



HANOVER COUNTY PLANNING DEPARTMENT

TO: Plan reviewers for the following departments:

▪ Public Utilities	▪ VDOT
▪ Public Works	▪ Health
▪ Site Planning	▪ Fire
▪ Code Compliance	▪ School Board

FROM: Gretchen W. Biernot

SUBJECT: ZONING STAFF REVIEW
 Barnyard Enterprises, L.L.C., et al.
 C-19-15
 HTE Project # 15-20000026

DATE: June 3, 2015

For your review and comment, attached is a copy of the case material for the above referenced project. The Zoning Staff meeting is scheduled for 9:00 am on Wednesday, June 17, 2015. Comments are due to Gretchen W. Biernot prior to Friday, June 19th.

- ⊕ Public Utilities, Public Works, Site Planning and Code Compliance: In HTE, please prepare a comment memo and fast log the date of your review.
- ⊕ VDOT, Health, Fire and School Board: Please mark the appropriate box below and return this form along with your signature and the date of your review.

REVIEW OF CASE MATERIAL:

















- Approved as submitted/No revisions necessary.
- Revisions required – Comment letter (in HTE or attached) or see comments below:

Date _____ Name of Reviewer _____

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

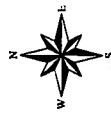
C-19-15

Barnyard Enterprises, L.L.C., et al.

Rezone A-1 to RC

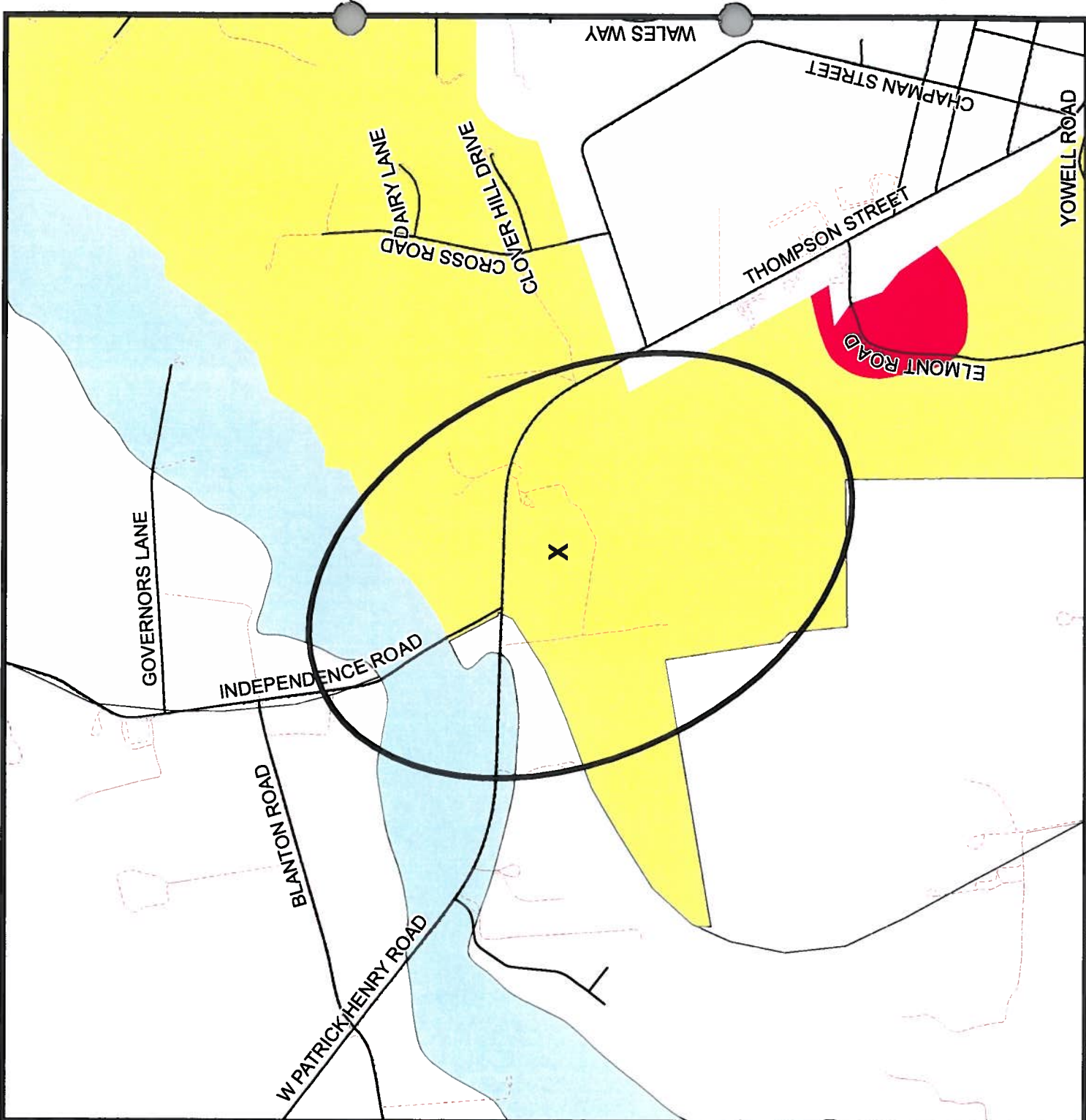
Suburban General & Agricultural
Land Use

