: Existing (2024) Peak Hour Traffic Volumes

No-Build (2027) Conditions

Approved Developments

At the request of the County, one approved development is included in this analysis:

- Project Tiger (Wegmans Distribution Center)

Project Tiger is a distribution center located in the southwest quadrant of the intersection of Ashcake Road at Sliding Hill Road with 1.69 million square feet of warehousing and distribution space. The Project Tiger TIA was performed by Timmons Group in February 2020. The projected full build-out year for Project Tiger is 2032. The site trips associated with Project Tiger were collected from Figures 6-2, 6-12 and 6-13 in the Project Tiger TIA. Figures 6-2, 6-12 and 6-13 are included in the appendix. Figure 4 shows the trip potential of the Project Tiger center at full build-out.

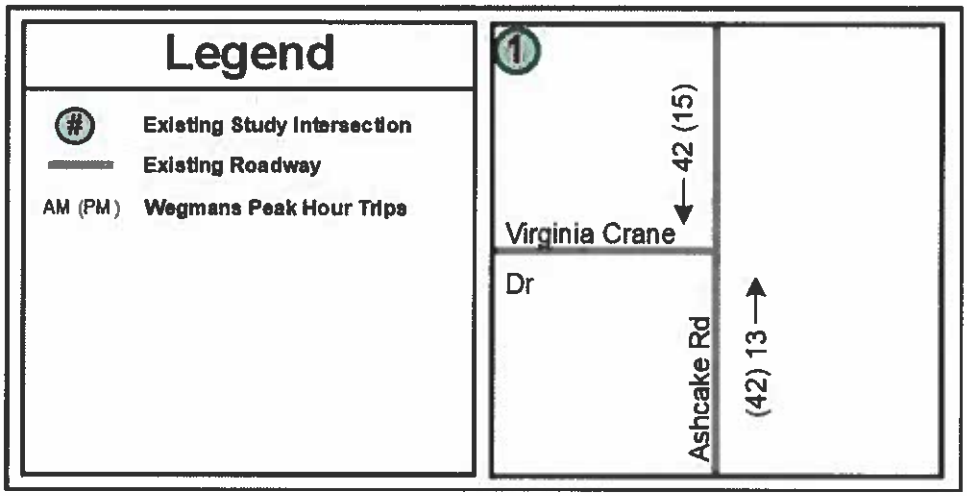


Figure 4: Project Tiger (Wegmans) Peak Hour Trips

Background Traffic Growth

Based on discussion with the County and VDOT, an annual traffic growth rate of 1.5% was applied to the existing traffic count volumes.

To estimate the No-Build (2027) volumes, the existing 2024 counts were increased by an annual rate of 1.5% for three years, and then the Project Tiger trips were added. Figure 5 shows the No-Build (2027) volumes

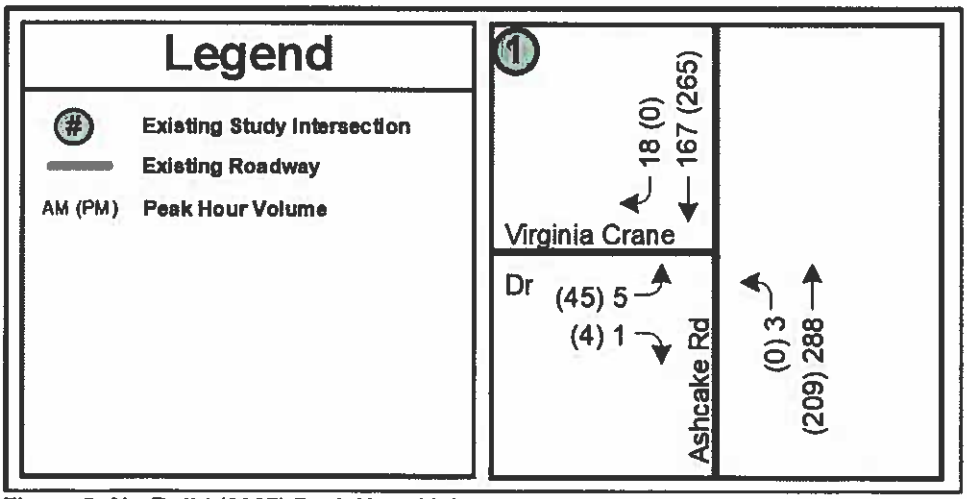


Figure 5: No-Build (2027) Peak Hour Volumes

Build (2027) Conditions

Table 1 shows the trip generation potential of the proposed neighborhood based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Table 1: ITE Trip Generation – Typical Weekday – 11th Edition

Land Use	ITE Code	Size Units	Average Weekday Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Detached Housing	210	5 lots	32	32	1	4	4	2
Single Family Attached Housing	215	36 d.u.	130	130	4	13	12	9
Total Primary Trips			**162**	**162**	**5**	**17**	**16**	**11**

Site Trip Distribution

The primary site trip distribution was based on existing traffic patterns, surrounding land uses, and engineering judgment. The following regional distribution was applied to the site trips:

- 70% to / from the north on Ashcake Road
- 30% to / from the south on Ashcake Road

Figure 6 and Figure 7 show the site trip distribution and assignment, respectively.

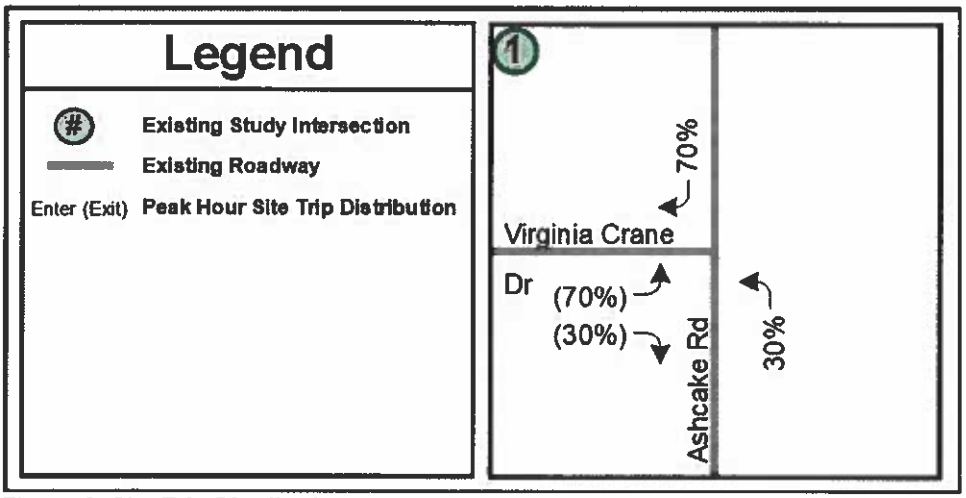


Figure 6: Site Trip Distribution

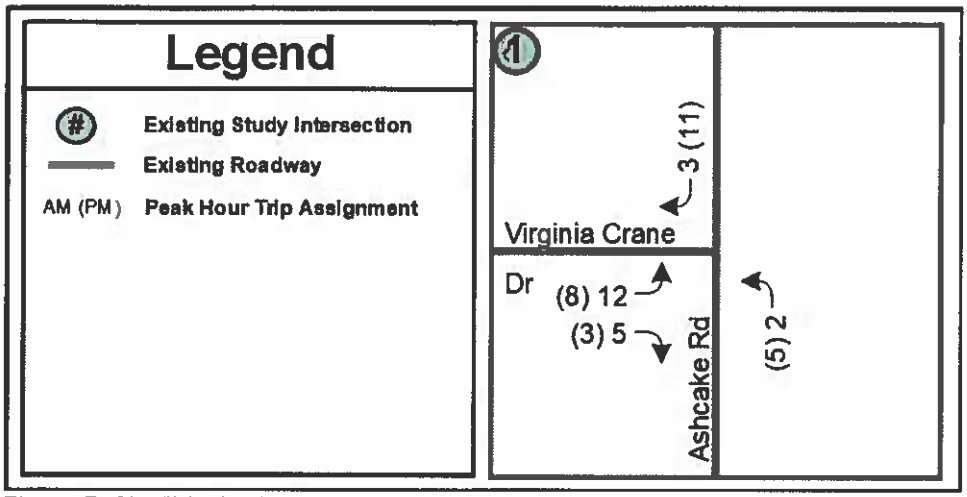


Figure 7: Site Trip Assignment

Build (2027) Traffic Volumes

Figure 8 shows the projected traffic volumes under Build 2027 traffic conditions.

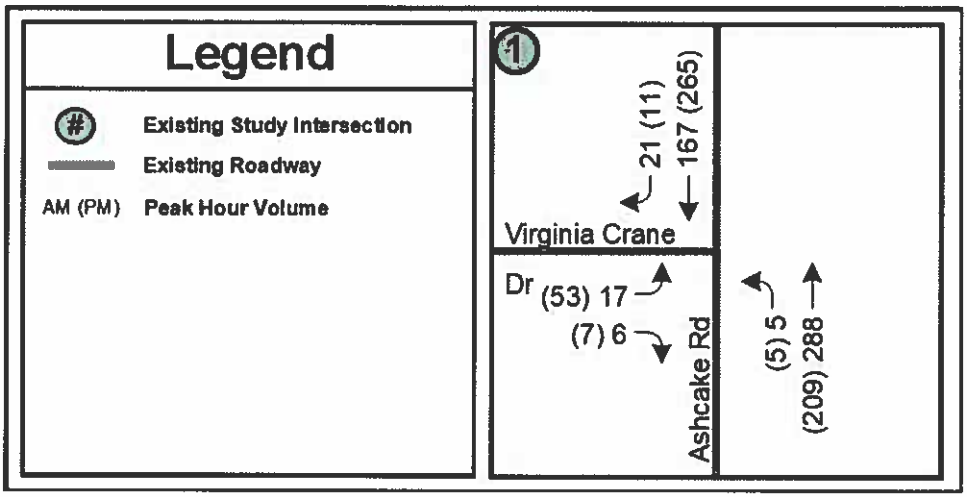


Figure 8: Build (2027) Peak Hour Traffic Volumes

Turn Lane Warrant Analysis

The need for turn lanes on Ashcake Road at Virginia Crane Drive was evaluated under Build 2027 conditions. The results of the turn lane warrant analysis are summarized in Table 2. The VDOT turn lane warrant graphs are included in the Appendix.

Table 2: Turn Lane Warrant Analysis

Study Intersection	Turning Movement	Analysis Scenario	Peak Hour	Treatment
1	NBL	Build (2027)	AM	Not Warranted
			PM	Not Warranted
1	SBR	Build (2027)	AM	Not Warranted
			PM	Not Warranted

The projected 2027 traffic volumes on Ashcake Road at Virginia Crane Drive do not meet any turn lane warrants.

Capacity Analysis

Capacity Analysis Procedure

Capacity analysis was performed at the study intersection during the weekday AM and PM peak hours. Synchro Version 11 was used to analyze the study intersection based on the Highway Capacity Manual (HCM) methodology and includes level of service, delay, and queue length comparisons for the turning movements analyzed. SimTraffic queues were based on an average of the maximum queuing observed across 10 microsimulation runs. For the purpose of this analysis a peak hour factor of 0.92 was used for each of the study intersections only if existing PHF was less than 0.92. Otherwise, the existing PHF was used. The Synchro and SimTraffic outputs are included in the Appendix.

Capacity Analysis Results

For unsignalized intersections, the average delays for the minor street left-turn movements are described as short delays (less than 25 seconds), moderate delays (between 25 and 50 seconds), and long delays (greater than 50 seconds). It is common for side street movements and left turns to experience long delays during the peak hours at intersections with major thoroughfares. The results of the intersection capacity analyses are expressed in level of service (LOS), delay (seconds per vehicle) and 95th percentile queue (feet) per lane group. Capacity analysis results are summarized in Table 3.

Table 3 shows the LOS, average delay, and queue lengths for the unsignalized intersection of Ashcake Road at Virginia Crane Drive.

Table 3: Level of Service Summary - Ashcake Road at Virginia Crane Drive

Analysis Scenario	Lane Group	Effective Storage Length (ft.)	AM Peak Hour				PM Peak Hour			
			LOS	Delay (sec/veh)	95th % Queue (ft.)	Avg. Max Queue (ft.)	LOS	Delay (sec/veh)	95th % Queue (ft.)	Avg. Max Queue (ft.)
			Synchro			SimTraffic	Synchro			SimTraffic
Existing (2024) Conditions	NBL/T	-	A	7.7	0	8	A	0.0	0	0
	SBT/R	-	-	-	-	-	-	-	-	-
	EBL/R	-	B	11.3	0	52	B	12.3	8	52
No Build (2027) Conditions	NBL/T	-	A	7.8	0	8	A	0.0	0	0
	SBT/R	-	-	-	-	-	-	-	-	-
	EBL/R	-	B	11.7	0	41	B	12.5	8	51
Build (2027) Conditions	NBL/T	-	A	7.9	0	24	A	7.9	0	26
	SBT/R	-	-	-	-	-	-	-	-	-
	EBL/R	-	B	11.6	3	60	B	12.8	10	57

Capacity analysis indicates that the minor street left-turn movement currently operates with short delays during the AM and PM peak hours. Under no-build conditions, the minor street left-turn movement is expected to continue to operate with short delays during the AM and PM peak hours.

Under build 2027 conditions, the minor street left turns are expected to continue to operate with short delays during the AM and PM peak hours.

No improvements are warranted or recommended at this intersection at build-out of the proposed neighborhood.

Conclusions

Based on the results of the analysis, the projected 2027 traffic volumes do not warrant any turn lanes on Ashcake Road or Virginia Crane Drive.

Historical Commission Recommendation

Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II CDC

SUBJECT: Historical Commission Recommendation
REZ2024-00014, Belinda and Charles Flournoy

DATE: October 4, 2024

At the Historical Commission meeting on October 1, 2024, the Commission reviewed the referenced request to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District for development of 41 attached and detached homes. The Historical Commission reviewed this request because the property is on the outer perimeter of the Brown Grove Rural Historic District, and touches the Civil War feature, Jackson's Route of March from Beaverdam Station. At the meeting there was the representative of the Black Heritage Society and a resident of the Brown Grove community. Both supported the request, and the National Park Service indicated there were no features on the property.

Based on the National Park Services report and community comments, the Commission determined this request would have no impacts.

/cdc

Citizen Correspondence

Good evening Chair Abbott and members of the Planning Commission. My name is Bob Nelson. I reside in the Ashland District along Atlee Station Road.

The applicant has filed for RM zoning with a proposed density of 5.8 dwelling units per acre. The land use for these parcels is Suburban Neighborhood Residential with a maximum density of 3 units per acre. The only compatible zoning district is RS.

RM zoning is inconsistent with Suburban Neighborhood Residential land use. A Comprehensive Plan Amendment or CPA is required.

First, this would be a terrible precedent. If the application is approved without a CPA, RM zoning would potentially be available anywhere in the county for land designated Suburban Neighborhood Residential and Suburban Transitional Residential.

Second, the availability of an additional 4 dwelling units per acre, the difference between the land use maximums here, would be particularly bad in the Atlee Station Road corridor. The corridor has over 4,000 homes, but large A-1 parcels remain. Atlee Station Road has been on the candidate road project list for over 11 years but is still years away from being widened. Cool Spring Elementary School is well above capacity. We don't need the hot sauce of RM residential development on Atlee Station Road.

Third, the establishment of the Brown Grove Rural Historical District was the reason given for Envision Hanover land use changes. Without exception, on both sides of I-95 in the Ashland and South Anna districts, all these changes were to be Suburban Neighborhood Residential. That's what the Brown Grove community wanted, the Planning Commission recommended, and the Board of Supervisors approved.

Fourth, a CPA request would trigger review of land uses in adjacent areas. And I think this bears on Mr. Parker's point about industrial. We need to look at adjacent areas here, and that's what a CPA does. You look at adjacent areas when you get a request; and you figure out whether this RM zoning should, I'm sorry, the Suburban Neighborhood High [sic Suburban High Residential] I believe it is land use and RM zoning should be available in a broader area. I think that's exactly what should take place here.

Fifth, in recent years, a CPA request has been required in every case where the zoning requested is inconsistent with the land use.

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HANOVER COUNTY
PLANNING DEPARTMENT

Mr. Rogers with RCI and I attended the Envision Hanover meeting at the Atlee Library in the summer of 2023. Land use, land use changes, and zoning districts were the focus. Summerduck on Atlee Station Road is an RCI development.

To the applicant and developer, I say: Do the right thing. File a CPA request. Make this legal.

Absent one, I will continue to oppose this application; and I counsel you to defer until a CPA request is filed.

This is indeed an outstanding issue. I thank you for taking, listening to my comments tonight. Thank you very much.

Belinda and Charles Flournoy, REZ2024-00014; December 12, 2024 Planning Commission Meeting

Proffers

REZ2024-00014, Belinda and Charles Flournoy Proffers:

The undersigned, Charles & Belinda Flournoy, owner of parcels designated GPIN 7788-97-6309 (the "Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A1 Agricultural District to RM Multi-Family Residential District, the development and use of the Property must be subject to the following conditions:

1. Brick or Stone Foundations. The exposed portions of all dwelling foundations, including slab on grade, will be faced with brick, brick veneer, stone, stone veneer, or cast stone measured to a minimum of twelve inches (12") above grade. No cinder block, cement block, solite block, or asbestos shingle will be permitted for the finished exterior of any structures.

2. Detached Units along Ashcake Road. The detached units along Ashcake Road, shown as Units 1 – 4 on Sheet C2 of the approved conceptual plan, must be designed such that any façade oriented towards Ashcake Road and the thoroughfare buffer will be in substantial conformity with the front elevations for detached units shown on Sheet C4 of the approved conceptual plan and include similar architectural embellishments, including shutters and a front porch or stoop.

3. Hanover County Airport and Industrial Operations. A disclosure statement, in a form approved by the Director of Planning, must be conspicuously placed on any subdivision plat or site plan applicable to the development that states that the residential units are located within an area that will be impacted by aircraft overflights, aircraft noise, and nearby industrial operations. Such disclosure statement also must be provided in writing by the original developer (and every subsequent owner of residential units within the development) to all prospective purchasers of the residential units, and included in all sales contracts, brochures, and promotional documents (including any illustrative site plan on display within any sales-related offices), as well as in homeowner association documents and all deeds of conveyance applicable to such residential units.

4. Recreational Amenities. The recreational facilities, as shown on the Conceptual Plan, or as otherwise approved at the time of subdivision, shall be constructed at the expense of the Property Owner and shall be bonded as subdivision improvements with Section 1.

5. Enhanced Thoroughfare Buffer. The 50' road buffer along Ashcake Road must be landscaped in accordance with the thoroughfare buffer standards (Section 26-264(a)), which will be enhanced by increasing the required plantings by 25% for trees and 30% for shrubs. Trees must consist of a combination of deciduous and evergreen trees and plant materials must be appropriately clustered to create a more natural and organic design.

   The 25' road buffer along Virginia Crane Drive must be landscaped in accordance with the thoroughfare buffer standards (Section 26-264(a)), provided that at least 50% of the required plantings are evergreen species.

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6. Fencing. When the side or rear of lots are oriented towards Virginia Crane Drive, all fencing used must be consistent in height, materials, colors, and design to create a cohesive view from the roadway. Permittable fencing standards are shown on the approved Conceptual Plan and any future fencing will be reviewed and approved by the HOA for conformity to the fence design approved with the conceptual plan.

7. Right-of-Way Dedication. The Property Owner agrees to dedicate forty feet (40') of right-ofway measured from the centerline of Ashcake Road (U.S. Route 657) to the Property and twenty-five (25') of right-of-way measured from the centerline of Virginia Crane Drive for future road widening, free of cost to the County, upon request of the County or VDOT.

8. Directional Exterior Lighting. When the rear of lots are oriented towards adjacent parcels zoned A-1, Agricultural or RS, Single-Family Residential (units 22-41), regardless if there is an open space area between the unit and adjacent parcel, all floodlights or similar light fixtures must include house side shields or glare shields, whichever is most effective as determined by the Planning Director.

CHARLES FLOURNOY

Charles B Flournoy

COMMONWEALTH OF VIRGINIA, COUNTY OF HANOVER, to-wit:

I hereby certify that Charles Flournoy has acknowledged the foregoing Proffers before me, this 18th day of December, 2024.

My Commission Expires: 9-30-2025

Lisa M Rigsby (SEAL)

Notary Public

Lisa M Rigsby
Notary Public
Reg #359060
Commonwealth of Virginia
My Commission Expires 9/30/2025

BELINDA FLOURNOY

Belinda Flournoy

COMMONWEALTH OF VIRGINIA, COUNTY OF HANOVER, to-wit:

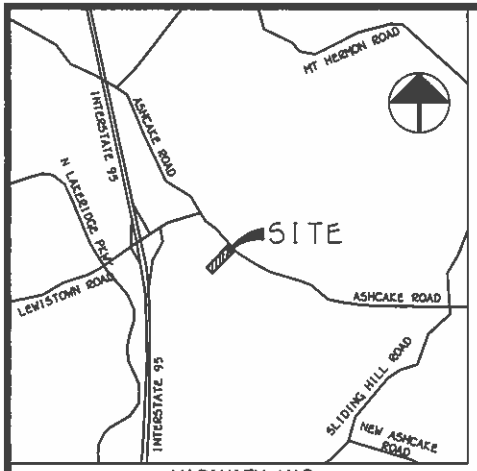
I hereby certify that Belinda Flournoy, has acknowledged the foregoing Proffers before me, this 18th day of December, 2024

My Commission Expires: 9-30-2025

Lisa M Rigsby (SEAL)

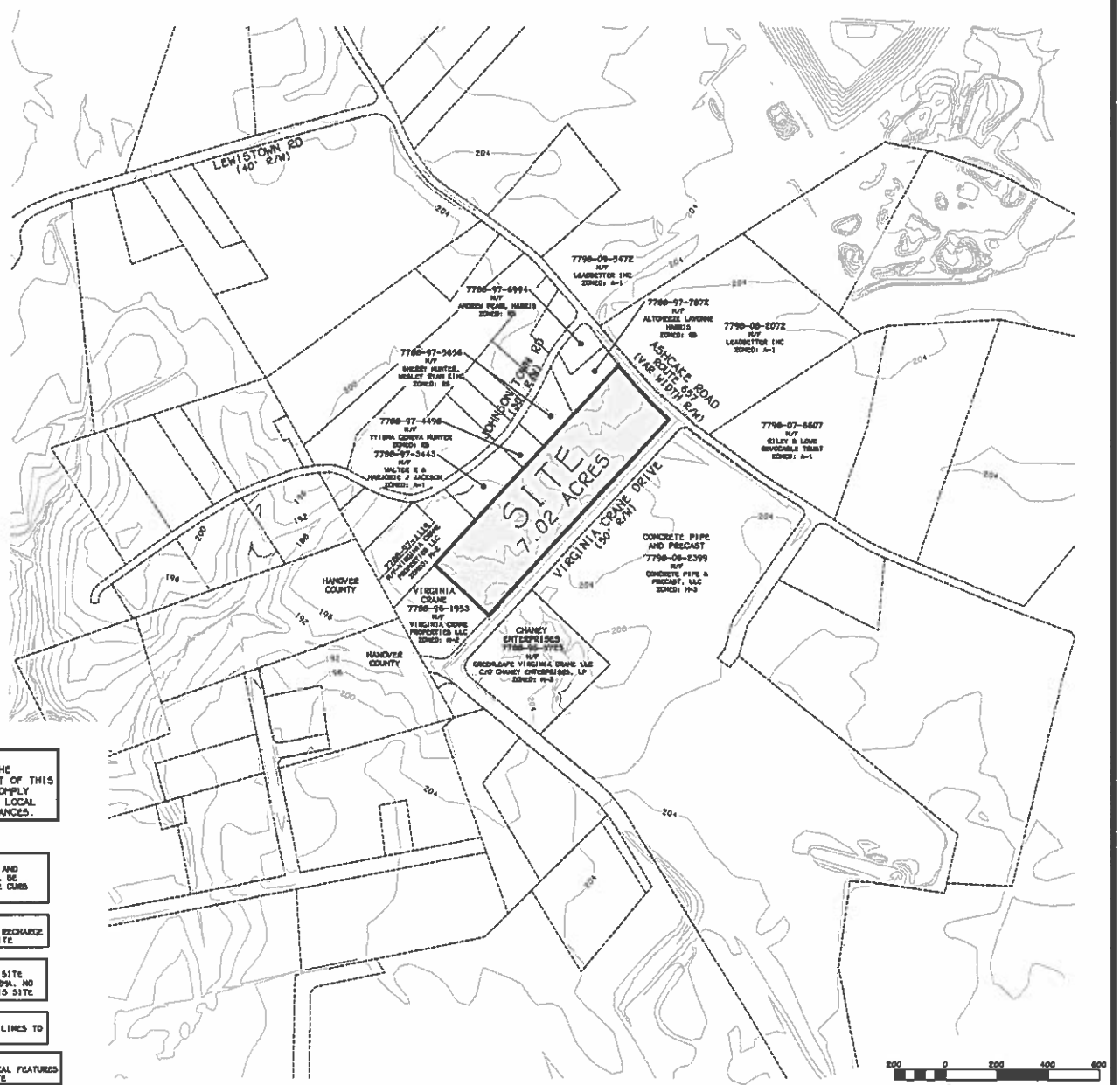
Lisa M Rigsby
Notary Public
Reg #359060
Commonwealth of Virginia
My Commission Expires 9/30/2025

Conceptual Plan



VICINITY MAP
SCALE: 1"=2000'

NORTH



Scale: 1" = 200'

SITE STATISTICS

OWNERS:
CHARLES STEVEN FLOURNOY
BELINDA FLOURNOY R/S
8186 FIRE LANE
MECHANICSVILLE, VA 23116

CONTRACT PURCHASER/DEVELOPER:
ROGERS CHENAULT INC
C/O TODD ROGERS
9245 SHADY GROVE ROAD
MECHANICSVILLE, VA 23116
PH. (804) 427-6356
EMAIL: TODDROGERS@HOMETOWNREALTYSERVICES.COM

ENGINEER:
THE BAY COMPANIES, INC.
C/O DAN CASKIE, P.E.
8600 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
PH: 804.569.7060
EMAIL: dan.caskie@thebaycompanies.com

ADDRESS:
10009 ASHCAKE ROAD, ASHLAND VA 23005

EXISTING ZONING:
A-1

PROPOSED ZONING:
RM

SITE AREA:
TOTAL GROSS AREA = 7.02 ACRES
TOTAL AREA WITHIN RPA = 0.00 ACRE
TOTAL AREA WITHIN STEEP SLOPES = 0.0 ACRES
TOTAL NET AREA = 7.02 ACRES
DENSITY (41/7.02)= 5.8 UNITS/AC
STREET FRONTAGE = 1,327 LF
TOTAL PROPOSED UNITS = 41 UNITS
TOTAL ATTACHED UNITS = 36 UNITS
TOTAL DETACHED UNITS = 5 UNITS
TOTAL AREA W/IN LOTS = 2.77 ACRES
TOTAL AREA W/IN R/W = 0.10 ACRES

BUILDING USE:
SINGLE FAMILY RESIDENTIAL

GPIN:
7798-97-6509

NUMBER OF LOTS:
41

SOURCE OF WATER:
COUNTY SYSTEM
350 GAL/DAY PER UNIT

METHOD OF SEWAGE DISPOSAL:
COUNTY SYSTEM
350 GAL/DAY PER UNIT

TRAFFIC ZONE:
1736

ROADS:
PUBLIC

FIRM FLOOD MAP:
COMMUNITY PANEL NO. 51085C0320EC.
ZONE "X" WITH AN EFFECTIVE DATE OF: JUNE 22, 2024

NOTE:
THE DEVELOPMENT AND USE OF THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION APPROVAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES.

OPEN SPACE REQUIRED (7.02*20%)= 1.40 ACRES
TOTAL OPEN SPACE PROVIDED = 2.91 ACRES
AREA IN BUFFERS = 1.00 ACRES (1/2 = 0.50 ACRES)
AREA IN HARDIN STRIPS = 0.36 ACRES
AREA IN BMP = 0.20 ACRES
QUALIFIED OPEN SPACE PROVIDED (2.91-0.50-0.36-0.20)=1.85 ACRES
ACTIVE RECREATION AREA REQUIRED (1.40*25%) = 0.35 ACRES
ACTIVE RECREATION AREA PROVIDED = 0.62 ACRES

NOTE:
ALL DRIVE AISLES AND PARKING AREA WILL BE PAVED AND INCLUDE CURB AND GUTTER

NOTE:
NO KNOWN AQUIFER RECHARGE AREAS EXIST ON SITE

NOTE:
PART/ALL OF THIS SITE LIES WITHIN THE RPA. NO RPA EXISTS ON THIS SITE

NOTE:
PROPOSED UTILITY LINES TO BE UNDERGROUND

NOTE:
NO KNOWN HISTORICAL FEATURES EXIST ON THIS SITE

NOTE:
NO LANDSCAPING SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTION (FDC) FOR FIRE PROTECTION SYSTEMS, OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING SHALL BE OF THE TYPE THAT WILL NO ENCROACH INTO THE THREE FOOT RADIUS UPON MATURITY.

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FILED: 24031_zoning area map
DATE: August 20, 2024
REVISED: November 13, 2024
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERING
8600 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX (804) 569-7061

PROJECT:
The Villas at Brown Grove
Preliminary Plat

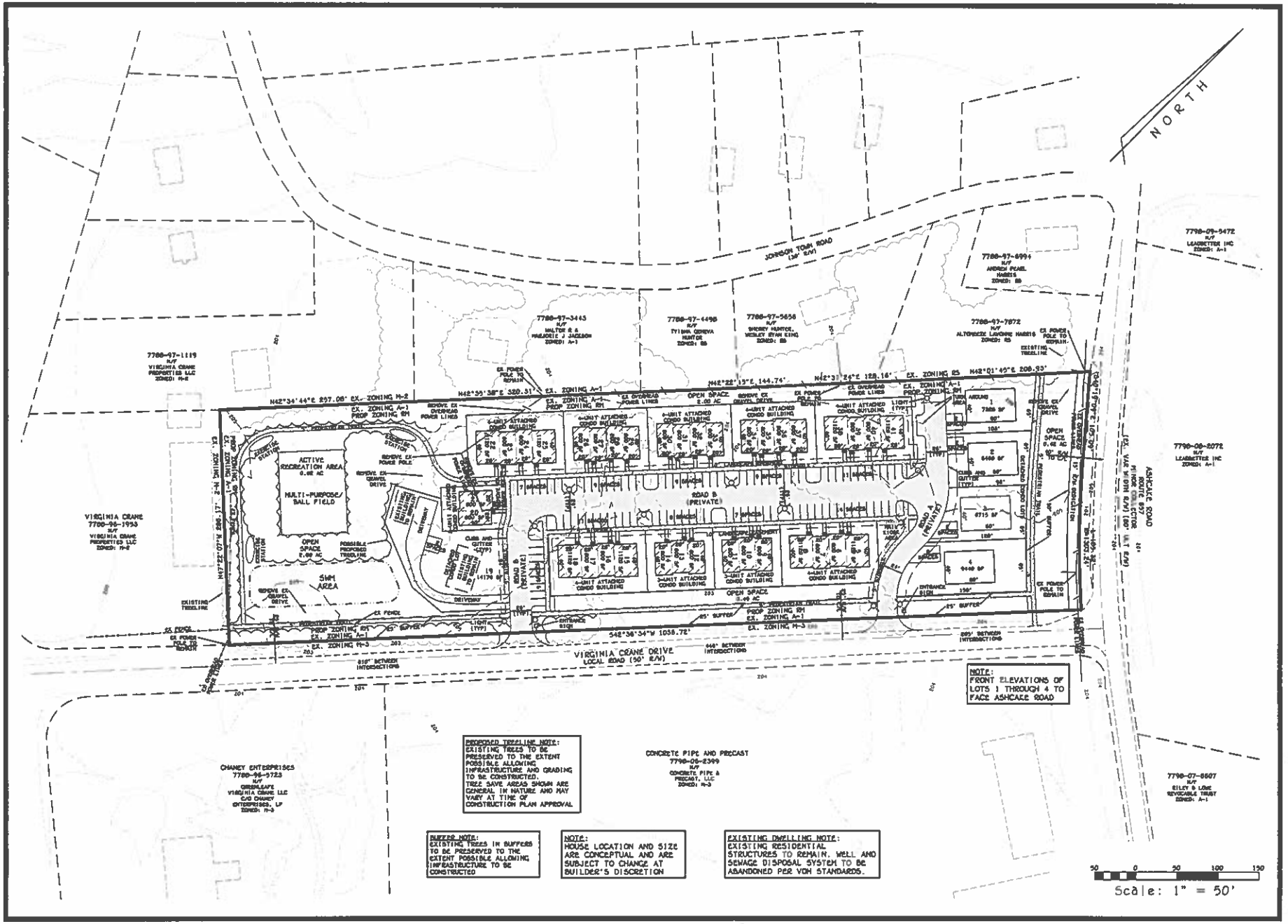
Ashland District
Hanover County, Virginia

SHEET:
Area Map

SHEET NO:
C1

JOB NO. 24031

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FILED: 24031_zoning concept

DATE: August 20, 2024

REVISED: November 13, 2024

REVISED:

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THE BAY COMPANIES bay CIVIL ENGINEERS
8609 BELL CREEK ROAD MECHANICSVILLE, VA 23116 (804) 569-7000 FAX (804) 569-7001

PROJECT: The Villas at Brown Grove

Preliminary Plat

Ashland District Hanover County, Virginia

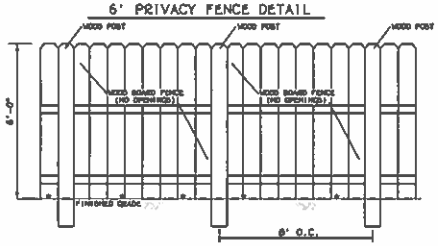
SHEET: Preliminary Plat

SHEET NO: C2

JOB NO. 24031

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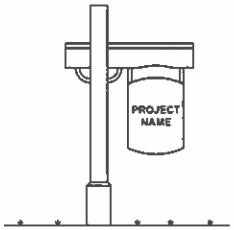
6' PRIVACY FENCE DETAIL



PEDESTRIAN TRAIL DETAIL



ENTRANCE SIGN DETAIL

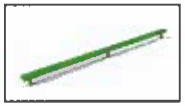


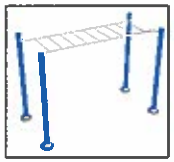
SIDEWALK DETAIL

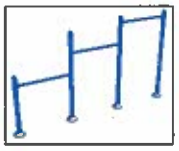


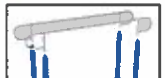
EXERCISE STATION EQUIPMENT

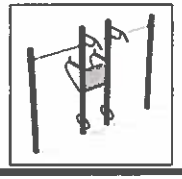
OR APPROVED ALTERNATIVES



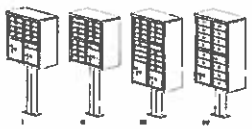








USPS CLUSTER BOX UNITS



Individual box (width)	15"	24"	30"	36"
Depth	19 1/2"	19 1/2"	19 1/2"	19 1/2"
Height	20 3/4"	20 3/4"	20 3/4"	20 3/4"
Weight (unmounted/per box)	29# (lbs)	38# (lbs)	54# (lbs)	68# (lbs)
Shipping weight (approx.)	37# lbs	47# lbs	64# lbs	79# lbs
Unit ID numbers (maximum)	6	12	16	22
Key required	1	1	1	1
Individual compartment door size	10", 7"	10", 7"	10", 7"	10", 7"

STREET LIGHT DETAILS

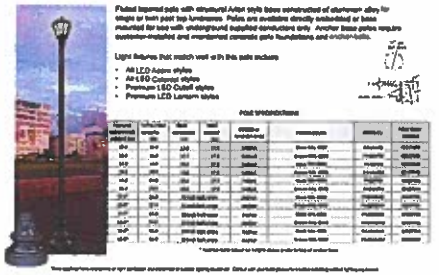
NTS



Cutoff Round Lantern

These Cutoff luminaire options are a dark-skies friendly alternative to various fixture styles.

Cutoff Round Lantern



Outdoor Lighting Pole Specifications

Decorative Fluted Tapered Aluminum for Post Top Luminaires

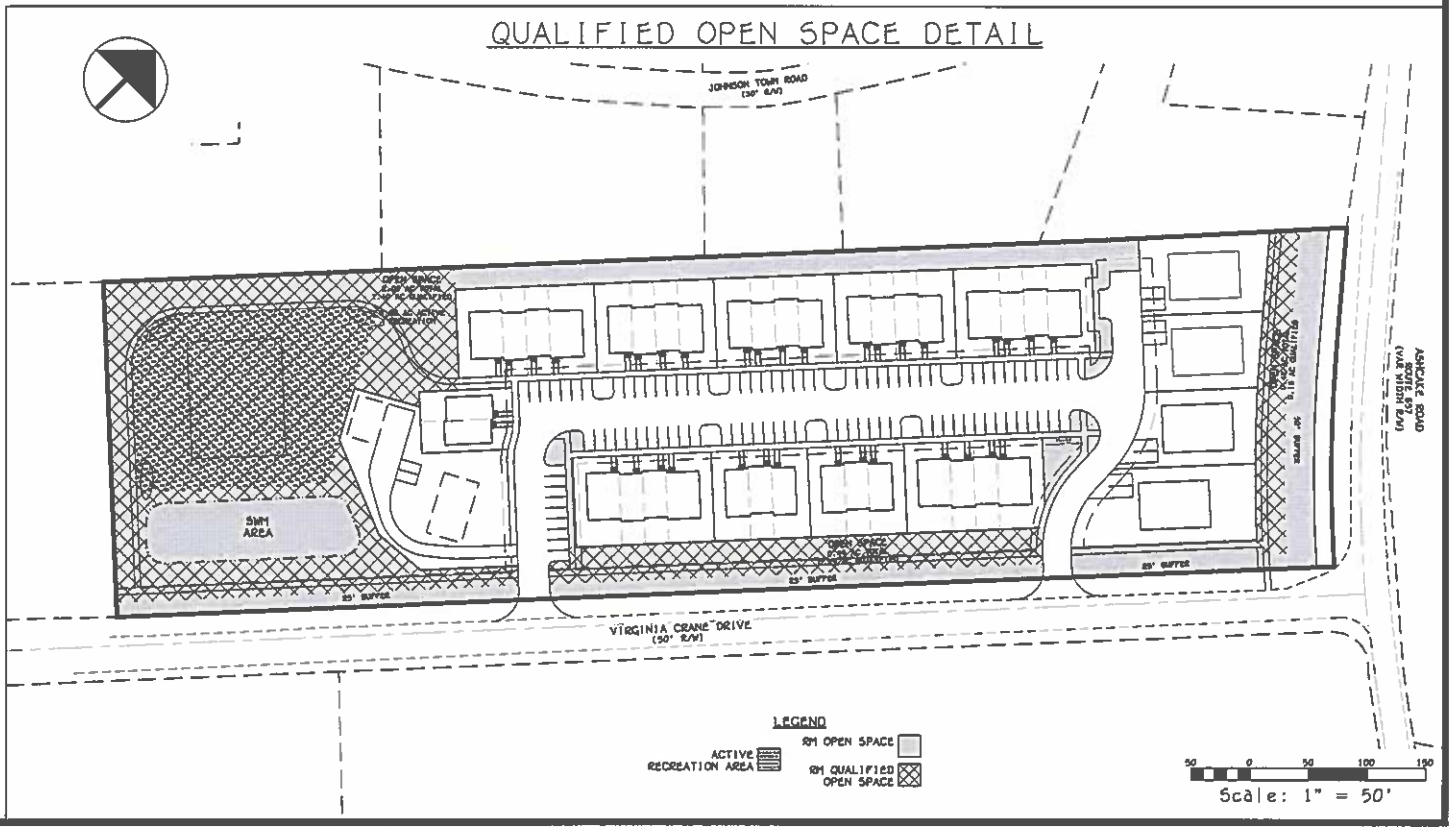
Fluted tapered pole with structural Arlon style base constructed of aluminum alloy for single or twin post top luminaires. Poles are available directly embedded or base mounted for use with underground supplied conductors only. Anchor base poles require customer-installed and maintained concrete pole foundations and anchor bolts.

Light fixtures that match well with this pole include:

- All LED Acorn styles
- All LED Colonial styles
- Premium LED Cutoff styles
- Premium LED Lantern styles

Pole Specifications

QUALIFIED OPEN SPACE DETAIL



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FILED: 24031_zoning details

DATE: August 20, 2024

REVISED: November 13, 2024

REVISED:

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THE BAY COMPANIES
bay
CIVIL ENGINEERS
6600 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 559-7080
FAX (804) 559-7081

PROJECT:

The Villas at Brown Grove

Preliminary Plat

Ashland District
Hanover County, Virginia

SHEET:

Site Details

SHEET NO:

C3

JOB NO. 24031

www.thebaycompanies.com

NOTE:
INDIVIDUAL UNITS SHOWN WILL BE PART OF 2, 3 OR 4 UNIT BUILDINGS

TYPICAL UNIT MEASUREMENTS:
ATTACHED PRODUCT:
- INTERIOR UNITS 20' WIDE
- EXTERIOR UNITS 28' WIDE
- INTERNAL UNITS 2 STORY
- EXTERIOR UNITS 1 STORY

DETACHED PRODUCT:
BETWEEN 1,180 SF AND 2277 SF
1 OR 2 STORY











QUALITY BUILDING MATERIAL SELECTION:

1. THE EXPOSED PORTIONS OF ALL DWELLING FOUNDATIONS, INCLUDING SLAB ON GRADE, WILL BE FACED WITH BRICK, BRICK VENEER, STONE, STONE VENEER, OR CAST STONE MEASURED TO A MINIMUM OF TWELVE INCHES (12") ABOVE GRADE. NO CINDER BLOCK, CEMENT BLOCK, SOLITE BLOCK, OR ASBESTOS SHINGLE WILL BE PERMITTED FOR THE FINISHED EXTERIOR OF ANY STRUCTURES.
2. EXTERIOR WALLS SHALL INCLUDE ARCHITECTURAL EMBELLISHMENTS INCLUDING BUT NOT LIMITED TO FENESTRATIONS, MASONRY ACCENTS, ARCHITECTURAL REVEALS OR FACADE RELIEF BANDS AND/OR OTHER DETAILS CONSISTENT WITH THE OVERALL CHARACTER OF THE BUILDING.
3. EXTERIOR WALLS SHALL BE CONSTRUCTED OF BRICK, STONE, CEMENTIOUS OR VINYL SIDING.
4. ALL DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE
5. FRONT AND SIDE YARDS FOR EACH UNIT SHALL BE SODDED AND IRRIGATED.
6. ALL ROOFS SHALL BE CONSTRUCTED OF ASPHALT SHINGLES THAT ARE 30 YEAR OR BETTER.





