

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR SPECIAL EXCEPTION REVIEW
SE2024-00006, HUM PANCH HOTEL LLC
Due Date: 04/19/2024

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Claudia Cheely

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, April 18, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:



















DPU:

VDOT:

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

SE2024-00006

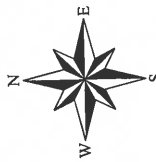
Hum Panch Hotel, L.L.C.

sign amendment

Destination Commerce Land Use

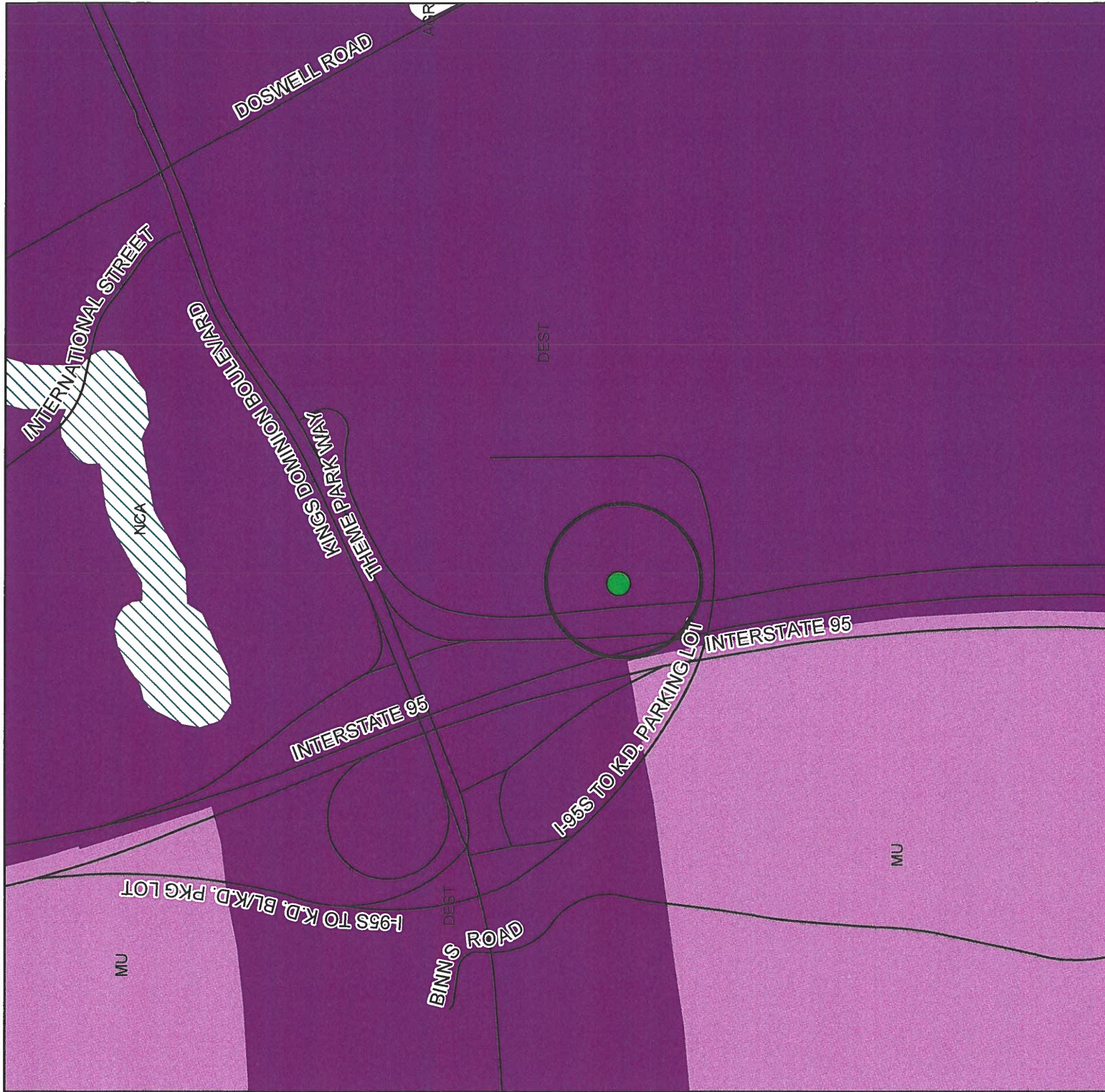
GPIN: 7883-62-1482

Beaverdam Magisterial District



1 inch = 600 feet

March 22 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

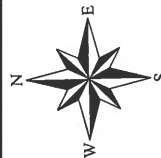
SE2024-00006

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sign amendment

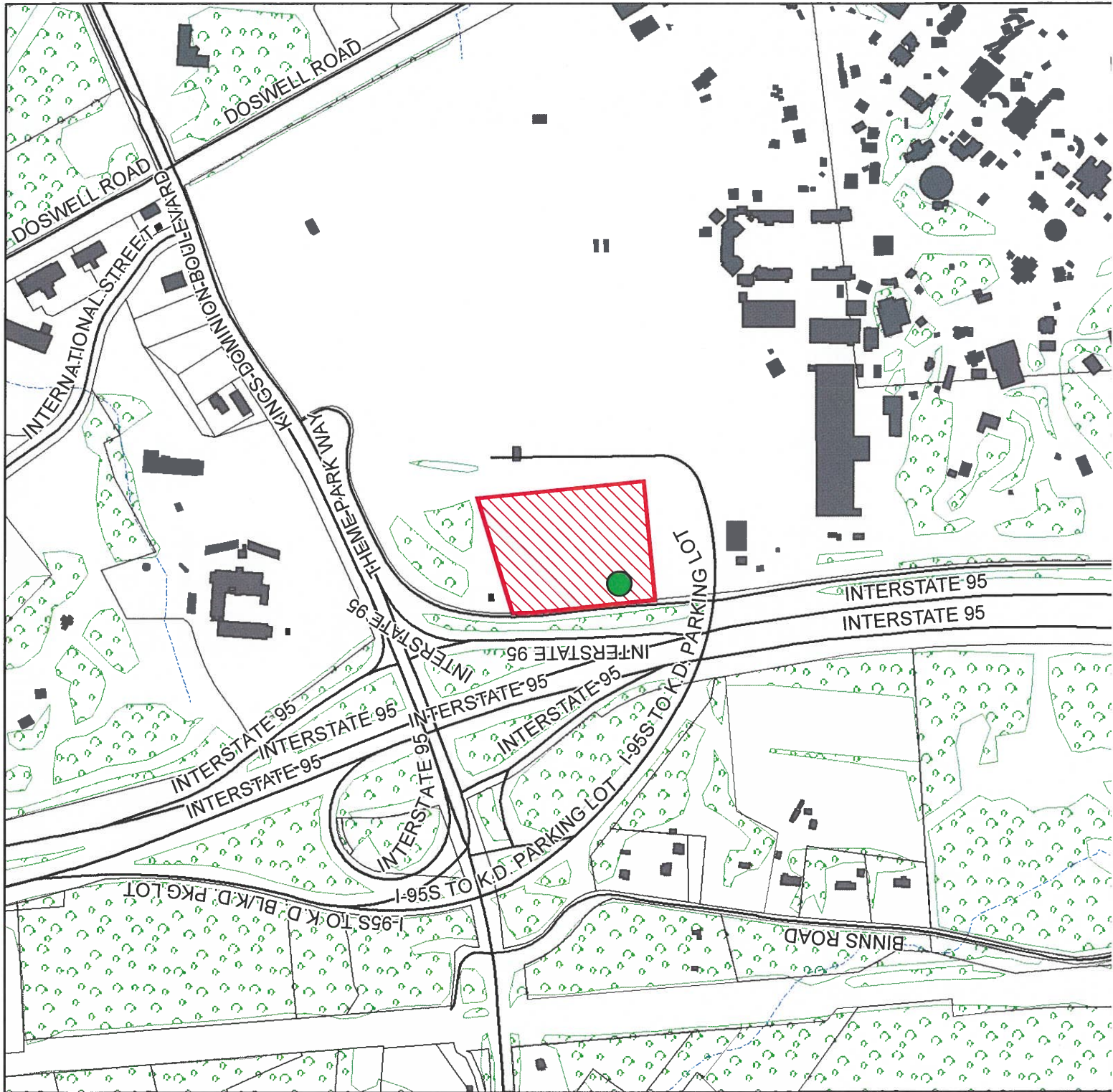
Zoned B-3

GPIN: 7883-62-1482
Beaverdam Magisterial District



1 inch = 600 feet

March 22, 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
	RR		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		