GIN's 7870-18-5092, et al.
Beaverdam Magisterial District



1 inch = 1,183 feet

June 01, 2015



Hanover County, Virginia

General Parcel Map

Legend

— Roads

Water

Trees

Private Road

Structures

Parcels

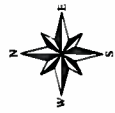
C-19-15

Barnyard Enterprises, L.L.C., et al.

Rezone A-1 to RC

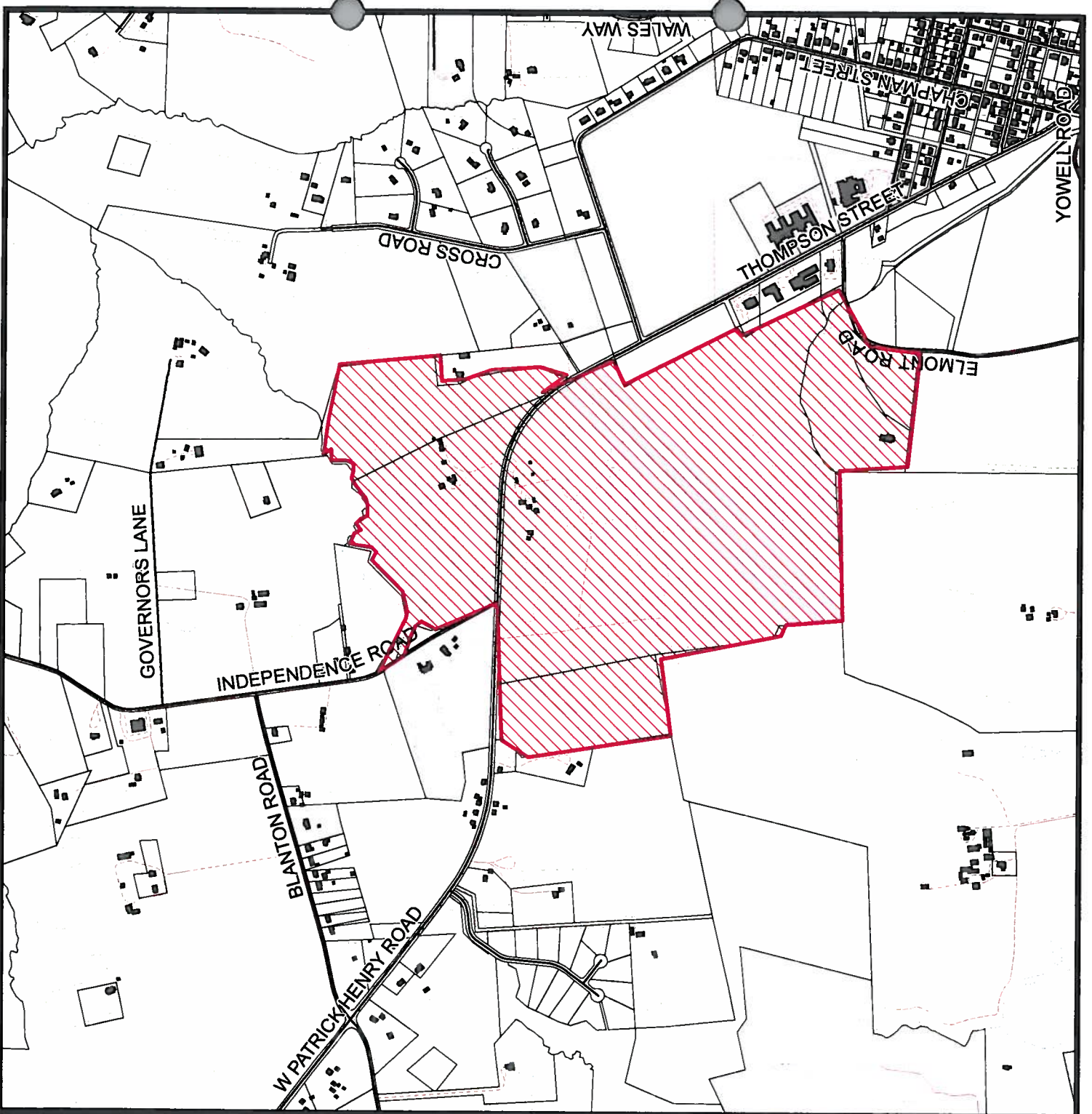
GPIN's 7870-18-5092, et al.