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FILED: 24031_zoning landscape
DATE: August 20, 2024
REVISED: November 13, 2024
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THE BAY COMPANIES
bay
CIVIL ENGINEERS
6809 HILL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 559-7080
FAX: (804) 559-7081

PROJECT:
The Villas at Brown Grove
Preliminary Plat

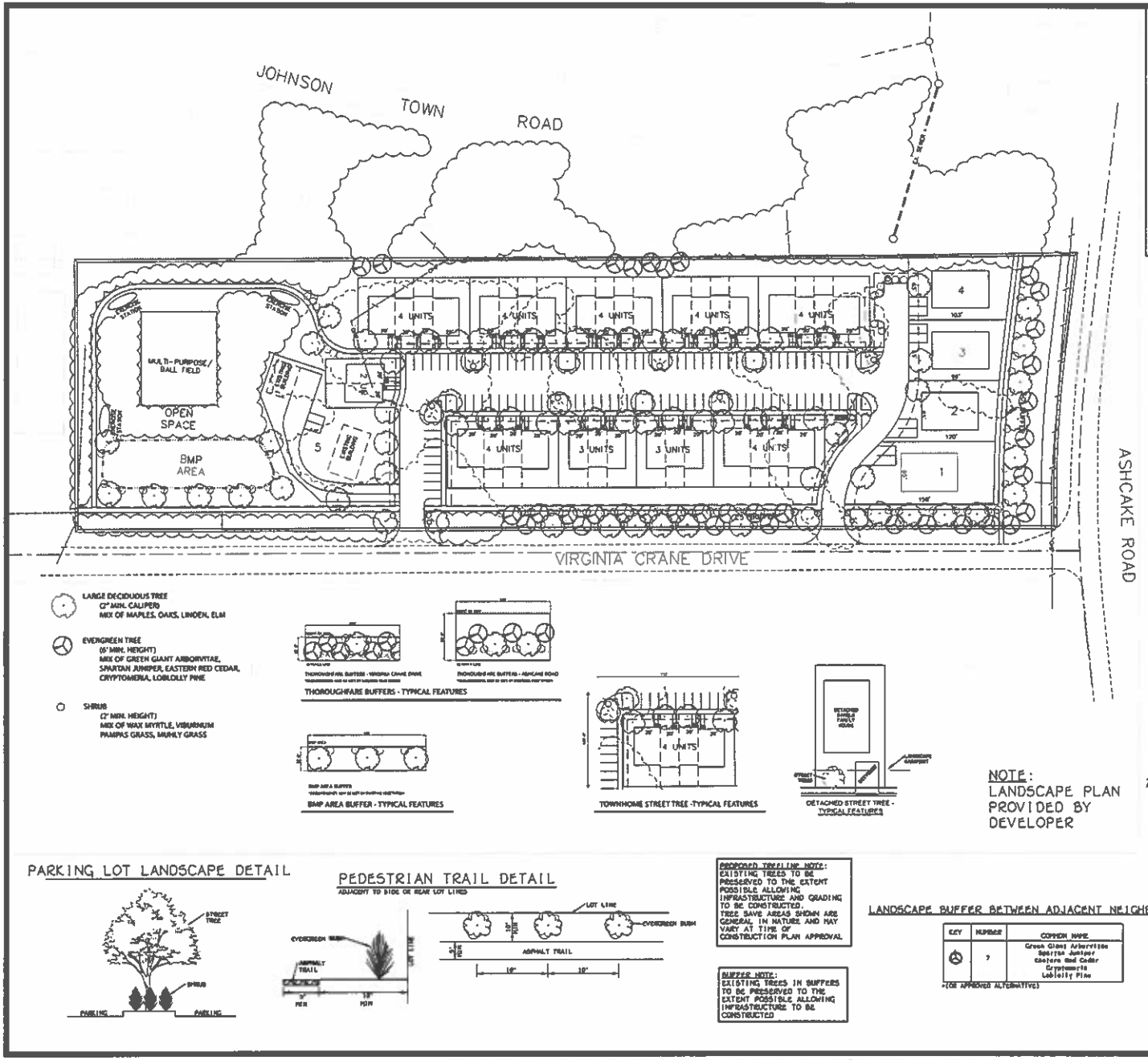
Ashland District
Hanover County, Virginia

SHEET:
Architectural Plans

SHEET NO: C4

JOB NO. 24031

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PARKING LOT LANDSCAPING:
PARKING AREA: 30,672 SF

INTERNAL LANDSCAPE AREA REQUIRED: 30,672 SF x 5% = 1534 SF
INTERNAL LANDSCAPE PROVIDED: 3,839 SF (3,839 SF/30,672 SF) = 12.5%

50' LANDSCAPE BUFFER ALONG ASHCAKE ROAD:
TREES REQUIRED: 290 LF x 1 TREE / 50 LF =6 TREES
TREES PROVIDED: 6 TREES
SHRUBS REQUIRED: 290 LF x 1 SHRUB / 30 LF =10 SHRUBS
SHRUBS PROVIDED: 26 SHRUBS

25' LANDSCAPE BUFFER ALONG VIRGINIA CRANE DRIVE:
TREES REQUIRED: 972 LF x 1 TREE / 50 LF =20 TREES
TREES PROVIDED: 20 TREES
SHRUBS REQUIRED: 972 LF x 1 SHRUB / 30 LF =33 SHRUBS
SHRUBS PROVIDED: 46 SHRUBS

STREET TREES:
TREES REQUIRED: 1,372 LF x 1 TREE / 50 LF =27 TREES
TREES PROVIDED: 41 TREES

NOTE:
NO LANDSCAPING SHALL BE PLACED WITHIN A THREE-FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS, OR FIRE SUPPRESSION SYSTEM CONTROL VALVE. LANDSCAPING SHALL BE OF A TYPE THAT WILL NOT ENCROACH IN THE THREE-FOOT RADIUS ON MATURITY IF THE MATERIAL.

LANDSCAPE NOTES:
- NO MORE THAN 20% OF THE SAME SPECIES PER 100 LF
- STREET TREES NEED TO INCLUDE AT LEAST 3 DIFFERENT SPECIES PER SECTION 26-77(c)(2)
- HEALTHY TREES WITH A CALIPER OF 8" OR GREATER SHALL BE PRESERVED WITHIN TREE SAVE AREAS UNLESS REMOVAL IS REQUIRED FOR INFRASTRUCTURE IMPROVEMENTS.
- NO PROPOSED TREES SHALL HAVE A CALIPER LESS THAN 1.5 INCH OR A HEIGHT OF 8'.

OVERALL LANDSCAPE DATA

KEY	NUMBER	COMMON NAME
⊙	84	Maples Oaks Linden Elm
⊛	38	Green Giant Arborvitae Spartan Juniper Eastern Red Cedar Cryptomeria Loblolly Pine
⊕	98	Wax Myrtle Viburnum Pampas Grass Muhly Grass

*(OR APPROVED ALTERNATIVE)

50' LANDSCAPE BUFFER ALONG ASHCAKE ROAD

KEY	NUMBER	COMMON NAME
⊙	6	Maples Oaks Linden Elm
⊛	9	Green Giant Arborvitae Spartan Juniper Eastern Red Cedar Cryptomeria Loblolly Pine
⊕	14	Wax Myrtle Viburnum Pampas Grass Muhly Grass

*(OR APPROVED ALTERNATIVE)

25' LANDSCAPE BUFFER ALONG VIRGINIA CRANE DR

KEY	NUMBER	COMMON NAME
⊙	33	Maples Oaks Linden Elm
⊛	89	Green Giant Arborvitae Spartan Juniper Eastern Red Cedar Cryptomeria Loblolly Pine
⊕	98	Wax Myrtle Viburnum Pampas Grass Muhly Grass

*(OR APPROVED ALTERNATIVE)

LANDSCAPE BUFFER AROUND BMP

KEY	NUMBER	COMMON NAME
⊙	7	Maples Oaks Linden Elm
⊕	14	Wax Myrtle Viburnum Pampas Grass Muhly Grass

*(OR APPROVED ALTERNATIVE)

LANDSCAPE BUFFER BETWEEN ADJACENT NEIGHBORHOOD

KEY	NUMBER	COMMON NAME
⊛	7	Green Giant Arborvitae Spartan Juniper Eastern Red Cedar Cryptomeria Loblolly Pine

*(OR APPROVED ALTERNATIVE)

LARGE DECIDUOUS TREE
(2" MIN. CALIPER)
MIX OF MAPLES, OAKS, LINDEN, ELM

EVERGREEN TREE
(6' MIN. HEIGHT)
MIX OF GREEN GIANT ARBORVITAE, SPARTAN JUNIPER, EASTERN RED CEDAR, CRYPTOMERIA, LOBLOLLY PINE

SHRUB
(2' MIN. HEIGHT)
MIX OF WAX MYRTLE, VIBURNUM PAMPAS GRASS, MUHLY GRASS

THOROUGHFARE BUFFERS - TYPICAL FEATURES

BMP AREA BUFFER - TYPICAL FEATURES

TOWNHOME STREET TREE -TYPICAL FEATURES

DETACHED STREET TREE - TYPICAL FEATURES

NOTE:
LANDSCAPE PLAN PROVIDED BY DEVELOPER

PARKING LOT LANDSCAPE DETAIL

PEDESTRIAN TRAIL DETAIL
ADJACENT TO SIDE OR REAR LOT LINES

PROPOSED TREELINE NOTE:
EXISTING TREES TO BE PRESERVED TO THE EXTENT POSSIBLE ALLOWING INFRASTRUCTURE AND GRADING TO BE CONSTRUCTED. TREE SAVE AREAS SHOWN ARE GENERAL IN NATURE AND MAY VARY AT TIME OF CONSTRUCTION PLAN APPROVAL

BUFFER NOTE:
EXISTING TREES IN BUFFERS TO BE PRESERVED TO THE EXTENT POSSIBLE ALLOWING INFRASTRUCTURE TO BE CONSTRUCTED

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 24031_zoning landscape
DATE: August 20, 2024
REVISED: November 13, 2024
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS
8000 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7080
FAX (804) 569-7081

PROJECT:
The Villas at Brown Grove
Preliminary Plat

Ashland District
Hanover County, Virginia

SHEET:
Conceptual Landscape Plan

SHEET NO:
C5

JOB NO. 24031

www.thebaycompanies.com



NOTE:
COLOR CONCEPTUAL PLAN PROVIDED BY DEVELOPER

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 24031_zoning landscape
DATE: August 20, 2024
REVISED: November 13, 2024
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERING
8009 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7000
FAX (804) 569-7001

PROJECT:
The Villas at Brown Grove
Preliminary Plat

Ashland District
Hanover County, Virginia

SHEET:
Color Conceptual Plan

SHEET NO:
C6

JOB NO.
24031

www.thebaycompanies.com

Draft Ordinance

ORDINANCE REZ2024-00014

OWNER OF RECORD: BELINDA AND CHARLES FLOURNOY

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 a public hearing on the 22nd day of January 2025, and advertised in the Mechanicsville Local 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 rezoning from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPIN 7788-97-6309, consisting of approximately 7.02 acres, and located on the southwest corner of the intersection of Virginia Crane Drive (State Route 821) and Ashcake Road (State Route 657). The property is rezoned, subject to the following conditions, which were proffered by the applicant on December 31, 2024, and accepted by the Board:

1. Brick or Stone Foundations. The exposed portions of all dwelling foundations, including slab on grade, will be faced with brick, brick veneer, stone, stone veneer, or cast stone measured to a minimum of twelve inches (12") above grade. No cinder block, cement block, solite block, or asbestos shingle will be permitted for the finished exterior of any structures.

2. Detached Units along Ashcake Road. The detached units along Ashcake Road, shown as Units 1 – 4 on Sheet C2 of the approved conceptual plan, must be designed such that any façade oriented towards Ashcake Road and the thoroughfare buffer will be substantial conformity with the front elevations for detached units shown on Sheet C4 of the approved conceptual plan and include similar architectural embellishments, including shutters and a front porch or stoop.

3. Hanover County Airport and Industrial Operations. A disclosure statement, in a form approved by the Director of Planning, must be conspicuously placed on any subdivision plat or site plan applicable to the development that states that the residential units are located within an area that will be impacted by aircraft overflights, aircraft noise, and nearby industrial operations. Such disclosure statement also must be provided in writing by the original developer (and every subsequent owner of residential units within the development) to all prospective purchasers of the residential units, and included in all sales contracts, brochures, and promotional documents (including any illustrative site plan on display within any sales-related offices), as well as in homeowner association documents and all deeds of conveyance applicable to such residential units.

4. Recreational Amenities. The recreational facilities, as shown on the Conceptual Plan, or as otherwise approved at the time of subdivision, shall be constructed at the expense of the Property Owner and shall be bonded as subdivision improvements with Section 1.

5. Enhanced Thoroughfare Buffer. The 50' road buffer along Ashcake Road must be landscaped in accordance with the thoroughfare buffer standards (Section 26-264(a)), which will be enhanced by increasing the required plantings by 25% for trees and 30% for shrubs. Trees must consist of a combination of deciduous and evergreen trees and plant materials must be appropriately clustered to create a more natural and organic design.

   The 25' road buffer along Virginia Crane Drive must be landscaped in accordance with the thoroughfare buffer standards (Section 26-264(a)), provided that at least 50% of the required plantings are evergreen species.

6. Fencing. When the side or rear of lots are oriented towards Virginia Crane Drive, all fencing used must be consistent in height, materials, colors, and design to create a cohesive view from the roadway. Permittable fencing standards are shown on the approved Conceptual Plan and any future fencing will be reviewed and approved by the HOA for conformity to the fence design approved with the conceptual plan.

7. Right-of-Way Dedication. The Property Owner agrees to dedicate forty feet (40') of right-of-way measured from the centerline of Ashcake Road (U.S. Route 657) to the Property and twenty-five (25') of right-of-way measured from the centerline of Virginia Crane Drive for future road widening, free of cost to the County, upon request of the County or VDOT.

8. Directional Exterior Lighting. When the rear of lots are oriented towards adjacent parcels zoned A-1, Agricultural or RS, Single-Family Residential (units 22-41), regardless if there is an open space area between the unit and adjacent parcel, all floodlights or similar light fixtures must include house side shields or glare shields, whichever is most effective as determined by the Planning Director.

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 REZ2024-00014, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: December 12, 2024

Board of Supervisors: January 22, 2025

Adopted: January 22, 2025

This is to certify that the above is a true copy of REZ2024-00014 adopted by the Hanover County Board of Supervisors on January 22, 2025.

Dated: _____

_____

John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

SE2024-00018, JACKI NOEL MELTON AND DENNIS WAYNE MELTON, JR.

Special Exception Report
Henry Magisterial District
Board of Supervisors Meeting Date: January 22, 2025

Overview

Request	To permit a commercial dog kennel
Zoning	A-1, Agricultural District
Acreage	5.1 acres
Site Address	5395 Studley Farms Lane
Location	Terminus of Studley Farms Lane (State Route 1625) approximately 1,000 feet west of its intersection with Studley Farms Drive (State Route 700)
GPIN	8737-10-9119
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Studley Farms Lane: Local Road (50' ultimate right-of-way)
Case Planner	Brendan McHugh

Executive Summary

This is a request for a Special Exception (SE) to permit a commercial dog kennel at a property located on the cul-de-sac of Studley Farms Lane. The business has been in operation at this location since 2017, and the applicant is requesting the SE to bring the property into conformance with ordinance requirements.

Outstanding Issues

No known outstanding issues at this time.

Draft Motion

I move that the Board of Supervisors:

a. Approve SE2024-00018 as submitted.

b. Approve SE2024-00018 with the following amendments: _____

c. Deny SE2024-00018.

d. Defer SE2024-00018 until the Board of Supervisors' February 26, 2025, meeting.

Planning Analysis

Overall Summary

This is a request to allow a commercial dog kennel on a property located at the end of Studley Farms Lane. The property is zoned A-1, Agricultural, and Section 26-21.3 of the Zoning Ordinance allows commercial dog kennels in that zoning district with approval of an SE.

The applicant lives on the property and uses the garage and fenced area on the property for kennel operations. The business offers overnight boarding, as well as day care services for the dogs. Operational details for the kennel are as follows:

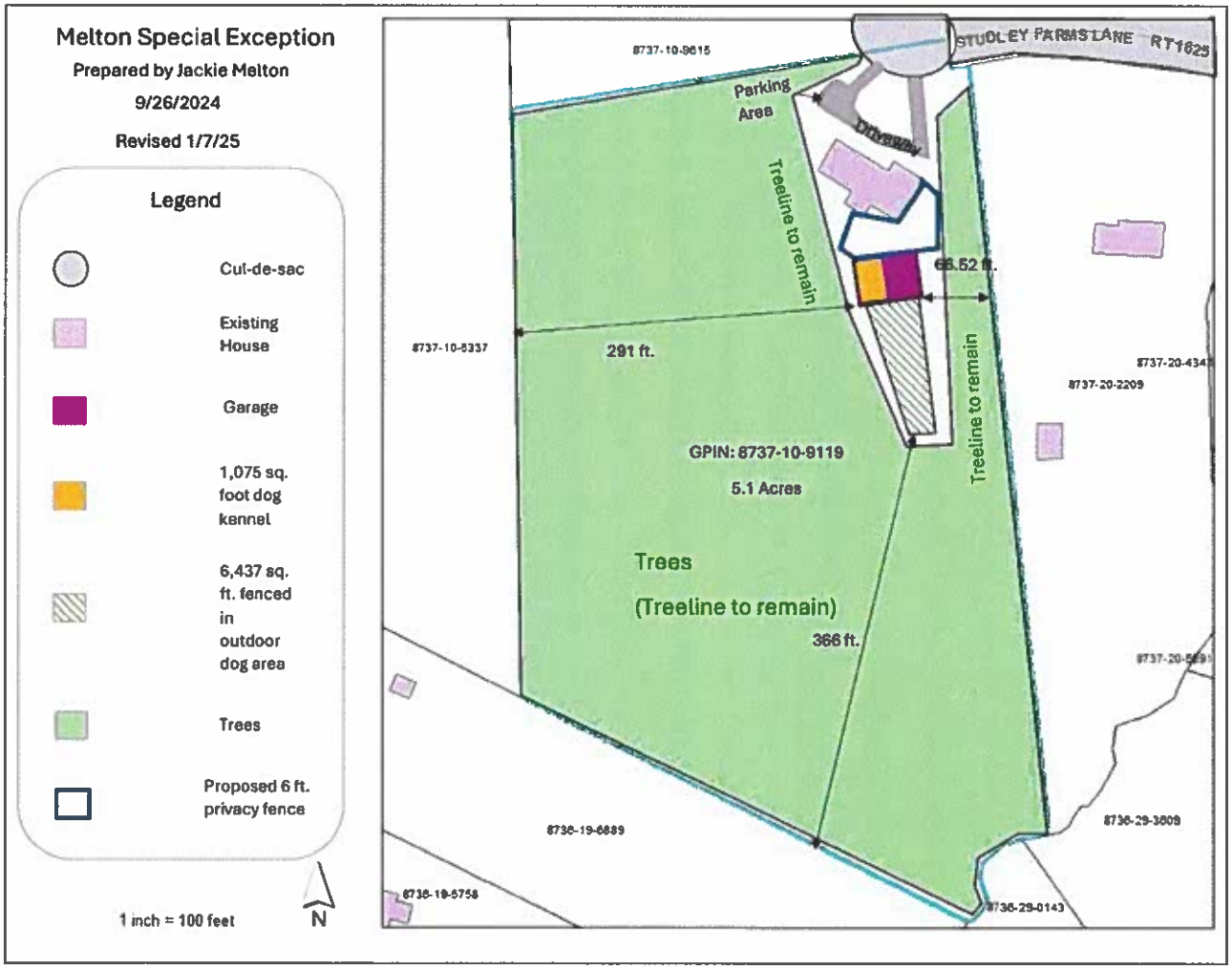
Kennel Operational Details[1]

Hours	**Drop-off Times** Monday-Friday (7:30 a.m. to 10:30 a.m.) Saturday (9:00 a.m. to 12:00 p.m.) Sunday (9:00 a.m. to 10:30 a.m.) **Pick-up Times** Monday-Friday (2:00 p.m. to 6:00 p.m.) Saturday (Before 12:00 p.m.) Sunday (2:00 p.m. to 5:30 p.m.)
Number of Dogs	The applicant is proposing to have a maximum of 25 dogs on the property at any one time. • Due to community concerns, staff has recommended a condition that no more than 20 dogs are permitted on the property at any one time.
Number of Drop Offs	• The average number of drop offs are 10-12 per day, fluctuating some seasonally, with more daycare dogs during the winter and more boarding dogs during the summer. • Multiple clients may pick up and drop off around the same time. Process is typically 2-3 minutes in duration.

[1] Additional operational details related to the design of the facility are identified in the Sketch Plan summary.

Length of Stay	• There is no maximum amount of time a dog can stay for boarding. The average stay is 7-8 days (typical vacation), with the longest stay being around three (3) months. • Most dogs stay around eight (8) hours per day at daycare. Half days are not permitted based on the drop-off and pick-up times.
Types of Dogs	There are no particular breeds served by the business; all dogs that are friendly amongst other dogs are generally welcomed. All pet owners must provide proof of vaccinations, to include Rabies, Bordetella, and DHPP (Canine Distemper). The business typically refuses German Shepherd and Cane Corso because of their general predisposed temperaments around other dogs.
Employees	There is one non-resident employee, who works from 1:45 p.m. to 7:30 p.m., three to four days per week.

Sketch Plan



The sketch plan includes the following details:

- *Access (Dark Grey)*: A horseshoe driveway with an eastern and western access point is shown on the south side of the cul-de-sac on Studley Farms Lane. The driveway is 13.5 feet wide.
    - *Pick Up/Drop Off Procedure*: The pet owner schedules a 30-minute window in advance for drop off so the business knows when to expect each dog. Customers pull into the western access point, drop off the dogs, and exit from the eastern access point. The employee approaches the vehicle and removes the leashed dog. The pet owner does not need to get out of their car. The business has backup leashes available should a dog not be leashed in the vehicle. The pick-up procedure mirrors the drop-off procedures. The company has also installed an alarm on the driveway that triggers when a vehicle drives over it, as well as cameras that are monitored, so the pick-up and drop-off process is efficient, lasting approximately 2-3 minutes.
- *Parking Area:* A 2,100-square-foot parking area is shown along the driveway. This area will be utilized for parking for the residents and the employee of the kennel. Staff has recommended a condition (Condition #6) that the employee parking space be marked in accordance with Zoning Ordinance requirements.
- *House (purple polygon):* The existing house is shown along the driveway in the center of the property.
- *Garage/Kennel Building (pink/orange square)*: A 1,075-square-foot portion of the existing garage on-site is used for the kennels. The garage is shown in pink, and the kennel portion is shown in orange. There are 18 individual kennels in place and 6 movable kennels.[2] In some cases, more than one dog will occupy a kennel, typically for dogs in the same client family. The interior of the kennel building is lined with soundproof drywall to help reduce noise made from the dogs barking.
- *Outdoor Area (green hatched lines)*: A 6,437-square-foot outdoor play area is shown to the rear of the garage.[3] The area is surrounded by a 5-foot tall chain link fence, which is covered with fabric screening to reduce visibility from adjacent properties.
    - *Outdoor Area Procedures*: The dogs are able to play outside from the time they are dropped off until 11:00 a.m. They are kenneled for "nap time" between 11:00 am – 2:00 pm. They are also able to play outside from 2:00 pm until they are picked up, but no later than 7:30 pm. Staff has recommended a condition (Condition #3) related to outdoor activity time. The dogs go to the bathroom in the fenced area. Dog waste is picked up and disposed of in the trash/dumpster that is picked up weekly from the curb. If dogs are boarded overnight, they are let out in the evening to go to the bathroom before being kenneled overnight.
- *Proposed Fence* (dark blue line): Due to community concerns regarding the possibility of dogs escaping, the applicant is proposing a 6-foot privacy fence between the kennel and the drop-off area. Staff has included a condition (Condition #5) that the fence be constructed should this SE be approved.
- *Existing Treeline (Green Areas)*: The existing tree line on the property is shown. Staff has recommended a condition (Condition #4) that the tree line remain, and the sketch plan includes a note that it will remain.

[2] Exhibit 1 is a photo of the interior of the kennel.
[3] Exhibit 2 is a photo of the outdoor play area.



Exhibit 1: Interior of kennel



Exhibit 2: Outdoor play area

Compatibility with the Surrounding Area

The property is a non-conforming A-1 lot located on a cul-de-sac in the Studley Farms subdivision. Properties in the surrounding area are rural residential in character, with parcels generally 2 to 33 acres in size and zoned A-1, AR-2, and AR-6. Properties along Studley Farms Lane are non-conforming A-1 lots that range between 2 to 5 acres in size.

The proposed use could generate additional noise and traffic within a residential area, and some components of the kennel (particular the outdoor runs) could diminish the community's residential appearance. Proposed conditions could help mitigate these impacts to improve compatibility with the surrounding area.

Potential Impacts	Description	Mitigation Measures
Visual Impacts	Outdoor runs and activity areas may be visible from adjacent properties.	• The property is wooded, and the wooded buffers will remain (as indicated on the sketch plan and required per Condition #4). • A privacy fence must be installed (Condition #5). • Signage is limited in size to align with requirements for home occupations (Condition #6). • The kennel is located within an existing building behind the primary dwelling, limiting its visibility and maintaining the residential appearance of the site.
Noise Impacts	Barking, particularly when dogs are outside, may be heard from adjacent properties.	• The number of dogs kept on-site is limited (Condition #1). • Dogs are not permitted outside between 10:00 pm and 7:00 am (Condition #3). • Wooded buffers and a privacy fence (Conditions #4 + #5) help reduce noise from traveling offsite.
Traffic	Clients picking up and dropping off dogs will drive to the site, passing through a residential neighborhood (state-maintained roads).	• The number of dogs kept on-site is limited (Condition #1). • Pick-up/drop-off times are limited (Condition #2).

Community Input

A community meeting for this case was held on December 19, 2024, at the Atlee Library. The following concerns were raised at the meeting:

- The kennel does not belong in a residential area.
- Adjacent property values will go down.
- There will be negative effects on adjacent properties from dog waste.
- The additional traffic caused by the business is dangerous.

- Dogs can escape and possibly attack neighbors.
- When the dogs bark, it is loud and disruptive.

Additional details from the meeting may be found in the Community Meeting notes attached to this report. In addition to the community meeting, staff received community input through emails and a petition, which are attached to this report. The petition has thirty (30) signatures of citizens that oppose the proposal due to similar concerns identified at the community meeting. Staff should note that two citizens sent emails asking to remove their names from the petition. Emails were also submitted in support of the proposal which included the following input:

- The business is good for Hanover County and provides a good service for its residents.
- The business is well-organized.
- Any negative impact from the proposal is minimal.

Standard Findings for Special Exceptions

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*

2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*

3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*

4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*

5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*

6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and,*

7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

- *Community Character and Viewsheds (Finding #1 + #4)*: Although a dog kennel is not necessarily compatible with a residential neighborhood, the property is surrounded by vegetation, and the kennel is located in the rear yard. This helps conceal the kennel from the right-of-way.
- *Noise Impacts (Finding #2)*: The kennel does produce additional noise when dogs are outdoors that is beyond what is permitted by right in the district. Staff has recommended conditions related to hours of operation to reduce the amount of noise produced by the use.

- *Traffic (Finding #3)*: The use will produce additional traffic that may impair safe and efficient travel along the road network. Based on the latest edition of the ITE Trip Generation Manual, the use has a projected trip generation of 72 vehicles per day and a site peak hour trip generation of 14 vehicle trips per hour. The applicant has provided pick-up and drop off times, and staff has added limited drop-off and pick-up times as a condition (Condition #2) of approval. Staff should note that although the pick-up and drop-off time spans are large, this will allow the traffic to be more dispersed throughout the day, rather than concentrating it all at one time, which should allow for safer travel.

Historical Commission

This case was reviewed by the Historical Commission on October 1, 2024, because the property is in the area of Civil War battlefields and in the area of several surveyed historic sites. Based on the National Park Service's report and the distance to nearby sites surveyed, the Commission determined this request would have no impacts.

Agency Analysis

There were no substantive comments.

Ordinance Required Conditions

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Melton Special Exception," dated September 26, 2024, and last revised January 7, 2025, and prepared by Jackie Melton.

Staff's Recommended Conditions

1. *Number of Dogs*: The number of dogs (excluding the owners' dogs) kept on-site at any one time cannot exceed twenty (20) dogs.
2. *Pick-Up/Drop-Off Times*: Pick-up and drop-off times are not permitted between the hours of 8:00 pm and 7:00 am.
3. *Outside Hours*: Dogs (excluding the owners' dogs) are not permitted outside between the hours of 10:00 pm and 7:00 am.
4. *Tree Preservation*: The treeline shown on the sketch plan must remain. Existing trees of 5 inch caliper or greater on the property must not be removed with the exception of dead or diseased trees or parts thereof.
5. *Fence*: The proposed 6-foot privacy fence must be constructed as shown on the approved sketch plan.
6. *Exterior Signage*: There will be no more than one nonilluminated sign permitted, which must be limited to no more than two (2) square feet.
7. *Parking Area*: Prior to the Planning Department inspection of the site, one (1) employee parking space will be marked with railroad ties, landscape timbers, or other similar method approved by the Planning Department.

8. *Final Planning Inspection*: The Planning Department must inspect the property to ensure the site is in conformance with the approved sketch plan within ninety (90) days of Board of Supervisors' approval.
9. *Compliance with All Regulations*: All development and use of the property will comply with all federal, State, and local statues, ordinances, and regulations.

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Photographs
- ☑ Application
- ☐ Traffic Study
- ☐ Approval Letter Proffers/Elevations/Conceptual Plan
- ☑ Historical Commission Recommendation
- ☐ Agency Review Comments
- ☑ Community Meeting Notes
- ☑ Citizen Correspondence
- ☑ Sketch Plan

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

SE2024-00018

Jacki N. & Dennis W. Melton, Jr.

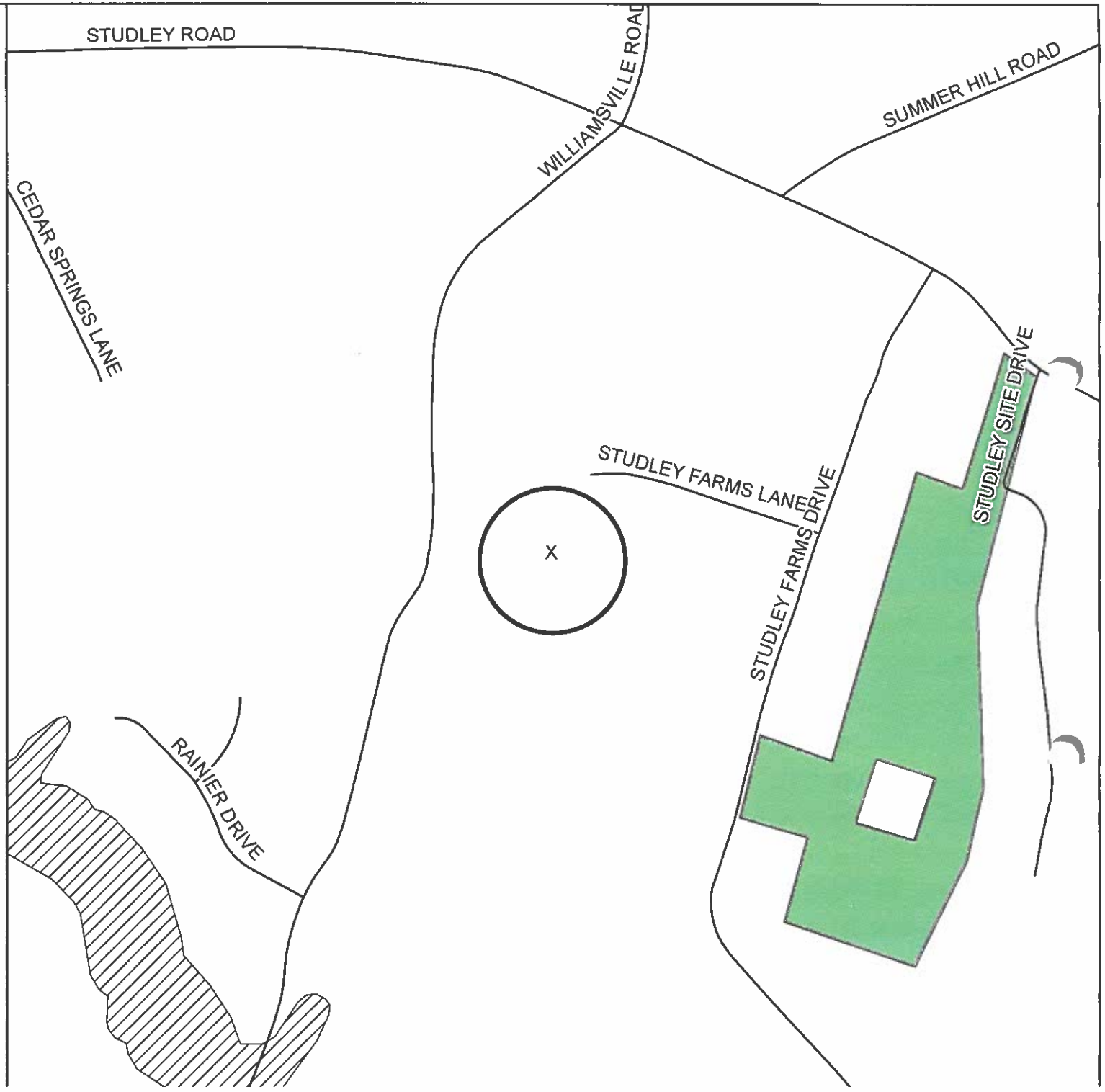
dog kennel

Rural Agricultural Land Use

GPIN: 8737-10-9119
Henry Magisterial District

N
W E
S

1 inch = 600 feet



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

SE2024-00018

Jacki N. & Dennis W. Melton, Jr.

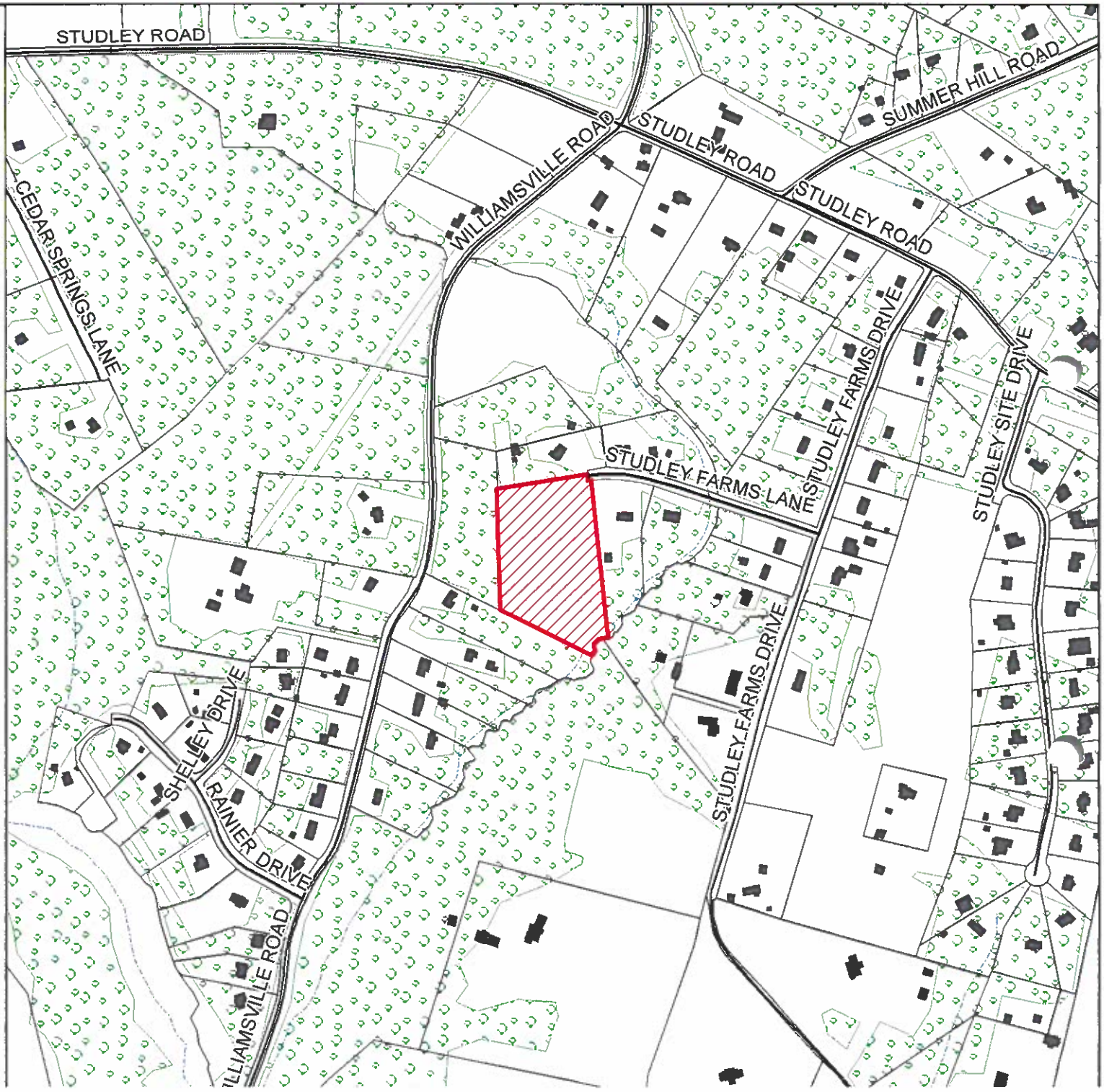
dog kennel

Zoned A-1

GPIN: 8737-10-9119
Henry Magisterial District

N
W E
S

1 inch = 600 feet



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

SE2024-00018

Jacki N. & Dennis W. Melton, Jr.