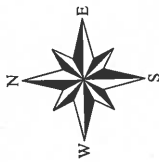
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sign amendment

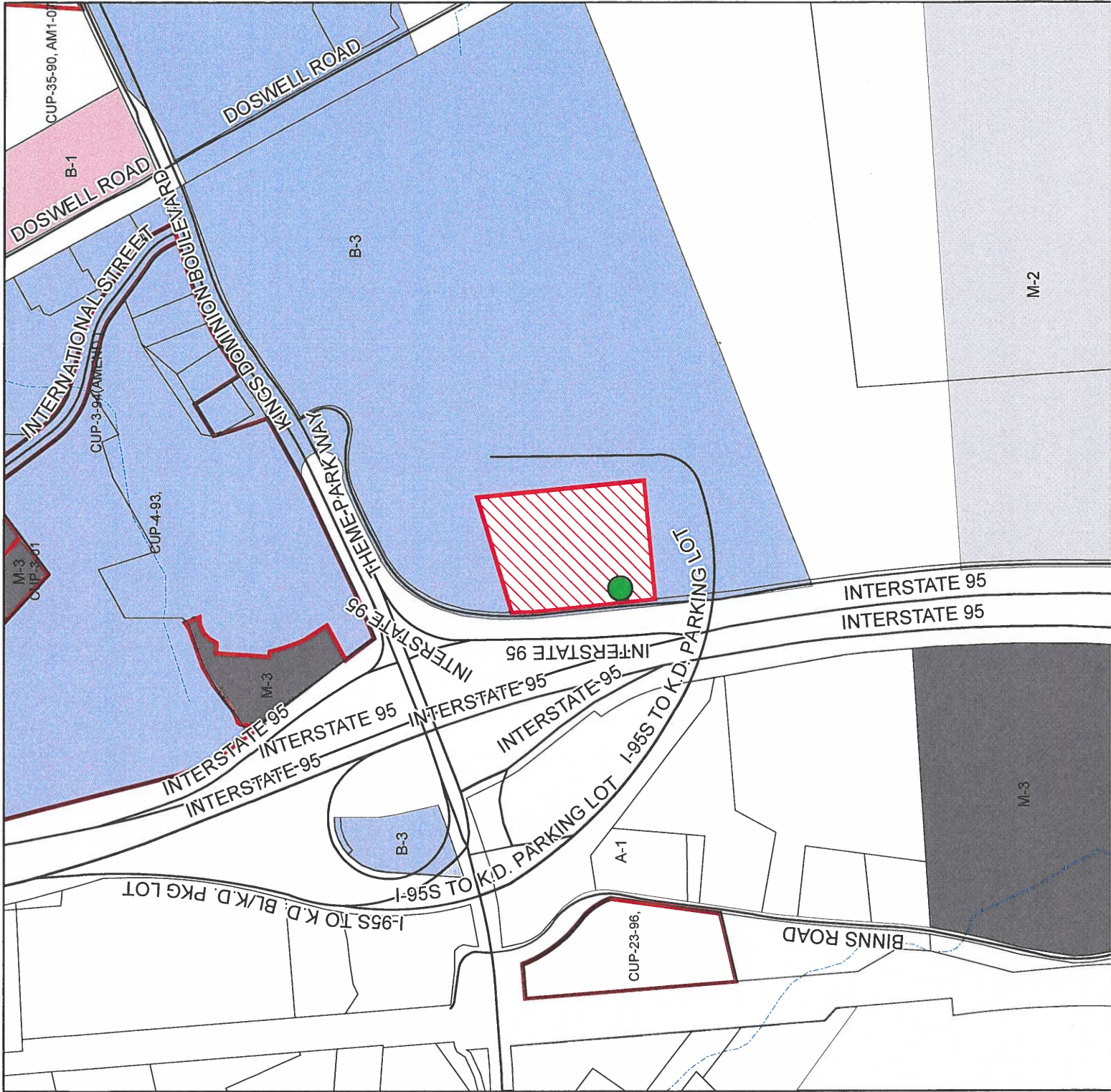
Zoned B-3

GPIN: 7883-62-1482
Beaverdam Magisterial District



1 inch = 600 feet

March 22, 2024



SE2024-00006



MAR 22 2024

HANOVER COUNTY
PLANNING DEPARTMENT

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE 2024-00006

Please type or print in **black ink**.

APPLICANT INFORMATION

Owner/Applicant: HUM PANCH HOTEL LLC

Contact Name: Nilang Maniar

Address: 16102 Theme Parkway

Doswell VA 23047

Telephone No. 757 376 7118

Fax No. _____

Email Address _____

humpanchhotel@gmail.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4

GPIN(s)(Tax Parcel #'s) 7883-62-1482

Area (acres/square feet) 10.5

Deed Book 3381 Page 2692

Current Zoning B-3

Magisterial District Beaverdam

Requested Use/Exception _____

Location Description (Street Address, if applicable)

Replace pylon sign cabinet.

16106 Theme Park Way

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 3/1/24

Print Name Nilang Maniar

Signature _____

Date _____

Print Name _____

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

Name Keith Wagner/Talley Sign Company

Telephone No. 804-649-0325

Address: 1908 Chamberlayne Ave

Fax No. 804-643-1721

Richmond, VA 23222

Email Address permits@talleyesign.com
permits@talleyesign.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 _____

Maniar

Date _____

3/1/24

Print Name Nilang Maniar

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

Talley Sign Company
1908 Chamberlayne Ave
Richmond VA 23222