Beaverdam Magisterial District



1 inch = 1,183 feet

June 01, 2015



Hanover County, Virginia

Zoning Map

Legend

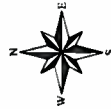
	Roads		R-4
	Water		R-5
	Private Road		R-6
	Parcels		RM
	CUP		MX
	A-1		B-1
	AR-1		B-2
	AR-2		B-3
	AR-6		O-S
	RC		B-O
	RS		M-1
	R-1		M-2
	R-2		M-3
	R-3		

C-19-15

Barnyard Enterprises, L.L.C., et al.

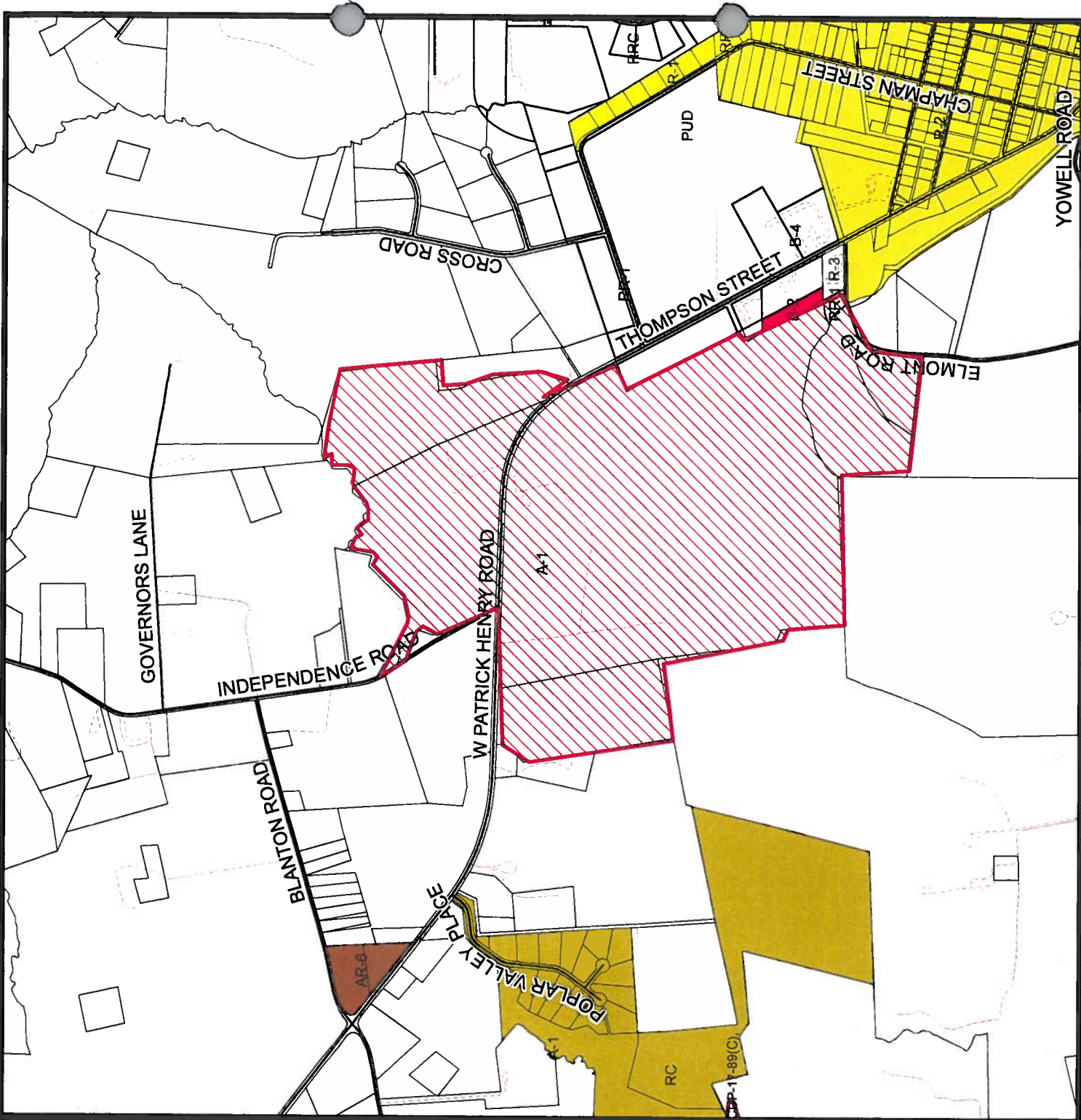
Rezone A-1 to RC

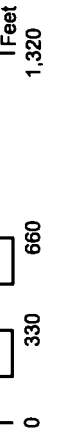
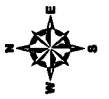
GPIN's 7870-18-5092, et al.
Beaverdam Magisterial District



1 inch = 1,183 feet

June 01, 2015





Hanover County Planning Department Application

Request for REZONING

Case #: C-19-15

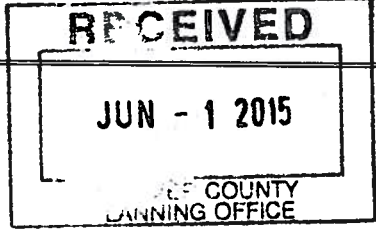
Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>Barnyard Enterprises, LLC, Shepardson, Melinda Luck Revocable</u> Contact Name: <u>Georgia H. Luck</u> Address: <u>11422 W. Patrick Henry Road</u> <u>Ashland, VA 23005</u>	Telephone No. _____ Fax No. _____ Email Address _____ _____
Applicant/Contract Purchaser: <u>Rogers-Chenault Inc.</u> Contact Name: <u>Todd D. Rogers</u> Address: <u>9245 Shady Grove Road, Suite 200</u> <u>Mechanicsville, VA 23116</u>	Telephone No. <u>804-569-1534</u> Fax No. <u>1-866-405-1634</u> Email Address _____ <u>ToddR@HTRSI.com</u>