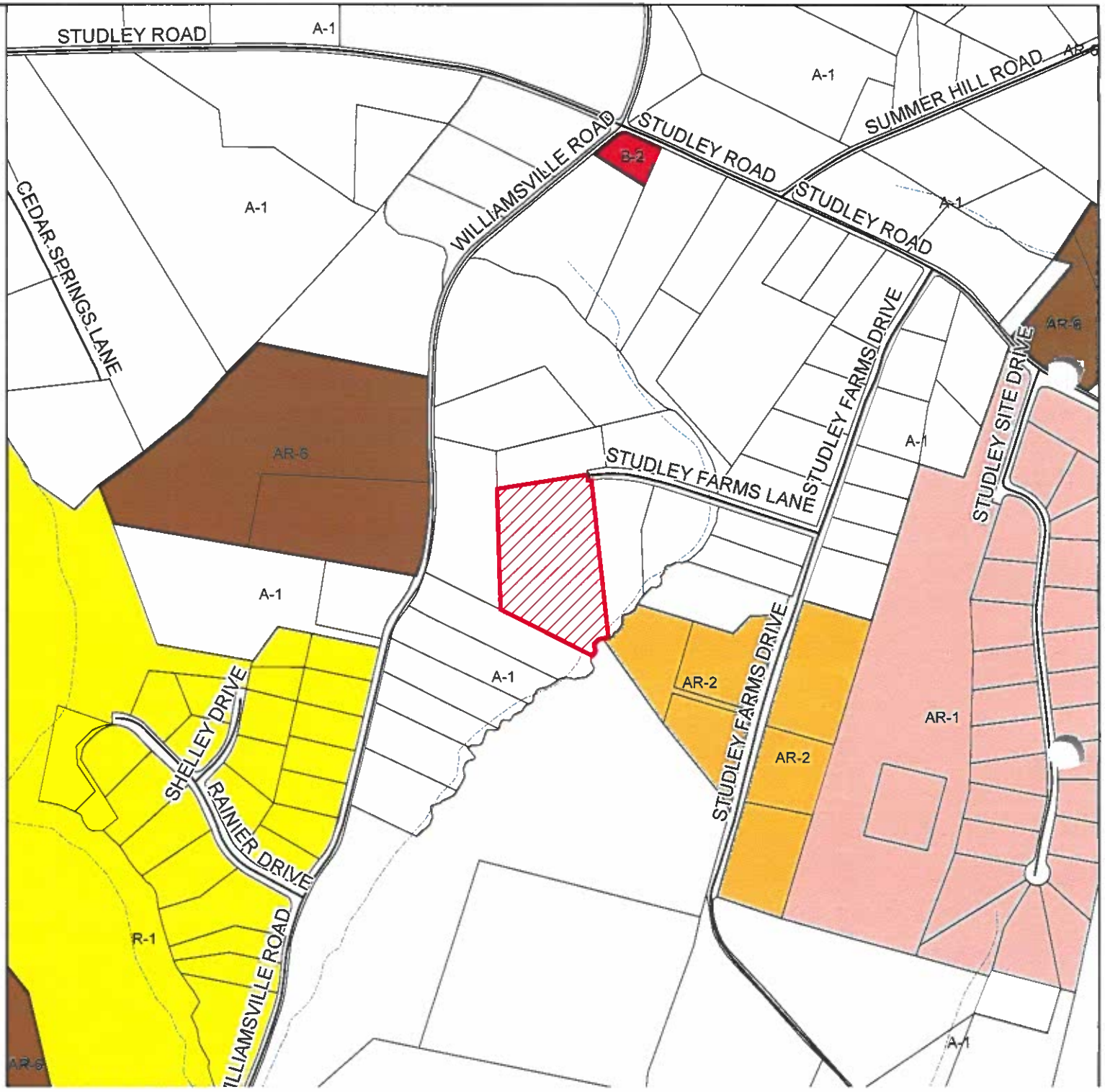
dog kennel

Zoned A-1

GPIN: 8737-10-9119
Henry Magisterial District

N W E S

1 inch = 600 feet

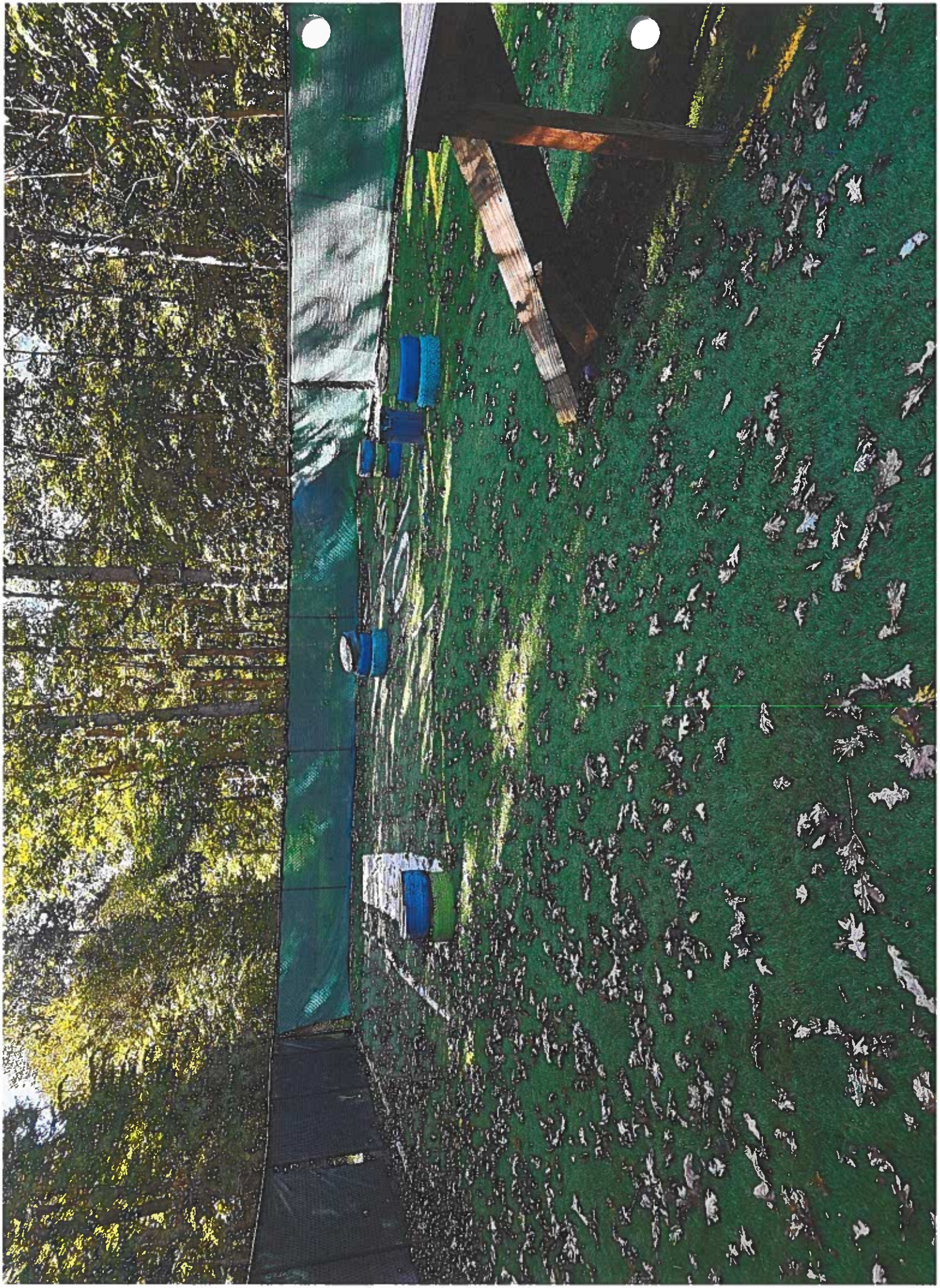



SE2024-00018

Photographs

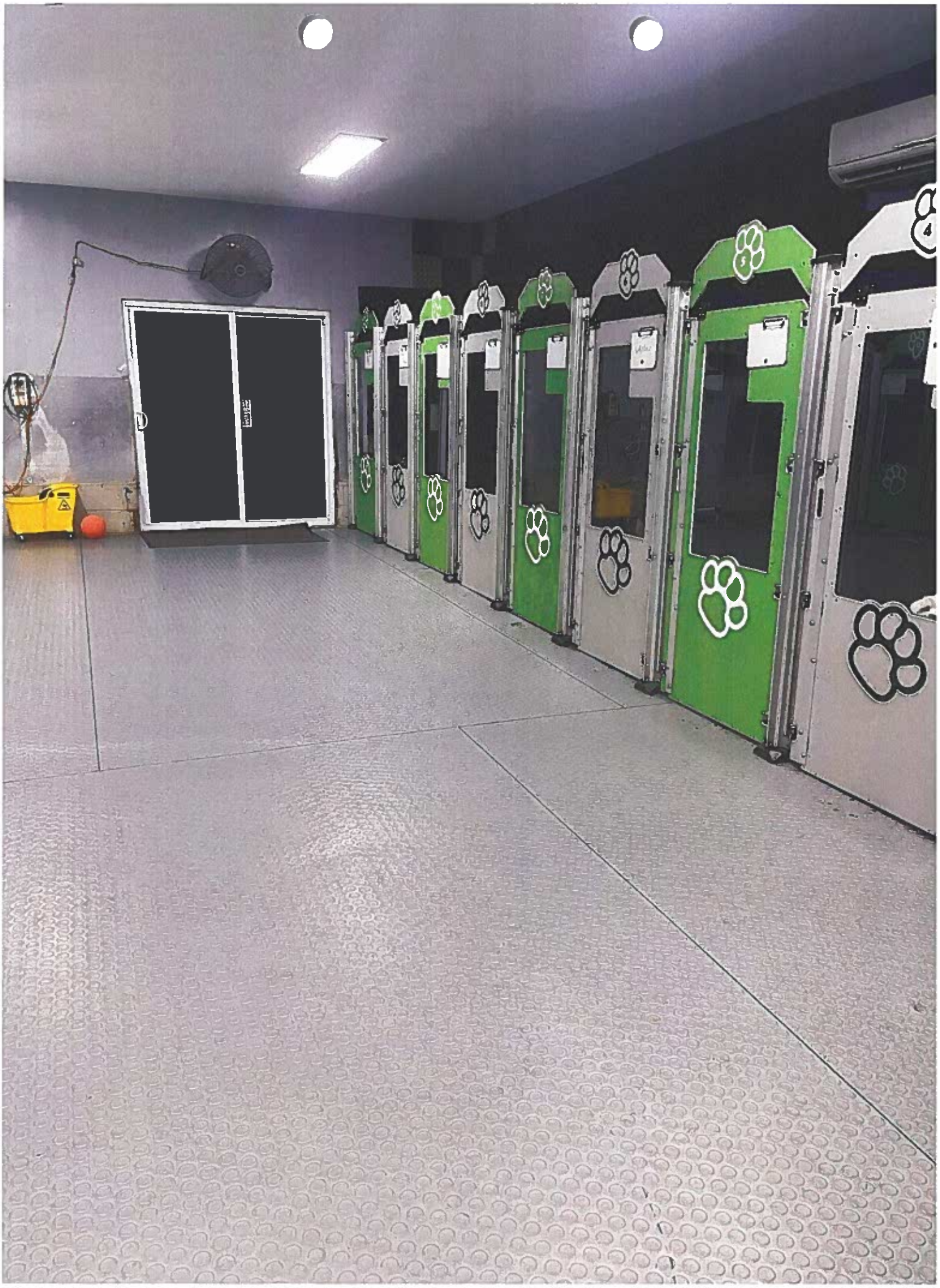

Everything and the kitchen sink. Delivered.
DOGS
2024

NOTICE
ZONING ACTION
804-365-6171
Sign # 342
DOGS
2024
DOGS
2024






TSMAN



Application

Hanover County Planning Department Application

RECEIVED
AUG 02 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Request for a Special Exception

Case #: SE2024-00018

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Jacki Noel Melton & Dennis Wayne Melton, Jr.
Contact Name: Jacki Noel Melton
Address: 5395 Studley Farms Lane, Mechanicsville, VA 23116

Telephone No. 804-347-3803
Fax No.
Email Address pawsitively.jacki@gmail.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☐

GPIN(s)(Tax Parcel #'s) 8737-10-9119
Deed Book 3228 Page 780
Magisterial District Henry
Location Description (Street Address, if applicable) ☐
5395 Studley Farms Lane, Mechanicsville, VA 23116

Area (acres/square feet) 5.1
Current Zoning A-1
Requested Use/Exception Pet boarding facility

SIGNATURE OF OWNER ☑ 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 _____ Date 8/2/24
Print Name Jacki Noel Melton
Signature _____ Date 8-2-24
Print Name Dennis Wayne Melton, Jr.

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

Name Ashley Peck, Esq.
Address: Harvey & Driggs, PLC
9464 Chamberlayne Road, Suite 200
Mechanicsville, VA 23116

Telephone No. 804-538-1696
Fax No. 804-200-5646
Email Address apeck@harveydriggs.com

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

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** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

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 **ten (10) 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".

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.

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 _____ Date 8/2/24

Print Name Jacki Noel Melton

Signature of applicant/authorized agent _____ Date 8-2-24

Print Name Dennis Wayne Melton, Jr.

Address to which notification letter is to be sent:

5395 Studley Farms Lane

Mechanicsville, VA 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email apeck@harveydriggs.com ☑ Fax 804-200-5646

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 #: _____

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: _____

COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

Allison Nicole Beadles
Commonwealth of Virginia
Notary Public
Commission No. 8103836
My Commission Expires 3/31/2028

The foregoing instrument was acknowledged before me this 2nd day of August, 2024, by Jacki Noel Melton (Name of Applicant).

My commission expires: 3/31/2028

_____
Notary Public

Board of Supervisors Representative: Sean Davis

List of Adjacent Property Owners: see below

GPIN	Name	Address
8737-10-5337	Carolyn E. Bowles & Joseph S. Bowles, Jr.	mailing address: 3437 Spring Run Road Mechanicsville, VA 23111
8737-10-9615	Ellen D. Headley & John W. Headley	5396 Studley Farms Lane Mechanicsville, VA 23116
8737-20-2209	Marianne H. Foxwell & Albert Foxwell	5391 Studley Farms Lane Mechanicsville, VA 23116
8736-29-3609	Marla M. Coleman & Ned Coleman	9477 Studley Farms Drive Mechanicsville, VA 23116
8736-19-6889	Sharon A. Tillar & Michael T. Tillar	10001 Williamsville Road Mechanicsville, VA 23116
8736-29-0143	Tammy A. Boulden & Paul B. Boulden	mailing address: P.O. Box 37 Studley, VA 23162

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Jacki Noel Melton & Dennis Wayne Melton, Jr.

DATE: 7/29/2024

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
- ☐ Conditional Use Permit
- ☑ Special Exception

Applicant: Jacki N. Melton & Dennis W. Melton, Jr.
Property Location: 5395 Studley Farms Lane, Mechanicsville, VA 23116

GPIN(s): 8737-10-9119

Requested Zoning District: A-1 with special exception
Requested Use/Exception: Pet boarding facility

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

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. _____ GPIN _____
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? _____

b) Is the historic site open to the public? _____

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. _____

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 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: 8/2/24

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: Operate a dog care facility, to include boarding and "daycare" in the fenced in areas of the property and the detached garage (used for kenneling dogs)

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The property was purchased November 2015 with a detached 1,925 square foot garage and a portion of the property fenced in. Owners Jacki Melton and Dennis Melton converted half of the detached garage into several kennels for dogs to be cared for during overnight boarding and "daycare." The proposed use will be a dog kennel under Section 26-21.3. A dog kennel is defined as a place prepared to house, board, breed, handle, or otherwise keep or care for dogs for sale or in return for compensation. There have been no additional developments to the property (nor are any planned or anticipated). The dog kennel business able to fully operate with the existing structures on the property. No additional structures were necessary to begin operating the business in 2017. The Meltons erected the larger fenced in area in 2017 for the purposes of maintaiing their four (4) family dogs. This was not erected for the purpose of operating the business.

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 dog boarding/"daycare" business is beneficial for the area because it provides a service that most residents have utilized already - 1,711 total clients to date. The dogs that are cared for during day or overnight do not generally cause any disturbances to the neighbors. These dogs are contained by a 6 foot fence that is approximately a 6,200 square foot enclosure. This fence is approximately 65 feet away from the property line on the left, 280 feet on the right, and 400 feet on the back. Mr. and Mrs. Melton's personal dogs are contained by an invisible fence as well that covers approximately 2 acres of their property. The business is run by Mr. and Mrs. Melton and one employee, Jess Bilbrey (since 2021). The kennel has a limit of 18 spaces. There are only a limited number of dogs in their care at a time for the safety and well-being of the dogs and also reduces the chances of any disturbances to neighbors (including traffic and noise concerns). The invisible and physical fences ensure the dogs are kept at a distance from neighboring landowners.

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 72 vehicles per day and a site peak hour trip generation of 14.22 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 565 and Page Number 509-513).

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)

10/30/24
(Date)

Jacki Melton
(Applicant/Applicant's Representative – Print Name)

BOOK 347 PAGE 315

PLAT OF 3 PARCELS OF LAND
SITUATED WEST OF STUDLEY
FARMS DRIVE AND SOUTH
OF ROUTE NO 606
HANOVER CO, VA.
SEPT. 20, 1971
CASH, FELLER & ASSOCS
CERTIFIED SURVEYORS
STUDLEY FARMS DRIVE
ROUTE No 606
ROUTE No 700
LOT 4
STUDLEY FARMS
LOT 5
LOT 6
BLOCK A
30' EASEMENT FOR MEEKS & ADDRESS
PARCEL A
AREA = 5.62± AC.
PARCEL B
AREA = 5.51± AC.
PARCEL C
AREA = 5.52± AC.
30' EASEMENT
BLOOD ESTATE
DAMOUS
N 66° 21' 20" W
30.00'
N 66° 21' 20" W
300.00'
N 66° 21' 20" W
300.00'
N 66° 21' 20" W
300

Historical Commission Recommendation

Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II CDC

SUBJECT: Historical Commission Recommendation
SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr.

DATE: October 4, 2024

At the Historical Commission meeting on October 1, 2024, the Commission reviewed the referenced request for a Special Exception Permit to allow a commercial dog kennel for up to 18 dogs. The Historical Commission reviewed this request because the property is in the area of Civil War battlefields but the National Park Service reported that they had no major concerns about this request. The property is also in the area of several surveyed sites but would not be visible from those historic sites.

Based on the National Park Services report and the distance to nearby sites surveyed, the Commission determined this request would have no impacts.

/cdc

Community Meeting Notes

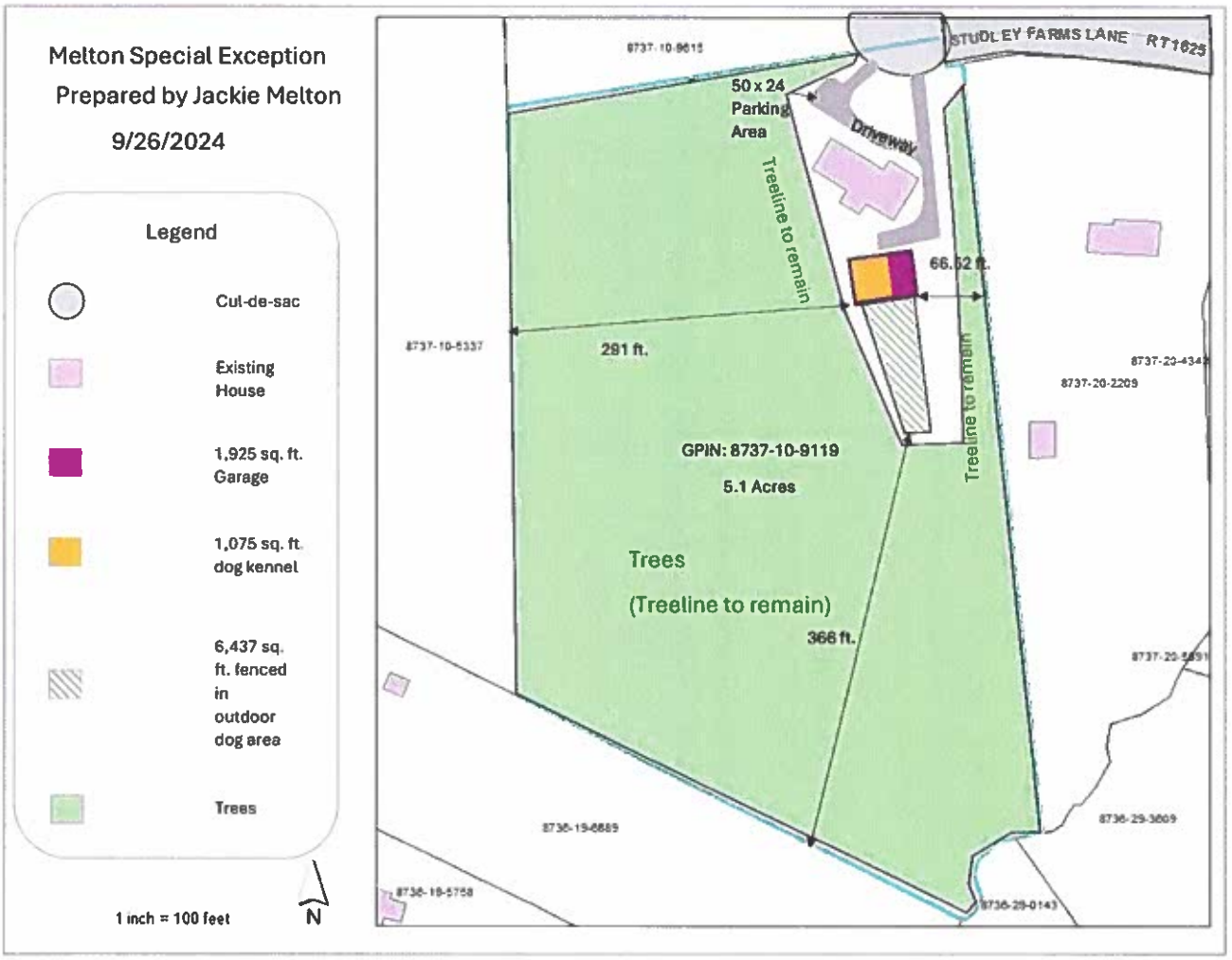
Community Meeting Notes

SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr.

A community meeting for SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr. was held on December 19, 2024, at 6:00 p.m. at Atlee Library (9212 Rutlandshire Drive, Mechanicsville, VA 23116). The applicant is requesting a Special Exception to permit a commercial dog kennel. Approximately 10 people were in attendance. The following Hanover County representatives were also in attendance:

Board of Supervisors: Sean Davis (Henry District)

Hanover County Staff Members: Gretchen Biernot and Brendan McHugh



The applicant gave a presentation on the case, which included a detailed overview of the project. The following are questions, concerns, and responses that were addressed in the meeting:

- How does the Historical Commission meeting function?
  - *Staff*: The Historic Commission reviews and makes recommendations on cases near historic sites. They determined that this proposal had no impact on nearby historic resources.

- What is the acreage of the property?
  - *Applicant*: 5.3 acres
- Is the sketch plan required to have a scale?
  - *Staff*: Yes
- How far does the kennel have to be from the property line?
  - *Staff*: There is no setback requirement for kennels that require a Special Exception. Private kennels that are allowed by right are required to be 200' from property lines.
- Why did the applicant not apply for this permit before beginning operations?
  - *Applicant*: We were unaware that a zoning permit was needed.
- Can you move the kennel?
  - *Applicant*: No, but we are looking into other properties for the business. Also, if the kennel and dog pen is moved away from one neighbor, it may end up impacting another neighbor, especially if trees are removed.
- Noise from the dogs
  - *Applicant*: Some of the noise that is heard is coming from other animals in the neighborhood. Dogs are kept inside from 7:30 pm to 7:30 am.
- Dogs escaping the facility
  - *Applicant*: In addition to the invisible fence that was put in place for our dogs, an anti-digging feature was installed under the fence to prevent the dogs from escaping.
- What is the maximum number of dogs served onsite? The numbers should be reduced while going through the process.
  - *Applicant*: We have kept up to 22 but would ask to be permitted up to 30 dogs.

Other Concerns

- The kennel is too close to residences in the area and does not belong in a neighborhood.
- Property values will go down.
- The negative effects of dog waste on adjacent properties.
- Too many vehicles arrive and leave at the same time.
- Some neighbors live in fear that dogs will escape.

This request is tentatively scheduled for the January 22, 2025, Board of Supervisors meeting.

Citizen Correspondence

McHugh, Brendan R.

From: Williams, Wendy <Wendy.Williams@wellsfargo.com>
Sent: Monday, December 30, 2024 2:01 PM
To: McHugh, Brendan R.
Subject: Melton Case- Studley Farms Lane

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mrs McHugh,

I am writing with regards to Jackie and JR Melton's Pet Care Business. Sadly, I was unable to make the meeting in December, but I plan to attend the January 22nd hearing. I live across the street from the Foxwell home and diagonal from the Melton's home. I am a Financial Planner with Wells Fargo and work from home most days, although I frequently leave to attend client meetings. I wanted to share my thoughts regarding the three primary complaints against their business:

1. Noise: As I mentioned, I work from home on a regular basis, and I do not hear the dogs for which Jackie and JR provide care. I have regular Zoom meetings from the home with clients and have had no issues with noise. I have a large dog, Riley. He is a German Shepard, and we have a fenced in back yard. He frequently runs outside to bark at delivery people, the mail man, etc. As most dog owners would attest too, its hard to keep your animals in the house all day and barking is just part of owning a dog. I assume that our neighbors here Riley daily. As they would if any other neighbor kept a dog that needed outside space.
2. Increased Traffic: Again, as a neighbor with a young child and a busy schedule, we frequently leave the house. I leave the house several times through the day to take my daughter to school, pick her up and attend meetings through the day as needed. My husband also operates a Power Washing business from our home and frequently leaves the house for client calls. We also have deliveries on a regular basis. I only mention this as the increase traffic does not bother me. I truly don't find it troublesome. I leave the house often throughout the day and normally the traffic is only at pick up and drop off for their business. I grew up in much more populated neighborhoods so the "traffic" we see today is considerably less than our family is used too. I imagine some of the increased traffic in our neighborhood is also due to younger families moving in who leave the house more frequently. We could see an increase in traffic on our block for any number of reasons, even if Jackie and JR were not operating a business. New neighbors will come and go, and they will bring their own changes to the neighborhood.
3. Decreasing Property Values: I've lived here for 10 years, and my property has gone up considerably since we purchased the home. A home is only worth what someone is willing to pay for it and any number of factors could impact home values. It could be a "positive" to have a pet sitting facility for a new neighbor with pets. Jackie and JR provided their services to our family when I was working out of the office. I have referred several clients to them, and they have helped us with referrals for Riley. I believe they also work with many of our neighbors. I believe they are providing a valuable service through their small business to Hanover and our neighborhood. We moved to this neighborhood to avoid an HOA, which comes with risks. While we are afforded more freedom to operate our home/property, at any moment a neighbor could move to the neighborhood with an unkept yard, loud music, chickens, outside dogs, etc. Any of these items could create concerns from nearby neighbors but assuming no laws are broken, there would be little to be done.
4. Dogs Escaping: I only know of one incident more then 6 years ago where their new puppy got out? I believe they have precautions to eliminate dogs escaping from their property. I also know that we have had many incidents of animals escaping in the neighborhood. Just last month two pigs were running around our cul-de-sac from Studley Farm. We have had sheep, chickens, and even cows roaming about various parts of the neighborhood. We have a neighbor who walks her dog off-lease frequently, yet we all march on and let these things go.

I hope this email helps you understand my point of view. I'd like the neighbors to find a way to get along. We are all going to be together for a long time and in-fighting is no way to live. We are friends with everyone on our street and many of the neighbors along the straight away. We respect everyone's right to voice their opinion but also want everyone to make their decision on the Melton's business based on facts and the understanding that they will remain our neighbors even if their business is closed and/or operates a little differently moving forward. Thank you for your consideration.

Please contact me if you have any questions,
Cheers to a Happy New Year!

Wendy Williams, CFP®
Financial Advisor
California Insurance License #4193299 resident state VA

Wells Fargo Advisors| 1021 E. Cary Street, 6th floor| Richmond, VA 23219
MAC R3529-220| Office (804) 697-7429| Cell (804) 241-0416| Fax (804) 782-3540

Wendy.Williams@WellsFargo.com

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If you need assistance with documents that may be attached, please contact the sender of this message.

View our Electronic communications guidelines.

Dear Mr. McHugh;

I am writing this letter in regards to the permit for Pawsitively Purrfect Dag boarding. My wife and I have been using Jackie and Jr's services for approximately 6 years. I have never seen anyone who offers their type of services the dedication to the dogs they are caring for. The facility is clean and the dogs have the ability to roam the facility as they please, unlike other dog boarding places where the dogs are caged and let out for 1 or 2 hours per day.

As far as noise is concerned, the only time I hear the dogs bark is when they open the door to introduce a new arrival to the group, and only then if I am at the side of the house and not out front. This is short lived since once the dog is in the building the barking stops and the sniffing begins.

Jackie and Jr are extremely professional in how the run their business. Usually when I ask if the have room for my dog I will get a response within 30 minutes or so. However when my wife died last March I texted Jackie and her response was immediate. She told me she would do whatever I needed. Her response made a hard time a little easier to handle.

In conclusion I would like to state that I would be proud to have Jackie, JR and their business as my neighbor. They would be a heck of a lot better than some of the humans I currently have.

Best Regards

Kenneth Fry

McHugh, Brendan R.

From: Angela Rice <arice73@aol.com>
Sent: Monday, October 14, 2024 6:13 PM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Letter of Support for Pawsitively Purr-fect Pet Sitting & Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

I was both surprised and confused to hear that Pawsitively Purr-fect Pet Sitting and Boarding on Studley Farms Lane in Mechanicsville has to go before the Hanover County zoning board. My dog has basically grown up going to Pawsitively Purr-fect. It's a place that she loves.

I like the fact that the business is at the end of a cul-de-sac and away from busy roads and shoulder-to-shoulder housing. The owners are extremely meticulous about details and always care for the dogs with complete compassion. They want the dogs to have the best and they want to be a good community citizen. They are always making improvements, especially for the comfort of the dogs and also to curb any noise that might occur — dogs will be dogs.

I have gone through some health issues and it's comforting to know that I can place my trust in Positively Purr-fect to watch out for my dog so that I can go to medical appointments. I don't know what I would do without them. They have become part of our family.

I would hate to think that Hanover County wouldn't allow this business to continue running. That is just wrong. I hope that you have the same compassion for this community-friendly business as I they have for their customers. They epitomize a successful small business.

Sincerely,

Angela Rice
804-852-3104

Sent from my iPhone

McHugh, Brendan R.

From: Heather Kerns <hmkerns@comcast.net>
Sent: Saturday, October 12, 2024 9:48 AM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mr. Headley,

I am writing you today because I am extremely upset at the thought of something happening to my dog's daycare!!

I have been using Jacki and JR many years! When we enter the neighborhood, my dogs know where we are going and get so excited!

Let me tell you how it works:

1 - I pull up and JR comes to the car and gets my very hyper dogs.
2 - They run to the clean, spacious kennels.
3 - Through the kennel door is a dog's paradise... play toys, pools, etc.
4 - They even have astro turf so my dogs don't come home dirty and muddy!
5 - I receive pictures of my dogs playing and having fun throughout day.
6 - My dogs come home happy and very tired from all the fun they had!!

Products - Jacki and JR also promote their small business with products that we can buy and are gifted to us for Christmas. I have several clothing items, a tote bag, a candle, etc. They are very thoughtful to their clients!

Vet - Jacki and JR require vaccination records and send reminders when my dogs need to go to the vet and get updated on their shots. If sicknesses are going around, they make sure we are aware and will not allow a sick dog to attend the daycare until they are better.

Neighborhood - Jacki and JR live on a cul-de-sac and I'm not sure how they are negatively impacting their neighborhood. They have sent us reminders in the past to maintain the speed limit in their neighborhood when dropping off/picking up our dogs.

I call them for all of my vacations and I don't know what I'd do if they weren't there. Their small business is such an asset to Hanover County! Please help them save it!!!

Sincerely,
Heather Kerns
804-937-2048

McHugh, Brendan R.

From: Terry C <tercros@gmail.com>
Sent: Friday, October 11, 2024 5:23 PM
To: McHugh, Brendan R.
Cc: Brad Crosby; Jacki Melton
Subject: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh:

We are so fortunate to have found Jacki and J.R. to care for our dogs on occasion at their daycare and boarding location so close to our home. You only have to look at the photos on Facebook to see what an absolutely wonderful service Jacki and J.R. provide to the community and to pets in the community. Thanks to Jacki and J.R., not only have we had a local choice for a safe and well-run daycare for our dogs over the years, but we have also benefited from our relationship with them through their providing us with referrals to other local small businesses who have helped us with our additional pet needs including training, grooming, and pet medical care. We have developed relationships with those individuals and small businesses as well. Jacki and J.R. run an extremely well-organized operation. I am very grateful for all they have done for us and hope others will consider what a positive role their business has provided and can continue to provide to fellow members of the community. Our experience of Jacki and J.R.'s premises when dropping off or picking up our dogs has always been low key, calm and organized. We are very fortunate to have their services available to us close to our home. Thank you for your consideration.

Sincerely,

Terry E. Crosby
804-873-9354
10063 Cedar Springs Lane
Mechanicsville, VA 23116

E. Bradley Crosby
804-873-9353

10063 Cedar Springs Lane
Mechanicsville, VA 23116

McHugh, Brendan R.

From: Holly Jones <hollyjones00@gmail.com>
Sent: Thursday, October 10, 2024 4:42 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-fect Petition REF: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

It was recently brought to my attention that there is a petition going around to hault the permit for Pawsitively Purr-fect Pet Sitting & Boarding in Mechanicsville.

I have been taking my animals to Jacki and JR since 2022, if not longer. We use them several times throughout the year since our dogs absolutely LOVE spending time at their facility, and we couldn't be more thrilled with the experience! The facility is clean and welcoming, and it is clear that the staff truly loves animals.

From the moment I drop off my pups, I felt at ease. The staff takes the time to get to know my dogs and their individual personalities, which reassures me that they will always be well cared for. I received regular updates and photos during their stay, which makes our time away much more enjoyable. When I pick them up, they are happy, healthy and exhausted which is exactly what they should be!

Jacki and JR are running a reliable, and caring place for our furry friends to hang out, and I would like to place my family and I on the petition to SUPPORT their small business to remain OPEN.

I appreciate your attention to this matter. Feel free to call me with any questions.

Best Regards,
Holly Jones & Family

--
Holly G. Jones
(804) 873-9533
hollyjones00@gmail.com

McHugh, Brendan R.

From: Lindsay Byrum <linz2348@gmail.com>
Sent: Wednesday, October 9, 2024 2:51 PM
To: McHugh, Brendan R.
Subject: I Support Pawsitively Perfect Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh,

My family has been taking our dogs to Pawsitively Perfect for years and absolutely love the care they provide our pups. They have always been kind, caring, and considerate of our pets as well as to us as their clients. We have comfort knowing how well our pets are cared for while we are away and they truly love going there. The service Pawsitively Perfect provides to our area is affordable and a necessity for pet owners like us. The joy and safety they provide to our pets while we are away is irreplaceable.

Please include me on the petition to support Pawsitively Perfect.

Thank you,
Lindsay Byrum

McHugh, Brendan R.

From: Jodi Cotton <cotton142@hotmail.com>
Sent: Monday, October 7, 2024 9:11 PM
To: McHugh, Brendan R.
Subject: ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sir,

I am writing to offer my support for Pawsitively Purrfect. I have been taking my dog there for quite some time and am grateful to have such a wonderful care option for my pet that is close to my home. I have never encountered another car in all of my drop-offs and pick-ups at Jacki's place. From what I have seen, Jacki is very courteous of her neighbors and runs her business in a professional manner. As a small business owner myself, I know the challenges of keeping a business afloat. Having the support of the county is vital for small businesses to succeed here. Let's keep Hanover County small business friendly.

Sincerely,
Jodi Cotton

McHugh, Brendan R.

From: Lauren Schlueter <lreppy@gmail.com>
Sent: Thursday, October 3, 2024 1:11 PM
To: McHugh, Brendan R.; pawsitively.jacki@gmail.com
Subject: Pawsitively Purrfect Pet Sitting & Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh,

I am writing in support of the Pawsitively Purrfect Pet Sitting & Boarding obtaining their permit to maintain their business.

We have been a client of theirs for the past 1.5 years. This is a wonderfully run local business where we can be sure that our dog will be well taken care of in our absence. Drop off and pick up are quick and efficient, with specific windows of time slotted for each to limit traffic. They are always so quick to meet us when dropping off or picking up that I've never seen a backup of cars in their driveway. They adhere to strict health standards and maintain communication with their clients like no other pet boarding service that I have been to before. They also send pictures daily, which is another mark to their transparency and open communication. Their setup is clean and well maintained, and I've never even heard the other dogs from the driveway when I arrive for pick up or drop off. I have recommended them many times to friends and neighbors.

Our dog absolutely loves it when we drop him off at their facility and we hope that they will remain open to continue providing their services to residents of Hanover County. Please feel free to reach out with any questions.

Thank you,
Lauren and Eric Schlueter

McHugh, Brendan R.

From: dlbyr <dlbyr@aol.com>
Sent: Friday, October 4, 2024 7:48 AM
To: McHugh, Brendan R.
Subject: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

I am writing in support of the Pawsitively Perfect dog care facility in Hanover. As in the name, they are "pawsitively perfect" care takers of our beloved pets. I've been bringing my dogs to Jacki & JR for over 6 years and have never witnessed loud animals, or other traffic coming and going on their street. They run their business very professionally and provide a much needed service to our area. Their facility is well maintained and greatly appreciated in our community. They provide a safe and pleasant environment for our pups. In all my years of boarding my pets, I have never been more pleased with such a well-run, quiet facility. In our rural community, small businesses should be encouraged to prosper and grow, not hindered by a few. Pawsitively Perfect provides support to so many people in our area, I don't know what I would do without them. I highly recommend this facility stay open for our pets and our animal loving community.

Sincerely,

Deborah L. Byrum

Aylett, VA

McHugh, Brendan R.

From: Amanda Durvin <help@alphalovedogtraining.com>
Sent: Tuesday, October 1, 2024 10:18 PM
To: McHugh, Brendan R.; Pawsitively.jacki@gmail.com
Subject: Permit - Pawsitively Purrfect

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Mr. McHugh and committee,

I met Jacki about 10 years ago when she reached out to me for advice on opening her new pet care business. At the time, I had been boarding dogs for about 2 years and I was just starting to branch out to dog training. I was so relieved to find another animal lover who was responsible, reliable and kind with an ideal location to refer my beloved clients to when I was full.
I've been to Jacki and Jr's home/facility multiple times and they do an excellent job maintaining a clean and safe environment for the dogs in their care.
Our standards are high and our dog boarding referral list is short, with Pawsitively Purrfect at the top of the list thanks to their vast experience, low volume acceptance and low stress handling skills.

Amanda Durvin (she/her)
CPDT-KA
954-980-5122
AlphaLoveDogTraining.com

FACEBOOK.com/TreatladyRVA
INSTAGRAM.com/TreatladyRVA
YOUTUBE.com/@TreatladRVA
TIKTOK.com/@AlphaLoveDogTraining

McHugh, Brendan R.

From: Ellie Biraben <birabenea@gmail.com>
Sent: Tuesday, October 1, 2024 6:26 PM
To: McHugh, Brendan R.
Subject: Support of Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh,

I am emailing to show my support for Pawsitively Purrfect Pet Sitting and Boarding. I have been bringing my dog there for boarding for several years now and have always been impressed with the organization and professionalism of this small business. They have firm rules for vaccinations of all the animals who stay there and I was also impressed by the cleanliness of the facility. In fact, when I first visited, Jacki explained their cleaning schedule to me.

Jacki and JR communicate with the clients so that drop off and pick up schedules are arranged the day before. I have only seen one other car present one time picking up their dog at the same time as me. Drop off and Pick Up are in their private driveway and I have never encountered traffic on the street. This process has always been quick, easy and well structured. From that same spot, I have never seen, or even heard a dog from the enclosure behind the house.

Pawsitively Purrfect provides an amazing service for pet owners in Hanover, Richmond and surrounding areas. I always feel comforted knowing that my dog is happy, loved and above all else, safe and secure, when he is spending time there. I consider myself lucky to have found this establishment. I cannot imagine boarding my dog anywhere else and am also proud to support a local small business at the same time.

Please put my name down in full support of Pawsitively Purrfect and please don't hesitate to reach out if I can provide more examples of my wonderful experiences with them.

Sincerely,
Ellie Biraben

McHugh, Brendan R.

From: Haley Hunt <haleyelizabethhunt@gmail.com>
Sent: Monday, September 30, 2024 9:10 PM
To: McHugh, Brendan R.
Subject: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I am emailing you to show our support for Pawsitively Purrfect. We have been loyal customers of their's for the past 3 years and have experienced nothing short of high-quality pet care. This is a much needed business for our community, as it's affordable, local, and small enough to where each dog gets the attention and care they deserve. Our dogs, Leo and Beluga, love attending daycare and always come home happy. Please include me and my fiancé on the petition of support. Thank you for your time.

Best Regards,

Haley Hunt

McHugh, Brendan R.

From: Chrissy Martinez <chrissygilbert@gmail.com>
Sent: Friday, September 27, 2024 5:57 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: RE: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh,

I am writing in support of Pawsitively Purrfect Pet Sitting & Boarding. We have utilized their services for over 5 years and could not be more pleased with their accommodations, communication and care for our pets.

It is unfortunate to hear they are being challenged. The many times we have travelled to and from their establishment to drop-off or pick-up our pet, we have never seen another customer either on the road or parked. The flexible hours they provide allow for minimal, if any, traffic at a given time. Their establishment is also tucked in a cul de sac and seemingly on a sizable property. Along with being tucked in the trees, I cannot agree that there would be noticeable disturbance. The pets are also not outside continuously all day, again minimizing any opportunity for disturbance.

Our community should support small, local business and neighbors, especially with the great care and consideration Pawsitively Purrfect has taken. If you did not know this was a pet boarding establishment, you would NEVER know from pulling up to their front drive. I would feel lucky to be a neighbor to Jacki, JR and their team. Those who are opposing this business should consider what a real nuisance is, be grateful for safe surroundings and put their grievances, for sake of grievance, to rest.

Sincerely,
Chrissy Martinez

McHugh, Brendan R.

From:	Judy Silberg <judy.silberg@vcuhealth.org>
Sent:	Friday, September 27, 2024 1:42 PM
To:	McHugh, Brendan R.
Cc:	Jacki Melton
Subject:	Letter of support for JR and Jacki Melton
Attachments:	letter of support for JR and Jacki Melton.docx

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See attached.

Judy L. Silberg, Ph.D
Associate Professor of Human and Molecular Genetics
Virginia Institute for Psychiatric and Behavioral Genetics
Scientific Director, Mid-Atlantic Twin Registry (MATR)
Virginia Commonwealth University
Richmond, Virginia 23298
Email: judy.silberg@vcuhealth.org

McHugh, Brendan R.

From: Michael Hufner <hufnerm@verizon.net>
Sent: Thursday, September 26, 2024 1:41 PM
To: McHugh, Brendan R.
Subject: Permit Review Pawsitely

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Mchugh,

I hope this letter finds you well. I am writing to request your review of Pawsitively Purr-Fect Pet Sitting & Boarding, LLC's permit to operate at 5395 Studley Farms Drive. My wife Beth and I have been residents of Hanover County for most of our lives, and we have had the pleasure of using Pawsitively Purr-Fect's services for the past three years.

Firstly, I would like to address the concerns raised by a small sample of neighbors regarding Pawsitively's ability to operate within the Studley Farms neighborhood. Our experience with Pawsitively Purr-Fect has been nothing short of exceptional. We were initially introduced to their services through recommendations from several of our Studley neighbors and friends. They spoke highly of the facility and its staff, and we can confidently say that their recommendations were accurate.

Our dog Toby has been a regular visitor at Pawsitively for the past three years, and we recently added a puppy named Tillie to our family who also joins Toby at Pawsitively. The facility has become their second home, and we have complete peace of mind knowing that they are in a safe and loving environment. Pawsitively Purr-Fect offers both daycare and boarding services, and our dogs always come back happy and tired from their day of play.

In terms of the facility's impact on the neighborhood, we have personally observed that Pawsitively Purr-Fect operates with utmost professionalism and respect for their neighbors. When we walk our dogs through Studley Farms during rush hour, we hardly notice any signs of a business operating on Studley Farms Drive. Jackie and JR, the owners of Pawsitively, have implemented a disciplined schedule for dog owners to individually drop off their dogs, ensuring that there is no queue of waiting cars. They also meet potential clients and their dogs prior to allowing them to participate in daycare or boarding, assessing each dog's temperament to ensure a safe and harmonious environment.

Furthermore, we have never experienced any noise disturbances from the facility. Despite our property lines being close to Pawsitively Purr-Fect, we have never heard any dogs barking. This is a testament to the facility's management and their commitment to maintaining a peaceful and quiet environment for both the dogs and the neighbors.

In conclusion, we kindly request that you consider the positive aspects of Pawsitively Purr-Fect Pet Sitting & Boarding, LLC in your review of their permit. This small business not only provides a safe and fun environment for our dogs but also supports our community. Many of their clients support Studley Store before or after dropping off their pets. Pawsitively Purr-Fect is not a large-scale kennel that creates chaos; it is a family-run business that genuinely cares about the well-being of our dogs and the harmony of the neighborhood. Jackie and JR have become our friends through our business relationship, and we are deeply concerned about the outcome of this permit review, as their livelihood and the well-being of our dogs are at stake.

Thank you for your time and consideration. We truly believe that Pawsitively Purr-Fect deserves to continue operating in our community.

Sincerely, Michael Hufner

Sent from the all new AOL app for iOS

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, January 10, 2025 9:57 AM
To: Martin, Saundra E. <SEMartin@hanovercounty.gov>; Chenault, Diane K. <DKChenault@hanovercounty.gov>; McGee, Lisa S. <LSMcGee@hanovercounty.gov>
Subject: Online Form Submission #61598 for Contact the Board of Supervisors

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Contact the Board of Supervisors

Complete the information below

Fields with an asterisk are required fields.

Name	Debra M Willis
Email Address	dsmwillis231@gmail.com
Address	6371 Sledds Lake Road
City	Mechanicsville
State	VA
Zip Code	23111-5310
Phone Number	3364071590
Fax Number	*Field not completed.*
I live in:	Cold Harbor District
Comments	I am writing on behalf of Jacki and JR Melton, special exception hearing SE2024-00018 scheduled on January 22, 2025. As a long time resident of Hanover County, I support this special exception. Jacki and JR have limited drop off and pick up times for the dogs. They have requested many times that all clients drive the posted speed limit of 25 mph while driving in the neighborhood. Most of their clients live in Hanover County. This facility is important because it is safe, clean, promotes valued socialization for our dogs, and Jacki and JR truly care about the dogs and their clients. When I have to travel, my dog is very comfortable at this facility and with the staff. So I can board him and know he will be safe and happy. I believe in supporting local businesses and fighting for what is important to me. This business is valued and special. I respectfully

	request that you approve this special exception permit. Thank you for your consideration.
File Upload	*Field not completed.*

Email not displaying correctly? View it in your browser.

McHugh, Brendan R.

From: Nicole Strickler <nmpruitt8762@gmail.com>
Sent: Thursday, September 26, 2024 1:20 PM
To: McHugh, Brendan R.; Pawsitively.Jacki@gmail.com
Subject: Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I am writing this email to show my support for Pawsitively Purrfect. Our dog has been going to daycare and boarded there for the last 2.5 years and I cannot say enough good things. Jackie and JR run a flawless business and truly care about the animals. We were very hesitant about boarding our dog out of fear that he would be spending 90% of his time in the kennel and pawsitively is the complete opposite. They go above and beyond to make sure the dogs have fun and enjoy themselves while there. They are excellent at communication and keep us up to date as to what is going on while our dog is there. His favorite day of the week is daycare day, he comes home happy and tired every time. It would be a huge loss for many, many people and dogs if they lost the ability to continue their services. We love pawsitively and need them to stay in business. Any questions please do not hesitant to contact me.

Thank you,
Nicole Strickler

I am writing this letter of support for JR and Jacki Melton's Pawsitively Purr-Fect Pet Sitting & Boarding, LLC in Mechanicsville, VA.

I have benefited enormously from the services that JR and Jacki offer. JR and Jacki are organized, compassionate, and responsive to the animal (and my needs for dog care). They provide a highly valued service to the community. I would be reluctant to send my dogs to anyone else. I have looked into numerous pet sitting and boarding in the past.

I understand there is a complaint about the business. I suspect that the circulated petition came from a place of some vindictiveness. The neighbors were mislead by telling them that JR and Jacki wanted to expand the business. This is untrue and underscores their dishonesty.

I think numerous dog owners will suffer if the business is closed. People depend upon it to go to work without worrying about their dogs. I think the neighbors' complaints can be addressed adequately rather than having to dismantle the operation.

I also think that businesses in the area, e.g., the Studley General Store have benefited. I often stop there on the way to the facility.

In summary:

1. Closing the business would be a significant loss to many dog owners.
2. I have experienced only good things from the owners - compassionate and competent work and responsiveness to the needs of the dogs and their owners. Jacki and JR Melton are very good people who care deeply about providing care to the animals.