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

Email permits@talleyesign.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 \$200

needed in a medical hardship case

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 #: _____

RECEIVED

MAR 13 2024

HANOVER COUNTY
PLANNING DEPARTMENT

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: Keith Wagner

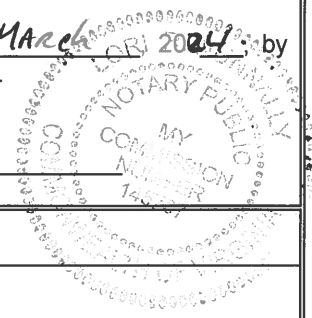
COMMONWEALTH OF VIRGINIA)

City of Richmond) to-wit:

The foregoing instrument was acknowledged before me this 4th day of March, 2024, by Keith Wagner (Name of Applicant).

My commission expires: July 31, 2024

Lois R. Russell
Notary Public



Board of Supervisors Representative: Jeff S. Stoneman

List of Adjacent Property Owners:

GPIN	Name	Address
7883-51-0833	PURYEAR, STEVEN G CYNTHIA J	12277 WINNS CHURCH RD GLEN ALLEN, VA 23059
7893-02-7643	KINGS DOMINION LLC	PO BOX 543185 DALLAS TX 75357
7883-51-2341	NICLEY, FRAZIER W BARBARA S	16076 BINNS ROAD DOSWELL VA 23047

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MAR 13 2024
HANOVER COUNTY
PLANNING DEPARTMENT

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Talley Sign Company

DATE: _____

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

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: _____

Property Location: 16102 Theme Park Way

GPIN(s): 7883-62-1482

Requested Zoning District: B-3

Requested Use/Exception: _____

Requesting an amendment to special expection permit SE-4-89, Am 1-10 to remove the existing cabinet from the pylon sign and replace it with a new cabinet.

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.