PARCEL INFORMATION	
For multiple parcels, please complete Page 4 <input checked="" type="checkbox"/>	
GPIN(s) (Tax ID #'s) <u>See page 4</u> Deed Book _____ Page _____ Magisterial District <u>Beaverdam</u> Location Description (Street Address, if applicable) _____ <u>11422 W. Patrick Henry Road</u> <u>Ashland, VA 23005</u>	Total Area (acres/square feet) <u>271.17 ac 264.38/Ac</u> Current Zoning <u>A-1</u> Requested Zoning <u>RC</u> Requested Use <u>42 Single family homes</u> <u>1 unit / 6.25 Ac</u>

SIGNATURE OF OWNER <input type="checkbox"/> CONTRACT PURCHASER <input checked="" type="checkbox"/> (requires contract to be attached)	
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 <u><i>Todd D. Rogers</i></u> Print Name <u>Todd D. Rogers</u>	Date <u>5/29/15</u>
Signature _____ Print Name _____	Date _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Rogers-Chenault Inc.</u> Address: <u>9245 Shady Grove Road, Suite 200</u> <u>Mechanicsville, VA 23116</u>	Telephone No. <u>804-569-1534</u> Fax No. <u>1-866-405-1634</u> Email Address _____ <u>ToddR@HTRSI.com</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	