I ask you to keep the business open. If there are changes to be made, I am sure Jacki and JR will respond to any feedback that is offered.

Thank-you,

Judy Silbert

McHugh, Brendan R.

From: allison.beadles@yahoo.com
Sent: Thursday, September 26, 2024 12:13 PM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Special Exception for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. McHugh,

I am reaching out to you in regards to the zoning exception for Pawsitively Purrfect Daycare and Boarding. I have been a continuous client of Jacki and JR Melton's business for over three years. Before I found them, I spent my time touring other dog daycare and boarding facilities. The care, space, and location they offered was incomparable to what Jacki and JR offer. The Meltons strive to have a clear communication with their clients and treat them like family. Before I boarded my dogs with them, I was given a complete tour of the space and one of the first thing I noticed was the lack of noise coming from the facility. My dogs went through a "meet and greet" process to make sure they were comfortable and confident. The Meltons made sure I had a clear understanding and answered any questions I had. I have had complete confidence in the care for my dogs over the years because of Pawsitively Purrfect.

As a resident of Hanover County, I believe that Jacki, JR, and their small business is indispensable to the community. The location of their facility is imperative for residents that live in rural areas and allows convenient care for busy families. I strive to frequent the small businesses in Hanover and have seen many of them prosper over the years. These small business are the foundation of our community and I believe it would be detrimental to many of us if Pawsitively Purrfect were not able to continue their business.

Kind Regards,

Allison Beadles

McHugh, Brendan R.

From: Joan Tupponce <joantwrites@gmail.com>
Sent: Wednesday, September 25, 2024 5:29 PM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Letter of Support for Pawsitively Purr-fect Pet Sitting & Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

Pawsitively Purr-fect Pet Sitting and Boarding on Studley Farms Lane in Mechanicsville is a place that my dog absolutely loves. She has been going there for three years for daycare and boarding. I have recently learned there is a zoning issue with the service. I'm confused why there would be any issue. The business is at the end of a cul-de-sac and tucked away from the road.

Over the years, I have seen the owners do all that they can to make the business a pleasing and playful retreat for the dogs that use their services. They have made many improvements that include updating the indoor area with better lighting, larger kennels and more kennels. They have soundproofed that area so any noise does not filter into the air. They really care for the dogs and have earned the respect of their customers.

Hanover County advertises that its citizens have a thriving entrepreneurial spirit and that it really cares about its small businesses. The county also emphasizes the fact that it wants small businesses to grow and thrive. Pawsitively Purr-fect Pet Sitting and Boarding reflects that sentiment in every way possible. It is a perfect poster child for successful small businesses.

Pawsitively Purr-fect is a valued asset to the community and the county. It would be truly shameful for the county to prevent the continuance of such a successful venture. I do not want to ever have to tell my dog that she cannot go to her favorite place because the county does not really care about small businesses as it claims to.

Sincerely,
Joan Tupponce
804-755-1833

McHugh, Brendan R.

From: Lisa Satterwhite <spiderminnow@icloud.com>
Sent: Wednesday, September 25, 2024 11:09 AM
To: McHugh, Brendan R.
Subject: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

I am writing in support of Pawsitively Purr-Fect Pet Sitting and Boarding. Jacki and JR provide a valuable service for those of us who need care for their dogs when going out of town. There are very few businesses like this in Hanover County and theirs is one of the best!

We have utilized their service for day care and overnight stays and are impressed with how professionally the business is run. We feel so comfortable leaving our dog there and she is always happy as a clam at their facility! Drop off and pick up are as orderly as a Chick-fil-A drive-thru. Either Jacki, JR, or their assistant is always standing at the ready to transport the dog from the car to the kennel. This cuts down on existing dogs already in the facility barking because they see new people. We always wait to make sure they get our dog in the door safely before we leave, and I've never heard dogs bark when they enter. The only time we ever heard dogs bark was when we were visiting for the very first time for our dog's meet and greet and the dogs, in their kennels, were excited to see new people and a new furry friend.

Their property is situated in a cul-de-sac and the kennel is in a building in the back of the property, pointed away from the neighbors' houses with lots of trees to act as a buffer. It's obvious that Jacki and JR care about the service they provide, but also about their neighbors.

As nearly life-long residents of Hanover County, we are big fans of Pawsitively Purr-Fect and believe they should be allowed to continue doing business at their current location. They provide a valuable, cost-effective service to those of us in the community who require safe and loving care for our dogs.

Lisa & Steve Satterwhite
Ashland, VA

McHugh, Brendan R.

From: Erin Quinn <equinn0206@gmail.com>
Sent: Wednesday, September 25, 2024 10:31 AM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Support for Pawsitively Perfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I am emailing to show my family's support of Pawsitively Perfect. Our dog has been a loyal customer for four years. Our dog, Benson, is very playful and loves dogs and people, but also is a little anxious and shy. He hit it off immediately with Jacki and JR and they made him feel comfortable from the very beginning. They always do a meet and greet before the first day care/boarding stay which ensures that all dogs will have an agreeable temperament not putting any pets in danger. We always feel confident when we travel out of town that he is getting excellent care and is incredibly happy. It was super important for us to find a family owned, small business to support that abides by strict vaccination and health guidelines and Pawsitively Perfect does just this! They are offering a much needed service in a rural area where so many dogs need a safe place to play and stay.
Please include me and my husband on the petition of support. Thank you for your time.

Sincerely,
Erin and Mike Holland

McHugh, Brendan R.

From: Lauren Clark <lcmoss13@gmail.com>
Sent: Tuesday, September 24, 2024 8:48 PM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Letter of Support for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

I am writing in an effort to show my deep support of the small business, Pawsitively Purrfect, and the service that they offer to our community. We have been constant customers of this small, family run business for the past 4 years since we got our dog. In that time, Jacki and JR have been nothing but the utmost professionals in the manner that they run their business. Their commitment to a high standard of operations is why we have trusted them with our dog for the entirety of his life with us.

It is my understanding that there is a petition in place that is pushing to halt the required permit for Pawsitively Purrfect to continue running their business. Not only would this action negatively affect my family but the families of the numerous clients that they work with on a daily basis. They offer a service that is not available elsewhere, which is why we drive almost 40 minutes to take our dog there when we could easily board him 5 minutes from our home. As a busy family, with no family support in the area, this business is critical for the ability to us to sustain our current lifestyle and work travel requirements. I am confident that you will hear similar feedback from others because this business is truly a rare gem and a necessary staple of the community.

I hope you take this feedback into consideration as you review the associated documents and recognize the deep need for the continued success of this small business.

All the best,
Lauren Clark

McHugh, Brendan R.

From: deanne dillon <deannedillon1@hotmail.com>
Sent: Tuesday, September 24, 2024 8:05 PM
To: McHugh, Brendan R.
Subject: Fw: Ref: SE2024-00018

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From: deanne dillon <deannedillon1@hotmail.com>
Sent: Sunday, September 22, 2024 6:12:37 PM
To: BRMchugh@hanover.gov <BRMchugh@hanover.gov>
Cc: Pawsitively.jacki@gmail.com <Pawsitively.jacki@gmail.com>
Subject: Ref: SE2024-00018

Dear Mr. Mchugh,

I am writing in response to Pawsitively Perfect Pet Sitting and Boarding and the trouble with their permit. This is a small business that should be exemplified for their professionalism. We have boarded our rescue dog there on several occasions and have found them to be both easy to work with and efficient. Their drop off and pick up routine has worked very well for us and our furbaby. It is easier for everyone involved to meet them out front and say goodbye there. I have never incurred or noticed any traffic problems. Jacki and JR provide a much-needed service in the area. We drive over 20 minutes for their service and attention to detail, not to mention our peace of mind. We feel strongly that they should be permitted to continue to serve this community with their business in the future.

Sincerely.
Nik and Deanne Dillon
Goldie

McHugh, Brendan R.

From: Lisa Tucker <lisatucker94@gmail.com>
Sent: Tuesday, September 24, 2024 7:44 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Permit for Pawsitively Purr-fect

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Dear Mr. McHugh,

I wanted to take a moment to speak on behalf of Pawsitively Purr-fect. I have been using Jackie Melton's pet boarding service the past two years. I have tried numerous pet boarding services in the past and Jackie's set up has been the best by far. Having this service available to those who live in the rural part of the county is very much needed and appreciated. Jackie handles her business professionally and I know my dog is being well cared for. On the occasions that I have dropped off/picked up my dog, I have not seen any disruption or disturbance to the neighborhood. The dog kennel is set off the road toward the back of the property and at the end of a cul-de-sac. Unless you use her service, I believe you would be unaware of this small business.

Please consider renewing her permit. If you have any questions, please feel free to contact me.

Best,

Lisa Tucker

McHugh, Brendan R.

From: Alexa Houff <alexahouff@gmail.com>
Sent: Tuesday, September 24, 2024 12:50 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Message in Support of Pawsitively Purr-fect Pet Sitting & Boarding

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To the Members of the Zoning Board,

I hope this message finds you well. I want to share my enthusiasm for Pawsitively Purr-fect Pet Sitting and Boarding and its positive impact on my family, and our community in Mechanicsville as a whole.

Pawsitively Purr-fect exemplifies the spirit of small, local businesses that enrich Mechanicsville. This business is visited by only around 15 cars during the morning drop off and afternoon pick up of our furry friends, and the families are always reminded of driving safe speeds and maintaining a peaceful place to live for surrounding community members. We were recommended this business by a local family, and I have been passing on the recommendation to so many other responsible pet owners in the area who I know this business could benefit. The business owners are so kind and considerate of both their customers and neighbors. They have addressed noise concerns by soundproofing the kennel area to ensure both the surrounding community and the pets have a peaceful experience.

Pawsitively Purr-fect is a valuable part of our community. I encourage the Zoning Board to recognize the many benefits this business provides and to support its ongoing operation!

Best regards,

Alexa Houff

McHugh, Brendan R.

From: Anne McGuirk <anneliz805@gmail.com>
Sent: Thursday, September 26, 2024 12:38 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Pawsitively Purr-fect Pet Sitting & Boarding

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Good afternoon Mr. McHugh,

I was recently made aware of a zoning issue with the pet sitting services Pawsitively Purr-fect Pet Sitting & Boarding located in Mechanicsville. I'm writing this letter in support of Jacki and JR and their ability to maintain their business.

I have been taking my dog, Daisy, there for over three years for daycare, as well as boarding her many times throughout the year for vacations and numerous work trips I have to take. I previously tried other boarding places for Daisy before finding JR and Jacki, and other daycare/boarding businesses do not hold a candle to them. I recently moved to another neighborhood in Hanover County in April, which increased the time it took to get to Jacki and JR's from 15 minutes to almost a half hour one way. Because of their attentiveness and caring for Daisy, and the friendliness and professionalism I've always encountered in every interaction with them, I will not hesitate to continue to make the drive to take Daisy there every week.

I know first hand they are adamant about not disturbing their neighbors or causing issues in the neighborhood. Jacki sends out text reminders to be cautious while driving in the neighborhood and to obey the speed limits. During drop off and pick up, Daisy is taken from my car and led down to the kennel on her leash, and brought back up the same way at the end of the day. The only time I hear barking (happy and excited barking no less!) is when the garage door is opened when I pick up Daisy. They send tons of pictures twice a day, so their pet owners can see how their dogs are doing. When I pick Daisy up, I'm told things like "she had a really good day" or "she might be tired because she played a lot of fetch today" and they also don't hesitate to tell me if Daisy was not on her best behavior either. That kind of communication and honesty is part of the foundation of why their business is so successful. The fact that they run this business out of their home shows it's part of their family's life - the dedication and love they have for their clients' animals is amazing. To have this business taken away would be a great loss for their family, a blow to the community for losing a small business, and heartbreak for those of us who have come to think of them as friends and a home away from home for our pets. I have recommended them to many people and I will continue to do so, even when Daisy is gone.

If I can answer any questions for you about my experiences with Pawsitively, please don't hesitate to reach out!

Sincerely,

Anne McGuirk

McHugh, Brendan R.

From:	Dianne M Trujillo <trujilloinva@comcast.net>
Sent:	Tuesday, September 24, 2024 5:30 AM
To:	McHugh, Brendan R.
Cc:	pawsitively.jacki@gmail.com
Subject:	Pawsitively Purr-fect

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Mr. McHugh,

I'm writing in regards to a petition circulating against Pawsitively Purr-fect and am not in favor of that action.

Since shortly after they opened for business, I've been taking my dog to Pawsitively Purr-fect for both doggie daycare and boarding. My dog is extremely comfortable in the environment that Jackie and JR provide that she gets excited when she realizes that's where we're going. My dog is extremely social and even at her age (11), she enjoys being outside in the fresh air and being around other dogs so her mind is stimulated and she's getting exercise. Jackie and JR take pride in keeping a clean and safe environment for all the dogs and I wholeheartedly support and am in favor of Pawsitively Purr-fect keeping and renewing their business license.

Respectfully,
Dianne M. Trujillo (and Sandia)

Sent from iPhone

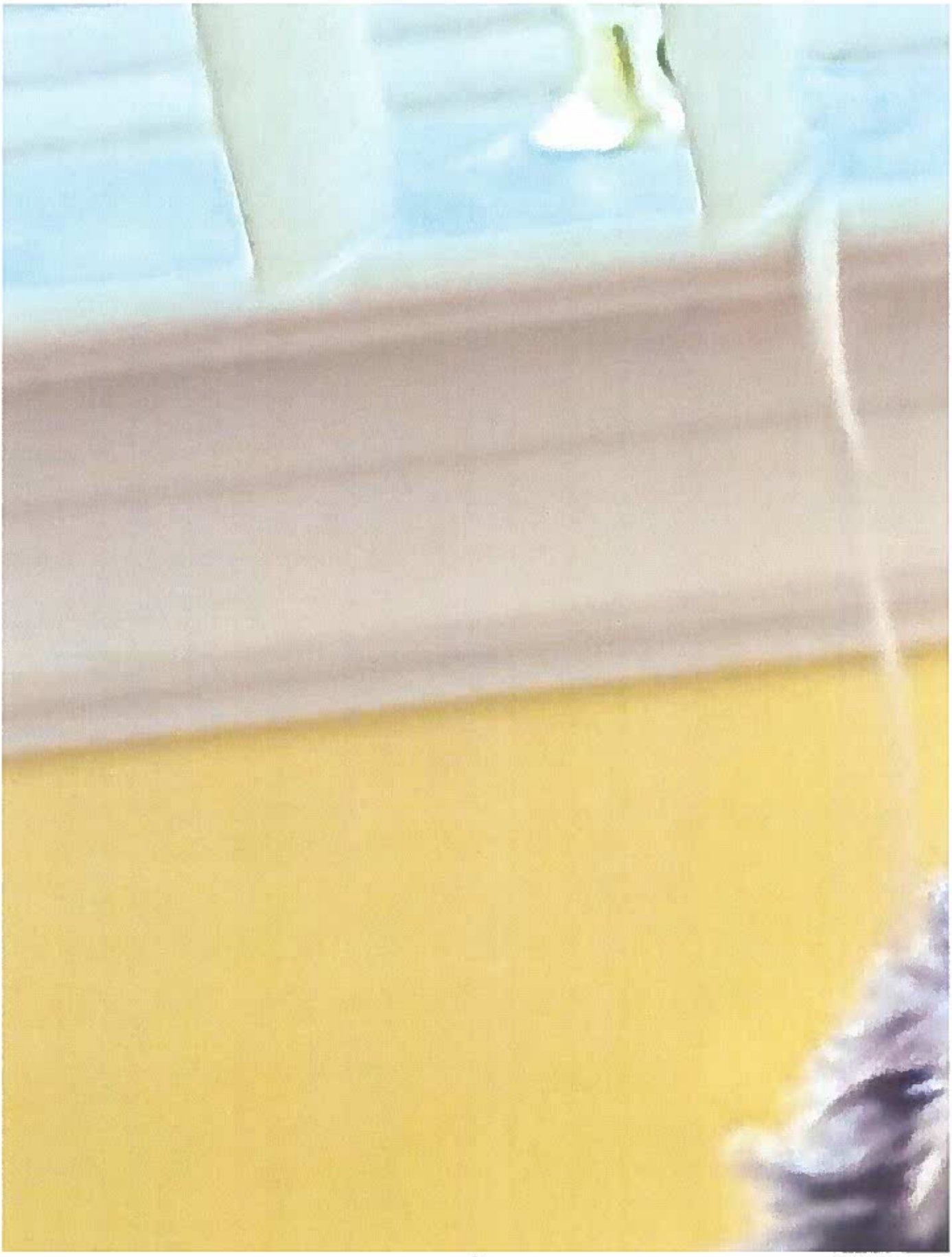
McHugh, Brendan R.

From: WILLIAM F. TODD <wftoddjr@aol.com>
Sent: Monday, September 23, 2024 7:26 PM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Pawsitivity Perfect Kennel

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As a follow up to my email to you earlier today, I overlooked sending you a recent photo of Bailey Todd, my little sweetie pie. He loves this kennel.

He wants no other!



Sent from my iPhone

McHugh, Brendan R.

From: JILL PAGE <jcpage1963@outlook.com>
Sent: Monday, September 23, 2024 7:11 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-Fect Pet Sitting & Boarding

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Reference SE2024-00018

Dear Mr. McHugh,

I submit to you our support for Pawsitively Purr-Fect Pet Sitting & Boarding.

It is a bit concerning that this issue has arisen after following the proper procedures to ensure they complied with Hanover laws and regulations. Seems as though if something was missed on the requirement side they shouldn't be penalized.

I've heard good things from their neighbors, who ironically use their services so this new action item seems more like a personal attack.

Our Grand-dog attends daycare and is scheduled for a boarding visit next month. She absolutely loves it there and care is exceptional! I recently went with my daughter for pick up and it is far more organized than many professional childcare centers.

Please allow this business to continue to provide the love and care they so gracious give.

If I need to attend hearing or provide further details please contact me.

Best Regards

Jill Page

Sent from my iPhone

McHugh, Brendan R.

From: Lauren <lauren.g.connelly@gmail.com>
Sent: Monday, September 23, 2024 6:44 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Supporting Pawsitively Purr-Fect Pet Sitting & Boarding

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Dear Members of the Zoning Board,

I am writing to express my support for Pawsitively Purr-fect Pet Sitting and Boarding and to highlight the significant benefits this local business brings to our community.

Small, locally-owned businesses like Pawsitively Purr-fect are vital to the character and vitality of Mechanicsville. They foster a sense of community and provide unique services that contribute to the local economy. Pawsitively Purr-fect not only caters to pet owners, but also enhances the overall appeal of our area by promoting responsible pet ownership and care.

One of the many advantages of this business is the minimal impact it has on the surrounding environment. The business generates less than 15 car visits in the morning and afternoon, which helps maintain a peaceful atmosphere in our neighborhood. Additionally, the level of noise is quite low; concerns about dog barking are unfounded as the owners have soundproofed the kennel area and prioritized a tranquil experience for both pets and neighbors.

Moreover, Pawsitively Purr-fect is committed to ensuring safety within our community. They regularly send reminders to clients to maintain safe driving speeds, further contributing to a secure environment for everyone.

In summary, Pawsitively Purr-fect Pet Sitting and Boarding is a tremendous asset to our community. Its dedication to responsible pet care, low traffic impact, and community engagement showcases the best of what a small business can offer. I urge the Zoning Board to recognize the positive role this business plays in our neighborhood and support its continued operation.

Thank you for considering my perspective.

Sincerely,
Lauren Connelly

McHugh, Brendan R.

From: Jacki Melton <pawsitively.jacki@gmail.com>
Sent: Monday, September 23, 2024 2:51 PM
To: McHugh, Brendan R.
Subject: Fwd: Our family member Skye! SE2024-00018

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---------- Forwarded message ---------
From: <bburgess45bb@gmail.com>
Date: Mon, Sep 23, 2024, 1:52 PM
Subject: Re: Our family member Skye!
To: <pawsitively.jacki@gmail.com>

Sent from my iPhone

> On Sep 23, 2024, at 1:45 PM, bburgess45bb@gmail.com wrote:
>
>
> Sent from my iPhone. Dear Mr. Headly, I would like to let you know what a great service that Jackie and JR do for our family! We can bring Miss Skye (our Australian Shepherd)for a day or when we go on vacation she is taken fabulous care of with love, treats and hugs. They make sure that everyone is taken care of from drop off to pick up and I have never had to wait for either time it's a quick in and out. I have recommended their services to several people who's pets enjoy it as well! Please don't take their services away. Thank you Brenda, Ray and Skye

McHugh, Brendan R.

From: Katherine Hebert <ha103depot@gmail.com>
Sent: Monday, September 23, 2024 2:49 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purrfect Support

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Dear Mr. McHugh,

I want to express my concern over a zoning issue that has been cited regarding Pawsitively Purrfect Pet Sitting and Boarding in Mechanicsville. This business has been essential for my family in caring for our elderly dog. They are so sensitive, observant, and accommodating to his needs, unlike others I have tried in the area. When we first started using their service, which a friend recommended, I was pleased to receive a full tour of the facility. This demonstrated to me that they had nothing to hide, operated with integrity and transparency, and maintained a very clean facility.

This is exactly the kind of small business I hope Hanover encourages in the county.

Whenever I arrive to drop off or pick up my dog, there are never other cars in the driveway or street. I have never seen any sign of a traffic problem. Moreover, the owners of this outstanding business have specific hours for these activities, which limits any extra traffic in the neighborhood. They also limit the number of dogs they can have on-site, which helps control traffic and noise. I have also never heard excessive noise. In fact, it is quiet, which tells me the dogs are not stressed. These policies show they respect their neighbors and want to exist harmoniously with the neighborhood where they live and work. I find that extremely commendable.

There are not many options in this area for this kind of service that I can trust. If this business is not allowed to continue due to a handful of people's objections, it would negatively impact me and many other pet owners who rely on Pawsitively Purrfect. This business has, at the time of this email, over two hundred 100% positive reviews on its Facebook page. They are clearly valued by many. I hope I will not need to look outside of the county for pet-sitting services. I would rather keep my money in the county and support local entrepreneurs like Jacki and JD.

I welcome the opportunity to answer any questions you may have based on my experience with this business. I hope the county will continue supporting this business, which provides a much-needed and valuable service to our rural community.

Best regards,
Katherine Hebert

McHugh, Brendan R.

From: Sabena Moretz <sabenamoretz@gmail.com>
Sent: Monday, September 23, 2024 2:15 PM
To: McHugh, Brendan R.
Subject: Headley petition in re: rezoning 5395 Studley Farms Lane

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Good afternoon, Mr. McHugh,

I signed the petition that was circulated by Mr. and Mrs. Headley in the Studley Farms neighborhood recently. Having had the opportunity to learn more about the issue, I'd like to withdraw my support for their desire to deny the rezoning of the Melton's property.

It is true that the business operating at the Melton's has resulted in more traffic in the front of neighborhood. I own 10021 Studley Farms Drive, so am right there on the corner where folks turn on to Studley Farms Lane, and am very aware of that. My experience, though, is that all those who are coming and going are animal lovers and are very cautious about their speed, which matters to me as both a dog owner and property owner. (I wish that some of the humans who live in the back of the neighborhood were as considerate, but that's an issue for another time).

I think it would be terrible to shut down this business that the Melton's have built over 7 years when they believed that they had acquired all the necessary permits to operate within the bounds of the law, and given that they have no desire to expand.

Thanks for your consideration,

Sabena Moretz-Van Namen
10021 Studley Farms Drive
Mechanicsville, VA 23116
804-334-9295

McHugh, Brendan R.

From: Kelly Shephard <kburgess6260@gmail.com>
Sent: Monday, September 23, 2024 1:54 PM
To: McHugh, Brendan R.
Subject: Ref: SE2024-00018

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Hello, I am writing you to make you aware that Pawsitively purr-fect pet sitting is a valuable resource in the Hanover community. My dog Autumn stays there when my family goes out of town. She is a senior dog who is insulin dependent and partially blind. Jackie and JR take very good care of her while she is in their care and I trust them completely with her care. She also gets to socialize with other dogs while she is there which is so nice. Their dog area is inviting to all dogs and people. If they aren't able to continue to provide daycare and boarding services it would be a huge disappointment and disadvantage to the Hanover community. Boarding and dog daycare places are difficult to find especially with people who care for your pet as their own as Jackie and JR do. Hanover should be standing behind all the small businesses that are providing a valuable service for our community. I love being a Hanover resident and I stand behind all of the small businesses in our community. I understand that there is a petition going around the neighborhood in reference to the impact their business makes on the neighborhood. I do not think that revoking their permit will help the community. Should you need any further details please feel free to contact me directly.
Thank you so much for your time.
Kelly Shephard

McHugh, Brendan R.

From: bburgess45bb@gmail.com
Sent: Monday, September 23, 2024 1:46 PM
To: McHugh, Brendan R.
Subject: Our family member Skye!

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Sent from my iPhone. Dear Mr. Headly, I would like to let you know what a great service that Jackie and JR do for our family! We can bring Miss Skye (our Australian Shepherd)for a day or when we go on vacation she is taken fabulous care of with love, treats and hugs. They make sure that everyone is taken care of from drop off to pick up and I have never had to wait for either time it's a quick in and out. I have recommended their services to several people who's pets enjoy it as well! Please don't take their services away. Thank you
Brenda, Ray and Skye

McHugh, Brendan R.

From: mjbforth@verizon.net
Sent: Monday, September 23, 2024 1:44 PM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

I am writing to express my concern about the looming possibility of Pawsitively Purrfect losing its license to operate its small business. Owners Jacki and JR are hardworking contributing members of the community and provide a much-needed service. They are acutely mindful of their neighbors and consistently make a conscious effort to unobtrusively operate their business.

Pawsitively Purrfect provides exceptional care for pets in our community. As a dedicated pet owner, I believe Pawsitively Perfect plays an essential role in meeting the needs of pet owners who seek trustworthy, compassionate, and professional care for their beloved animals.

My dog is a much-loved member of my family, and over the years, my family and I have personally experienced the exceptional service provided by Pawsitively Perfect. My dog Deuce always returns from his stays happy, healthy, and well-cared-for.

In addition to providing outstanding pet services, Pawsitively Purrfect also contributes to the local economy and should have the support of the community to continue operating its business.

Sincerely,
Monica Bridgeforth
Proud dog parent of Deuce

McHugh, Brendan R.

From: Jody Flippen <jodyflippen@gmail.com>
Sent: Monday, September 23, 2024 11:55 AM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Support for Pawsitively Perfect

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Dr. Mr. Mchugh

I wanted to email you today to show my support for Pawsitively Perfect. We got our dog Cooper approximately 16 months ago and this summer knew we would need to find somewhere to have him boarded from time to time, and occasionally to send for daycare during the week. I asked around for recommendations from dog owners I knew in the area, and almost every time the overwhelming response was Pawsitsively Perfect. I never heard a bad thing about them. So I called them up and they could not have been more accommodating, and helpful. Since that time my dog Cooper has spent over a week there boarded overnight, and many trips to daycare for social interaction with other dogs. Each time I tell him where we are going and he gets so excited. He absolutely loves it there, and we love taking him there.

When I first signed up, they asked for pet history, vaccination records, pictures, contact information, everything a responsible boarding facility should be asking for. I toured the facility before bringing my dog, and even did a "test" visit for a few hours to see how it was, and I couldn't have been happier with what I saw. The facility seemed very well run, clean, and I never once heard any barking or anything that one might suspect there were dogs there until you entered the indoor kennel facility itself. In fact when I first showed up I wondered if I was at the right place. When Cooper's vaccination record was out of date in their system, Jacki made sure I knew they needed the new records before he showed back up, and I sent them right over. Our first boarding visit, they sent multiple pictures of Cooper multiple times a day, and made us feel comfortable that we were leaving Cooper in good hands.

When I heard that there might be some obscure zoning issue that could cause a problem with their operation, I wanted to write and show my support. Jacki and JR provide a service that is essential to the Hanover community. It is hard to find a place for daycare and boarding for pets in general, and almost impossible to find one local. So when we found them, we couldn't be happier. I have heard the same from many other dog owning families in the area. Not having Pawsitively perfect available anymore would leave a huge hole in the community.

In closing, I want to provide support I can to make sure Jacki and JR can continue providing this service to our community. If you require any additional information or need to ask any questions, please feel free to contact me and I would be happy to discuss it with you.

Thanks,

Jody Flippen

McHugh, Brendan R.

From: Don Tucker <dtucker84@yahoo.com>
Sent: Monday, September 23, 2024 10:12 AM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-fect Pet Sitting Ref:SE2024-00018

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Greetings,

I would like to reiterate my partner Brooke's support of Pawsitively Purr-fect Pet Sitting (Ref:SE2024-00018). Their facility is clean, well organized and ran very efficiently. They also do an amazing job of vetting the dogs they board and closely observe the dogs during play time to insure no injuries and minimal stress on the dogs. Drummer loves going to Pawsitively Purr-fect and is perfectly comfortable with all the staff. I greatly appreciate how well they take care of Drummer and how happy he is when we drop him off and pick him up.

It would be a mistake to close a very well run small business that is of great value to the community. I strongly support Pawsitively Purr-fect and highly recommend the business to anyone needing safe, secure and pleasant boarding for their dogs. Feel free to contact me with any questions or if I can be of any other help.

Sincerely,

Dr. Don L. Tucker

McHugh, Brendan R.

From: PAM BARRAFATO <barrafato@comcast.net>
Sent: Monday, September 23, 2024 10:04 AM
To: McHugh, Brendan R.; Pawsitively.jacki@gmail.com
Subject: Pawsitively Purr-fect Pet sitting and boarding

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To whom it may concern,

I am writing on behalf of the small business Pawsitively Purr-fect Pet sitting and boarding run by Jacki and JR Melton, in rural Mechanicsville VA. This small business is not only a benefit for our economy but an asset to our community and benefits many families including mine. We have been taking our dog, Murphy to their pet sitting/ boarding for four years. Murphy is socialized with other dogs, exercised, and enjoys his days there. JR walks him from the car leashed and Murphy never looks back, we know he is in a safe environment while we are at work or on vacation. The facility is clean and JR often shares the many upgrades they have made to improve the facility. Sound proofing, and new kennels are just a couple.

I was saddened to hear that there was an issue with zoning and noise from a few neighbors. The kennel is nestled at the end of a cul-de-sac on a wooden lot, in a garage behind the house where Jacki and JR live. There are not any homes behind the outdoor enclosed dog play yard, and trees surround the whole area. As for as noise, rarely do I hear dogs barking. When I do it is pick up time only, when they are coming out of the garage and bringing Murphy to the my car. I hear some barking from other dogs for a few seconds while the door is open and then closed.
Jacki and JR clearly have a passion for animals and they love all our dogs as if they were their own. They run a great business that serves many residents of Hanover County. I would challenge anyone who has concerns with their small business to talk to them directly and possibly even tour their facility. That way they can see for themselves all of the happy dogs in a clean, and safe environment.

Sincerely,

Pam and Tony Barrafato and Murphy

McHugh, Brendan R.

From: Ashley Rhodes <shlee111@aol.com>
Sent: Monday, September 23, 2024 9:42 AM
To: McHugh, Brendan R.
Subject: Ref: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

We are writing to you to as a neighbors of the Melton's in Studley Farms in support of their request for a permit. We have lived here for 12 years and love the quiet, friendly neighborhood.

The Melton's have built a wonderful business that serves and supports our family personally as well as many of our Hanover neighbors. We have noticed no noise intrusion whatsoever because of their business. While they do bring a small amount of additional automobile traffic to the neighborhood, the drivers generally are attentive and considerate. When we consider the great positive impact, as well as the limited size of Pawsitively Perfect, we have come to the conclusion that they are not a burden to their neighbors, but rather an asset to be supported.

We ask that you grant the special use permit for Pawsitively Perfect, so that they might continue in their excellence service and care of Hanover families while contributing to our great county.

Best Regards,
Ashley and Christopher Rhodes
10035 Studley Farms Drive
Mechanicsville, VA 23116

McHugh, Brendan R.

From: Janet James <janetlyn8@gmail.com>
Sent: Friday, September 20, 2024 4:20 PM
To: McHugh, Brendan R.; pawsitively.jacki@gmail.com
Subject: Pawsitively Purr-Fect Permit

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Good Afternoon Brendan,

I am writing you today to voice my support for Jacki and her Pawsitively Purr-Fect company. Earlier this year, I was looking for somewhere where I could board my 1 yr old pup, Beau, for a vacation. I wanted a place where he would not be
stuck in a kennel all day, and Pawsitively Purr-Fect was just that place. They love the dogs as their own, and they are able to run and play all day! That one week of boarding has turned into Beau now going to their daycare once a week. We absolutely love
their facility and everyone who works there. I can't tell you how excited Beau gets as soon as we pull into their driveway. He loves it there. The facility is set up perfectly from the inside boarding area to the outdoor play area. And I enjoy the many pictures
that they take of the dogs each day.

I am 100% in support of the permit being approved. It is so important to support small businesses, and Jacki's is an extraordinary business that I hope can remain in business for many years to come.

Thank you for your time.

Janet James (Hanover resident)

804-240-9693

McHugh, Brendan R.

From: Nancy Taylor <nancytaylor2410@gmail.com>
Sent: Sunday, September 22, 2024 6:11 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purrfect

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I am writing in support of Pawsitively Purrfect. I have been a client for several years and theirs is a much needed service. I am always surprised at how clean and quiet the place is. They don't accept dogs that have problems with other dogs - therefore, the place is a happy and quiet place even when all of the dogs are in the yard.

The owners are very professional and are very respectful of their neighbors.

Thank you and please call me at 804-387-7610 if you have any questions.

Nancy Taylor

McHugh, Brendan R.

From: Katie Ross <katie.s.ross@gmail.com>
Sent: Saturday, September 21, 2024 8:15 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Ref:SE2004-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

Regarding Ref:SE2004-00018

I am writing to emphasize the vital role that dog boarding businesses play in our community and urge you to enable Pawsitively Purr-Fect Pet Sitting & Boarding, LLC to continue to operate in their current location.

First and foremost, dog boarding businesses provide essential care for pets when their owners are away. This service allows pet owners to travel for work or leisure with peace of mind, knowing their dogs are in a safe and nurturing environment. Such businesses ensure that pets receive proper attention, socialization, and exercise, which is crucial for their well-being.

We have been life-long residents of Hanover County and have tried multiple dog boarding solutions over the years. All of the other options have not met our expectations. After our dogs stayed at other places, I found they often did not know which dog was which, allowed them to stay after showing illness symptoms, and frequently returned them sick.

Pawsitively Purr-Fect Pet Sitting & Boarding, LLC, enables us to take vacations, travel for work, attend community events, and volunteer in the community and schools by taking care of our fur babies when we will be gone for extended periods of time. They get to know each of our dogs, adapt to help each one feel comfortable and give them the care they need, maintain a high level of cleanliness, and keep a focus on maintaining high health standards. I have had social dogs, shy dogs, small dogs, and big dogs of mine stay over the years and they always take the best care of them and specifically address each one individually.

While I can understand that having a business in the neighborhood could increase traffic, I have always noticed how friendly the neighborhood is and I rarely see more than one other car on the road. I think the driveway configuration is considerate of neighbors as it ensures drivers are not congesting the road waiting to drop off or pick up. I also always notice when visiting how minimal any dog noise is as well. They have invested significantly to ensure a clean and maintainable environment - from a turf solution, upgraded kennels, as well as secure fencing and other practices to ensure the dogs are secure and well cared for. They have significantly improved the property over the years in general as well. I really do believe they operate in a responsible and considerate way for the community.

In conclusion, dog boarding businesses are more than just a service; they are a vital part of our community's fabric. They support economic growth, enhance pet welfare, and strengthen community ties. I urge you to recognize and support this invaluable business.

Thank you for your attention to this important matter.

Katie Ross

Dog Momma to Kiwi and Beamer, as well as former boarding clients Bruiser and Blueberry

7121 Sugar Oak Ct

Mechanicsville, VA 23111

Katie.s.ross@gmail.com

804-239-0386

McHugh, Brendan R.

From: Karen Hileman <karenlhileman@gmail.com>
Sent: Saturday, September 21, 2024 4:49 PM
To: McHugh, Brendan R.; pawsitively.jacki@gmail.com
Subject: Pawsitively Pet Daycare & Kennel

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. Mchugh,

I was made aware of a recent petition/complaint made against this woman owned small business in Hanover County. As a pet owner who has entrusted Jacki and her team with my beloved dog Bailey, I feel compelled to write to you in hopes that you will support this woman owned small business and understand the need for Pawsitively's services.

I am a cancer patient and my dog Bailey is an emotional support dog. On a few occasions we were in need of traveling and could not take Bailey with us for various reasons. I researched several animal care facilities and found Pawsitively to have great customer reviews and set up an appointment to meet with Jacki and tour her facility.

Jacki sent us a correspondence advising us of directions and that her business is located behind her home. When we met Jacki she was kind, professional, gave us a tour of inside and outside her facility (which is AMAZING), and then brought out one of her regular daycare client's dog to help Bailey acclimate to being around the other dogs.

We spent about 45 minutes to an hour with Jacki in the outdoor area where there were several dogs playing, interacting well together, and just living their best lives! The design and environmental configuration of Pawsitively is such that each pet has their own indoor kennel and a plethora of outdoor equipment to keep them occupied during their outdoor time. I say all this to convey that Jacki and her team are constantly watching over them. And they have a set schedule of when the dogs are outdoors and inside the kennel.

I understand a neighbor has made a complaint about "noise" and I have never observed any excessive barking that would rise to the level of a noise complaint. On my most recent pickup the dogs were inside their indoor kennels and when the employee went to get Bailey out of her kennel the other dogs began to bark. The employee immediately closed the door and took immediate action to calm and quiet them. When I saw this, I thought immediately "damn that is impressive" and I believe this shows that Jacki and her team are cognizant of how to minimize any loud or excessive barking.

On all correspondence Jacki reiterates drop off rules of adhering to residential speed limits, pulling up to the end of the circular drive directly aligned with the kennel building, and we are instructed to keep our dog in the car until one of her staff comes to greet us, which is usually within 1-2 minutes of the scheduled drop off times.

Hanover County takes pride in its pro-business strategy to bring businesses such as Wegmans, BassPro, and Virginia ABC to the county. All of these generate a great amount of revenue and traffic to the county. And Hanover has worked with these businesses to address citizen's complaints and still maintain a presence in Hanover's communities.

Please do the same for this woman owned small business!!! She is a Hanover resident, business owner, tax payer, and pet lover who takes care of our animals just as we do! I have never seen any excessive traffic on her road and I believe this is managed well by Jacki setting specific drop off and pick up times. I appreciate you taking the time to hear my perspective and I implore you to work with Jacki and not against her to address any issues and concerns that have been brought to your attention.

Thank you!

Karen Sutton
804-897-0913

McHugh, Brendan R.

From: Cody <chalb500@gmail.com>
Sent: Saturday, September 21, 2024 3:46 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Please Keep Pawsitively Purr-Fect In Business

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Brendan,

I hope this email finds you well.

Pawsitively Purr-Fect are an asset to the Hanover community - please grant them their license to operate - I don't know what I would do without them!

I cannot express how grateful I am to the team at Pawsitively Purr-Fect for their outstanding care of our dog, Walter.

Walter has always been a bit hyper, but the Pawsitively Purr-Fect staff put him at ease with their warm smiles and genuine affection. They took the time to get to know his personality, preferences, and even his little quirks, ensuring he felt comfortable and loved during each visit. Their attention to detail, from making sure he has plenty of playtime to providing updates on his well-being, is truly top-notch.

What sets Pawsitively Purr-Fect apart is their commitment to not only caring for pets but building trust with pet parents. I always feel confident knowing that Walter is in the best hands, whether he's staying for the day or for an extended period. It's clear that they go above and beyond to create a safe, clean, and fun environment for all pets.

Thank you, Pawsitively Purr-Fect, for treating Walter like one of your own! We are lucky to have found such a fantastic place that brings us peace of mind every time we leave him in your care.

Thank you Brendan for working with us to provide Pawsitively Purr-Fect the opportunity to continue serving the Hanover community!

Sincerely,

Cody Halbleib
Hanover Resident

McHugh, Brendan R.

From: Andrea Gooch <andigooch3@gmail.com>
Sent: Saturday, September 21, 2024 1:23 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh or To Whom it May Concern:

I am writing in support of Pawsitively Purrfect Pet Sitting and Boarding. This business has been a godsend for our family and our dogs. My husband and I have senior dogs that require extra TLC and we rest assured that Jacki and JR will care for them as though they are their own. Additionally, our daughter has used their services for her puppy and has been pleased with the thoughtful care her pup has received. We have found this business to be well-run and organized with high standards of care and concern. I am certain that these standards extend to the neighborhood and community.

Sincerely,

Andrea Gooch
Sent from my iPhone

McHugh, Brendan R.

From: marie cadden <caddenx5@gmail.com>
Sent: Saturday, September 21, 2024 1:00 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: REF: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon- I am writing in reference to the petition that has been instigated in an effort to halt the permit of Pawsitively Perfect. My husband and I have been pet owners since we married over 26 years ago. In the earlier years of our marriage we owned a camper and typically traveled with our animals. We also resided near extended family who was always willing to care for our furry family members if we were traveling. Once we moved to Virginia, we sold our camper and were no longer near our extended family members. This presented a problem as we are extremely cautious regarding who we leave our rescued family members with. All of our dogs to date have been rescued including our current pet. She is very sweet and timid and has a limp after being left with a broken spine following an accident. I researched and researched, asking everyone I know for referrals for a boarder for our sweet one prior to a trip last year that was impossible for our pet to join. After speaking with and visiting at least ten pet sitters and boarding businesses in various locations, we finally decided on Pawsitively Perfect after speaking with Jacki Melton and visiting/touring her location.

We have been so pleased with Ms. Melton's services and have utilized her multiple times since that initial visit. Ms. Melton provides an extremely valuable service to the community and does so with utmost professionalism. I have recommended her services to many others and shared multiple times regarding the professionalism she exhibits with her customers.

There are many reasons that I am impressed with Ms. Melton; however, to highlight a few:

- strict healthcare and vaccination guidelines are followed which keep the animals safe and healthy
- a drop-off and pick-up routine that runs like a well-oiled machine/I challenge anyone to manage this aspect as efficiently as Ms. Melton and her staff do
- the actual boarding area is immaculate/I toured and visited prior to leaving our animal
- minimal noise- I have visited at various times of the day dropping off/picking up and touring and have never heard overwhelming noise outside of the kennel area

We are in full support of Ms. Melton maintaining her permit. We feel that she provides a needed, valuable business to the community at large.

Please reach out with any additional questions.

Thank you,
David and Marie Cadden
864-302-4103

McHugh, Brendan R.

From: Becky ILOG <bilog3@gmail.com>
Sent: Saturday, September 21, 2024 10:57 AM
To: McHugh, Brendan R.
Subject: Melton Zoning case in Studley Farms - additional information

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I hope that Hanover County will give the Meltons an opportunity to address any concerns from their neighbors to reach a win-win solution for all concerned. I feel sure that the Meltons want to be on good terms with their neighbors and would be glad to address their concerns.

Becky ILOG

---------- Forwarded message ---------
From: **Becky ILOG** <bilog3@gmail.com>
Date: Sat, Sep 21, 2024 at 9:31 AM
Subject: Melton Zoning case in Studley Farms
To: <brmchugh@hanovercounty.gov>
Cc: pawsitively.jacki@gmail.com <pawsitively.jacki@gmail.com>

Mr. McHugh,
I am a Hanover County resident and customer of the Meltons. I am writing to support their Zoning request. My dog has been going to Daycare at their place for over a year. The Meltons provide a valuable service to our community that I support.