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MAR 13 2024
 HANOVER COUNTY
 PLANNING DEPARTMENT

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:

- 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 Wagner
(Signature of Applicant/Applicant's Representative)

3/4/24
(Date)

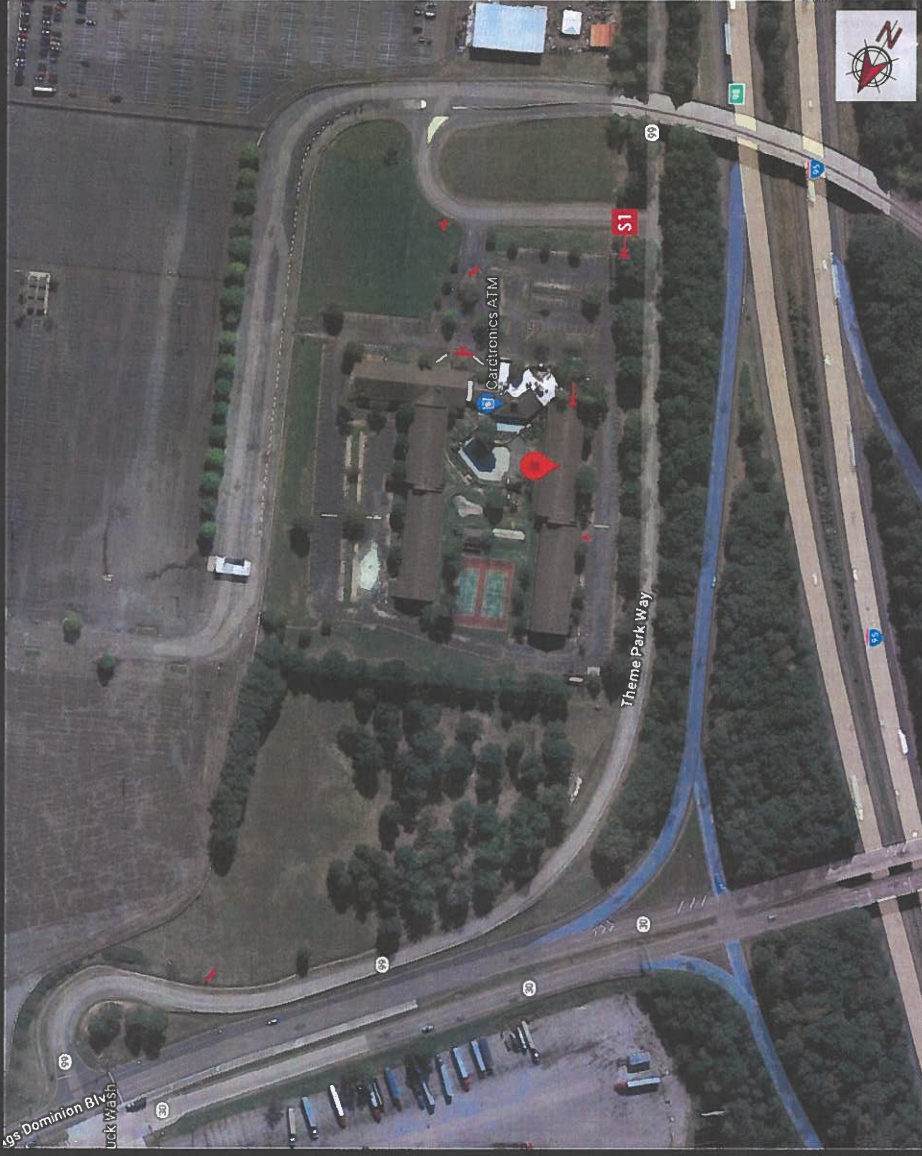
Keith Wagner
(Applicant/Applicant's Representative – Print Name)

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MAR 13 2024

HANOVER COUNTY
PLANNING DEPARTMENT

APPLICATION PLAN



S1 | DUAL-BRANDED HI-RISE SIGN

START DATE: 12-29-23

REVISION DATES:

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

Site Map

RED ROOF INN / DAYS INN

16116 Theme Park Way, Doswell, VA 23047

SALES: JY MANAGER: JY DESIGN: JM

APPROVED BY: _____ DATE: _____

TRIUMPH
signs & consulting, inc.