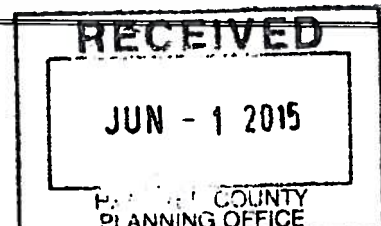
ATTACHMENTS - For ALL REQUESTS you must submit the following:

- 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 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.) A sample letter, which is attached (Page 9), may be used to notify the neighbors.
- 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"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.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information** (Page 12) (This information is available on the County website or the Planning Staff may be asked to assist.)
- 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 (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.
- g. **For applications requiring plans**, please submit fifteen (15) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **1 – 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 fifteen (15) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **1 - 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, 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 Day. 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 June 9, 2015. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 5/29/15
 Print Name Todd D. Rogers

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
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 ToddR@HTRSI.com, TerryC@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, B, OS, M, MX, BP	\$1500+ \$75/acre* for 1 st 200 acres; \$30/acre* for acreage > 200 acres
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:

Fees:	Base Fee _____
	Acreage Fee _____
	TOTAL _____

Accepted by: _____
 HTE #: _____

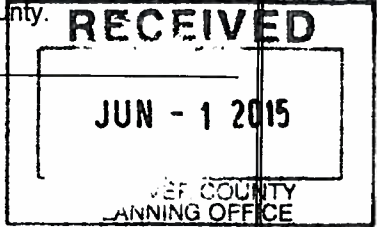
RECEIVED
JUN - 1 2015
 HANOVER COUNTY
 PLANNING OFFICE

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

Applicant's Statement:

I hereby certify that I have notified all owners of property adjacent 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: Todd D. Rogers



COMMONWEALTH OF VIRGINIA)

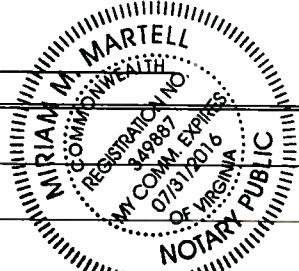
COUNTY OF HANOVER)

) to-wit:
)

The foregoing instrument was acknowledged before me this 29th day of May, 2015, by Todd D. Rogers (Name of Applicant).

My commission expires: 7/31/16

Miriam M. Martell
Notary Public



Board of Supervisors Representative: Aubrey M. Stanley

Planning Commission Representative: Edmonia Iverson

List of Adjacent Property Owners: Check here if list is attached.

GPIN	Name	Address
7860-87-5220 7860-86-4753	Coleman, Lowell F. Nancy T.	12075 W. Patrick Henry Road Ashland, VA 23005
7860-76-8346	Thomason, Walter Jr. ETALS	16469 Pouncey Tract Road Rockville, VA 23146
7860-73-6464	White Oak Farms- Ashland, Inc.	12254 Yowell Road Ashland, VA 23005
7860-93-9082	Stanley, H. Lee John W.	12254 Yowell Road Ashland, VA 23005
7870-14-6274	Romanus, John M.	P.O. Box 1805 Ashland, VA 23005
7870-24-8363	Ashland Medical Properties	10132 Camden Lane Ashland, VA 23005
7870-24-5629 7870-24-7720	Hanover Manor Associates, LLC	809 Thompson Street Ashland, VA 23005
7870-25-5027	Kiddie Kingdom Inc.	P.O. Box 165 Ashland, VA 23005
7870-25-2548	Luck, Cabell Jr. Estate	11422 W. Patrick Henry Road Ashland, VA 23005
7870-27-0042 7870-26-2169	Luck, Georgia H. Revocable Trust	11422 W. Patrick Henry Road Ashland, VA 23005

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Rogers-Chenault Inc.

DATE: 5/29/15

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

- Rezoning
- Conditional Use Permit
- Special Exception

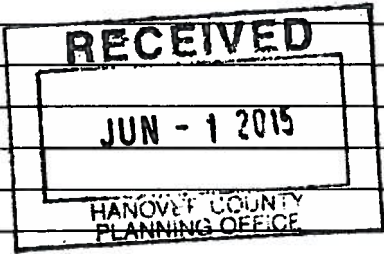
Applicant: Rogers-Chenault Inc.