Every time I have visited their property, the noise level has been quiet. I do not hear hardly any barking. The property is clean and well maintained. The photos that Jacki provides each time my dog stays there shows happy dogs playing with each other - not barking. She assures that new dogs are properly vaccinated.

I do not know what the neighbors' objections might be. I have seen a clean and quiet property with consciencious owners. I do know that Jackie frequently reminds customers via text to drive the speed limit. If customers speed, that is not her fault.

I'd be happy to answer any questions that you might have about their business practices or facilities, from a customer perspective.

Yours truly,
Rebecca (Becky) ILOG
9957 Puddle Duck Lane
Mechanicsville, Va. 23116
804 513-1903

McHugh, Brendan R.

From: Becky ILOG <bilog3@gmail.com>
Sent: Saturday, September 21, 2024 9:31 AM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Melton Zoning case in Studley Farms

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh,
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Every time I have visited their property, the noise level has been quiet. I do not hear a hardly any barking. The property is clean and well maintained. The photos that Jacki provides each time my dog stays there shows happy dogs playing with each other - not barking. She assures that new dogs are properly vaccinated.

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I'd be happy to answer any questions that you might have about their business practices or facilities, from a customer perspective.

Yours truly,
Rebecca (Becky) ILOG
9957 Puddle Duck Lane
Mechanicsville, Va. 23116
804 513-1903

McHugh, Brendan R.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Saturday, September 21, 2024 9:16 AM
To: McHugh, Brendan R.
Subject: RE: Purr-Fect Pet Sitting & Boarding, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 9:34 AM
To: BRMchugh@hanovercounty.gov <BRMchugh@hanovercounty.gov>
Subject: Fw: Purr-Fect Pet Sitting & Boarding, LLC

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 7:56 AM
To: BRMcHugh@hanover-county.gov <BRMcHugh@hanover-county.gov>
Subject: RE: Purr-Fect Pet Sitting & Boarding, LLC

From: D GALLAGHER <sachmocat@msn.com>
Sent: Monday, September 16, 2024 6:45 PM
To: BRMchugh@hanover-county.gov <BRMchugh@hanover-county.gov>
Subject: Purr-Fect Pet Sitting & Boarding, LLC

Good Evening Mr. McHugh;

Per this correspondence, I am requesting that my name/signature be removed from the Petition concerning Purr-Fect Pet Sitting & Boarding, LLC.

Additionally, kindly remove my son's name/signature Taylor Gallagher as per his instructions.

Thanking you in advance,

Denise C. Gallagher
Taylor Gallagher

McHugh, Brendan R.

From: Samantha Hudgins <samhudgins21@gmail.com>
Sent: Saturday, September 21, 2024 7:49 AM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Support for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,

I am writing in support of Pawsitively Purrfect Pet Sitting and Boarding. They are an important piece of our pet family puzzle. Not only does Pawsitively Purrfect provide our dog, Wendy, with a safe and happy place to stay while we are away, they provide crucial socialization time for her as well.

Pawsitively Purrfect is always well kept, quiet, and congestion free when we drop off and pick up Wendy. Requirements such as needing a collar and proof of vaccination lets me know they take pet care seriously. Wendy's disposition at pick up lets me know her happiness and comfort are also prioritized.

As a member of the Hanover community I love supporting local businesses and Pawsitively Purrfect is one of my favorites!

Thank you for your time.

Be Well,
Samantha Hudgins

McHugh, Brendan R.

From: Peggy Depew <peggydepew3@gmail.com>
Sent: Friday, September 20, 2024 8:50 PM
To: McHugh, Brendan R.; pawsitively.jacki@gmail.com
Subject: Pawsitively Purrfect Petition

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh-

It's been brought to my attention that there's a petition circulating to halt the special exemption permit for Pawsitively Purrfect Pet Sitting & Boarding. I just wanted to send over a quick email to explain the importance of having this service in our community with people we know and trust. Not only has Jacki & JR (owners) always gone above & beyond to take care of their customers and their customer's pets but you can tell they have a passion for this work, and have created a safe place for people to board their pets, which are our family members (and like any other daycare service we provide for kids). My dog, Duncan, has been going there since he was a puppy, almost 6 years now. He jumps with excitement as we pull into the driveway, it's his second home. When we travel, we always feel relieved that Duncan has somewhere to go that makes him happy & keeps him just as active as he is when we're at home, playing with his friends, getting outside, and getting loved on!

Having a neighborhood pet boarding service offers several important benefits:

1. **Convenience**: Local services make it easier for pet owners to find reliable care close to home, reducing travel time and stress.
2. **Trust and Familiarity**: Owners are more likely to trust a nearby service where they can easily visit, get to know the staff, and see the facility.
3. **Community Connection**: Local pet boarding fosters a sense of community among pet owners, allowing for social interactions and shared experiences.
4. **Personalized Care**: Neighborhood services often provide more individualized attention and tailored care, ensuring pets receive the love and attention they need.
5. **Emergency Flexibility**: In case of sudden travel or emergencies, having a local boarding option provides peace of mind and quick solutions.
6. **Support for Local Economy**: Choosing a neighborhood service helps support small businesses, which can contribute to the overall health of the community.
7. **Socialization Opportunities**: Many local boarding services offer playgroups and activities, promoting socialization for pets and helping them develop positive behaviors.

Overall, a neighborhood pet boarding service enhances the experience for both pets and their owners, providing comfort, care, and community support. Jacki & JR truly check all of these boxes and it's soooo important to have them and their small business available to the community. I would be lost without them and the services they provide to my sweet boy, Duncan.

Please reach out if there's anything else I can do to help in this situation. I am in **FULL SUPPORT** of Pawsitively Purrfect!

Thank you,

Peggy, Patric, and Duncan Depew
(804) 868-5753

McHugh, Brendan R.

From: Janet Carter <janetraycarter@icloud.com>
Sent: Friday, September 20, 2024 2:25 PM
To: McHugh, Brendan R.
Subject: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We live on Studley Farms Drive and walk and bike past Pawsitively, and have never noticed any heavy traffic or other disturbances regarding their business.
We have recently reached out to Pawsitively for cat sitting in our home in the near future. We were extremely impressed with their prompt response and visitation to our home. They are very professional and we look forward to doing business with them as we move forward.
We feel their small business is an asset to our community.
Regards,
Janet & Gary
Sent from my iPhone

McHugh, Brendan R.

From:	kimberly schools <kimschools@hotmail.com>
Sent:	Friday, September 20, 2024 1:57 PM
To:	McHugh, Brendan R.
Cc:	Sammy Pedram
Subject:	Pawsitively Purr-Fect Pet Sitting and Boarding Letter of Support
Attachments:	Pawsitively Purr-Fect Pet Sitting and Boarding.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Dear Mr. McHugh,

Please see the attached letter in support of Pawsitively Purr-Fect Pet Sitting and Boarding. Please let us know if you have any questions.

Best,
Drs. Sammy and Kim Pedram

September 20, 2024

To Whom It May Concern:

We are writing in support of Pawsitively Purr-Fect Pet Sitting and Boarding in Mechanicsville regarding SE2024-00018. Pawsitively Purr-Fect is an outstanding small business in Hanover which was recommended to us by our local Hanover veterinarian back in 2017 when we needed someone to take care of our kittens while we were on vacation, and we have been nothing but impressed by their care and professionalism since that time. We have since adopted a dog 3.5 years ago and we frequently use their services for dog boarding. We have referred neighbors to their business who are equally impressed and have been using their services for years.

The quality of care Jacki and J.R. provide for the animals is impeccable. Our animals absolutely love them and look forward to their visits. The facilities are immaculately clean and provide the animals with both indoor and outdoor spaces to play. The indoor spaces have both AC and heat to keep the animals comfortable. The outdoor area has obstacle courses to keep the animals engaged and entertained. We receive twice daily picture updates of our pets - all anyone needs to see is a set of these pictures to realize how well loved and cared for these animals are.

Pawsitively Purr-Fect holds very high standards of both professionalism and safety. They enforce strict rules about animal vaccinations and do not allow animals with any symptoms or signs of illness into the facility. They also follow guidelines for the number of animals in the facility at a time. Although our dog boards with them whenever we are out of town, we are not able to bring her there for doggy daycare while we are at work as they are at capacity with that service. This is to keep the number of animals at an appropriate level. I bring this up as we are in the unique position of having our dog accustomed to two different doggy day care facilities, both within Hanover County and can directly compare them. Pawsitively Purr-Fect provides a much healthier and engaging environment for the animals with much less crate time and more human and animal contact. Our dog comes home happy after boarding with Jacki and J.R., she comes home absolutely exhausted from the other facility. Of high importance to us, Jacki and J.R. are physically just a few steps away from the animals when they board, which is unlike other facilities in the area where animals are boarded in kennels overnight without any person at the facility. As a pet parent, knowing someone is nearby in cases of emergency is invaluable.

From a neighborhood perspective, Jacki and J.R. are extremely conscientious of their community in all their operations. There is absolutely no evidence of a kennel existing from the cul de sac or in front of their home. The kennel is obviously visible from their backyard but its appearance is of a garage. Without prior knowledge, no one would even realize it was a kennel. Jackie and J.R. have extremely well-timed drop-offs and pick-ups so as not to disturb the neighborhood. In all the years we've been with them, we have only seen another person dropping-off or picking up at the same time once or twice. There is no noise, I have not once heard a dog bark when there. I want to stress that as it is impressively quiet, especially in comparison to our

other doggy daycare facility where it is extremely loud. This speaks to Jacki and J.R.'s care for the dogs and minimization of crate times. Happy dogs are quiet dogs.

Pawsitively Purr-Fect Pet Sitting and Boarding is a gem of a small business. It is one that Hanover should embrace as it is the epitome of animal care in quality, safety, and professionalism. The service it provides to the community is invaluable and irreplaceable. If there is anything else we can do to support the business in this matter, please let us know.

Sincerely,

Sammy and Kimberly Pedram

(Pet parents of Cricket, Smokey, and Lulu)

McHugh, Brendan R.

From: Linda Maupin <linda417m@gmail.com>
Sent: Friday, September 20, 2024 12:25 PM
To: McHugh, Brendan R.
Subject: Support for A-1 Special Exception for Pet Boarding Facility/ 5395 Studley Farms Lane

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

We are emailing you to voice our support and praise for Pawsitively Purr-Fect Pet Care (PPPC) located at 5395 Studley Farms Lane.

We have lived in our Studley home for 46 years and appreciate and support the many small truck farmers as well as family-owned businesses in the area.

After having retired and adopting our first dog during the Covid epidemic, we found ourselves in need of professional doggy daycare and boarding. We pursued avenues in Hanover County as well as outlying counties. Through word of mouth and neighbors, we discovered that we had an amazing daycare/boarding facility convenient to our home.

On our initial visit to PPPC, we were impressed with the cleanliness of the facility, the strict vaccination and health guidelines which were followed, and the personal care being provided by the owners. We feel the safety of our animal is assured as they require a trial period for all dogs to vet any aggressiveness which is not allowed for continuing service. In addition, they require pet-owners to schedule in advance drop-off and pick-up times in order to avoid any wait times or vehicle congestion.

In summary, we feel they provide an extremely important and necessary service to Studley community pet owners with minimal impact on any neighbors or area traffic.

We strongly support the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane.

Please feel free to contact us at 804-514-2171 or 804-727-9748.

Sincerely,

Linda and Doug Maupin

Sent from my iPhone

McHugh, Brendan R.

From: Linda Maupin <linda417m@gmail.com>
Sent: Friday, September 20, 2024 12:17 PM
To: McHugh, Brendan R.
Subject: Support for A-1 Special Exception for Pet Boarding Facility/5395 Studley Farms Lane

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Sent from my iPhone

McHugh, Brendan R.

From: Brooke Adams <badams@hanovertavern.org>
Sent: Friday, September 20, 2024 11:51 AM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-fect Pet Sitting Ref:SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning:

I am writing to express my support for Pawsitively Purr-fect Pet Sitting.

We have taken our dog, Drummer, to PPPS for both boarding and day care since he was a puppy. Not only is PPPS the most conveniently located (by far) pet sitter to my work location and home, but we've been thrilled with the care and attention Drummer has received while in their charge.

When we first went to PPPS for an introductory visit, we were impressed with the facility all the way 'round. It was neat and clean and we really liked the fact that the dogs weren't kept in kennels/cages, but rather had their own small "rooms" for confinement at the appropriate times. The outdoor area was large, clean, and, perhaps surprisingly, quiet. I know Jacki takes special care in vetting which animals she allows at the facility – all are temperament tested, up-to-date on shots, etc., and the number of animals is kept manageable. A friend of mine has also recently been using PPPS for her dog, on my recommendation, and has been very happy with her move from another pet boarder.

PPPS offers a unique facility that is a comfort to pet parents like me and I strongly support their continued operation. Please don't hesitate to contact me if you have any questions or I can provide you with additional information.

Regards,
Brooke Adams

HANOVER TAVERN

Brooke Adams
Associate Director
Hanover Tavern Foundation
P.O. Box 487
Hanover, VA 23069
804.537.5050 x22
704.408.1756 (mobile)

McHugh, Brendan R.

From: Jessica Peace <jessicabpeace@gmail.com>
Sent: Friday, September 20, 2024 11:46 AM
To: McHugh, Brendan R.
Cc: Pawsitively.Jacki@gmail.com
Subject: SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

I am writing to express my support for the home-based dog daycare and boarding facility located at 5395 Studley Farms Ln. While I understand that one neighbor has raised concerns, I believe that the benefits of this facility outweigh their perceived concerns.

I have personally observed that the facility owner takes diligent measures to minimize noise, including providing ample exercise and socialization for the dogs. When I toured the facility prior to my first pet boarding experience, I had trouble finding the location as I did NOT hear any barking or witness any other telltale signs of having multiple dogs on property. The facility is attractive for how well it blends into the surroundings and does not appear like a commercial facility. It is important to note that barking is a natural canine behavior, and it is unreasonable to expect complete silence from any home that has an animal, or children for that matter.

As for the fear of aggressive dogs, the facility owners' insurance policy will not allow certain breeds labeled as dangerous on premises. I believe the concerned neighbor should be more concerned by loose dogs unaffiliated with the kennel, as they have not been vetted or shown to have up to date vaccinations. As a resident of Hanover County, folks looking for hunting dogs is a regular, lawful occurrence. I see this as one of the quirks of rural living and certainly is one that the concerned neighbor dealt with long before the Melton's moved in.

The facility operates smoothly, with organized drop-offs and pickups that follow a clear schedule, prioritize safety, and do not interfere with neighborhood life. I have never seen more than one car other than my own during pick up or drop off.

In conclusion, I believe that the benefits of having a home-based dog daycare and boarding facility in our community outweigh any perceived drawbacks. The facility provides a valuable service for pet owners who are unable to care for their dogs during the day or who desire a home-like socialization experience while the pet owners' travel. I believe that this business is a positive influence on our community, and the owners are respected residents. Please do not allow a single complaint to overshadow the many benefits this facility provides.

Thank you for your time and consideration.

Jessica Peace

mom to Sammy (2017 -) and Fitzhugh (2014-2024)

6247 River Rd Hanover, VA 23069

McHugh, Brendan R.

From: Linda Poarch <lgpoarch@gmail.com>
Sent: Friday, September 20, 2024 11:21 AM
To: McHugh, Brendan R.
Subject: Pawsitively Perfect Pet & Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh

I'm emailing in support of Pawsitively Perfect. Hopefully, the issue in question can be resolved soon and in their favor.
We have taken our dog Molly there for sitting and boarding for over a year and have always been pleased with the care she receives there. They keep things in order from where the dogs stay to where they play. Their communication with us has been outstanding. We feel fortunate to have found them and know Molly is being taken care of when she's there.

Billl & Linda Poarch

Sent from my iPhone

McHugh, Brendan R.

From: Lauren Parker <lrparker9@gmail.com>
Sent: Friday, September 20, 2024 10:42 AM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Small Business Must Stay!

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. McHugh,

My name is Lauren Mauk, I am a resident of Hanover County, and I live off Studley Road. I hope this message finds you well.

I am sending this message in support of Pawsitively Purrfect. This business is a local dog daycare that is being threatened with closing due to zoning laws, regardless of operating for many years, having the appropriate permits, and having no prior concerns from the leadership of this county as to their operation, legality, or alignment to community rules. I believe these laws not to be applicable to the business and a change now seems irresponsible and negligent in the management of our county's ordinances and zoning laws.

As a resident with two dogs, Pawsitively Purrfect provides a valuable service to our family, our community, our friends' pets, and family members' pets. They are safe, they are clean, they run by the book, and they are incredibly helpful in a time of need. As a firm believer in the importance of man's best friend, placing a pet in someone else's care can be daunting, but this company offers an extended home for pets from many Hanover County families.

As a Hanover County resident, I believe this business is an important need to our county and area. Not only is it one of the few options that provides these types of services to our family pets (Google it, there are basically no options out here), but it's a well run, small business. If you look on social media and in Google ratings they operate at 5 stars and a 100% recommendation. That tells you they're doing something right and they deserve to stay.

The zoning laws currently threatening the business do not align with how this business works and the level of importance for many, many members of OUR and YOUR community. I urge you to review this matter closely and consider supporting any necessary adjustments or exemptions that would allow Pawsitively Purrfect to continue serving our community.

Thank you for taking the time to review this message. I look forward to your response and for your action to correct this situation and do what's right by an important, community small business.

Thank you,
Lauren Mauk
9208 Wyattwood Road
Mechanicsville, VA 23116

Sent from my iPhone

McHugh, Brendan R.

From: Samantha Edall <samanthaedall@gmail.com>
Sent: Friday, September 20, 2024 9:58 AM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Support for Pawsitively Purrfect Doggy Daycare

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Dear Mr. McHugh,

I hope this message finds you well. My name is Samantha Edall, and I am a resident of Hanover County. I am writing to express my strong support for Pawsitively Purrfect, a local doggy daycare that is currently at risk of closing due to zoning laws that, in this case, seem not to be applicable to the business.

Pawsitively Purrfect provides a valuable service to our community, offering a safe and caring environment for pets while their owners are at work. As a Hanover County resident, I believe this business is an asset to our local area, both in terms of its contribution to our economy and the essential care it provides to our beloved pets.

The zoning laws currently threatening the business do not seem to align with the daycare's operational model or its positive impact on the community. I urge you to review this matter closely and consider supporting any necessary adjustments or exemptions that would allow Pawsitively Purrfect to continue serving our community.

Thank you for your time and attention to this important issue. I look forward to your response and hope to see a solution that keeps this vital local business open.

Sincerely,
Samantha Edall
13456 Spring Branch Ln
Ashland, VA 23005

McHugh, Brendan R.

From: Wendy Williams <wkwilliams2011@gmail.com>
Sent: Friday, September 20, 2024 9:57 AM
To: McHugh, Brendan R.
Subject: Jackie and JR Melton

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Good morning, I'm writing to let you know that I live at 5390 Studley Farms Ln. and we are neighbors with Jackie and JR Melton. We have had a great relationship with them and their business. We do not have any issues with the noise, in fact, we don't hear the dogs at our house at all. We are not concerned about traffic nor property devaluation and love having them in the neighborhood as a small business.
Sent from my iPhone

McHugh, Brendan R.

From: Oakcrum <oakcrum4@yahoo.com>
Sent: Friday, September 20, 2024 9:52 AM
To: McHugh, Brendan R.
Cc: Pawsitively.jacki@gmail.com
Subject: Pawsitively Perfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. McHugh,

I reach out to you today in support of Pawsitively Perfect maintaining their credentials to continue to serve our community by providing safe, clean, and loving care for our dogs. I have been a regular client of theirs for 6 years and have witnessed nothing but respect for the community and professionalism. I asked the owner, Jacki, about a year ago how her neighbors felt about her home business. She told me she was VERY concerned with being a good neighbor, and if a client had an unruly dog that provided any nuisance by incessant barking or other to a neighbor, they would not be welcomed back. I was impressed by her desire to maintain a healthy relationship with both her clients while balancing the fact that she lived near other homes. In addition, she gives very clear instructions to her clients to ensure that all dogs are up to date on their shots and exhibit no signs of illness before leaving them.

There are few options for this type of needed service in our community. For those of us who do not want our dogs trapped in kennels while we are away and want our pets to be taken care of in the same manner they are used to at home, this is the ONLY option I have found in this area. Please do not let the voices of a few that may have their own agendas or be misinformed affect the true sentiment of the community. Go online and read the reviews; they speak for themselves.

I appreciate your time and consideration in this vital matter.

Respectfully,

Tracie Oakcrum
804-512-4920
Mechanicsville Resident

McHugh, Brendan R.

From: Bridget Smith <brigethall@gmail.com>
Sent: Friday, September 20, 2024 9:52 AM
To: McHugh, Brendan R.
Subject: Support letter for Pawsitively Purr-fect Pet Sitting and Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,
I am writing in support of Pawsitively Purr-fect pet sitting and boarding. We adopted an abused puppy 5 years ago from the shelter. He was a 5 month old german shepard puppy that was so afraid of everyone that he would walk clear across a room to avoid coming in contact with people. About 6 months after we got him, we were at the Pole Green dog park so he could run, play, and socialize with other dogs, and we started chatting with some of the other dog owners. We mentioned needing to find a place where we could allow him to safely get exercise and socialize, and the location also needed to have boarding capabilities if we needed to go out of town. We were told by multiple people to contact Pawsitively Purr-fect.
My husband called the owners of Pawsitively Purr-fect and set up a meet and greet to see if it would be a good fit for our dog. Not only did we want to make sure our dog would thrive there, they wanted to ensure that our dog was the type of dog who would get along with others and benefit from daycare. When we drove up, it was so quiet, we thought we were in the wrong cul-de-sac. It continues to be this quiet 5 years later. The facility is clean, the dogs are cared for as if they are the owners dogs. We thought our dog would be skittish but he warmed right up to the owners and started playing alongside some of the other dogs. Knowing our dogs history, when I saw how at ease our dog immediately was, I was sold. When we drop off our dog, the owners come to the car and take the leashed dog down to the kennels so they are always controlled and secure. The dogs get playtime in the secure yard and are supervised at all times. We are even sent pictures through the day. They have stringent rules ensuring dogs will not be there if their shots are not up to date or if they have been ill. When dogs are picked up, they are brought straight to the car on the leash where they look happy but exhausted. When we got our second dog, we immediately booked a meet and greet as we wanted him to attend daycare as well. Both dogs are exhausted after spending the day at doggie day care and are asleep before we make it home. By the way, after all these years, we still pass some of the other pet parents (that recommended Pawsitively Purr-fect) when dropping off or picking up our dogs. The loyal clientele they have kept over the years, even throughout covid, should give you an indication of what a top notch business this is.
The owners are really helping the citizens of Hanover with this service they offer. I am a RN who works long hours at VCU Heath and my husband is a firefighter who is gone for 24 hours at a time. Our dogs cannot be cooped up with these long hours we keep at work. Destruction sets in as boredom increases. Doggie day care alleviates boredom. Our dogs look forward to their day care days. I ask if they want to go to Jackie's and they are at the door before I finish the sentence. I am also, as my husband would call me, one of those crazy pet parents who loves their pets as family and always worries about them (except when they are at Pawsitively Purr-fect). While we are off to work caring for others loved ones, we can do so with the peace of mind that our furbabies are being well taken care of too.
Please allow them to obtain the permit required to continue this extremely valuable and helpful service for this community.
Thank you for your time ,

McHugh, Brendan R.

From: John Coulter <coulterjh8914@gmail.com>
Sent: Friday, September 20, 2024 9:40 AM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Pawsitively Purr-Fect Petition

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. McHugh,

It has been brought to my attention that there has been a petition placed to remove the permit of this lovely small business in Hanover. I am emailing to voice my and my family's support for Jacki and the business she has built and the service she provides to our community. Dogs are family in 2024, and we only want to provide them the best life we can. Jacki, and Pawsitively-Purrfect, are a vital avenue in our community to accomplish the task of making our furry family members happy and healthy. With the growth coming to Hanover and the abundance of families with dogs, acting in any way that dampens the belief Hanover is a dog friendly community (like most other areas around Richmond) would be a disservice. Places like this, and people like Jacki and JR, are the backbone to a strong community that focuses on family values. They work hard to provide this service so many of us full-time working parents can provide the best life for our pets.

We are relatively new to this business, but feel so strong about the business they run, we wanted to voice our support. I have been there many times and the process and protocols they work under leave no stone unturned. They are very professional and have strict rules and processes to follow for drop-off/pick-up. I have NEVER seen numerous cars parked causing any issues. A simple 3-4 minute ordeal that flows in a timely manner is all I have ever experienced. These responsible small business owners are providing a well run service to our community, and that is important in our rural area. I have never seen or heard from others of any disruptive behaviors or instances in relation to the doggy daycare and boarding business they run.

I hope you take all of the outpouring of support for this family and the business they have built and run into legitimate consideration prior to making any decisions. I would be happy to speak or provide more information, if needed, regarding this situation.

Sincerely,
John & Angela Coulter

McHugh, Brendan R.

From: Kate Brady <katemmbrady@gmail.com>
Sent: Friday, September 20, 2024 9:40 AM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-fect

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Mr. Mchugh and to whom it may concern,

I am a client of Pawsitively Purr-fect Pet Boarding writing today to show my support for their small business. I have been boarding my 11 year old pit mix with Jacki and JR's business for three years. I have been met with nothing short of professionalism. I think the service they provide with their dog boarding is much needed in our community, seeing as it is hard to find a place to board your dog for a summer vacation; they all book up quickly because there are not enough of these businesses! Also, I appreciate that they never discriminated against my dog's breed, as we were informed that another nearby kennel isolates pit bulls when we were looking for a place to board our dog. My dog is sweet as can be, and not aggressive, and having their business treat him as any other dog breed was of utmost importance.
I do not live in the neighborhood of their business, but I always try to be respectful when driving through. I drive the speed limit, watching for children or people out walking, but to be honest, I almost never see anyone out at the times I have dropped off my dog for boarding. The process for dropping off and picking up dogs at Pawsitively Purr-fect is seamless and quick. I bring my dog only for vacation boarding, not weekday daycare, and I have never encountered another person dropping off or picking up at the same time as me causing any traffic in the neighborhood. The dogs all go back to the kennel and a fenced-in run that is set back behind the house, where you cannot even tell they are there.

I sincerely hope that Pawsitively Purr-fect can continue their operations as normal, or our local community will suffer. I know many a family that trust their beloved pets to Jacki and JR's care that would be put out and disappointed to not have this local business to care for their pets.

Best,
Kate Brady
Hanover County Resident

McHugh, Brendan R.

From: Jacki Melton <pawsitively.jacki@gmail.com>
Sent: Friday, September 20, 2024 9:35 AM
To: McHugh, Brendan R.
Subject: Fwd: A letter in support for Pawstively Purr-fect pet sitting and boarding

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---------- Forwarded message ---------
From: **Bridget Smith** <brigethall@gmail.com>
Date: Fri, Sep 20, 2024, 9:33 AM
Subject: Fwd: A letter in support for Pawstively Purr-fect pet sitting and boarding
To: pawsitively.jacki@gmail.com <pawsitively.jacki@gmail.com>

---------- Forwarded message ---------
From: **Bridget Smith** <brigethall@gmail.com>
Date: Thu, Sep 19, 2024, 10:36 PM
Subject: A letter in support for Pawstively Purr-fect pet sitting and boarding
To: <bridget.hall@vcuhealth.org>

To whom it may concern,
I am writing in support of Pawsitively Purr-fect pet sitting and boarding. We adopted an abused puppy 5 years ago from the shelter. He was a 5 month old german shepard puppy that was so afraid of everyone that he would walk clear across a room to avoid coming in contact with people. About 6 months after we got him, we were at the Pole Green dog park so he could run, play, and socialize with other dogs, and we started chatting with some of the other dog owners. We mentioned needing to find a place where we could allow him to safely get exercise and socialize, and the location also needed to have boarding capabilities if we needed to go out of town. We were told by multiple people to contact Pawsitively Purr-fect.
My husband called the owners of Pawsitively Purr-fect and set up a meet and greet to see if it would be a good fit for our dog. Not only did we want to make sure our dog would thrive there, they wanted to ensure that our dog was the type of dog who would get along with others and benefit from daycare. When we drove up, it was so quiet, we thought we were in the wrong cul-de-sac. It continues to be this quiet 5 years later. The facility is clean, the dogs are cared for as if they are the owners dogs. We thought our dog would be skittish but he warmed right up to the owners and started playing alongside some of the other dogs. Knowing our dogs history, when I saw how at ease our dog immediately was, I was sold. When we drop off our dog, the owners come to the car and take the leashed dog down to the kennels so they are always controlled and secure. The dogs get playtime in the secure yard and are supervised at all times. We are even sent pictures through the day. They have stringent rules ensuring dogs will not be there if their shots are not up to date or if they have been ill. When dogs are picked up, they are brought straight

to the car on the leash where they look happy but exhausted. When we got our second dog, we immediately booked a meet and greet as we wanted him to attend daycare as well. Both dogs are exhausted after spending the day at doggie day care and are asleep before we make it home. By the way, after all these years, we still pass some of the other pet parents (that recommended Pawsitively Purr-fect) when dropping off or picking up our dogs. The loyal clientele they have kept over the years, even throughout covid, should give you an indication of what a top notch business this is.
The owners are really helping the citizens of Hanover with this service they offer. I am a RN who works long hours at VCU Heath and my husband is a firefighter who is gone for 24 hours at a time. Our dogs cannot be cooped up with these long hours we keep at work. Destruction sets in as boredom increases. Doggie day care alleviates boredom. Our dogs look forward to their day care days. I ask if they want to go to Jackie's and they are at the door before I finish the sentence. I am also, as my husband would call me, one of those crazy pet parents who loves their pets as family and always worries about them (except when they are at Pawsitively Purr-fect). While we are off to work caring for others loved ones, we can do so with the peace of mind that our furbabies are being well taken care of too.
Please allow them to obtain the permit required to continue this extremely valuable.and helpful service for this community.
Thank you for your time ,
Bridget Smith, RN

McHugh, Brendan R.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 9:35 AM
To: McHugh, Brendan R.
Subject: Fw: Purr-Fect Pet Sitting & Boarding, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 7:56 AM
To: BRMcHugh@hanover-county.gov <BRMcHugh@hanover-county.gov>
Subject: RE: Purr-Fect Pet Sitting & Boarding, LLC

From: D GALLAGHER <sachmocat@msn.com>
Sent: Monday, September 16, 2024 6:45 PM
To: BRMchugh@hanover-county.gov <BRMchugh@hanover-county.gov>
Subject: Purr-Fect Pet Sitting & Boarding, LLC

Good Evening Mr. McHugh;

Per this correspondence, I am requesting that my name/signature be removed from the Petition concerning Purr-Fect Pet Sitting & Boarding, LLC.

Additionally, kindly remove my son's name/signature Taylor Gallagher as per his instructions.

Thanking you in advance,

Denise C. Gallagher
Taylor Gallagher

McHugh, Brendan R.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 9:33 AM
To: McHugh, Brendan R.
Subject: Fw: Purr-Fect Pet Sitting & Boarding, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: D GALLAGHER <sachmocat@msn.com>
Sent: Friday, September 20, 2024 7:56 AM
To: BRMcHugh@hanover-county.gov <BRMcHugh@hanover-county.gov>
Subject: RE: Purr-Fect Pet Sitting & Boarding, LLC

From: D GALLAGHER <sachmocat@msn.com>
Sent: Monday, September 16, 2024 6:45 PM
To: BRMchugh@hanover-county.gov <BRMchugh@hanover-county.gov>
Subject: Purr-Fect Pet Sitting & Boarding, LLC

Good Evening Mr. McHugh;

Per this correspondence, I am requesting that my name/signature be removed from the Petition concerning Purr-Fect Pet Sitting & Boarding, LLC.

Additionally, kindly remove my son's name/signature Taylor Gallagher as per his instructions.

Thanking you in advance,

Denise C. Gallagher
Taylor Gallagher

McHugh, Brendan R.

From: Debra Willis <dsmwillis231@gmail.com>
Sent: Friday, September 20, 2024 9:25 AM
To: McHugh, Brendan R.
Subject: Special Exemption Permit SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh:

I am writing on behalf of the Special Exemption Permit SE2024-00018 for Jacki and JR Melton and their business Pawsitively Purr-fect Pet Sitting & Boarding, LLC (Pawsitively).

This is a small business located in Hanover County and serves primarily Hanover County residents. My dog, Benji, has been going to Pawsitively for daycare and boarding for about seven years. Jacki and JR truly care about the dogs and clients they serve. They have made property improvements and are adding toys and training tools for the dogs to enjoy on a regular basis. They have developed a very relaxing, social and safe environment for the pets they serve here.

It would be detrimental for the business and the pets and clients they serve to not be able to serve the Hanover County community at this location. I wholeheartedly support this small business and will continue to do so and respectfully request that the Special Exemption Permit be approved.

I have learned over the years it is important to fight for the things you care about, and all of their clients care about this small business. Thank you for your consideration.

Debbie Willis
Hanover County resident

McHugh, Brendan R.

From: BEVERLY DEALE <mechdeale@aol.com>
Sent: Friday, September 20, 2024 9:02 AM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Ref# SE2024-00018 Pawsitively Purr-Fect Pet Sitting

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To whom it may concern:

I am writing because of a concern that has been raised about Pawsitively Purr-Fect's permit.

I have been taking my elderly dog, Sadie, to Jacki and JR for almost two years. I had concerns about leaving my dog due to her age and health issues. After meeting with Jacki and touring the facility, it put my mind at ease. During this visit she also assessed my dog's behavior to make sure she got along well with other older dogs as well as young more energetic dogs. That showed that she cared about my dog and not just the money. Sadie has stayed there for daycare a couple of times and 7 to 10 day stretches a few times in the past two years. Each time her vaccinations and medications were updated. Drop off and pick up is fast and easy. She is well cared for and gets plenty of play time. I also love getting pictures of her during the day.

Small businesses like this are very important to the community. The services that they provide are hard to find, especially in a rural area. When I moved out of Mechanicsville to King William I continued to use their services, even though there's a facility within a few miles of me. Please allow them to continue providing this important service for our fur babies.

Please add me and my husband to the petition in support.

Thank you,
Beverly and Ernie Deale

Sent from my iPhone

McHugh, Brendan R.

From: jeebox@aol.com
Sent: Friday, September 20, 2024 8:37 AM
To: McHugh, Brendan R.
Cc: Jacki Melton
Subject: Pawsitively Perfect Support

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Mchugh:
I am voicing my concern about closing Pawsitively Pet Sitting. We have been using this facility for years and would be devastated if the county gets involved. I personally live in a neighborhood that has a Beauty Salon on my street in a home. You would never know that both facilities are present. Pawsitively provides a much needed service for Hanover County and their residents. The facility is located in the rear of the street away from most homes. Their system is flawless, you drive up and drop off your family member and then leave. Compared to the Salon, where cars are parked on the street for hours at a time. The way Hanover County is expanding, services like Pawsitively Pets are needed. Please accept this email as a show of support for Pawsitively Perfect.

John and Barbara Edmunds

McHugh, Brendan R.

From: brandy nesbitt <bln8690@gmail.com>
Sent: Friday, September 20, 2024 8:27 AM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: The Importance of Supporting Pawsitively Purr-fect Pet Sitting and Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh,

I hope this message finds you well. I am writing to emphasize the significant benefits of keeping Pawsitively Purr-fect Pet Sitting and Boarding in business and how it positively impacts our community.

First and foremost, a dog daycare provides a safe and nurturing environment for dogs, allowing them to socialize and engage in healthy activities while their owners are at work or otherwise occupied. This not only improves the well-being of pets but also reduces behavioral issues that can arise from loneliness and lack of exercise.

Moreover, the daycare fosters a sense of community among pet owners, creating opportunities for social interaction and networking. It serves as a gathering place where dog owners can connect, share advice, and form lasting friendships, which enhances community bonds.

Additionally, the economic benefits of a dog daycare are noteworthy. It generates jobs and supports local businesses by attracting customers who may frequent nearby shops and services. The presence of a dog daycare can also increase property values in the area, as many potential homebuyers prioritize pet-friendly amenities.

In light of these advantages, I encourage the county to support Pawsitively Purr-fect Pet Sitting and Boarding in its continued operation. Its presence is vital to the well-being of our pets and the overall health of our community.

Thank you for considering the importance of this establishment. I would be happy to discuss this further if you are interested.

Warm regards,
Brandy Nesbitt
Resident of Hanover County
bln8690@gmail.com
Teacher

McHugh, Brendan R.

From:	livefreemiranda <livefreemiranda@gmail.com>
Sent:	Friday, September 20, 2024 8:05 AM
To:	McHugh, Brendan R.
Cc:	Pawsitively.jacki@gmail.com
Subject:	SE2024-000018 Continued Unrestricted Operation of Pawsitively Purrfect Pet Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

RE: Ref SE2024-000018

Dear Mr. Mchugh,

I am writing to express my strong support for Pawsitively Purrfect and its permit to continue operating in the community without restrictions. As a Richmond Area community member who values quality services and local businesses that prioritize professionalism and customer care, I believe Pawsitively Purrfect is an asset to the area.

First and foremost, the quality of care that Pawsitively Purrfect provides to the dogs they board is exceptional. The staff are highly trained, attentive, and compassionate, ensuring that pets are cared for in a safe, clean, and nurturing environment. This level of service gives peace of mind to local pet owners, many of whom rely on the facility for dependable care during vacations, work, or emergencies.

Our own family has been boarding our two dogs, Quincy and Otis, with Pawsitively Purrfect for the past four years. After trialing several other local dog boarding facilities, we were immediately impressed with the large and well-kept facilities, attention to individual dog needs, and professional communication and compassion of the owners. This business operating in Hanover County provides some of the benefits of the small local community including ample outdoor space for the dogs, high quality and personalized facilities, and a personal touch. It is an asset to the community.

This past summer, when we encountered an unexpected and immediate need for long-term boarding for Quincy, Jacki responded with compassion and incredible care in accommodating our need during a very stressful family event. This type of personal attention to care and open-hearted neighborliness is exactly the type of quality that communities need in local businesses in order to thrive.

From the clear and prompt communication with clients to their focus on cleanliness and safety standards, the facility has proven itself to be a responsible business that operates with integrity. Their commitment to the well-being of the animals and to maintaining high standards is evident in every aspect of their operations.

Restricting or jeopardizing the ability of Pawsitively Purrfect to operate freely could have a negative impact on both pet owners and the wider community. I urge you to consider the positive contributions this business makes and to support their continued operation.

Thank you for your time and attention to this matter. We hope that you will take into account the value of Pawsitively Purrfect to the Hanover County community and allow their permit to remain intact without additional restrictions.

Sincerely,

Miranda and Dave Anderson

4514 Park Ave, Richmond, VA 23221

(801) 455-0725

McHugh, Brendan R.

From:	Narmina Nesimova <narminanesimova@gmail.com>
Sent:	Friday, September 20, 2024 8:03 AM
To:	McHugh, Brendan R.
Cc:	Pawsitively.jacki@gmail.com
Subject:	REF:SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh,

I am writing to you in regards to Pawsitively Purr-fact. My two golden retrievers have been going there since we got our first golden retriever back in 2021. He was only about six months old when he first started to go there, and he had never been around other dogs before so he was very timid and afraid. When we picked him up, it felt like we had a different dog because he was so outgoing. He wanted to play with other dogs and he wasn't afraid anymore.

The impact that Jackie's company has had on our family has been indescribable. Both my husband and I do not have family who is willing to watch either of our pets whenever we go out of town and having Jackie available for us means the world. We have been able to travel overseas and make last-minute trip plans with the ability of being able to drop off our pets and knowing that they are going to be safe where they are.

Whenever we pick up our dogs at the end of our trip, I feel like they're upset to come home with us because they'd rather stay there. Not having them in our community would be a huge disappointment. They have never been anything except professional and understanding throughout all of life's unexpected events. Their commitment to giving our dogs, a safe and clean place is appreciated by so many people.

Please take this into consideration when making your decision because not having them in our community would be absolutely terrible for our family, especially our pups who love coming there. If you have any questions at all, please do not hesitate to contact me by email or by phone at 248-860-8861.

Thank you, and have a great day!

Narmina Nesimova

McHugh, Brendan R.

From: apgillett1@gmail.com
Sent: Friday, September 20, 2024 7:50 AM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-Fect Pet Sitting & Boarding, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We use this boarding and dog day Siting every week, they are organized and responsible with my dog. Everything is always clean they make sure all dogs vaccinations are up-to-date, and all dogs are safe and contained every day.
We think they are a value to us and the community to have a safe place for our dogs to go during the day when we are not available to keep them at home

Thank you

Anita Gillett Pajama
Sent from my iPhone

McHugh, Brendan R.

From: Lori Floyd-miller <lafloyd4@gmail.com>
Sent: Friday, September 20, 2024 6:45 AM
To: McHugh, Brendan R.
Subject: Support for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. McHugh,

I'm writing in support of J.R. and Jacki's Pawsitively Purrfect day care and boarding. I've known J.R. since he was in college and was excited to hear that they had started this business after running into J.R. at Lowe's one day. I had recently adopted a "senior" dog from Hanover's animal shelter and was looking for a place to take him to play and board when gone during winter break.

Pawsitively Purrfect has been the perfect match for us! Tank has been going once a week for almost four years and boarding each Christmas. He loves to go play and is so excited when the day care leash is picked up that morning. As someone new to doggie day-care it was refreshing to find an at-home service with a very well organized drop-off and pick-up. I don't think I've ever seen more than three cars in the driveway at a time and I've never sat longer than five minutes. I've also been impressed with the constant work they do to not be annoying to the neighbors such as the sound proofing in the garage. At pick-up, if you put your car window down the only time you hear the dogs barking is when the garage door is opened. Jacki is also great about sending reminder text messages to everyone that they are in a neighborhood and please make sure that we all adhere to the 25 mph signs. I actually try to go around 20 just to make sure I'm as respectful as I can be for cars coming and going. And I loved that they are very honest with everyone that if your dog is a "problem" dog that you will be asked not to return.

If there are any questions that I can answer about my time/experiences with Pawsitively Purrfect please let me know!

Lori A. Floyd-Miller
Tank's mom

McHugh, Brendan R.

From: LEONARD WHEELER <lwhlr@aol.com>
Sent: Thursday, September 19, 2024 11:13 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-fect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I understand there is a petition to pull Pawsitively Purr-fect's permit. We have been their customer for 4+ years now. They provide a valuable service to the community. Our dogs love going there They get excited before we even get there. They follow strict vaccination guidelines which is important when leaving your pet in someone's care. I cannot imagine having to find an equivalent place to entrust our trust in to board our dogs. It is important to us that our dogs enjoy going somewhere when they have to be away from us.

Lenny Wheeler
804-357-7215

Sent from my iPhone

McHugh, Brendan R.

From: Mike Butler <Mike@mwbutlerelectrical.com>
Sent: Thursday, September 19, 2024 10:32 PM
To: McHugh, Brendan R.
Subject: Pawsitively perfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,
I have been taking our pet Dallas and my two grandpets to Pawsitvely Perfect for several years now. They are absolutely great. They provide great peace of mind knowing that our pets are being well taken care of. They let the dogs play in a supervised area where they get lots of exercise and not locked in a pen all day. They send pictures daily so that you can see your pet interacting with other dogs and having fun. We always arrive to pick up or drop off at designated times. I know from the pictures that there are other dogs there but honestly I have never heard an another dog barking or even seen another customer picking up or dropping off at the same time I was there.