480 Millard Parkway • Millard, OH 45150
Phone 513-576-8090 • Fax 513-576-8095

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APPLICATION PLAN

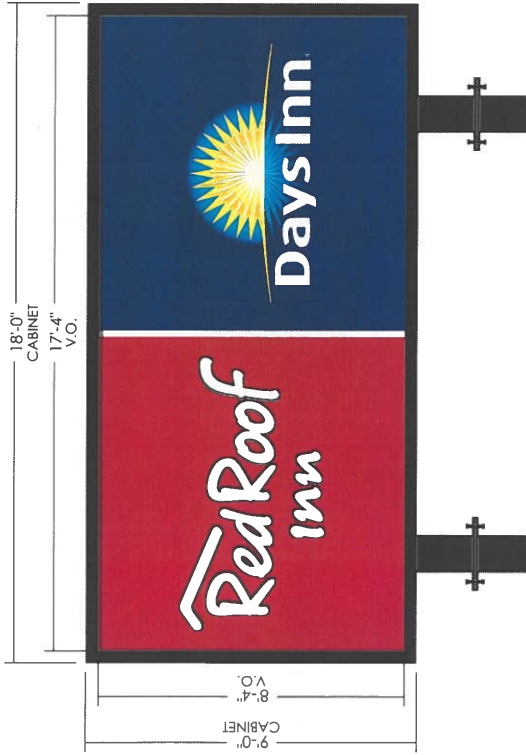
ARTWORK SHOWN IS FOR CONCEPT ONLY. NOT FOR PRODUCTION.

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MAR 22 2024

HANOVER COUNTY
PLANNING DEPARTMENT

(1) NEW D/S DUAL-BRANDED HI RISE SIGN CABINET
REPLACES EXISTING SIGN CABINET
FLEX FACES W/ FIRST SURFACE VINYL GRAPHICS



SCALE: 1/4"=1'

162 SQ. FT.

GENERAL DETAIL

- REPLACE EXISTING HI RISE CABINET W/ (1) NEW ALUMINUM-CONSTRUCTED, DOUBLE-SIDED, DUAL-BRANDED SIGN CABINET.
- OVERALL CABINET SIZE: 9'-0"H x 18'-0"W x 2'-6"D.
- RETAINER: 4".
- V.O.: 8'-4"H x 17'-4"W.
- WHITE FLEX FACES W/ VINYL GRAPHICS APPLIED FIRST SURFACE.
- MATERIAL SIZE: 10'-0"H x 19'-0"W.
- NEW CABINET TO BE MANUFACTURED W/ (2) INTERNAL POLES TO BE ATTACHED VIA MATCH PLATES TO EXISTING POLE STRUCTURE AS SHOWN.
- NEW CABINET & EXISTING POLE STRUCTURE TO BE PAINTED BLACK.
- NEW CABINET TO BE LED INTERNALLY ILLUMINATED.
- ALL PARTS UL APPROVED.

- PANTONE 295C (100% 70% INK) CO M3 7510 CO M3 7510
- BLACK C100 M100 Y100 K100
- 3M BLACK 3630 22
- PANTONE 114C (100% 70% 30% INK) C2 M9 185 K0 C1 M7 Y61 K0 CO M3 725 0
- PANTONE 785C C7 M16 Y100 K0
- PANTONE 183C C2 M38 Y100 K0
- PANTONE 297C (100% 70% INK) CO M3 7510 CO M3 7510
- PANTONE 503C C100 M41 Y0 K0
- PANTONE 294C C100 M46 Y29 K23
- WHITE (EXACT FACE)



480 Millard Parkway • Millard, OH 43150
Phone 613-574-8090 • Fax 613-574-8095

START DATE: 12-29-23

REVISION DATES:	1	2	3	4	5	6

\$1

Dual-Branded Hi-Rise Sign Cabinet

SALES: JY MANAGER: JY DESIGN: JM

APPROVED BY: _____ DATE: _____

RED ROOF INN / DAYS INN
16116 Theme Park Way, Doswell, VA 23047

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