Property Location: 11422 W. Patrick Henry Road
Ashland, VA 23005

GPIN(s): 7870-07-5779 , 7870-18-5092 & 7860-86-9561

Requested Zoning District: RC

Requested Use/Exception: Single Family residential



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:

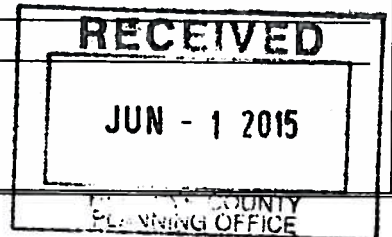
1. What is the General Land Use Plan Map designation for the subject property? Suburban General (1-4 units/Ac)
Rezoning will require a comprehensive plan amendment to Agricultural.
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Rt. 54 (West Patrick Henry Road) is a minor arterial (100' ROW)
3. Describe in detail the proposed use of the property. Develop the property as RC residential subdivision
with 42 single family homes, acres open space, density of per units per acre
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 a series of ponds on the property and areas of wetlands. There are no 150KV or greater transmission lines, natural gas transmission lines or other public utilities or entity on the property other than power & telephone along Rt. 54
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? _____
Residential lots will be set back in the open fields so as to not restrict view of the ponds from Rt. 54.
Lots will be screened some what by existing woods and by placement on existing topography.
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.) **Project will have**
three access points to Rt. 54 with 11 to 16 lots total on each access.

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

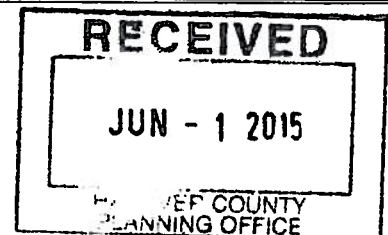
1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? _____
2. What provisions will be made to ensure safe and adequate access to the subject property? _____

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. (Cross Mill Galley, LLC) file #42-0091 GPIN 7860-97-0701
- 2. Historic Resource/File No. (Barnyard Enterprises, LLC) file #42-0402 GPIN 7870-07-5779
- 3. Historic Resource/File No. (Georgia H. Luck Revocable Trust) file 42-0402 GPIN 7870-27-0042

* See additional page attached

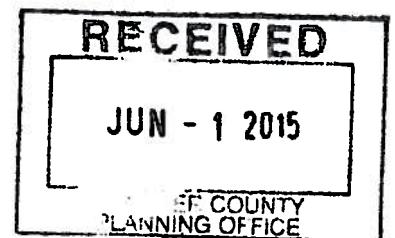
If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? NO
- b) Is the historic site open to the public? NO
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. Minimum impact to any of the resources due to existing vegetation that will remain and common open space that will be planned around all the proposed lots. Additional screening is provided by the existing topography.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. Proposed lot layout is broken up into sections of from 11 to 16 lots in three different areas of the property to lessen the impact to any single location.

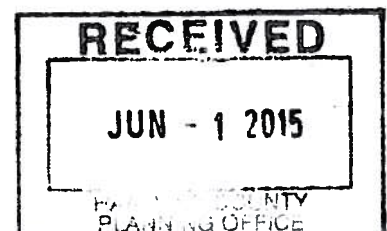
If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____ Date: _____



Historic Site Impact Analysis

- | | |
|---------------------------------------------------------|--------------|
| 4. (White Oak Farm- Ashland Inc.). file # 420361 | 7860-73-6464 |
| 5. (Walter R. Thomasson Jr. Etal) file #42-0372 42-5449 | 7860-76-8346 |
| 6. (Morton, Kathy Hawthorne & Wisman) file #42-0561 | 7870-28-6407 |



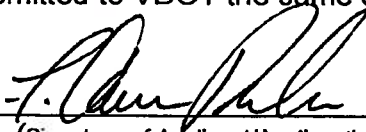
COMPLIANCE WITH TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 392 vehicles per day and a site peak hour trip generation of 42 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 7 edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 and Page Number 213).

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the 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 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)

05/21/15
(Date)

F. CAMERON PALMORE

(Applicant/Applicant's Representative - Print Name)

Virginia Department of Transportation (VDOT) – Ashland Residency
Robert Butler, Assistant Residency Administrator
523 North Washington Highway
Ashland, VA 23005
Phone (804) 752-5511
Fax (804) 752-6431
Email: robert.butler@vdot.virginia.gov
<http://www.virginiadot.org/projects/chapter527/>