Sincerely,
Mike Butler
Sent from my iPhone

McHugh, Brendan R.

From: briar shehu <brshehu@hotmail.com>
Sent: Thursday, September 19, 2024 10:22 PM
To: McHugh, Brendan R.; Pawsitively.jacki@gmail.com
Subject: Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Brendon,

I am writing in today as a local resident of the area who has used the services at Pawsitively Purrfect for around the past three years. This has business (Jackie, her husband and team) have been instrumental in our day to day lives of being able to work and provide for our family and keep our dog occupied, cared, and loved while we are at work.

Our dog absolutely loves coming here. The staff really care about him and we couldn't Imagine our lives without them.

My hope of writing into you is that you can help Jackie and her team obtain the special exemption permit to be able to keep providing wonderful care to the community.

My family and I plan to be there at the community meeting being held to attest to the great service and betterment that Pawsitively Purrfect brings to our community.

Thank you for your help with this request.

-Briar Shehu

McHugh, Brendan R.

From: Marcus Law <marcus.m.law@gmail.com>
Sent: Thursday, September 19, 2024 9:52 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purrfect.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening! I hope this email finds you well. I am reaching out in support of the Pawsitively family. As a frequent traveler for artistry they help a great deal. My dog Broly who has a more shy personality really lights up when he spends time there because he is treated well and always finds a friend or two each visit. The Pawsitively family not only respect pets they are great to pet owners with constant updates and go the extra mile whenever something may be needed. During August of 2022 my significant other and I were both away and Broly had ran out of food. She reached out to let me know so, but had already had plans in motion for food to be on its way if he could not consume what they had. The team is very prompt and consistent with ensuring all pets are safe and healthy. They also connected me with a groomer who was very nice as well. Their facility is fit, fun, and safe. Before becoming apart of their community they made sure that they conducted a proper interview and visit of their space to make sure Broly was a good fit for the safety of him and the other animals that made this a getaway. I could speak endlessly about how much of a help they are, not just for convenience but for my dog who was a rescue. Broly's personality really has blossomed from a shy skittish dog, into a humorous courageous member of my family, and i am forever grateful. Without their support, encouragement, and best practices with keeping Broly supported , my journey as a pet owner would be stressful.

McHugh, Brendan R.

From: joey@housewashrva.com
Sent: Thursday, September 19, 2024 8:42 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-Fect Pet Sitting & Boarding, LLC-Permit application # SE2024-00018

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Greetings,

My name is Joseph Williams and I live at 5390 Studley Farms Ln. Pawsitively Purr-Fect Pet Sitting & Boarding, LLC is across the street from me.

To keep this short, I'm not concerned with the light car traffic of their business nor can I hear their customer's dogs.

Thank you.

McHugh, Brendan R.

From:	Chelsea Russell <heychelsea@gmail.com>
Sent:	Thursday, September 19, 2024 8:28 PM
To:	McHugh, Brendan R.
Cc:	Jacki Melton
Subject:	Letter of support for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Paws email

Greetings Mr. McHugh and whomever else this may concern,

It has been brought to my attention that a niche, obscure zoning rule has been cited regarding Pawsitively Purrfect Pet Sitting and Boarding in Mechanicsville. This is surprising to me given that this small business has operated in an orderly, professional, and unobtrusive manner for many years without issue. I'm so glad I found them for my dog a year ago and sincerely hope to continue being a client for many years to come, as they are the best of the best.

Jacki and JR provide an essential service to our community with their boarding and pet sitting. I have been taking my dog there twice a week since she was a puppy, with multiple longer stays for boarding. The next closest facility to me that provides a similar service is over twice the distance from my home and not in any way convenient to me as a full time working parent of small children. Our rural area needs small businesses like this to support the economy and provide essential services for our Hanover citizens, myself included.

I cannot imagine that noise is an issue in this location, as I've only heard dogs barking when I stand close to the open kennel door. I've actually never even seen another dog that attends the daycare aside from my own outside of the pictures they send to clients throughout the day. Drop off and pick up are always orderly and efficient, with clear times, safety rules, and no interruption that I can perceive to the neighborhood whatsoever.

I am happy to answer any questions and speak further with anyone from the county as needed. I hope that this absurd and malicious attack on a thriving local business is put to bed soon so Jacki and JR can continue providing excellent service to our community without this distraction.

Regards,
Chelsea Whitley Russell
804.896.3282

McHugh, Brendan R.

From: Mina Zatelli <minazatelli21@gmail.com>
Sent: Thursday, September 19, 2024 8:28 PM
To: McHugh, Brendan R.
Subject: Pawsitively Perfect.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh,

I am emailing you to show my family's support of Pawsitively Perfect. We have been loyal customers of theirs for the last 3 years. When our dogs hear the word "daycare" they immediately start jumping with excitement because they know exactly what it means. We can't help but feel good that we've chosen a place for our dogs that makes them this incredibly happy. Our dogs are always well taken care of, loved and looked after. Most importantly, they stick by strict vaccination and health guidelines that keep our pets safe and healthy. Their facilities are always immaculate, and we love getting pictures through out the day of our dogs enjoying one of the reasons why we work...so they can live their BEST lives.

Sir, if you (or anyone you know) have a dog, I encourage you to try a day of daycare at Pawsitively Perfect. I promise you, you and your pet won't be disappointed.

Please include me and my husband on the petition of support. Thank you for your time.

Sincerely,

Tony & Mina Zatelli
(Proud dogs parents of Milo & Libbie)

McHugh, Brendan R.

From: Lee Hall <caninecut@gmail.com>
Sent: Thursday, September 19, 2024 8:24 PM
To: McHugh, Brendan R.
Cc: pawsitively.jacki@gmail.com
Subject: Petition to halt business permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

I would like to express my concern that there is a problem with Pawsitively Purrfect Dog daycare and boarding obtaining a permit to continue conducting their much needed and appreciated service of dog daycare and dog boarding. I have been I client with my dog Lucy for both daycare and boarding and have been very impressed with their professionalism, their respect for their neighbors, their cleanliness and their commitment to provide quality and affordable services to the many dog lovers and owners in the county. I have never seen any sign of multiple cars parked or driving into the neighborhood, their arrangement for dropping off and picking up dogs is quick and efficient and the location of the business is at the end of a cul-de-sac and the dogs are far enough away so as not to cause any disturbances. They are offering a much needed service in a rural area where so many have dogs and occasionly need a safe place to play and stay. Please don't let the few ruin a great thing for so many. Thank you.

Sincerely,

Lee Hall & Lucy

McHugh, Brendan R.

From: Kristen Davis <kclay1987@gmail.com>
Sent: Thursday, September 19, 2024 8:13 PM
To: McHugh, Brendan R.
Subject: Pawsitively perfect dog daycare

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

I was shocked to hear that there was an attempt to take a permit away some such a vital business in the community. My pups absolutely love going to daycare each week and playing with their furry friends. We have tried many daycares in the past but this is our favorite. They are organized and courteous to those around them and pick up and drop off is a breeze. I have never seen any issues in the area that would cause a problem with the surrounding homes.
This business is truly an asset to the community and would be missed terribly by the dogs and their owners if it were to shut down. Please don't allow for something so special to be taken away.

Thank you

Kristen Clayton
Niko and Ember

Sent from my iPhone

McHugh, Brendan R.

From: Sheila Waters <jeshco@comcast.net>
Sent: Thursday, September 19, 2024 8:01 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-Fect Pet Sitting and Boarding

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Mchugh:

My name is Sheila Waters, and I am writing to you regarding Pawsitively Purr-Fect Pet Sitting & Boarding. This is a an amazing business that offers a service that we have not been able to find anywhere else. We are animal lovers, and our pets are a part of our family! When we travel, there is nowhere else we would even consider leaving our dog, because all other places would lock her in a cage. I will not allow that to happen! We have used this company to board our dog many times, and I cannot tell you the peace I have knowing that she is being loved on and cared for almost as much as we love and care for her.

We also take our dog there for daycare a couple of times a week. We don't necessarily NEED this service, but we love them so much, we want to support them in any way that we can. We also love the socialization that our dog gets while she is there. We even get pictures all throughout the day just so we can see what she is doing while we are away from her. Who else does this??? These people clearly love their jobs...love the animals...and love the families they serve.

J.R. and Jackie are a wonderful couple who started this small business so they could spend more time together as a family and with their young son. They are hard workers, honest and trust worthy, and go above and beyond to make sure that all of the animals in their care are healthy, up to date on all immunizations, and are a good fit for their space. As customers, we are constantly getting emails reminding us to keep our animals up to date on their shots, as well as any new information from local veterinarians as to the health and well being of any and all animals. We also get emails reminding us of their neighbors and asking that we please consider them and drive slowly when coming to pick up our pets. They truly care about what they are doing and the people they are doing it for. A work ethic like this should, in my opinion, be applauded and rewarded...not condemned or torn down. Small businesses are the backbone of our country; and having the foresight to take something that you believe in and turn it into a business that supports your family and gives back to the community is absolutely beautiful.

While making the decision about the fate of this wonderful business, I ask that you please take into consideration all of the good they do. They offer an amazing service, and they do so with their whole hearts, and at a cost that allows a normal middle class family the benefit of using it. They are also raising their precious son to know the benefit of dreams and hard work, compassion towards others, and service for your community. It doesn't get much better than that. Please allow them to continue this most amazing service to all of us.

Sincerely,

Sheila Waters

McHugh, Brendan R.

From: Colleen Allen <colleenmlallen@gmail.com>
Sent: Thursday, September 19, 2024 7:39 PM
To: McHugh, Brendan R.
Cc: Jacki Melton; Michael Allen
Subject: Pawsitively Purr-fect Pet Boarding support

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,

My husband and I are writing in support of Pawsitively Purr-fect Pet Boarding in Studley. We have been taking our dog there for over year and love the service they provide in the community. Our dog Lily loves to get her energy out there during daycare and we feel so safe with her there when traveling. Please let us know if there is anything we can do to further support the business.

Thank you,
Colleen and Michael Allen

Sent from my iPhone

McHugh, Brendan R.

From: Susan Dunaway <gshcdunaway@gmail.com>
Sent: Thursday, September 19, 2024 7:38 PM
To: McHugh, Brendan R.
Subject: Pawsitively Purr-Fect Pet

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. McHugh,
I support the Business, Pawsitively Purr-fect Pet Sitting and Boarding, LLC.
Thank you,
Susan Dunaway
804-314-8560

McHugh, Brendan R.

From: Jacki Melton <pawsitively.jacki@gmail.com>
Sent: Thursday, September 19, 2024 6:45 PM
To: McHugh, Brendan R.
Subject: Fwd: Support for Pawsitively Purrfect

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

See attached forwarded email.

---------- Forwarded message ---------
From: **Lori Floyd-miller** <lafloyd4@gmail.com>
Date: Thu, Sep 19, 2024, 4:49 PM
Subject: Support for Pawsitively Purrfect
To: <BRMchugh@hanover-county.gov>
Cc: pawsitively.jacki@gmail.com <pawsitively.jacki@gmail.com>

Good afternoon Mr. McHugh,

I'm writing in support of J.R. and Jacki's Pawsitively Purrfect day care and boarding. I've known J.R. since he was in college and was excited to hear that they had started this business after running into J.R. at Lowe's one day. I had recently adopted a "senior" dog from Hanover's animal shelter and was looking for a place to take him to play and board when gone during winter break.

Pawsitively Purrfect has been the perfect match for us! Tank has been going once a week for almost four years and boarding each Christmas. He loves to go play and is so excited when the day care leash is picked up that morning. As someone new to doggie day-care it was refreshing to find an at-home service with a very well organized drop-off and pick-up. I don't think I've ever seen more than three cars in the driveway at a time and I've never sat longer than five minutes. I've also been impressed with the constant work they do to not be annoying to the neighbors such as the sound proofing in the garage. At pick-up, if you put your car window down the only time you hear the dogs barking is when the garage door is opened. Jacki is also great about sending reminder text messages to everyone that they are in a neighborhood and please make sure that we all adhere to the 25 mph signs. I actually try to go around 20 just to make sure I'm as respectful as I can be for cars coming and going. And I loved that they are very honest with everyone that if your dog is a "problem" dog that you will be asked not to return.

If there are any questions that I can answer about my time/experiences with Pawsitively Purrfect please let me know!

Lori A. Floyd-Miller
Tank's mom

McHugh, Brendan R.

From: LAUREN WHITE <laurenswhite@comcast.net>
Sent: Tuesday, September 17, 2024 5:45 PM
To: McHugh, Brendan R.
Subject: Zoning Issue Studley Farms Lane, Mechanicsville

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

It was brought to my attention recently that there is a zoning problem with the pet sitting service, Pawsitively Purr-fect Pet Sitting and Boarding located on Studley Farms Lane in Mechanicsville. I am surprised that there is an issue as the business is located at the end of the road and the actual pet area is behind the house, even further from the road and the neighbors. Drop off and pick up of the pets is done in a non-obtrusive and controlled manner with appointments and detailed times. We have boarded our dog there and taken him for daycare and never saw another dog (except for the owner's pets) or heard any loud barking or whining.

The business is an asset for that area of Mechanicsville which is pretty rural. Small businesses are the backbone of our economy and I have noticed several in residential areas when driving to and from Studley Farms Lane. It would be a shame if an archaic zoning law prevented the continuation of the stellar service provided by Pawsitively Purr-fect and it would be a tragedy for the clients and their pets if they couldn't continue to go there.

Sincerely yours,

Lauren White

August 30, 2024

Dear Members of the Hanover County Planning Department & Hanover County Board of Supervisors,

My name is John W. Headley. My wife and I live at 5396 Studley Farms Lane and have been here since 1990. Our property and home are directly adjacent to 5395 Studley Farms Lane, where the resident is requesting a "Special Exception for a Pet Boarding Facility". My reason for contacting you is to **CONFIRM my OPPOSITION** to the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane.

We have lived in Hanover County since 1964. When we moved from Mechanicsville to Studley Farms Lane in 1990, it was a quiet and rural neighborhood with our home at the end of a cul-de-sac. It remained this way until the current residents at 5395 Studley Farms Lane opened a commercial dog kennel/boarding operation next door in 2017. Since then, the facility has become an increasing disruption to our neighborhood and quiet cul-de-sac.

These are some of the daily issues, including weekends and holidays, we currently deal with because the kennel is already in operation:

- Loud barking multiple times throughout each day and especially during the afternoon pick up time. Barking can make it hard to carry on a conversation outside.
- Fear of being attacked if an aggressive dog gets loose. We are in our 80's and have been frightened multiple times when a dog comes rushing towards us in our own yard. We try to have something in hand to defend ourselves.
- People trespass on my property looking for a loose dog.
- Traffic on our street has increased significantly, especially when people are dropping off and picking up dogs. This creates heightened safety concerns for those walking or biking during these times.
- Loss in our property value if we ever must sell.

I don't believe you would want this business next door to YOUR HOME. We would like our community and neighborhood to continue as a residential community without the negative impacts of a disruptive in-home "dog kennel" business. Again, I want to **STRONGLY OPPOSE** the approval of the requested A-1 Special Exception for Pet Boarding Facility at 5395 Studley Farms Lane. Feel free to contact me for more details or visit our neighborhood to see the impact of the facility already operating next door.

Please vote **NO** to the special exception, GPIN(s): 8737-10-9119.

Thanks for your time and consideration,

John W. Headley

Home - 804 746-9042 John W. Headley
Cell - 804 543-8851 " "
cell - 804 389-5177 Ellen D. Headley

(original)

September 1, 2024

Dear Members of the Hanover County Board of Supervisors & Hanover County Planning Department,

We, the adjoining property owners and neighbors, would like to **CONFIRM** our **OPPOSITION** to the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane.
The reasons for our objection include:

- ✓ Disruptive noise levels – Multiple dogs barking several times daily.
- ✓ Safety - Fear of being approached if an aggressive dog gets loose.
- ✓ Individuals trespass on our property looking for lost dogs.
- ✓ Increased traffic creates heightened safety concerns for those walking or biking in our neighborhood.
- ✓ Potential loss in property value.

We want our rural community and neighborhoods to remain intact, without the negative impacts of a disruptive in-home business.

Please vote **NO** to the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane. (GPIN: 8737-10-9119)

Thank you.

Print Name	Signature	Date	Contact # or Email
✓ John W. Headley	John W Headley	9/2/2024	804-543-8851
✓ Ellen D. Headley	Ellen D. Headley	9/2/2024	804-389-5177
✓ ALBERT FOXWELL	Albert Foxwell	9/2/2024	804-746-1156
✓ MARIANNE HUNDLEY FOXWELL	Marianne H. Foxwell	9/2/2024	804 746-1156
Albert A Foxwell		9-2-24	804 559-2114
Carrol B. Longest	Carrol B Longest	9-2-24	804- 347-0944
Anne Moretz-Stange	Anne Moretz-Stange	9-2-24	804-833-2821
Sabena Moretz-VanNatter	Sabena Moretz-VanNatter	9-2-24	804-834-9295
Walter VanNatter		9/2/24	804-334-5685
✓ Joseph S. Bowles, Jr.	Joseph S. Bowles, Jr.	9/2/24	804-779-2426
✓ Carolyn Bowles	Carolyn Bowles	9/2/24	804-779-2426
Margie G Davis	Margie G. Davis	9/2/24	804-901-2000
ROY D. SPROUSE	Roy D. Sprouse	9-2-24	804-901-0515
PAUL A. THORNE		9/2/24	804 221-3917
SHEILA THORNE		9/2/24	~~804-884-~~ 804 246-3768
✓ Ned Coleman		9/2/24	804.347-1449
~~Lenora~~ LENORA Smith	Lenora Smith	9/2/24	345-480-8495
GARY SMITH		9/2/24	"
Jason Loftus		9/2/24	804-794-7110
Eileen Loftus		9/2/24	804-380-0760
Edward B. Cain		9/2/24	804-572-8597

✓ Adjacent Property Owner

September 1, 2024

Dear Members of the Hanover County Board of Supervisors & Hanover County Planning Department,

We, the adjoining property owners and neighbors, would like to **CONFIRM** our **OPPOSITION** to the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane.
The reasons for our objection include:

- ✓ Disruptive noise levels – Multiple dogs barking several times daily.
- ✓ Safety - Fear of being approached if an aggressive dog gets loose.
- ✓ Individuals trespass on our property looking for lost dogs.
- ✓ Increased traffic creates heightened safety concerns for those walking or biking in our neighborhood.
- ✓ Potential loss in property value.

We want our rural community and neighborhoods to remain intact, without the negative impacts of a disruptive in-home business.

Please vote **NO** to the requested A-1 Special Exception for a Pet Boarding Facility at 5395 Studley Farms Lane. (GPIN: 8737-10-9119)

Thank you.

Print Name	***Signature***	***Date***	***Contact # or Email***
Elisabeth Czaja	Elisabeth Czaja	9/2/2024	LCZAJA@yahoo.com
Kimberly F Foxwell	Kimberly F Foxwell	9/2/2024	8045592114
✓ Marla Coleman	Marla Coleman	9/3/2024	804-338-0588
Paul B Bartlett	Paul B Bartlett	9/3/2024	804-347-0156
Jessica Gallagher	Jessica C Gallagher	9/3/2024	804-363-2546
Taylor Gallagher		9/3/24	804-363-4082
ROBERT MUNSON	Robert Munson	9/3/24	804-347-0947
Donna Munson	Donna Munson	9/3/24	804.347.2027
~~Joey Williams~~	~~J Williams~~	~~9/3/24~~	~~804-263-1864~~

✓ Adjacent Property Owner

Sketch Plan

Melton Special Exception

Prepared by Jackie Melton

9/26/2024

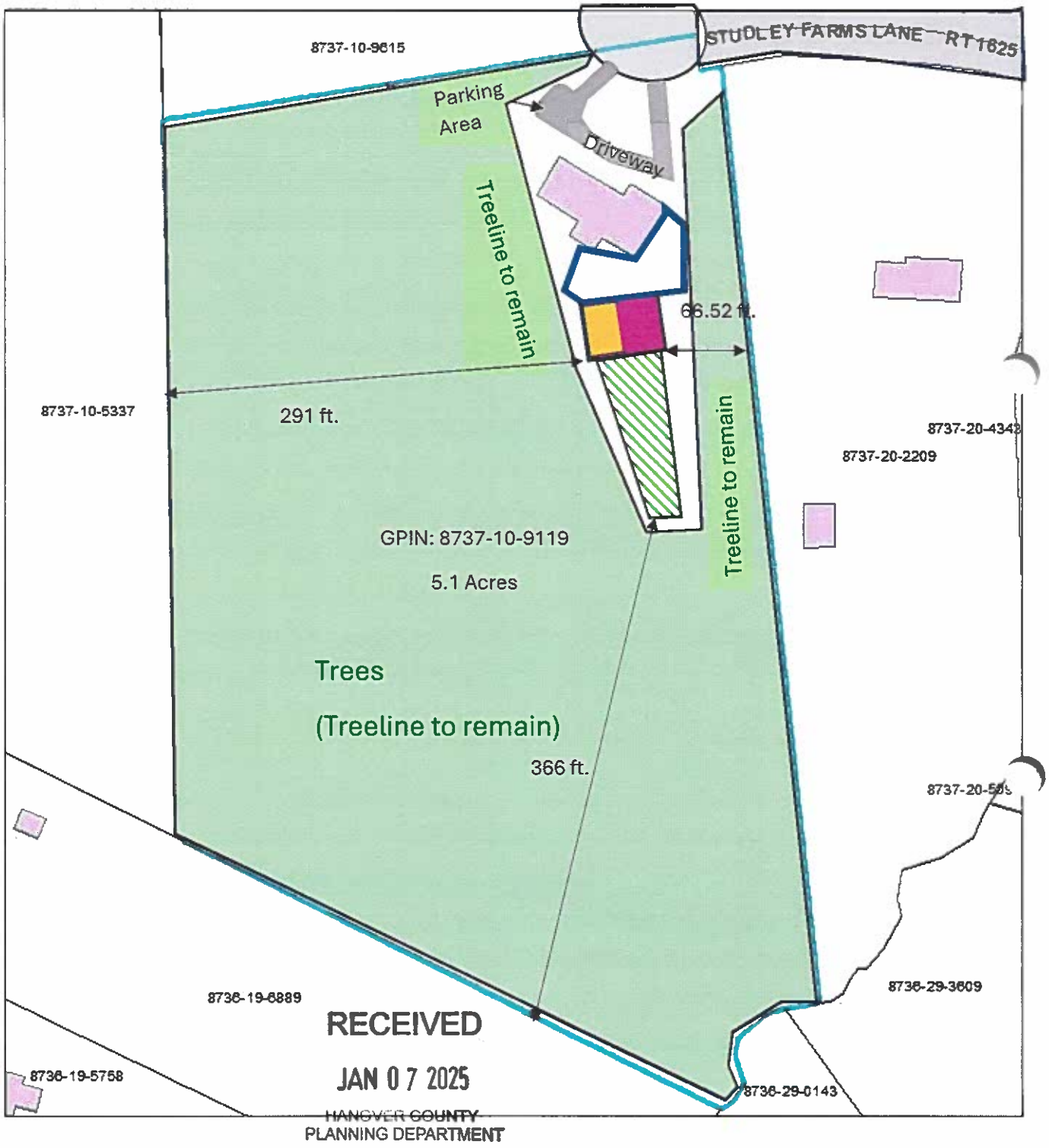
Revised 1/7/25

Legend

- Cul-de-sac
- Existing House
- Garage
- 1,075 sq. foot dog kennel
- 6,437 sq. ft. fenced in outdoor dog area
- Trees
- Proposed 6 ft. privacy fence

1 inch = 100 feet

N



RECEIVED

JAN 07 2025

HANOVER COUNTY

PLANNING DEPARTMENT

BOARD OF SUPERVISORS

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COUNTY ADMINISTRATOR

HANOVER COUNTY

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CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

MEMORANDUM

TO: Hanover County Board of Supervisors

FROM: Andrew Pompei, AICP
Deputy Director of Planning

DATE: January 10, 2025

RE: **Deferral Request: SE2024-00026, Pamela Harris**

Based on feedback received at the community meeting, the applicant for the above-referenced case has submitted a request for deferral to the March 26, 2025, Board of Supervisors meeting. The applicant is requesting a Special Exception for a contractor's equipment storage yard. The deferral request will allow the applicant time to possibly find another location for the use.

Should you have any questions, please contact staff.

/brm

HANOVER COUNTY, VIRGINIA

Planning Department
P.O. Box 470
7516 County Complex Road
Hanover, VA 23069

Request to Defer Action on a Zoning Application

Date: 1-10-2025

Case Number: SE2024-00026

Ms. Jo Ann Hunter
Hanover County Planning Department
P.O. Box 470
Hanover, VA 23069

Dear Ms. Hunter:

In connection with Case Number SE2024-00026, I hereby request a 2 month deferral in decision on this case in order to: Store truck at another location.

Please be advised that this is a voluntary request, and I hereby waive the following (as applicable):

- Requirement that the Planning Commission make a recommendation to the Board of Supervisors within 100 days after its first public hearing on this request, per Virginia Code Section 15.2-2285(B) and Hanover County Code Section 26-303; and
- Requirement that the Board of Supervisors act on a zoning request within one year of application acceptance, per Virginia Code Section 15.2-2286(A)(7).

I desire to have these time periods begin from the date to which the Planning Commission or Board of Supervisors defers my case as requested herein.

I acknowledge that neither the Planning Commission nor the Board of Supervisors are obligated to grant the request for deferral. I also understand that if the case has been advertised and my request is granted, a $200 fee for the cost of re-advertisement is due and shall be paid promptly to the Planning Office, in accordance with Hanover Code Section 26-313.

Sincerely,

Pam Harris

ORDINANCE 24-09
SHORT-TERM RENTALS

Ordinance Amendment Report
Board of Supervisors Meeting Date: January 22, 2025

Overview

Request	Request to amend multiple sections of the Zoning Ordinance (County Code: Chapter 26) to address short-term rentals by adding definitions, establishing use standards, and identifying where different types of short-term rentals are permitted (either by-right or with approval of a special exception)
Impacted Code Sections	Sections 26-6, 26-19, 26-21, 26-34, 26-36, 26-44, 26-58, 26-60, and 26-300.1 (new section)
Board Authorization	June 26, 2024
PC Public Hearings	July 18, 2024, September 19, 2024, and November 21, 2024
PC Recommendation	Approval with Amendments (Vote: 7 – 0)
Case Planner	Jo Ann Hunter

Executive Summary

The proposed amendment to the Zoning Ordinance would address **short-term rentals** by:

- Adding definitions to the Zoning Ordinance (Sec. 26-6) for:
  - Short-term rental
  - Short-term rental, owner-occupied
  - Short-term rental, non-owner-occupied
- Adding *short-term rental, owner-occupied* as a permitted accessory use in all agricultural districts and single-family residential districts
- Adding *short-term rental, non-owner-occupied* as a special exception in all agricultural districts and single-family residential districts
- Establishing use standards for both *short-term rental, owner-occupied* and *short-term rental, non-owner-occupied*

Draft Motion

I move that the Board of Supervisors:

a. Approve Ordinance 24-09 as proposed.

b. Approve Ordinance 24-09 with the following amendments: _____.

c. Deny Ordinance 24-09.

d. Defer Ordinance 24-09 until the Board of Supervisors meeting on February 26, 2025.

Planning Analysis

What is a Short-Term Rental?

- Short-term rentals include the rental of any dwelling (all or part) or accessory building for a fee, with guests staying less than 30 days.
- Short-term rentals may include the following:
  - Rental of an entire home
  - Rental of an accessory structure
  - Rental of bedrooms within an existing home
- There are generally two types of short-term rentals categorized by ownership:
  - Rentals occurring on owner-occupied properties, where the operator owns the property and uses the home as their primary residence (*short-term rental, owner-occupied*).
  - Rentals occurring at investment properties, where the owner/operator lives off-site and the property is not used as a permanent residence (*short-term rental, non-owner-occupied*).
- There are several online platforms that promote short-term rentals, including Airbnb and Vrbo.
- Since short-term rentals are a type of lodging, operators are required to collect and pay the transient occupancy tax.
- Short-term rentals do not include properties rented by the month (i.e. month-to-month leases).

Current Zoning Requirements/Issues

- Currently, the Zoning Ordinance generally does not address short-term rentals. Since short-term rentals are not specifically listed as a permitted use, they are prohibited.
- Several property owners operate short-term rentals and have been cited for zoning violations, with 11 Notices of Violations issued.

Goal of Ordinance Amendment

Since short-term rentals are not addressed in the Zoning Ordinance, they are prohibited. Since this use is becoming more common in Hanover County and other localities in the region, an ordinance amendment (and associated public input process) is intended to provide clear direction and regulations regarding this use, based upon community expectations.

State Legislation: Localities' Ability to Regulate Short-Term Rentals

There have been recent changes to the Code of Virginia that limit localities' ability to regulate short-term rentals. Earlier this year, the Governor signed SB544 related to short-term rentals:

- Defines *short-term rental* as the provision of room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes for a period of fewer than 30 days, in exchange for a charge for the occupancy.
- Any locality *may* establish a short-term rental registry and require operators to register annually.

- No local ordinance enacted after Dec. 31, 2023, or any subsequent amendment, shall require that a special exception, special use, or conditional use permit be obtained for the use of a residential dwelling as a short-term rental where the dwelling unit is also legally occupied by the property owner as his primary residence.

In addition, in January 2023, the Attorney General issued an opinion regarding short-term rentals and agritourism. In defined circumstances, the offering of short-term rental accommodations on a farm or ranch falls within the definition of "agritourism activity" for purposes of § 15.2-2288.6, such that a locality is prohibited from regulating that use through its zoning ordinances (unless there is a substantial impact on the health, safety, or general welfare of the public).

Hanover County may choose to regulate aspects of short-term rentals through use standards, which are intended to mitigate potential negative impacts associated with a specific use (e.g. noise, parking, etc.).

Localities have addressed short-term rentals in different ways, based on their specific needs and characteristics. Many localities in the region have adopted use standards for short-term rentals.

Note that, in some residential subdivisions, deed restrictions prohibit or limit short-term rentals. Hanover County does not enforce deed restrictions, and an ordinance amendment allowing short-term rentals would not change the applicability of any deed restrictions.

Policy Options

Based on state-enabling legislation, Hanover County could address short-term rentals by:

- Leaving the ordinance unchanged (no ordinance amendment), which would result in all short-term rentals being prohibited except those directly related to agritourism.
- Pursuing one of the following options, regulating short-term rentals based on whether the property is owner-occupied:

Type of Short-Term Rental	Options	Use Standards
Owner-Occupied Property	1. Allow by-right 2. Prohibit Countywide	Can be with or without standards
Investor-Owned Property	1. Allow by-right 2. Prohibit Countywide 3. Allow on a case-by-case review through the CUP or SE process.	Can be with or without standards

Proposed Ordinance Amendment

Following is a summary of the proposed ordinance regarding short term rentals:

1. **Provides definitions of short-term rental terms:**

   Short-term rental: the provision of a room or residence that is intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

   Short-term rental, owner-occupied: a short-term rental on a property that is the owner's primary residence (the home where the person lives for at least 185 days per year and considers their permanent address). The short-term rental may be in the house occupied by the owner or in an accessory structure such as a garage, guest house, or other out-building, but must be on the same property as the house occupied by the owner as their primary residence. For the purposes of this definition: (1) the short-term rental may only occur on the same GPIN as the owner's primary residence, and (2) a property may only be considered to be the owner's primary residence if the owner occupies the main residential structure and not any accessory residential structures that may be on the property.

   Short-term rental, non-owner-occupied: a short-term rental on a property that is not the owner's primary residence, including situations where the owner lives off-site, or the property is not used as a permanent residence.

2. **Adds *short-term rental, owner-occupied*, as a permitted accessory use in all agricultural districts and single-family residential districts**

3. **Adds *short-term rental, non-owner-occupied*, as a special exception in all agricultural districts and single-family residential districts**

4. **Establishes use standards for *short-term rental, owner-occupied***

   a. Requires proof of principal residence (certifying owner occupies property for a least 185 days)
   b. Lists parking space requirements
   c. Requires response to issues and complaints within 60 minutes
   d. Limits number of occupants to twice the number of bedrooms (max. occupancy of 10)
   e. Prohibits other commercial uses on-site
   f. Prohibits renting to minors
   g. Prohibits check-in and check-out between 11:00 p.m. and 7:00 a.m.
   h. Requires smoke detectors, fire extinguishers, and other safety equipment
   i. Requires the posting of pertinent information
   j. Requires number of pets on-site to comply with Chapter 4 (Animals) of the County Code
   k. Requires owner to keep records of rentals
   l. Allows only one short-term rental per GPIN or parcel

m. Prohibits owners from knowingly renting to guests that do not have a legal right to be in the United States

5. **Establishes use standards for short-term rental, vacation rental**

   a. Lists parking space requirements
   b. Requires response to issues and complaints within 60 minutes
   c. Limits number of occupants to twice the number of bedrooms (max. occupancy of 10)
   d. Prohibits other commercial uses on-site
   e. Prohibits renting to minors
   f. Prohibits check-in and check-out between 11:00 p.m. and 7:00 a.m.
   g. Requires smoke detectors, fire extinguishers, and other safety equipment
   h. Requires the posting of pertinent information
   i. Requires number of pets on-site to comply with Chapter 4 (Animals) of the County Code
   j. Requires owner to keep records of rentals
   k. Requires owners/operators to register annually with the Planning Department
   l. Allows only one short-term rental per GPIN or parcel
   m. Prohibits owners from knowingly renting to guests that do not have a legal right to be in the United States

Many of the proposed standards are the same for each type of short-term rental; however, there are a few differences. If an owner-occupied short-term rental, proof of residency is required, while operators of non-owner-occupied short-term rentals must register their properties with the County.

History of Proposed Ordinance Amendment

- *Community Development Committee*

  The Community Development Committee (CDC), a subcommittee of the Board of Supervisors, discussed this issue at several meetings between August 2023 and May 2024. At its meeting on May 21, 2024, the CDC recommended that all types of short-term rentals be permitted by-right in all residential zoning districts, with no registry requirements and no specific use standards (Vote: 2 – 1).

- *Board of Supervisors*

  At its meeting on June 26, 2024, the Board of Supervisors authorized the advertisement of public hearings regarding the proposed ordinance amendment (Vote: 6 – 1). There was discussion regarding the proposed ordinance amendment, with differing viewpoints as to whether short-term rentals should be allowed by-right in residential zoning districts and whether there should be use standards (including a registry requirement).

- *Planning Commission*

  The Planning Commission held a public hearing on July 18, 2024. Six members of the public spoke in support of an ordinance amendment to allow short-term rentals, while one member of the public spoke in opposition to that use. After discussion, the Planning Commission voted to defer this issue to its September meeting.

  The Planning Commission held a second public hearing on September 19, 2024. Two members of the public spoke in support of an ordinance amendment to allow short-term rentals. Following the public hearing, the Planning Commission voted to defer a vote on the ordinance amendment to its November meeting and then held a work session on this issue. After further discussion during the work session, the Planning Commission directed staff to revise the draft ordinance to reflect the following issues:

  - Short-term rentals should be permitted by-right Countywide for owner-occupied properties, subject to use standards and registration.
  - Investor-operated short-term rentals should be allowed Countywide, subject to use standards and approval of a Special Exception.
  - No changes should be made to regulations associated with bed and breakfasts.
  - Use standards should be drafted by staff, reflecting use standards adopted by Henrico County to address short-term rentals.

  The Planning Commission held a third public hearing on November 21, 2024. Two members of the public spoke in support of an ordinance amendment to allow short-term rentals, while one member of the public spoke in opposition to that use. After discussion, the Planning Commission voted to **recommend approval** (Vote: 7 – 0) of the proposed ordinance amendment, with the following revisions:

  - Extending the time owners/operators must respond to issues and complaints from 30 minutes to 60 minutes, allowing them to respond by phone or in person;
  - Removing the provision that guests are only allowed 3 pets; and
  - Preventing rental to persons within the United States illegally.

  The draft ordinance prepared reflects feedback provided by the Planning Commission.

Public Feedback

Members of the public provided feedback in the following ways:

- Public comments were provided at CDC meetings and at Planning Commission public hearings, with stakeholders expressing differing viewpoints regarding short-term rentals and possible use standards.
- A 30-day online public comment period allowed stakeholders to share their ideas on the Hanover County website, with 32 participants providing responses:
    - 16 respondents expressed opposition to short-term rentals in their communities.
    - 12 respondents expressed support for short-term rentals in their communities.
    - Others had questions or comments regarding short-term rentals.

Those opposed expressed the following concerns regarding short-term rentals:

- Impacts/reduces housing affordability
- Creates noise
- Creates safety concerns (due to transient visitors)
- Creates traffic concerns on rural roadways
- Expressed general opposition for the use (no specific rationale)

Supporters described the following benefits of short-term rentals:

- Provides temporary housing
- Generates income for residents/owners
- Promotes investment in existing neighborhoods
- Generates tax revenue (which is currently collected although use is not permitted)
- Supports tourism
- Provides income-producing opportunities for farmers/large rural landowners, helping them retain their properties
- Expressed general support for the use (no specific rationale)
- Expressed general support for the use with limitations to minimize negative impacts (such as occupancy limits and off-street parking requirements)
- Expressed general support as a neighbor to an existing short-term rental (experienced no negative impacts)

Attachments

1. Public Feedback: Online Form
2. Draft Ordinance Amendment

Attachment #1
Public Feedback: Online Form

Magisterial District	Comments (updated through 5/17/2024)
Ashland	Short term rentals should be prohibited, period.
Ashland	I'm not a fan of short term rentals in close, residential neighborhoods. I'd like to be apprised of the decisions as this topic progresses.
Ashland	I am in favor of this with one exception to item #4. If I have a property 5+ acres and would like to camp on it what's the harm ?
Ashland	Short term rentals are necessary for when someone in the area has the misfortune of having a fire or floor and requires temporary housing while their home is restored to livable condition!!! Also there are many traveling nurses today as hospitals are not able to fill positions!!!!!
Beaverdam	I think this is a good idea as it could bring travelers to the area for visiting. I think there should be policy on what quantifies a "short term rental" - is that 30 days or less? 60 days or less? Maybe this is already in policy but just to clarify. Thanks.
Beaverdam	I'm torn. It is a great option for folks to generate income for themselves. However, is there a limited housing? If so, this may further reduce opportunities for families seeking to buy a home. I've read stories about how US cities and those abroad are facing a housing shortage and they are blaming part of the problem on short term rentals. Perhaps this should be tabled for future consideration.
Beaverdam	Would like to see proposed change(s) in its entirety. Where would I find this?
Chickahominy	I do not support Short term Rentals in our communities. This can create lower housing values and while Hanover has historical areas, the need for STR does not seem to exist. Also, I have concerns about living next door to a short term rental where there might be high level noise created by parties or families. I do not see any value to Hanover citizens in this proposal.
Cold Harbor	I am against short term rentals, particularly in the rural areas. They should continue to be prohibited because they are not currently expressly permitted or by adding language that expressly prohibits.
Cold Harbor	We support our neighbors in having a short term rental home. We had no issues with them having it at all. The complaint was filed by someone who did not even show up to the meeting to support their claim, and didn't affect them. Our neighbors showed up to support our neighbor who has the rental, and it affected us directly. Please grant them this short term rental status.
Henry	As a taxpaying citizen, I am wholly opposed to this short term rental proposal. There is no need for these in our County.
Mechanicsville	I am very much in favor of this proposal. However, the occupancy limits state that there is a limit of 2 people per bedroom. Does this mean that guests may not utilize common areas (e.g. pull-out couch in the living room) or stay in a studio apartment?

Mechanicsville	I suggest a maximum of 1 rental per month and a requirement for numbers of vehicles and off street parking only. Where I live I am constantly in conversation with my across the street neighbor about parking at his house on the street directly across from my driveway. Two cars parked half in the street at his house have been backed into by my visitors trying to back out of my driveway. My visitors park on my property.
Mechanicsville	I would agree with short term rentals being allowed.
Mechanicsville	n/a
Mechanicsville	I am concerned. Jurisdictions who have passed this ordinance expose themselves to VRBO-type rentals. Relatives have had the experience where neighbors did such rentals and the people renting the property were very rowdy. No one could do anything about the noise, etc. They had to resort to selling their place and moving because of the invasion of privacy and noise issues.
Mechanicsville	I am opposed to re zoning to allow short term rental space
Mechanicsville	I am in full support of short term rentals. They not only offer benefits to the owner but the larger county and community as well. Short-term rentals offer numerous benefits to both hosts and guests. They provide homeowners with additional income streams, support local economies by bringing in tourism dollars, and offer travelers flexibility, variety, and often a more authentic experience. Short-term rentals can revitalize neighborhoods, promote cultural exchange, and encourage property owners to invest in their homes. With built-in review systems ensuring accountability and fostering a sense of community, short-term rentals contribute positively to the sharing economy while catering to the evolving preferences and needs of modern travelers.

Mechanicsville	Short-term rentals provide valuable income streams for homeowners, allowing them to offset mortgage costs, daycare costs, and other expenses. They offer travelers more flexibility and variety in accommodation options, catering to different preferences and budgets." Short-term rentals stimulate local economies by bringing in tourism dollars, supporting small businesses like restaurants, shops, and attractions. Platforms for short-term rentals often have built-in review systems, ensuring accountability and encouraging hosts to maintain high standards. In some cases, short-term rentals can help revitalize neighborhoods by attracting visitors who otherwise wouldn't have explored certain areas. For many, short-term rentals offer a more authentic and immersive travel experience compared to traditional hotels, allowing guests to live like locals. Short-term rentals can be particularly beneficial for families or groups traveling together, providing larger spaces and amenities that hotels may not offer. They promote local businesses, cultural exchange and understanding as hosts and guests interact, sharing insights, recommendations, and experiences. Short-term rentals encourage property owners to invest in their homes, improving upkeep and aesthetics, which can have positive ripple effects on the community. They contribute to the sharing economy, fostering a sense of community and connection among individuals from diverse backgrounds.
Mechanicsville	(left blank)
South Anna	Absolutely against short term rentals.
South Anna	NOT IN FAVOR of short term rentals!!!!!
South Anna	I see a number of problems with this being inacted. Those renting have no obligation to recognize the comforts of thoseliving near by. Just an opportunity to create a herd of problems. There are better ways to accommodate those seeking "short time" activities. Monitoring this will be just an extra bruden on our law enforcement personnel.
South Anna	I have an Air B&B next door to me and think they should NOT be allowed in residential neighborhoods. It's a revolving door of strangers and isn't very comforting with our children outside playing amongst many many other things.
South Anna	I'm for it. Whomever put this together put a lot of thought into it. It makes a lot of sense. I like that the guest capacity was capped at 50 people, but I do consider that a large group. I host family gatherings that have that many people, but my property is zoned A1.
South Anna	I am not opposed to short term rentals in my area.
South Anna	I disagree with any changes to the existing regulations

South Anna	I am opposed to allowing short term rentals in Hanover County. Currently the roads are overused for how they were made, this would add extra traffic. This would take away from the rural environment and invite corporations to buy up properties.
South Anna	I am opposed to the use of short term rentals in western Hanover, A1 or AR6 zones, due to the increase in traffic it would cause. Currently the roads are dangerous due to the high speed a majority of people drive and lack of shoulders, twisty turns, hills, and pot holes. I drive slow because of this, I have personally had 8 people pass me in no passing zones in the last 9 months. I drive slower around bends now due to a fear that someone passing on the other side will slam into me head on. Adding Airbnb's will only add to the congestion. There is also issue with the vast amount of garbage that is being thrown onto the roads recently. I live on a creek and in the last 2 years have noticed a huge increase in garbage that is being washed downstream. More people will mean more garbage and unsafe roads. If short term rentals are allowed it will open up corporations to buy up homes in this area.
South Anna	You already don't enforce the laws on the books regarding occupancy. Our neighbors have an illegal B&B and are still operating it. We have complained, but once the inspector pays a visit, there is no follow up to ensure it was no longer operating. In the end, the Sheriff's Office will end up doing the enforcement via complaints, and I doubt they will appreciate the additional calls for service. What is the enforcement plan, and who is going to do it once this goes into effect? The planning office already doesn't have enough people to enforce zoning violations. Moreover, in our situation, we have covenents that do not allow such a business in our "sub-division" which protects our rural homeowner rights. Yet, this zoning amendment would no longer protect what we bought into when we purchased the property nearly 17 years ago. For example, when our neighbor with the illegal B&B has her "guests", they often trespass onto our property, so we have to inform them of the property lines and ask them to leave. I see big issues with this amendment being allowed on rural properties unless Hannover Countty officials are ready to do daily inspections to ensure the rules are being followed. I vote "NO" on this one.
South Anna	I think this is overdue and approve it as it is written without modification.
Not provided	Interested in following STR status in Hanover County.

July 8, 2024

10451 Pollard Creek Road

Mechanicsville, VA 23116

Hanover County Board of Supervisors

7516 County Complex Road

Hanover, Virginia 23069

Attention: Ms. Susan P. Dibble, South Anna District

Re: Short-Term Rentals

I understand the Hanover County Board of Supervisors is studying the possible allowing of "short-term rentals" in A-1, AR-6, RC, and RS Districts in Hanover County. Studies have shown that short-term rentals can have detrimental effects on the citizen population. As a current resident of an A-1 District neighborhood and a previous resident of a single family residential District, I am strongly against allowing short-term rentals in currently solely residential neighborhoods.

Short-term rentals are really no different than a hotel or motel. The biggest difference is that motels or hotels are manned around the clock and these short-term rentals are not required to provide full-time, on-site supervision.

Objections to short-term rentals that come to mind are tabulated below (not necessarily listed in their order of importance):

Neighborhood Objections

1. Depending upon the proximity to other houses in the area they can disrupt the neighborhood's peace and quiet. The closer to a nearby resident's house the more disruptive they can become. Similarly, as the renters have the ability to come and go from the property at any hours of the day and night, their coming and going can also be disruptive.

RECEIVED
JUL 11 2024
COUNTY ADMINISTRATOR'S OFFICE

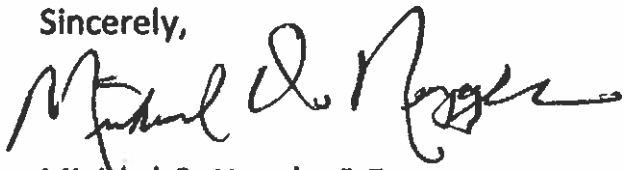
County Objections

1. If the County depends on the "honor system" to be able to collect occupancy taxes on short-term rentals it will prove to be very easy to not report the presence of renters and pocket any would be taxes particularly for cash transactions. This would be more likely where the rentals do not go through the rental groups mentioned above.
2. With new strangers in neighborhoods on a continual basis, the Sheriff's office is going to find it more difficult to determine who belongs in an area and who does not belong during their patrols.
3. Motels, hotels and restaurants provide local jobs for numerous individuals, but short-term rentals typically only provide a cleaning service once the current occupants leave.

From the above, while short-term rentals might put some money in a few people's pockets, the detrimental impact on the majority of citizens of these neighborhoods can be significant. I would ask anyone considering this, to honestly evaluate their family's comfort level if a next-door neighbor sold their house and the new owner converted it into a short-term rental open to out-of-state crews living in them (with those groups of individuals changing on a frequent basis).

I hope as you study this it will become apparent that allowing short-term rentals in Hanover's neighborhoods will not be to the common good of its citizens or the County. If you have any questions on any of the above please do not hesitate to contact me (Michael.noggle@verizon.net). The old adage "an ounce of prevention is better than a pound of cure" applies here.

Sincerely,



Michael O. Noggle, P.E.

Hanover Homeowner

Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Thursday, December 12, 2024 10:40 AM
To: Biernot, Gretchen W.
Subject: FW: STR Ordinance

Feedback on STR Ord

From: Mary Brittingham <dave.brittingham@comcast.net>
Sent: Wednesday, December 11, 2024 5:05 PM
To: Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Subject: RE: STR Ordinance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you, Jo Ann. All of this is extremely helpful and I appreciate your response.

I am NOT in favor of the ordinance.

Mary Gayle Brittingham

From: Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Sent: Wednesday, December 11, 2024 3:00 PM
To: dave.brittingham@comcast.net
Subject: STR Ordinance

Mary Gayle – attached is the staff report and ordinance. Give me a call if you have any questions.

Meeting starts tonight at 6pm and this is the last item on the agenda.

Jo Ann M. Hunter, AICP
Senior Director of Planning and Community Development
Hanover County
Direct Line:(804) 365-6373
Main Line: (804) 365-6171
Hanover County
7516 County Complex Road
Hanover, VA 23069
Hanover County VA

Attachment #2
Draft Ordinance Amendment

REDLINE

DATE: 1/22/2025

ORDINANCE 24-09

AN ORDINANCE TO AMEND THE HANOVER COUNTY CODE, CHAPTER 26, ZONING ORDINANCE, TO MAKE THE FOLLOWING CHANGES:

1. AMEND SECTION 26-6, DEFINITIONS, TO ADD DEFINITIONS OF "SHORT-TERM RENTAL," "SHORT-TERM RENTAL, OWNER-OCCUPIED," AND "SHORT-TERM RENTAL, NON-OWNER-OCCUPIED";
2. AMEND SECTIONS 26-19, 26-21, 26-34, 26-36, 26-44, 26-46, 26-58, AND 26-60 TO ALLOW SHORT-TERM RENTAL, OWNER-OCCUPIED, AS A PERMITTED ACCESSORY USE AND TO ALLOW SHORT-TERM RENTAL, NON-OWNER-OCCUPIED, AS A SPECIAL EXCEPTION IN THE A-1 AGRICULTURAL DISTRICT, THE AR-6 AGRICULTURAL RESIDENTIAL DISTRICT, THE RC RURAL CONSERVATION DISTRICT, THE RS SINGLE-FAMILY RESIDENTIAL DISTRICT, AND BY REFERENCE, IN THE R-1, R-2, R-3, R-4, AR-1 AND AR-2 ZONING DISTRICTS; AND
3. AMEND ARTICLE 5, SITE DESIGN REGULATIONS, DIVISION 8, REGULATIONS FOR SPECIFIC USES, BY ADDING A NEW SECTION, SECTION 26-300.1, TO ESTABLISH STANDARDS FOR BOTH SHORT-TERM RENTALS, OWNER-OCCUPIED, AND SHORT-TERM RENTALS, NON-OWNER-OCCUPIED.

WHEREAS short-term rentals are becoming increasingly popular but have the potential to impact the community and especially those living on neighboring properties; and

WHEREAS some County residents wish to use their property for short-term rentals; and

WHEREAS the Zoning Ordinance currently does not address short-term rentals within Hanover County; and

WHEREAS the Board of Supervisors has determined that short-term rentals can provide benefits to the County, and that amendments to the Zoning Ordinance allowing short-term rentals in the County's residential zoning districts are in the public interest; and

WHEREAS the Board of Supervisors finds that the public necessity, convenience, general welfare and good zoning practice require that the Zoning Ordinance be amended in accordance with these findings;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County:

1. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 1, General Provisions, Division 2, Definitions, Section 26-6, Definitions, shall be amended to add the following definitions to the list of definitions:

Section 26-6. - Definitions.

For the purpose of this Ordinance, certain terms and words are hereby defined:

* * *

Short-term rental: the provision of a room or residence that is intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Short-term rental, owner-occupied: a short-term rental on a property that is the owner's primary residence (the home where the person lives for at least 185 days per year and considers their permanent address). The short-term rental may be in the house occupied by the owner or in an accessory structure such as a garage, guest house, or other out-building, but must be on the same property as the house occupied by the owner as their primary residence. For the purposes of this definition: (1) the short-term rental may only occur on the same GPIN as the owner's primary residence, and (2) a property may only be considered to be the owner's primary residence if the owner occupies the main residential structure and not any accessory residential structures that may be on the property.

Short-term rental, non-owner-occupied: a short-term rental on a property that is not the owner's primary residence, including situations where the owner lives off-site or the property is not used as a permanent residence.

2. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 1, A-1, Agricultural District, Section 26-19, Permitted accessory uses, shall be amended to read as follows:

Section 26-19. - Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:
   a. Accessory structures for sale or processing of farm products raised on the premises.
   b. Accessory, open or enclosed storage of farm materials, products, or equipment.
   c. Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.
   d. Dwellings for persons permanently employed on the premises.
2. Domestic storage in main building or in accessory building.

3. Garage, private. On properties located within the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan, a private garage may house no more than four (4) vehicles.

4. Guest houses.

5. Home occupations in a main building, in accordance with the standards of section 26-279.

6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not for a business, as an accessory to a nonfarm dwelling on a lot of not less than two (2) acres.

7. Domestic employees' quarters.

8. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:

   a. On all properties:

      i. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;

      ii. The vehicle is not used for commercial purposes; and

      iii. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area; and

   b. On properties containing twenty (20) or more acres, the vehicle may also be stored in the front yard so long as the vehicle is not stored within the required front yard.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.

9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.

10. Signs as regulated in division 7 of article 5.

11. Temporary buildings, the uses of which are incidental to construction operation during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than two-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

13. The location of office or construction trailers for a period not to exceed one (1) year.

14. Noncommercial fuel alcohol distillery.

15. Foster home.

16. Vending machines, when used in conjunction with a permitted commercial use. All machines shall be contained within a building or other enclosure and shall not be accessible to the public outside of normal business hours.

17. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

18. Pony rings.

19. Family day homes.

20. Temporary family health care structures, as permitted in section 26-281.

21. Tier 1 battery energy storage systems.

22. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

23. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

24. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

3. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 1, A-1, Agricultural District, Section 26-21, Special Exceptions, shall be amended to read as follows:

Section 26-21. Special exceptions.

The following uses may be permitted as special exceptions:

1. Archery ranges.
2. Asphalt batching plants or concrete batching plants.
3. Dog kennels, commercial.
4. Nonaccessory tents for special purposes.
5. Outdoor displays or promotional activities (other than "promotional events").
6. Equestrian facilities.
7. Raising for sale of birds, bees, fish, rabbits and other small animals in a Suburban Development Overlay district only.
8. Rifle or pistol ranges, trap, or skeet shooting.
9. Sawmill for cutting timber not grown on the premises.
10. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
11. Private garage for more than four (4) vehicles, on properties located within the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan.
12. Cemetery for pets.
13. Convalescent homes, nursing homes, or homes for the aged.
14. Day nurseries or child or adult day care centers.
15. Frog or fish farms in the Suburban Development Overlay district only.
16. Sale of farm products not raised on the premises. Such sale shall be permitted only in conjunction with sales pursuant to section 26-19 above and only on a lot no less than ten (10) acres in area.
17. Manufactured homes for living quarters as follows:
    a. Accessory to a farm;
    b. In cases of medical hardship, as provided in section 26-23.
18. Contractor's equipment storage yards.
19. Home occupations in an accessory building, home craft shops, or retail sales businesses conducted as a home occupation in accordance with the standards of section 26-279.
20. Sale of Christmas trees not raised on the premises.

21. Auction sales, on a lot no less than ten (10) acres in area, located outside of the Suburban Development Overlay district, with no more than four (4) such sales in any calendar year.

22. Open or enclosed space for the storage of one commercial motor vehicle with greater than two (2) ton capacity on property that is located outside of the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan, subject to the following standards:

    a. The tax parcel on which the vehicle is stored shall be a minimum of two (2) acres in area and shall have public road frontage; and

    b. A sketch plan shall be submitted for review at the time of application, in accordance with the standards specified in section 26-323.

23. Bed and breakfast, in accordance with the standards of section 26-300.

24. Fences up to seven (7) feet in height, located within the front yard on lots outside of the suburban service area.

25. Accessory housing unit in accordance with the standards of section 26-280.

26. Outdoor musical or entertainment festivals.

27. Telecommunications towers and related facilities that:

    a. Exceed one hundred (100) feet in height but do not exceed one hundred forty (140) feet in height; or

    b. Exceed fifty (50) feet but do not exceed one hundred forty (140) feet and are located along designated scenic roads or waterways or within the "FAA Part 77 Area" as depicted on the public works facilities plan in the county comprehensive plan, in accordance with the standards set forth in section 26-282 through 26-292.

28. Assisted living facilities that house nine (9) or more persons, not including caregivers

29. Children's residential facilities.

30. The reduction in the front yard setback for new structures or the expansion of existing structures within areas designated in the comprehensive plan as Rural Village, in accordance with the standards set forth in section 26-338.1; provided, in no event shall the front yard setback be reduced below ten (10) feet.

31. Short-term rental, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

4. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 2, AR-6, Agricultural Residential District, Section 26-34, Permitted accessory uses, shall be amended to read as follows:

Section 26-34. - Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:

   a. Accessory structures for sale or processing of farm products raised on the premises.

   b. Accessory, open or enclosed storage of farm materials, products, or equipment.

   c. Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.

   d. Dwellings for persons permanently employed on the premises.

2. Domestic storage in main building or in accessory building.

3. Garage, private.

4. Guest houses.

5. Home occupations in a main building in accordance with the standards of section 26-279.

6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not for a business, as an accessory to a nonfarm dwelling on a lot of not less than two (2) acres.

7. Domestic employees' quarters.

8. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:

   a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;

   b. The vehicle is not used for commercial purposes; and

   c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.

9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.

10. Signs as regulated in division 7 of article 5.

11. Temporary buildings, the uses of which are incidental to construction operation during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

13. The location of office or construction trailers for a period not to exceed one (1) year.

14. Noncommercial fuel alcohol distillery.

15. Foster home.

16. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

17. Pony rings.

18. Family day homes.

19. Temporary family health care structures, as permitted in section 26-281.

20. Tier 1 battery energy storage systems.

21. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

22. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

23. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

5. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 2, AR-6, Agricultural Residential District, Section 26-36, Special exceptions, shall be amended to read as follows:

Section 26-36. Special exceptions.

The following uses may be permitted as special exceptions:

1. Archery ranges.
2. Asphalt batching plants or concrete batching plants.
3. Dog kennel, commercial.
4. Miniature golf courses or driving ranges.
5. Nonaccessory tents for special purposes.
6. Outdoor displays or promotional activities.
7. Equestrian facilities.
8. Raising for sale of birds, bees, fish, rabbits and other small animals in a Suburban Development Overlay District only.
9. Rifle or pistol ranges, trap, or skeet shooting.
10. Sawmill for cutting timber not grown on the premises.
11. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
12. Private garage for more than four (4) automobiles.
13. Cemetery for pets.
14. Convalescent homes, nursing homes, or homes for the aged.
15. Day nurseries or child or adult day care centers.
16. Frog or fish farms, in the Suburban Development Overlay District only.
17. Sale of farm products not raised on the premises. Such sale shall be permitted only in conjunction with sales pursuant to section 26-34 above and only on a lot no less than ten (10) acres in area.
18. Manufactured homes for living quarters as follows:
    a. Accessory to a farm;
    b. In cases of medical hardship, as defined in section 26-38, below.
19. Equipment storage yards accessory to a business office for construction or service contractors, operated as a home occupation, when located outside of the Suburban Development Overlay District, provided:
    a. The maximum number of employees on site shall not exceed ten (10) per establishment.

b. There shall be no more than ten (10) pieces of motor propelled equipment stored per site, related to the designated use.

c. There shall be a minimum lot size of five (5) acres, and no more than two (2) acres shall be devoted to the use permitted pursuant to this section.

d. There shall be no associated structure on site larger than five thousand (5,000) square feet in size.

e. When equipment storage is within one hundred (100) feet of a property zoned for residential use, the equipment shall be screened in accordance with the standards specified in section 26-263.

f. Applications shall be accompanied by a sketch plan prepared in accordance with the standards specified in section 26-323.

20. Home occupations in an accessory building, home craft shops, or retail sales businesses conducted as a home occupation, in accordance with the standards of section 26-279.

21. Sale of Christmas trees not raised on the premises.

22. Auction sales, on a lot no less than ten (10) acres in area, located outside of the Suburban Development Overlay District, with no more than four (4) such sales in any calendar year.

23. Open or enclosed space for the storage of one (1) commercial vehicle with greater than one-ton capacity on property located outside of the Suburban Development Overlay District and outside of an approved subdivision, subject to the following standards:

a. The tax parcel on which the vehicle is stored shall be a minimum of two (2) acres in area and shall have public road frontage;

b. If the vehicle is stored in an open space, the space shall be located at least one hundred (100) feet from any property zoned for residential use or shall be screened in accordance with the standards specified in section 26-263; and

c. A sketch plan shall be submitted for review at the time of application, in accordance with the standards specified in section 26-323.

24. Bed and breakfast, in accordance with the standards of section 26-300.

25. Fences up to seven (7) feet in height, located within the front yard on lots outside of the suburban service area.

26. Accessory family housing unit for use by a family member in accordance with the standards of section 26-280.

27. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of section 26-282 through 26-292.

28. Assisted living facilities that house nine or more persons, not including caregivers.

29. Children's residential facilities.

30. The reduction in the front yard setback for new structures or the expansion of existing structures within areas designated in the Comprehensive Plan as Rural Village, in accordance with the standards set forth in section 26-338.1; provided, in no event shall the front yard setback be reduced below ten (10) feet.

31. Accessory housing unit in accordance with the standards of section 26-280.

32. Short-term rental, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

6. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 3, RC, Rural Conservation District, Section 26-44, Permitted accessory uses, shall be amended to read as follows:

Section 26-44. – Permitted accessory uses

The following accessory uses and structure shall be permitted:

(a) Uses of residential lots:

1. Domestic storage in a main building or an accessory building.
2. Private garages.
3. Guest houses.
4. Home occupations in a main building, in accordance with the standards of section 26-279.
5. Keeping of companion animals, but only for personal enjoyment or household use, and not as a business.
6. Quarters for domestic employees.
7. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:

   a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;

   b. The vehicle is not used for commercial purposes; and

   c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.

8. Swimming pools and game courts, lighted or unlighted, for use of occupants or their guests.

9. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining lot and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.

10. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

11. Construction trailers for a period not to exceed one (1) year.

12. Foster home.

13. Family day homes.

14. Temporary family health care structures, as permitted in section 26-281.

15. Tier 1 battery energy storage systems.

16. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

17. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

18. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

(b) Uses of preservation lots:

1. When a preservation lot is improved with a residence, the accessory uses specified in section 26-44 shall be permitted. Upon a finding by the Board that the public interest will be served by the preservation of multiple structures, more than one (1) main building may be permitted on a preservation lot.

2. On parcels of ten (10) acres or more in area used for agricultural purposes: structures for sale of farm products raised on the premises; open or enclosed storage of farm materials, products or equipment; farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.

3. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same parcel and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.

4. Accessory off-street parking and loading spaces.

5. Construction trailers for a period not to exceed one (1) year from issuance of building permit for the trailer.

6. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

   a. The existing structure shall be in compliance with all currently applicable regulations.

   b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

   c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

   d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

   e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

7. Dog kennels, noncommercial, as an accessory to and located within the building envelope for a residence; provided any open pens, runs, cages or kennels or any place for keeping more than five (5) adult dogs shall be located at least two hundred (200) feet from any side or rear lot lines.

8. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

7. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 3, RC, Rural Conservation District, Section 26-46, Special exceptions, shall be amended to read as follows:

Section 26-46. Special exceptions.

The following uses may be permitted as special exceptions:

1. Accessory housing unit in accordance with the standards of section 26-280.

2. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of sections 26-282 through 26-292.

3. On preservation lots, a public or commercial stable may be allowed, provided that there shall be housed on the lot no more than one (1) horse or pony for each acre of land.

4. Short-term rentals, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

8. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, Section 26-58, Permitted accessory uses, shall be amended to read as follows:

Section 26-58. – Permitted accessory uses

1. Domestic storage in main building or in an accessory building.
2. Garage, private.
3. Home occupations in a main building, in accordance with section 26-279.
4. Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use, and not as a business.
5. Storage of recreational vehicles, utility trailers, boat trailers and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:
   a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;
   b. The vehicle is not used for commercial purposes; and
   c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.
6. Swimming pool and game courts, lighted or unlighted, and community buildings or clubhouses, for use of residents or their guests.
7. Signs as regulated in division 7 of article 5.
8. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

9. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

10. The location of office or construction trailers for a period not to exceed one (1) year.

11. Foster home.

12. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

13. Family day homes.

14. Temporary family health care structures, as permitted in section 26-281.

15. Tier 1 battery energy storage systems.

16. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

17. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

18. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

9. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, Section 26-60, Special exceptions, shall be amended to read as follows:

Section 26-60. Special exceptions.

The following uses may be permitted as special exceptions:

1. Temporary and conditional permits for a period of two (2) years or less for the following uses:
   a. Archery ranges.
   b. Nonaccessory tents for special purposes.
   c. Outdoor displays or promotional activities.
   d. Riding academies, public stables, private stables.
   e. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
2. Other special use exceptions as follows:
   a. A private garage for more than four (4) automobiles.
   b. Convalescent homes, nursing homes, or homes for the aged.
   c. Day nurseries or child or adult day care centers.
   d. Home occupations in an accessory building, except for home craft shops and retail sales businesses, in accordance with the standards of section 26-279.
   e. Agricultural and horticultural uses as follows: nurseries for growing or propagation of plants, trees, and shrubs, cultivation of field crops, and orchards.
   f. Stable, public or private, for recreational use; provided that there shall be housed on the premises no more than one (1) horse or pony for each acre of land.
   g. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of sections 26-282 through 26-292.
   h. Assisted living facilities that house nine (9) or more persons, not including caregivers.
   i. Children's residential facilities.
   j. Accessory housing unit in accordance with the standards of section 26-280.
   k. Short-term rentals, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.
3. Any structure, other than a telecommunication tower and related facilities, exceeding the maximum height limit, except those structures specified in section 26-248.

10. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 5, Site Design Regulations, Division 8, Regulations for Specific Uses shall be amended to add a new section to read as follows:

Section 26-300.1. – Short-term rentals.

The following requirements shall apply to any property used as a short-term rental:

1. Short-term rental, owner-occupied:

(a) Principal residence and ownership required. Only a dwelling that is occupied by the property owner for at least 185 days per year may be offered for short-term rental. Prior to offering any property as a short-term rental, the property owner must (1) certify, on a form provided by the Planning Director, that the property owner occupies the property for at least 185 days per year and (2) provide documentation of principal residence in the form of a driver's license, voter registration card, pay stub, IRS W-2 form, or bank statement. For purposes of this section, ownership includes, among other forms, a dwelling (1) held by a person alone or in conjunction with his spouse as tenant or tenants for life or joint lives, (2) held in a revocable inter vivos trust over which a person or a person and his spouse hold the power of revocation, or (3) held in an irrevocable trust under which a person alone or in conjunction with his spouse possesses a life estate or an estate for joint lives or enjoys a continuing right of use or support. However, ownership does not include a dwelling held under a leasehold or term of years unless the property owner has granted permission for its use as a short-term rental; provided, any individual who is a lessee or sublessee may only have one short-term rental within the County.

(b) Parking spaces. One off-street parking space must be provided for each guestroom, in addition to those parking spaces required for the principal dwelling. All guests of short-term rentals must park in a driveway or other area designed and constructed for parking.

(c) Resolution of issues and complaints. The property owner must respond to and resolve issues and complaints that arise in connection with the stay at any time. Prior to offering the property as a short-term rental, the property owner must provide, on a form provided by the Planning Director, the name and contact information of an adult who will be available at all times when the property is occupied as a short-term rental. The designated adult must respond, either in person at the property or by phone, within 60 minutes whenever necessary to resolve issues and complaints arising in connection with the short-term rental.

(d) Limit on number of occupants. The occupancy of any property during a short-term rental may not exceed a number equal to twice the number of bedrooms in the dwelling but in no case shall exceed the occupancy allowed by the septic system permit, if applicable, or ten (10) occupants total.

(e) Limitation on additional uses. No property owner may offer as a short-term rental any property that is also used for a family day home, group home, assisted living facility, massage therapy, or taxi or other carrier service. No property owner may offer, allow, or provide a short-term rental for any other commercial use not customarily incidental to a one-family dwelling, including, without limitation, commercial use for parties, banquets, weddings, receptions, meetings, filming, or advertising activities.

(f) Prohibition against renting to minors. No property owner may provide a short-term rental unless at least one of the short-term renters is 18 years of age or older.

(g) Hours of check-in and check-out. The property owner may not offer check-in or check-out services to short-term renters between the hours of 11:00 p.m. and 7:00 a.m.

(h) Provision of smoke detectors and other safety equipment. The property owner of any property offered for short-term rental must provide and maintain in good working order every smoke detector, carbon monoxide detector, fire extinguisher, and any other safety equipment required to be in the short-term rental by the Building Code or other applicable law. No property owner may obstruct any emergency egress required by law.

(i) Posting of information required. The property owner must conspicuously post the following information in any property offered for short-term rental:

(1) The property address;

(2) The name and contact information of the property owner and, if applicable, the adult designated pursuant to subsection (c) above;

(3) Detailed instructions for emergency shut-off of gas, electricity, and water, including the locations of gas and water valves and circuit breakers;

(4) Recycling and trash collection schedules; and

(5) The Hanover County Noise Ordinance.

(j) Limitation on pets. At no time shall there be more pets on the property than permitted by Chapter 4 of the Hanover County Code.

(k) Record of rentals. The property owner must keep an accurate and complete record of each short-term rental for two years from the ending date of the rental and provide those records to the Planning Director for inspection upon the Director's request. The record of each rental must show, at a minimum, the beginning and ending dates of each rental and the number of persons occupying the dwelling.

(l) Limit on short term rentals. Only one short-term rental, owner-occupied, is permitted per GPIN or parcel.

(m) Prohibition against renting to undocumented immigrants. No property owner may knowingly provide a short-term rental to a foreign-born person who does not have a legal right to be in the United States or who is staying longer than their visa permits.

2. Short-term rental, non-owner-occupied:

(a) Parking spaces. One off-street parking space must be provided for each guestroom. All guests of short-term rentals must park in a driveway or other area designed and constructed for parking.

(b) Resolution of issues and complaints. The property owner must respond to and resolve issues and complaints that arise in connection with the stay at any time. Prior to offering the property as a short-term rental, the property owner must provide, on a form provided by the Planning Director, the name and contact information of an adult who will be available at all times when the property is occupied as a short-term rental. The designated adult must respond, either in person at the property or by phone, within 60 minutes whenever necessary to resolve issues and complaints arising in connection with the short-term rental.

(c) Limit on number of occupants. The occupancy of any property during a short-term rental may not exceed a number equal to twice the number of bedrooms in the dwelling, but in no case shall exceed the occupancy allowed by the septic system permit, if applicable, or ten (10) occupants total.

(d) Limitation on additional uses. No property owner may offer as a short-term rental any property that is also used for a family day home, group home, assisted living facility, massage therapy, or taxi or other carrier service. No property owner may offer, allow, or provide a short-term rental for any other commercial use not customarily incidental to a one-family dwelling.

including, without limitation, commercial use for parties, banquets, weddings, receptions, meetings, filming, or advertising activities.

(e) Prohibition against renting to minors. No property owner may provide a short-term rental unless at least one of the short-term renters is 18 years of age or older.

(f) Hours of check-in and check-out. The property owner may not offer check-in or check-out services to short-term renters between the hours of 11:00 p.m. and 7:00 a.m.

(g) Provision of smoke detectors and other safety equipment. The property owner of any property offered for short-term rental must provide and maintain in good working order every smoke detector, carbon monoxide detector, fire extinguisher, and other safety equipment required to be in the short-term rental by the Building Code or other applicable law. No property owner may obstruct any emergency egress required by law.

(h) Posting of information required. The property owner must conspicuously post the following information in any property offered for short-term rental:

(1) The property address;

(2) The name and contact information of the property owner and, if applicable, the adult designated pursuant to subsection (b) above;

(3) Detailed instructions for emergency shut-off of gas, electricity, and water, including the locations of gas and water valves and circuit breakers;

(4) Recycling and trash collection schedules; and

(5) The Hanover County noise ordinance.

(i) Limitation on pets. At no time shall there be more pets on the property than permitted by Chapter 4 of the Hanover County Code.

(j) Record of rentals. The property owner must keep an accurate and complete record of each short-term rental for two years from the ending date of the rental and provide those records to the Planning Director for inspection upon the Director's request. The record of each rental must show, at a minimum, the beginning and ending dates of each rental and the number of persons occupying the dwelling.

(k) Registry.

(1) As used in this section, "Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

(2) All operators must register annually with the Planning Department by paying the registration fee established by the Board and completing a registration form providing the following information:

(i) the complete name of the operator,

(ii) the address of each property in the locality offered for short-term rental by the operator, and

(iii) an attestation that the property owner has granted permission for use of such property as a short-term rental if the operator is a lessee or sublessee.

(3) No person is required to register pursuant to this subsection if such person is

(i) licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee;

(ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ 55.1-2200 et seq.);

(iii) licensed or registered with the Department of Health, related to the provision of room or space for lodging; or

(iv) licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.

(4) Any operator who fails to register as required by this subsection is subject to a civil penalty not to exceed $500 per violation. Unless and until such operator pays the penalty and registers such property, the operator may not continue to offer such property for short-term rental. Upon repeated violations of this subsection as it relates to a specific property, an operator may be prohibited from registering and offering that property for short-term rental. Violations for failure to register as provided for in this section shall be in lieu of any violations provided for elsewhere in the Zoning Ordinance.

(5) An operator may be prohibited from offering a specific property for short-term rental in the locality upon multiple violations on more than three occasions of applicable state and local laws, ordinances, and regulations, as they relate to the short-term rental.

(l) Limit on short term rentals. Only one short-term rental, non-owner-occupied, is permitted per GPIN or parcel.

(m) Prohibition against renting to undocumented immigrants. No property owner may knowingly provide a short-term rental to a foreign-born person who does not have a legal right to be in the United States or who is staying longer than their visa permits.

11. That a short-term rental, owner-occupied and a short-term rental, non-owner-occupied shall be permitted in the R-1, R-2, R-3, R-4, AR-1 and AR-2 Districts in the same manner as permitted in the RS Single-Family Residential District.

12. That this ordinance shall be effective upon the date of adoption.

CLEAN

DATE: 1/22/2025

ORDINANCE 24-09

AN ORDINANCE TO AMEND THE HANOVER COUNTY CODE, CHAPTER 26, ZONING ORDINANCE, TO MAKE THE FOLLOWING CHANGES:

1. AMEND SECTION 26-6, DEFINITIONS, TO ADD DEFINITIONS OF "SHORT-TERM RENTAL," "SHORT-TERM RENTAL, OWNER-OCCUPIED," AND "SHORT-TERM RENTAL, NON-OWNER-OCCUPIED";
2. AMEND SECTIONS 26-19, 26-21, 26-34, 26-36, 26-44, 26-46, 26-58, AND 26-60 TO ALLOW SHORT-TERM RENTAL, OWNER-OCCUPIED, AS A PERMITTED ACCESSORY USE AND TO ALLOW SHORT-TERM RENTAL, NON-OWNER-OCCUPIED, AS A SPECIAL EXCEPTION IN THE A-1 AGRICULTURAL DISTRICT, THE AR-6 AGRICULTURAL RESIDENTIAL DISTRICT, THE RC RURAL CONSERVATION DISTRICT, THE RS SINGLE-FAMILY RESIDENTIAL DISTRICT, AND BY REFERENCE, IN THE R-1, R-2, R-3, R-4, AR-1 AND AR-2 ZONING DISTRICTS; AND
3. AMEND ARTICLE 5, SITE DESIGN REGULATIONS, DIVISION 8, REGULATIONS FOR SPECIFIC USES, BY ADDING A NEW SECTION, SECTION 26-300.1, TO ESTABLISH STANDARDS FOR BOTH SHORT-TERM RENTALS, OWNER-OCCUPIED, AND SHORT-TERM RENTALS, NON-OWNER-OCCUPIED.

WHEREAS short-term rentals are becoming increasingly popular but have the potential to impact the community and especially those living on neighboring properties; and

WHEREAS some County residents wish to use their property for short-term rentals; and

WHEREAS the Zoning Ordinance currently does not address short-term rentals within Hanover County; and

WHEREAS the Board of Supervisors has determined that short-term rentals can provide benefits to the County, and that amendments to the Zoning Ordinance allowing short-term rentals in the County's residential zoning districts are in the public interest; and

WHEREAS the Board of Supervisors finds that the public necessity, convenience, general welfare and good zoning practice require that the Zoning Ordinance be amended in accordance with these findings;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County:

1. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 1, General Provisions, Division 2, Definitions, Section 26-6, Definitions, shall be amended to add the following definitions to the list of definitions:

Section 26-6. - Definitions.

For the purpose of this Ordinance, certain terms and words are hereby defined:

* * *

Short-term rental: the provision of a room or residence that is intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Short-term rental, owner-occupied: a short-term rental on a property that is the owner's primary residence (the home where the person lives for at least 185 days per year and considers their permanent address). The short-term rental may be in the house occupied by the owner or in an accessory structure such as a garage, guest house, or other out-building, but must be on the same property as the house occupied by the owner as their primary residence. For the purposes of this definition: (1) the short-term rental may only occur on the same GPIN as the owner's primary residence, and (2) a property may only be considered to be the owner's primary residence if the owner occupies the main residential structure and not any accessory residential structures that may be on the property.

Short-term rental, non-owner-occupied: a short-term rental on a property that is not the owner's primary residence, including situations where the owner lives off-site or the property is not used as a permanent residence.

2. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 1, A-1, Agricultural District, Section 26-19, Permitted accessory uses, shall be amended to read as follows:

Section 26-19. - Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:
   a. Accessory structures for sale or processing of farm products raised on the premises.
   b. Accessory, open or enclosed storage of farm materials, products, or equipment.
   c. Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.
   d. Dwellings for persons permanently employed on the premises.
2. Domestic storage in main building or in accessory building.

3. Garage, private. On properties located within the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan, a private garage may house no more than four (4) vehicles.

4. Guest houses.

5. Home occupations in a main building, in accordance with the standards of section 26-279.

6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not for a business, as an accessory to a nonfarm dwelling on a lot of not less than two (2) acres.

7. Domestic employees' quarters.

8. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:

   a. On all properties:

      i. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;

      ii. The vehicle is not used for commercial purposes; and

      iii. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area; and

   b. On properties containing twenty (20) or more acres, the vehicle may also be stored in the front yard so long as the vehicle is not stored within the required front yard.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.

9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.

10. Signs as regulated in division 7 of article 5.

11. Temporary buildings, the uses of which are incidental to construction operation during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than two-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

13. The location of office or construction trailers for a period not to exceed one (1) year.

14. Noncommercial fuel alcohol distillery.

15. Foster home.

16. Vending machines, when used in conjunction with a permitted commercial use. All machines shall be contained within a building or other enclosure and shall not be accessible to the public outside of normal business hours.

17. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

18. Pony rings.

19. Family day homes.

20. Temporary family health care structures, as permitted in section 26-281.

21. Tier 1 battery energy storage systems.

22. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

23. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

24. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

3. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 1, A-1, Agricultural District, Section 26-21, Special Exceptions, shall be amended to read as follows:

Section 26-21. Special exceptions.

The following uses may be permitted as special exceptions:

1. Archery ranges.
2. Asphalt batching plants or concrete batching plants.
3. Dog kennels, commercial.
4. Nonaccessory tents for special purposes.
5. Outdoor displays or promotional activities (other than "promotional events").
6. Equestrian facilities.
7. Raising for sale of birds, bees, fish, rabbits and other small animals in a Suburban Development Overlay district only.
8. Rifle or pistol ranges, trap, or skeet shooting.
9. Sawmill for cutting timber not grown on the premises.
10. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
11. Private garage for more than four (4) vehicles, on properties located within the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan.
12. Cemetery for pets.
13. Convalescent homes, nursing homes, or homes for the aged.
14. Day nurseries or child or adult day care centers.
15. Frog or fish farms in the Suburban Development Overlay district only.
16. Sale of farm products not raised on the premises. Such sale shall be permitted only in conjunction with sales pursuant to section 26-19 above and only on a lot no less than ten (10) acres in area.
17. Manufactured homes for living quarters as follows:
    a. Accessory to a farm;
    b. In cases of medical hardship, as provided in section 26-23.
18. Contractor's equipment storage yards.
19. Home occupations in an accessory building, home craft shops, or retail sales businesses conducted as a home occupation in accordance with the standards of section 26-279.
20. Sale of Christmas trees not raised on the premises.

21. Auction sales, on a lot no less than ten (10) acres in area, located outside of the Suburban Development Overlay district, with no more than four (4) such sales in any calendar year.

22. Open or enclosed space for the storage of one commercial motor vehicle with greater than two (2) ton capacity on property that is located outside of the suburban service area as depicted on the phased suburban development plan in the county comprehensive plan, subject to the following standards:

    a. The tax parcel on which the vehicle is stored shall be a minimum of two (2) acres in area and shall have public road frontage; and

    b. A sketch plan shall be submitted for review at the time of application, in accordance with the standards specified in section 26-323.

23. Bed and breakfast, in accordance with the standards of section 26-300.

24. Fences up to seven (7) feet in height, located within the front yard on lots outside of the suburban service area.

25. Accessory housing unit in accordance with the standards of section 26-280.

26. Outdoor musical or entertainment festivals.

27. Telecommunications towers and related facilities that:

    a. Exceed one hundred (100) feet in height but do not exceed one hundred forty (140) feet in height; or

    b. Exceed fifty (50) feet but do not exceed one hundred forty (140) feet and are located along designated scenic roads or waterways or within the "FAA Part 77 Area" as depicted on the public works facilities plan in the county comprehensive plan, in accordance with the standards set forth in section 26-282 through 26-292.

28. Assisted living facilities that house nine (9) or more persons, not including caregivers

29. Children's residential facilities.

30. The reduction in the front yard setback for new structures or the expansion of existing structures within areas designated in the comprehensive plan as Rural Village, in accordance with the standards set forth in section 26-338.1; provided, in no event shall the front yard setback be reduced below ten (10) feet.

31. Short-term rental, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

4. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 2, AR-6, Agricultural Residential District, Section 26-34, Permitted accessory uses, shall be amended to read as follows:

Section 26-34. - Permitted accessory uses.

1. Accessory uses as follows on a farm of ten (10) acres or more:
   a. Accessory structures for sale or processing of farm products raised on the premises.
   b. Accessory, open or enclosed storage of farm materials, products, or equipment.
   c. Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.
   d. Dwellings for persons permanently employed on the premises.
2. Domestic storage in main building or in accessory building.
3. Garage, private.
4. Guest houses.
5. Home occupations in a main building in accordance with the standards of section 26-279.
6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not for a business, as an accessory to a nonfarm dwelling on a lot of not less than two (2) acres.
7. Domestic employees' quarters.
8. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:
   a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;
   b. The vehicle is not used for commercial purposes; and
   c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.
9. Swimming pool and game courts, lighted or unlighted, for use of occupants or their guests.
10. Signs as regulated in division 7 of article 5.
11. Temporary buildings, the uses of which are incidental to construction operation during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such

construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

13. The location of office or construction trailers for a period not to exceed one (1) year.

14. Noncommercial fuel alcohol distillery.

15. Foster home.

16. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

17. Pony rings.

18. Family day homes.

19. Temporary family health care structures, as permitted in section 26-281.

20. Tier 1 battery energy storage systems.

21. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

22. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

23. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

5. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 2, AR-6, Agricultural Residential District, Section 26-36, Special exceptions, shall be amended to read as follows:

Section 26-36. Special exceptions.

The following uses may be permitted as special exceptions:

1. Archery ranges.
2. Asphalt batching plants or concrete batching plants.
3. Dog kennel, commercial.
4. Miniature golf courses or driving ranges.
5. Nonaccessory tents for special purposes.
6. Outdoor displays or promotional activities.
7. Equestrian facilities.
8. Raising for sale of birds, bees, fish, rabbits and other small animals in a Suburban Development Overlay District only.
9. Rifle or pistol ranges, trap, or skeet shooting.
10. Sawmill for cutting timber not grown on the premises.
11. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
12. Private garage for more than four (4) automobiles.
13. Cemetery for pets.
14. Convalescent homes, nursing homes, or homes for the aged.
15. Day nurseries or child or adult day care centers.
16. Frog or fish farms, in the Suburban Development Overlay District only.
17. Sale of farm products not raised on the premises. Such sale shall be permitted only in conjunction with sales pursuant to section 26-34 above and only on a lot no less than ten (10) acres in area.
18. Manufactured homes for living quarters as follows:
    a. Accessory to a farm;
    b. In cases of medical hardship, as defined in section 26-38, below.
19. Equipment storage yards accessory to a business office for construction or service contractors, operated as a home occupation, when located outside of the Suburban Development Overlay District, provided:
    a. The maximum number of employees on site shall not exceed ten (10) per establishment.

b. There shall be no more than ten (10) pieces of motor propelled equipment stored per site, related to the designated use.

c. There shall be a minimum lot size of five (5) acres, and no more than two (2) acres shall be devoted to the use permitted pursuant to this section.

d. There shall be no associated structure on site larger than five thousand (5,000) square feet in size.

e. When equipment storage is within one hundred (100) feet of a property zoned for residential use, the equipment shall be screened in accordance with the standards specified in section 26-263.

f. Applications shall be accompanied by a sketch plan prepared in accordance with the standards specified in section 26-323.

20. Home occupations in an accessory building, home craft shops, or retail sales businesses conducted as a home occupation, in accordance with the standards of section 26-279.

21. Sale of Christmas trees not raised on the premises.

22. Auction sales, on a lot no less than ten (10) acres in area, located outside of the Suburban Development Overlay District, with no more than four (4) such sales in any calendar year.

23. Open or enclosed space for the storage of one (1) commercial vehicle with greater than one-ton capacity on property located outside of the Suburban Development Overlay District and outside of an approved subdivision, subject to the following standards:

a. The tax parcel on which the vehicle is stored shall be a minimum of two (2) acres in area and shall have public road frontage;

b. If the vehicle is stored in an open space, the space shall be located at least one hundred (100) feet from any property zoned for residential use or shall be screened in accordance with the standards specified in section 26-263; and

c. A sketch plan shall be submitted for review at the time of application, in accordance with the standards specified in section 26-323.

24. Bed and breakfast, in accordance with the standards of section 26-300.

25. Fences up to seven (7) feet in height, located within the front yard on lots outside of the suburban service area.

26. Accessory family housing unit for use by a family member in accordance with the standards of section 26-280.

27. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of section 26-282 through 26-292.

28. Assisted living facilities that house nine or more persons, not including caregivers.

29. Children's residential facilities.

30. The reduction in the front yard setback for new structures or the expansion of existing structures within areas designated in the Comprehensive Plan as Rural Village, in accordance with the standards set forth in section 26-338.1; provided, in no event shall the front yard setback be reduced below ten (10) feet.

31. Accessory housing unit in accordance with the standards of section 26-280.

32. Short-term rental, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

6. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 3, RC, Rural Conservation District, Section 26-44, Permitted accessory uses, shall be amended to read as follows:

Section 26-44. – Permitted accessory uses

The following accessory uses and structure shall be permitted:

(a) Uses of residential lots:

1. Domestic storage in a main building or an accessory building.

2. Private garages.

3. Guest houses.

4. Home occupations in a main building, in accordance with the standards of section 26-279.

5. Keeping of companion animals, but only for personal enjoyment or household use, and not as a business.

6. Quarters for domestic employees.

7. Storage of recreational vehicles, utility trailers, boat trailers, and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:

a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;

b. The vehicle is not used for commercial purposes; and

c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.

8. Swimming pools and game courts, lighted or unlighted, for use of occupants or their guests.

9. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining lot and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.

10. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

11. Construction trailers for a period not to exceed one (1) year.

12. Foster home.

13. Family day homes.

14. Temporary family health care structures, as permitted in section 26-281.

15. Tier 1 battery energy storage systems.

16. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

17. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

18. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

(b) Uses of preservation lots:

1. When a preservation lot is improved with a residence, the accessory uses specified in section 26-44 shall be permitted. Upon a finding by the Board that the public interest will be served by the preservation of multiple structures, more than one (1) main building may be permitted on a preservation lot.

2. On parcels of ten (10) acres or more in area used for agricultural purposes: structures for sale of farm products raised on the premises; open or enclosed storage of farm materials, products or equipment; farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.

3. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same parcel and which shall be removed upon completion or abandonment of such construction, or the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.

4. Accessory off-street parking and loading spaces.

5. Construction trailers for a period not to exceed one (1) year from issuance of building permit for the trailer.

6. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

   a. The existing structure shall be in compliance with all currently applicable regulations.

   b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

   c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

   d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

   e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

7. Dog kennels, noncommercial, as an accessory to and located within the building envelope for a residence; provided any open pens, runs, cages or kennels or any place for keeping more than five (5) adult dogs shall be located at least two hundred (200) feet from any side or rear lot lines.

8. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

7. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 3, RC, Rural Conservation District, Section 26-46, Special exceptions, shall be amended to read as follows:

Section 26-46. Special exceptions.

The following uses may be permitted as special exceptions:

1. Accessory housing unit in accordance with the standards of section 26-280.

2. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of sections 26-282 through 26-292.

3. On preservation lots, a public or commercial stable may be allowed, provided that there shall be housed on the lot no more than one (1) horse or pony for each acre of land.

4. Short-term rentals, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.

8. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, Section 26-58, Permitted accessory uses, shall be amended to read as follows:

Section 26-58. – Permitted accessory uses

1. Domestic storage in main building or in an accessory building.
2. Garage, private.
3. Home occupations in a main building, in accordance with section 26-279.
4. Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use, and not as a business.
5. Storage of recreational vehicles, utility trailers, boat trailers and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:
   a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;
   b. The vehicle is not used for commercial purposes; and
   c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.

   For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.
6. Swimming pool and game courts, lighted or unlighted, and community buildings or clubhouses, for use of residents or their guests.
7. Signs as regulated in division 7 of article 5.
8. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.

9. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

10. The location of office or construction trailers for a period not to exceed one (1) year.

11. Foster home.

12. Telecommunications arrays, located on an existing structure, provided the following requirements are met:

    a. The existing structure shall be in compliance with all currently applicable regulations.

    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less; provided, for properties located within the Hanover County Airspace Map area, no such increase may be permitted if the increase in height creates a hazard for the Hanover County Airport for existing, future or planned airspaces. In determining whether a proposed structure or addition to an existing structure creates such a hazard, the director may consult with the Federal Aviation Administration and the Virginia Department of Aviation.

    c. The arrays shall not cause any interference with, or adverse impact on, the county's communications system.

    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

    e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

13. Family day homes.

14. Temporary family health care structures, as permitted in section 26-281.

15. Tier 1 battery energy storage systems.

16. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

17. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

18. Short-term rental, owner-occupied, in accordance with the standards of section 26-300.1 subsection 1.

9. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, Section 26-60, Special exceptions, shall be amended to read as follows:

Section 26-60. Special exceptions.

The following uses may be permitted as special exceptions:

1. Temporary and conditional permits for a period of two (2) years or less for the following uses:
    a. Archery ranges.
    b. Nonaccessory tents for special purposes.
    c. Outdoor displays or promotional activities.
    d. Riding academies, public stables, private stables.
    e. Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.
2. Other special use exceptions as follows:
    a. A private garage for more than four (4) automobiles.
    b. Convalescent homes, nursing homes, or homes for the aged.
    c. Day nurseries or child or adult day care centers.
    d. Home occupations in an accessory building, except for home craft shops and retail sales businesses, in accordance with the standards of section 26-279.
    e. Agricultural and horticultural uses as follows: nurseries for growing or propagation of plants, trees, and shrubs, cultivation of field crops, and orchards.
    f. Stable, public or private, for recreational use; provided that there shall be housed on the premises no more than one (1) horse or pony for each acre of land.
    g. Telecommunications towers and related facilities that exceed fifty (50) feet but do not exceed one hundred (100) feet in height, in accordance with the standards of sections 26-282 through 26-292.
    h. Assisted living facilities that house nine (9) or more persons, not including caregivers.
    i. Children's residential facilities.
    j. Accessory housing unit in accordance with the standards of section 26-280.
    k. Short-term rentals, non-owner-occupied, in accordance with the standards of section 26-300.1 subsection 2.
3. Any structure, other than a telecommunication tower and related facilities, exceeding the maximum height limit, except those structures specified in section 26-248.

10. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 5, Site Design Regulations, Division 8, Regulations for Specific Uses shall be amended to add a new section to read as follows:

Section 26-300.1. – Short-term rentals.

The following requirements shall apply to any property used as a short-term rental:

1. Short-term rental, owner-occupied:

   (a) Principal residence and ownership required. Only a dwelling that is occupied by the property owner for at least 185 days per year may be offered for short-term rental. Prior to offering any property as a short-term rental, the property owner must (1) certify, on a form provided by the Planning Director, that the property owner occupies the property for at least 185 days per year and (2) provide documentation of principal residence in the form of a driver's license, voter registration card, pay stub, IRS W-2 form, or bank statement. For purposes of this section, ownership includes, among other forms, a dwelling (1) held by a person alone or in conjunction with his spouse as tenant or tenants for life or joint lives, (2) held in a revocable inter vivos trust over which a person or a person and his spouse hold the power of revocation, or (3) held in an irrevocable trust under which a person alone or in conjunction with his spouse possesses a life estate or an estate for joint lives or enjoys a continuing right of use or support. However, ownership does not include a dwelling held under a leasehold or term of years unless the property owner has granted permission for its use as a short-term rental; provided, any individual who is a lessee or sublessee may only have one short-term rental within the County.

   (b) Parking spaces. One off-street parking space must be provided for each guestroom, in addition to those parking spaces required for the principal dwelling. All guests of short-term rentals must park in a driveway or other area designed and constructed for parking.

   (c) Resolution of issues and complaints. The property owner must respond to and resolve issues and complaints that arise in connection with the stay at any time. Prior to offering the property as a short-term rental, the property owner must provide, on a form provided by the Planning Director, the name and contact information of an adult who will be available at all times when the property is occupied as a short-term rental. The designated adult must respond, either in person at the property or by phone, within 60 minutes whenever necessary to resolve issues and complaints arising in connection with the short-term rental.

(d) Limit on number of occupants. The occupancy of any property during a short-term rental may not exceed a number equal to twice the number of bedrooms in the dwelling but in no case shall exceed the occupancy allowed by the septic system permit, if applicable, or ten (10) occupants total.

(e) Limitation on additional uses. No property owner may offer as a short-term rental any property that is also used for a family day home, group home, assisted living facility, massage therapy, or taxi or other carrier service. No property owner may offer, allow, or provide a short-term rental for any other commercial use not customarily incidental to a one-family dwelling, including, without limitation, commercial use for parties, banquets, weddings, receptions, meetings, filming, or advertising activities.

(f) Prohibition against renting to minors. No property owner may provide a short-term rental unless at least one of the short-term renters is 18 years of age or older.

(g) Hours of check-in and check-out. The property owner may not offer check-in or check-out services to short-term renters between the hours of 11:00 p.m. and 7:00 a.m.

(h) Provision of smoke detectors and other safety equipment. The property owner of any property offered for short-term rental must provide and maintain in good working order every smoke detector, carbon monoxide detector, fire extinguisher, and any other safety equipment required to be in the short-term rental by the Building Code or other applicable law. No property owner may obstruct any emergency egress required by law.

(i) Posting of information required. The property owner must conspicuously post the following information in any property offered for short-term rental:

(1) The property address;

(2) The name and contact information of the property owner and, if applicable, the adult designated pursuant to subsection (c) above;

(3) Detailed instructions for emergency shut-off of gas, electricity, and water, including the locations of gas and water valves and circuit breakers;

(4) Recycling and trash collection schedules; and

(5) The Hanover County Noise Ordinance.

(j) Limitation on pets. At no time shall there be more pets on the property than permitted by Chapter 4 of the Hanover County Code.

(k) Record of rentals. The property owner must keep an accurate and complete record of each short-term rental for two years from the ending date of the rental and provide those records to the Planning Director for inspection upon the Director's request. The record of each rental must show, at a minimum, the beginning and ending dates of each rental and the number of persons occupying the dwelling.

(l) Limit on short term rentals. Only one short-term rental, owner-occupied, is permitted per GPIN or parcel.

(m) Prohibition against renting to undocumented immigrants. No property owner may knowingly provide a short-term rental to a foreign-born person who does not have a legal right to be in the United States or who is staying longer than their visa permits.

2. Short-term rental, non-owner-occupied:

(a) Parking spaces. One off-street parking space must be provided for each guestroom. All guests of short-term rentals must park in a driveway or other area designed and constructed for parking.

(b) Resolution of issues and complaints. The property owner must respond to and resolve issues and complaints that arise in connection with the stay at any time. Prior to offering the property as a short-term rental, the property owner must provide, on a form provided by the Planning Director, the name and contact information of an adult who will be available at all times when the property is occupied as a short-term rental. The designated adult must respond, either in person at the property or by phone, within 60 minutes whenever necessary to resolve issues and complaints arising in connection with the short-term rental.

(c) Limit on number of occupants. The occupancy of any property during a short-term rental may not exceed a number equal to twice the number of bedrooms in the dwelling, but in no case shall exceed the occupancy allowed by the septic system permit, if applicable, or ten (10) occupants total.

(d) Limitation on additional uses. No property owner may offer as a short-term rental any property that is also used for a family day home, group home, assisted living facility, massage therapy, or taxi or other carrier service. No property owner may offer, allow, or provide a short-term rental for any other commercial use not customarily incidental to a one-family dwelling,

including, without limitation, commercial use for parties, banquets, weddings, receptions, meetings, filming, or advertising activities.

(e) Prohibition against renting to minors. No property owner may provide a short-term rental unless at least one of the short-term renters is 18 years of age or older.

(f) Hours of check-in and check-out. The property owner may not offer check-in or check-out services to short-term renters between the hours of 11:00 p.m. and 7:00 a.m.

(g) Provision of smoke detectors and other safety equipment. The property owner of any property offered for short-term rental must provide and maintain in good working order every smoke detector, carbon monoxide detector, fire extinguisher, and other safety equipment required to be in the short-term rental by the Building Code or other applicable law. No property owner may obstruct any emergency egress required by law.

(h) Posting of information required. The property owner must conspicuously post the following information in any property offered for short-term rental:

(1) The property address;

(2) The name and contact information of the property owner and, if applicable, the adult designated pursuant to subsection (b) above;

(3) Detailed instructions for emergency shut-off of gas, electricity, and water, including the locations of gas and water valves and circuit breakers;

(4) Recycling and trash collection schedules; and

(5) The Hanover County noise ordinance.

(i) Limitation on pets. At no time shall there be more pets on the property than permitted by Chapter 4 of the Hanover County Code.

(j) Record of rentals. The property owner must keep an accurate and complete record of each short-term rental for two years from the ending date of the rental and provide those records to the Planning Director for inspection upon the Director's request. The record of each rental must show, at a minimum, the beginning and ending dates of each rental and the number of persons occupying the dwelling.

(k) Registry.

(1) As used in this section, "Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

(2) All operators must register annually with the Planning Department by paying the registration fee established by the Board and completing a registration form providing the following information:

(i) the complete name of the operator,

(ii) the address of each property in the locality offered for short-term rental by the operator, and

(iii) an attestation that the property owner has granted permission for use of such property as a short-term rental if the operator is a lessee or sublessee.

(3) No person is required to register pursuant to this subsection if such person is

(i) licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee;

(ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ 55.1-2200 et seq.);

(iii) licensed or registered with the Department of Health, related to the provision of room or space for lodging; or

(iv) licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.

(4) Any operator who fails to register as required by this subsection is subject to a civil penalty not to exceed $500 per violation. Unless and until such operator pays the penalty and registers such property, the operator may not continue to offer such property for short-term rental. Upon repeated violations of this subsection as it relates to a specific property, an operator may be prohibited from registering and offering that property for short-term rental. Violations for failure to register as provided for in this section shall be in lieu of any violations provided for elsewhere in the Zoning Ordinance.

(5) An operator may be prohibited from offering a specific property for short-term rental in the locality upon multiple violations on more than three occasions of applicable state and local laws, ordinances, and regulations, as they relate to the short-term rental.

(l) Limit on short term rentals. Only one short-term rental, non-owner-occupied, is permitted per GPIN or parcel.

(m) Prohibition against renting to undocumented immigrants. No property owner may knowingly provide a short-term rental to a foreign-born person who does not have a legal right to be in the United States or who is staying longer than their visa permits.

11. That a short-term rental, owner-occupied and a short-term rental, non-owner-occupied shall be permitted in the R-1, R-2, R-3, R-4, AR-1 and AR-2 Districts in the same manner as permitted in the RS Single-Family Residential District.

12. That this ordinance shall be effective upon the date of adoption.

VI. A. 1.

Agenda Item

County of Hanover

Board Meeting: January 22, 2025

Subject: **Request for Administrative Approval: Authorization to Advertise Public Hearings on an Ordinance Amendment (Ordinance 24-13): Creation of Historic Village (HV) Zoning District**

Summary of Agenda Item:

There are three areas designated *Rural Village* in the Comprehensive Plan:

- Beaverdam
- Hanover Courthouse
- Montpelier

There is not a specific zoning district that accommodates existing or recommended development within these areas.

Staff have collaborated with the Community Development Committee (CDC) to draft a new zoning district (HV, Historic Village) that could be applied to the villages of Beaverdam, Hanover Courthouse, and Montpelier. The proposed zoning district would accommodate small-scale commercial and residential development, with specific design standards helping ensure new development blends with the character of the surrounding area.

The CDC discussed the ordinance amendment at its meetings in August, October, and November. On November 19, 2024, the CDC recommended authorization for public hearings, with one revision to the draft ordinance (Vote: 3 – 0).

County Administrator's Recommended Board Motion:

Motion to authorize the advertisement of Ordinance 24-13 for public hearings.

ORDINANCE 24-13

AN ORDINANCE TO AMEND THE HANOVER COUNTY CODE, CHAPTER 26, ZONING ORDINANCE, BY ADDING DIVISION 3A TO ARTICLE 3, DISTRICT REGULATIONS, TO ESTABLISH A NEW ZONING DISTRICT, THE HV, HISTORIC VILLAGE DISTRICT, APPLICABLE TO THREE HISTORIC VILLAGES THAT SERVE THE SURROUNDING RURAL COMMUNITIES, THE VILLAGES OF BEAVERDAM, HANOVER COURTHOUSE, AND MONTPELIER

WHEREAS Hanover County has three historic villages that serve the surrounding rural communities and that have been designated "Rural Village" in the 2023 Comprehensive Plan, the villages of Beaverdam, Hanover Courthouse, and Montpelier; and

WHEREAS these villages have unique development patterns and a mix of uses and buildings located close together and close to the road; and

WHEREAS there is no specific zoning district that accommodates existing or recommended development in these areas; and

WHEREAS many of the structures in these areas are nonconforming, making it difficult for owners to expand or rezone their properties; and

WHEREAS County residents have expressed interest in increased flexibility in these areas to accommodate small-scale commercial uses and additional housing options; and

WHEREAS the Community Development Committee has considered this issue and has recommended amendments to the Zoning Ordinance to establish a new zoning district, the HV, Historic Village District, applicable to these areas; and

WHEREAS the Board of Supervisors finds that the public necessity, convenience, general welfare and good zoning practice require that the Zoning Ordinance be amended in accordance with these findings;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County:

DRAFT

1. That the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, shall be amended to create a new zoning district by adding Division 3A, HV, Historic Village District, which shall read in its entirety as follows:

DIVISION 3A. – HV, HISTORIC VILLAGE DISTRICT.

Section 26-54.1. Purpose of the district.

The purpose of this district is to preserve and enhance historic villages that serve surrounding rural communities and help define the character of the County's rural areas. This district is intended to accommodate a mix of small-scale institutional, commercial, and single-family residential uses, either within historic structures or within new development that complements the scale, architecture, and materials of existing development. This district is applied to three areas designated "Rural Village" in the Comprehensive Plan, the villages of Beaverdam, Hanover Courthouse, and Montpelier.

Section 26-54.2. Permitted uses

(a) Residential Uses

1. Single-family dwellings, detached.

(b) Commercial Uses. The following commercial uses are permitted, provided that the use occupies no more than 4,000 square feet:

1. Animal hospital or clinic for small animals conducted entirely in a soundproof building.
2. Antiques stores.
3. Arts and craft stores.
4. Automobile parts and accessories sales (no repairs).
5. Bakery, retail.
6. Banks and other financial institutions (without drive-through window).
7. Bicycle sales and repair shops.
8. Catering or delicatessen business.
9. Clinics.
10. Clothing stores.
11. Consignment stores (including those with online sales but not including furniture or appliances).
12. Convenience store without fuel sales or drive-through window food sales.
13. Copy and print store.
14. Dry cleaners.
15. Electronics and Appliance Sales or repair.
16. Exam Preparation and Tutoring.
17. Fabric stores.

18. Farmers market.
19. Fitness center (indoor only).
20. Flower shops and greenhouses incidental thereto.
21. Food and beverage stores.
22. Furniture stores.
23. Gift and novelty stores.
24. Hardware stores.
25. Health equipment rental.
26. Health supplement stores.
27. Hobby, toy and game stores.
28. Home furnishing stores.
29. Home hardware rental (small).
30. Laundromats.
31. Lawn and garden equipment and supply stores.
32. Musical instrument and supplies stores.
33. Office supplies and stationery stores.
34. Offices, business, governmental, medical or professional.
35. Packaging and mailing services.
36. Paint and wallpaper stores.
37. Party equipment rental.
38. Personal service establishment.
39. Pet shop or animal grooming establishment.
40. Pharmacies and drug stores.
41. Restaurants.
42. Restaurants, carry-out.
43. Restaurants, fast food, but not drive-through.
44. Restaurants with craft brewery.
45. Shoe repair shops.
46. Souvenir stores.
47. Sporting goods stores.
48. Studios for artists, photographers, sculptors, or musicians, to include instruction.
49. Tailors.

Section 26-54.3. Permitted accessory uses.

1. Domestic storage in main building or in an accessory building.
2. Garage, private.

3. Home occupations in a main building, in accordance with section 26-279.
4. Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use, and not as a business.
5. Storage of recreational vehicles, utility trailers, boat trailers and similar vehicles, in the driveway for the residence or in the rear yard, in accordance with the following:
    a. The vehicle has displayed thereon valid license plates and a valid inspection decal as required by state law for operation on public highways;
    b. The vehicle is not used for commercial purposes; and
    c. In situations where the vehicle is parked in the driveway, the vehicle is located entirely within the improved area.
    d. For the purposes of this section, the term "driveway" shall mean a single improved roadway (1) which provides access for vehicles from a public or private road to a parking space, garage, or dwelling or which is directly connected to the improved area, and (2) which has received all required approvals from the state department of transportation.
6. Swimming pool and game courts, lighted or unlighted, and community buildings or clubhouses, for use of residents or their guests.
7. Signs as permitted within this district.
8. Temporary buildings, the uses of which are incidental to construction operations during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years of the time of erection of such temporary buildings, whichever is sooner.
9. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one-ton capacity and used by the occupant of a dwelling shall be permitted as accessory.
10. The location of office or construction trailers for a period not to exceed one (1) year.
11. Foster home.
12. Telecommunications arrays, located on an existing structure, provided the following requirements are met:
    a. The existing structure shall be in compliance with all currently applicable regulations.
    b. The height of the existing structure shall not be increased by more than ten (10) percent or ten (10) feet, whichever is less.
    c. The arrays shall not cause any interference with, or adverse impact on, the county’s communications system.
    d. Any equipment cabinets or structures placed on the ground to serve the array(s) shall be screened in accordance with section 26-263, unless visually obstructed by existing vegetation or other structures on site.

e. The arrays shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

13. Family day homes.

14. Temporary family health care structures, as permitted in section 26-281.

15. Tier 1 battery energy storage systems.

16. Solar energy facility, accessory, ground-mounted, in accordance with the standards of section 26-292.6.

17. Solar energy facility, accessory, roof-mounted, in accordance with the standards of section 26-292.6.

Section 26-54.4. Conditional uses.

(a) Residential Uses.

1. Multiple-use structure, with no more than three (3) residential units, provided no more than fifty percent of the floor area within such structure may be used for residential purposes. With approval of a conditional use permit, density may be increased to up to three units per acre for this use.

(b) Commercial Uses.

1. Any of the commercial uses listed in section 26-54.2(b) that exceed 4,000 square feet in area.

2. Hotel or motel with no more than 20 rooms, including one (1) dwelling for those employed on the premises.

3. Nursery for growing or propagation of plants, trees, and shrubs.

4. Greenhouses, commercial, wholesale or retail.

5. Wineries (not including vineyards).

6. Craft brewery.

7. Reupholstery and furniture, repair and maintenance, provided that no outside storage of material is permitted.

8. Personal and household goods, repair and maintenance, provided that no outside storage of material is permitted.

9. Sound recording industries.

10. Statuary goods stores, including the sale of headstones.

(c) Institutional, Governmental, and Recreation Uses.

1. Camps, day or boarding, private or commercial.

2. Institutions, educational or philanthropic, including museums, art galleries and libraries.
3. Private clubs.
4. Meeting hall.
5. Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds.
6. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations, and transmission lines not otherwise allowed as a permitted use.
7. Swimming or tennis club or other recreational facility, private, nonprofit, or commercially operated in accordance with the standards of section 26-299.
8. Churches, rectories, parish houses, convents and monasteries, temples, and synagogues, or the expansion of any existing church, temple, or synagogue by more than fifty (50) percent of its floor area.
9. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.
10. Taxidermy shop.

Section 26-54.5. Special exceptions.

(a) Residential Uses

1. Duplex. With approval of a special exception, density may be increased to up to two units per acre for this use.
2. A private garage for more than four (4) automobiles.
3. Home occupations in an accessory building, except for home craft shops and retail sales businesses, in accordance with section 26-279.
4. Children's residential facilities.
5. Assisted living facilities that house nine (9) or more persons, not including caregivers.
6. Convalescent homes, nursing homes, or homes for the aged.
7. Accessory housing unit in accordance with standards of section 26-280.

(b) Agricultural Uses

1. Riding academies, public stables, private stables.
2. Agricultural and horticultural uses as follows: nurseries for growing or propagation of plants, trees, and shrubs, cultivation of field crops, and orchards.

(c) Commercial Uses

1. Adult day care centers
2. Archery ranges (indoor only).
3. Commercial dog kennels.
4. Day nurseries or child day care centers.
5. Nonaccessory tents for special purposes.
6. Outdoor displays or promotional activities (other than "promotional events").
7. Outdoor musical or entertainment festivals.
8. Telecommunications towers and related facilities that:

   Exceed one hundred (100) feet in height but do not exceed one hundred forty (140) feet in height; or

   Exceed fifty (50) feet but do not exceed one hundred forty (140) feet and are located along designated scenic roads or waterways, in accordance with the standards set forth in sections 26-282 through 26-292.
9. Bed and breakfasts.

Section 26-54.6. Density and lot, setback, and building size standards.

The density and lot, setback, and building size standards specified in this section apply to all use types unless otherwise specified.

Minimum Lot Area	No Public or Central Utilities	1 acre
	Public or Central Water or Sewer	25,000 square feet
Minimum Lot Width	100 feet	
Maximum Residential Density	1 unit per gross acre[1]	
Maximum Building Height	35 feet	
Maximum Building Footprint	15,000 square feet[2]	
Minimum Front Yard Setback	Structures Built Prior to January 1, 1960	5 feet
	Structures Built on or after January 1, 1960	35 feet or aligned with the existing development pattern[3]
Minimum Side Yard Setback	5 feet	
Minimum Rear Yard Setback	10 feet	
Minimum Corner Yard Setback	Structures Built Prior to January 1, 1960	5 feet
	Structures Built on or after January 1, 1960	35 feet or aligned with the existing development pattern[2]

Notes:

1. Higher residential densities may be permitted for certain uses with approval of a conditional use permit and special exception, as specified in section 26-54.4(a) and section 26-54.5(a).

2. Building footprint is considered the total area occupied by a structure on the ground, including exterior walls. Buildings with a footprint larger than 15,000 square feet may be permitted with approval of a Special Exception.
3. The minimum front yard setback is based on the existing development pattern in the surrounding area. Where the street frontage in a block, or within four hundred (400) feet of the lot in question, is partially developed (includes two or more existing principal buildings), the minimum front yard for a new building shall be the average of the existing front yards on either side thereof in the same block with a variation of five (5) feet permitted; provided, however, that no front yard in a residential district shall be less than twenty (20) feet or more than thirty-five (35) feet. Where forty (40) percent or more of the street frontage is improved with buildings that have no front yard, no front yard shall be required for the remainder of the street frontage.

Section 26-54.7. Special design standards for commercial, institutional, and mixed-use development.

In addition to applicable standards set forth in Article 5. – Site Design Regulations, any commercial, institutional, recreational, and vertically mixed-use development within this district must also comply with the following standards:

1. *Parking Location*: For uses with twenty (20) or more off-street parking spaces, no more than fifty percent (50%) of the off-street parking spaces may be located between the front façade of the building and adjacent public roads. If an existing site currently exceeds this requirement, any additional parking provided must be located to the side or rear of the existing building.

2. *Parking Lot Landscaping*: Where a parking area abuts a public right-of-way, a private access easement, or an adjacent property used for residential or agricultural purposes, evergreen shrubs must be planted to form a continuous, opaque hedge around the perimeter of the parking area, provided that:

    a. A solid masonry wall or opaque ornamental fence may be substituted for all or part of the required hedge; and

    b. Any hedge or wall abutting a street must be maintained at a maximum height of three feet above the elevation of the adjacent parking area.

3. *Buffers*: Development must adhere to the requirements regarding buffers set forth in section 26-264. An applicant may submit an alternative landscape plan as part of an application for a conditional use permit, special exception, or site plan, in the following instances:

    a. An existing building is located within 35 feet of the existing or planned right-of-way;

    b. Existing buildings on adjacent parcels are located within 35 feet of the existing or planned right-of-way; or

c. Natural conditions, lot size or configuration, presence of utility or other easements, or historic development patterns in the surrounding area make strict adherence to the landscaping standards impractical or infeasible, as determined by the Director.

The alternative landscape plan may allow for a reduction in the required width of the buffer or the required number of plantings, provided that at least two of the following conditions are satisfied:

(1) All off-street parking spaces are located to the side or the rear of the primary building relative to the major thoroughfare;

(2) A sidewalk at least five feet in width is provided along the property frontage adjacent to the major thoroughfare, either within the right-of-way or buffer area;

(3) The number of plantings provided exceeds ordinance requirements by at least thirty percent (30%) for both trees and shrubs;

(4) Eighty percent (80%) of the building façade oriented towards the public right-of-way consists of brick or stone compatible in color and application as historic buildings in the surrounding village area, as determined by the Director;

(5) The building is listed either individually on the National Register of Historic Places or is a contributing structure within an historic district listed on the National Register of Historic Places and the building is being maintained and preserved.

Any alternative plan may be approved at the discretion of the Director, provided that one or more of the aforementioned conditions are met and such plan is in conformity with proffered conditions and sketch plans approved in conjunction with a conditional use permit or special exception.

4. *Loading Areas*: Loading areas must be located to the side or rear of building. Loading areas may not be oriented towards public roadways.

5. *Building Orientation*: The primary entrances of buildings must be oriented towards a public road, if the parcel is adjacent to an existing or planned public road. The primary entrance must include at least one of the following:

a. Awning, porch, portico, or similar overhang that extends from the primary facade;

b. Inset from the façade;

c. A change in roofline above the primary entrance; or

d. A change in materials surrounding the primary entrance.

6. *Building Materials*: Building façade materials are limited to wood, brick, stone, decorative block, or other materials with a similar appearance, as determined by the Director. No more than thirty percent (30%) of building façades visible from existing or planned public roads may be adorned with decorative block.

7. *Roof Design and Materials*: Any roof visible from an adjoining street or property shall be constructed of wood, tile, standing seam metal, heavy-grade architectural fiberglass shingles, slate, or other materials with a similar appearance, durability, and quality. Any flat roofs must incorporate a parapet at least three feet high with a three-dimensional cornice. For buildings with parapet walls, there must be a change in roofline at least once every forty (40) feet. For pitched roofs, there must be a change in roofline, such as a street-facing gable, dormer, or similar feature as determined by the Director, at least once every forty (40) feet.

8. *Façade Articulation*: Building facades greater than 60 feet wide that are oriented towards public or private roads must include wall offsets (projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than forty (40) feet apart. Buildings with a footprint greater than 10,000 square feet must be designed to appear like a collection of multiple smaller buildings or storefronts, as determined by the Director.

9. *Building Transparency*: At least twenty-five percent (25%) of the street-facing façade area (building facades facing public or private roads) of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) must be occupied by doorways or transparent windows. Upon request by the property owner or applicant, the Director, may approve modifications to this subsection, provided that other architectural features are incorporated into street-facing façades to add visual interest, and such approval is in writing with justification for the modification.

10. *Fencing*: Any chain-link fencing must have a dark vinyl coating rather than a bare galvanized steel finish.

11. *Screening of Mechanical Equipment:* Exterior mechanical equipment, including HVAC equipment, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices, and similar features, must be screened as follows:

    a. *Roof-mounted mechanical equipment*. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

    b. *Ground-mounted and wall-mounted mechanical equipment*. Mechanical equipment mounted on or near ground-level, or otherwise mounted on the building wall, must be screened by any combination of sight-obscuring

dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.

c. *Director's Review*. The method of screening will be provided and reviewed with the Director's review of the building elevations.

12. *Dumpster Enclosures*: Commercial containers shall be screened on three sides by durable, sight-obscuring walls constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least one foot higher than the height of the container. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and must be landscaped at the base on three sides with evergreen trees or shrubs.

13. *Exterior Lighting*: Exterior pole-mounted lighting is limited to twenty-five feet in height. Fixtures and poles should have a dark green or black finish and be generally of a traditional design, as determined by the Director.

14. *Applicability and Modifications*: Any of these design standards may be waived by an approved special exception for new construction or buildings in existence prior to the date of adoption of this ordinance undergoing an expansion of twenty-five percent (25%) or more (cumulative total that includes all additions since January 1, 2025). For buildings existing prior to the date of adoption of this ordinance that are not being expanded more than twenty-five percent (25%) but are subject to site plan review, the Director may approve modifications to the requirements of this section, and such approval is in writing with justification for the modification.

15. *Signage*. All signage for nonresidential uses within this district must comply with the standards within Article 5 (Site Design Requirements), Division 7 (Sign Regulations) applicable to the B-1, Neighborhood Business District.

16. *Conceptual Plan:* The property, including landscaping and other improvements, shall be developed in substantial conformity with a conceptual plan approved by the Board as part of the approval of the district. A conceptual plan shall be submitted with each application, and shall include the following information:

    a. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.

    b. The north point, scale, and date. The scale of the sketch plan shall not be more than two hundred (200) feet to one (1) inch.

    c. 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.

d. The general location and character of construction of proposed streets, alleys, driveways, entrances and exits, curb cuts, parking lots, loading areas, and dumpster enclosures.

e. The locations of all proposed buildings and structures and their anticipated use.

f. The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping (including any perimeter buffers or thoroughfare buffer that will be provided).

g. Typical elevations, defining both the style(s) of architecture and materials to be used.

Section 26-54.8. Special design standards for residential development.

1. *Front-Facing Garages:* Street-facing garage doors on new single-family dwellings, or new additions to existing single-family dwellings, must be set back at least eight feet from the primary front facade and at least twenty feet from the front property line (and corner side property line if located on a corner lot). New detached garages or similar accessory structures with street-facing garage doors must be set back at least eight feet from the primary front façade and at least twenty feet from the property line (and corner side property line if located on a corner lot). Front façade is identified as the edge of the front porch or stoop closest to the road, and if there is no front porch or stoop, the front of the footings of the residence.

2. *Porches or Stoops*: New single-family dwellings must include a covered porch or stoop on street-facing facades.

3. *Foundations*: The visible portion of any exterior foundations for new single-family dwellings must be finished with brick, brick veneer, stone, or stone veneer. Slab foundations must be designed to have an exterior appearance of a crawl space or raised foundations, with brick, brick veneer, stone, or stone veneer extending at least twelve inches (12”) above the finished grade.

4. *Signage*: All signage for residential uses within this district must comply with the standards within Article 5 (Site Design Requirements), Division 7 (Sign Regulations) applicable to the RS, Single-Family Residential District.

5. *Conceptual Plan:* For all residential subdivisions, at the time of rezoning, a conceptual plan must be provided that meets the requirements set forth in section 26-67(1). The property, including landscaping and other improvements, must be developed in substantial conformity with the conceptual plan approved by the Board as part of the approval of the district.

6. *Residential Subdivisions:* Residential subdivisions created within this district that include four or more lots must adhere to the following:

a. *Maximum Size*: No residential subdivision may encompass more than twenty-five acres or include more than twenty-five lots.

b. *Open Space*: At least ten percent (10%) of the acreage within the subdivision must be reserved as common open space conveyed to a homeowners' association, in accordance with the same provisions for ownership and maintenance required within the Single-Family Residential District (section 26-67.4). Open space may include natural areas, passive recreation areas, or active recreation areas. Up to fifty percent (50%) of the area of stormwater management basins can count towards open space requirements, at the discretion of the director, if such areas support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements, such as paths and benches. Any strips of open space must be at least twenty-five feet (25') wide to count towards minimum open space requirements.

c. *Pedestrian Accommodations*: A sidewalk or pedestrian pathway that is paved and at least four feet in width must be located on at least one side of all public streets internal to or adjacent to the subdivision, with such pedestrian accommodations constructed within the right-of-way or an easement adjacent to the right-of-way. Pedestrian accommodations located outside of the right-of-way must be maintained by the homeowners' association.

d. *Street Trees*: Street trees must be provided at a ratio of one street tree per 40 feet of road frontage and spaced no closer than 25 feet apart and no farther than 55 feet apart, with such trees located within a street median, within the public right-of-way in accordance with VDOT standards, or in an easement adjacent to the right-of-way to allow maintenance by the homeowners' association.

e. *Thoroughfare Buffers*: If lots back to major thoroughfares or external roadways, a thoroughfare buffer at least fifty feet in width must be provided. The thoroughfare buffer must be at least 50 feet in width and located adjacent to the public right-of-way, except where there are utility easements adjacent to the public right-of-way, in which case the width of the thoroughfare buffer will be measured from edge of such easement. At a minimum, thoroughfare buffers must include at two large deciduous trees, one small deciduous tree, and one evergreen tree, and four shrubs per 100 feet of road frontage. Existing healthy vegetation can be used to satisfy this requirement.

   Thoroughfare buffers are not required if the lots front on existing roads or have the side/corner lot line fronting existing roadways.

f. *Roads*: All lots must have direct access to a public road. If lots access a roadway designated as a major throughfare in the comprehensive plan, shared access must be provided for each two lots that are adjacent to one another and front on such roadway.

2. That this ordinance shall be effective upon the date of adoption.

DRAFT

VI. B. 1.

Agenda Item

County of Hanover

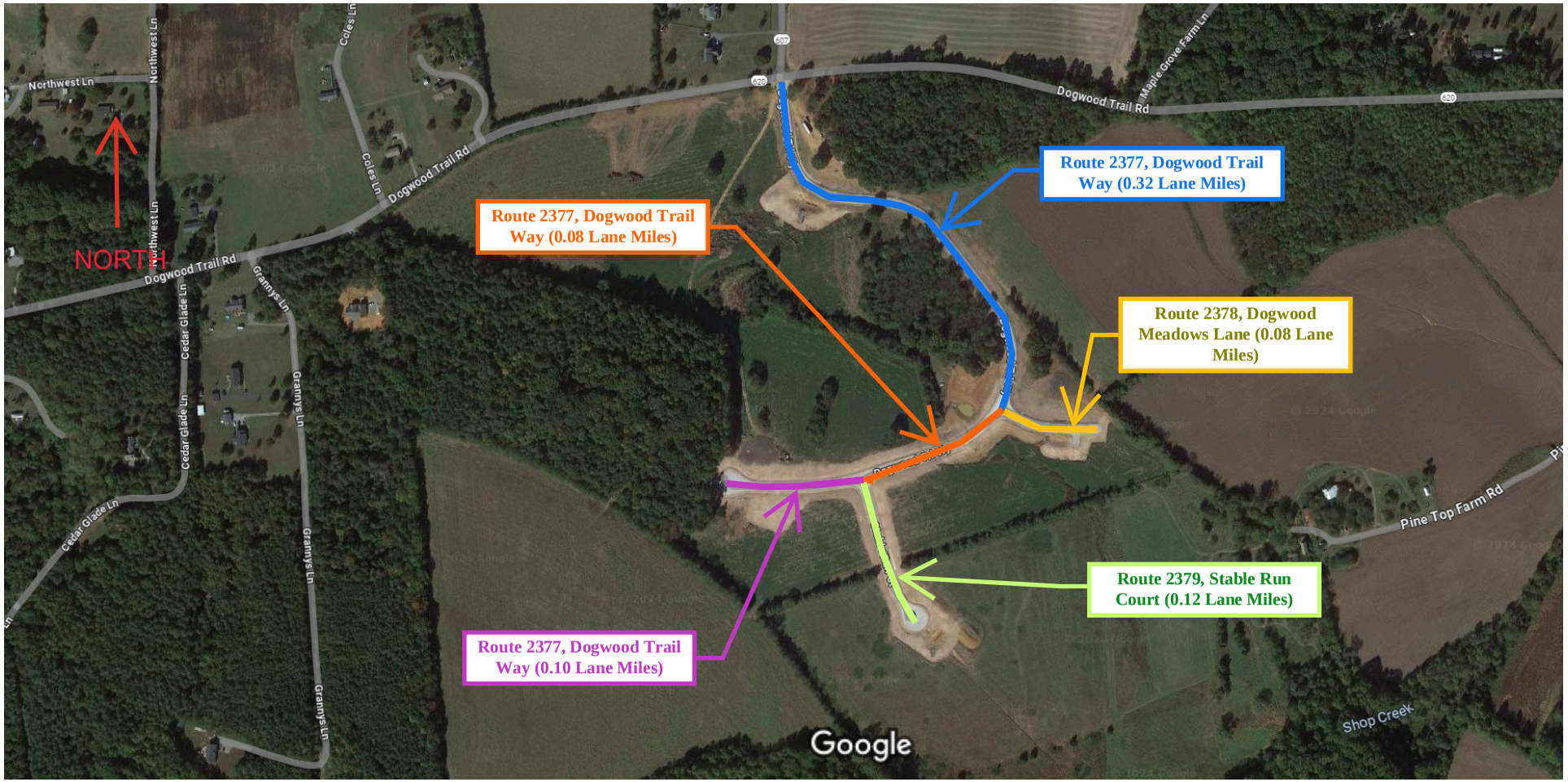
Board Meeting: January 22, 2025

Subject: **Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Dogwood Meadows Magisterial District: South Anna**

Summary of Agenda Item: Dogwood Meadows is a 24-lot residential subdivision recorded on April 24, 2021. The Virginia Department of Transportation – Ashland District, and the Departments of Planning and Public Works recommend processing for acceptance of streets in the attached resolution into the State Secondary System.

County Administrator's Recommended Board Motion: Motion to adopt the attached resolution requesting the Virginia Department of Transportation to accept Dogwood Meadows into the Secondary System of State Highways.

Google Maps VDOT Secondary Street Acceptance - Roadway Additions, Route Names and Lane Miles Sketch - Dogwood Meadows Subdivision



Imagery ©2024 Maxar Technologies, Map data ©2024 200 ft

Form AM 4.3
(Rev 12/16/2024)

ICR ID: 40102596
SSAR

COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In Hanover County

by Resolution of the governing body adopted 1/22/2025

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

A Copy Testee Signed (County Official):_____

Report of Changes in the Secondary System of State Highways

Project/Subdivision: **Dogwood Meadows**

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 620, Dogwood Trail Road	Intersection Route 2378, Dogwood Meadows Lane	0.32	2		56
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 620, Dogwood Trail Road	Intersection Route 2378, Dogwood Meadows Lane	0.32	2		56
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 2379, Stable Run Court	End at Cul-de-sac	0.10	2		56
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 2379, Stable Run Court	End at Cul-de-sac	0.10	2		56
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 2378, Dogwood Meadows Lane	Intersection Route 2379, Stable Run Court	0.11	2		56
Addition	Rt. 2377 - Dogwood Trail Way	New subdivision street §33.2-705	Intersection Route 2378, Dogwood Meadows Lane	Intersection Route 2379, Stable Run Court	0.11	2		56
Addition	Rt. 2378 - Dogwood Meadows Lane	New subdivision street §33.2-705	Intersection Route 2377, Dogwood Trail Way	End at Cul-de-sac (SSAR Stub Out)	0.08	2		56
Addition	Rt. 2378 - Dogwood Meadows Lane	New subdivision street §33.2-705	Intersection Route 2377, Dogwood Trail Way	End at Cul-de-sac (SSAR Stub Out)	0.08	2		56
Addition	Rt. 2379 - Stable Run Court	New subdivision street §33.2-705	Intersection Route 2377, Dogwood Trail Way	End at Cul-de-sac	0.12	2		56
Addition	Rt. 2379 - Stable Run Court	New subdivision street §33.2-705	Intersection Route 2377, Dogwood Trail Way	End at Cul-de-sac	0.12	2		56

§33.2-705 – Land Development Additions to Secondary Route

RESOLUTION

WHEREAS, the Dogwood Meadows Subdivision has been completed, and

WHEREAS, the Dogwood Meadows Subdivision meet the public service criteria of the Subdivision Street Requirements; and

WHEREAS, the development sketch and VDOT Form AM 4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

WHEREAS, certain segments identified on the incorporated Form AM 4.3 are ready to be accepted into the Secondary System of State Highways.

NOW THEREFORE, BE IT RESOLVED, this Board requests the Virginia Department of Transportation to add the segments identified on the incorporated Form AM 4.3 to the Secondary System of State Highways, pursuant to §33.2-705 of the *Code of Virginia*, for which segments this Board hereby guarantees the right of way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage, and

BE IT FINALLY RESOLVED, a certified copy of this resolution be forwarded to the Virginia Department of Transportation.