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

CUP-1-15

Commonwealth Landcare, Inc.

commercial landscape

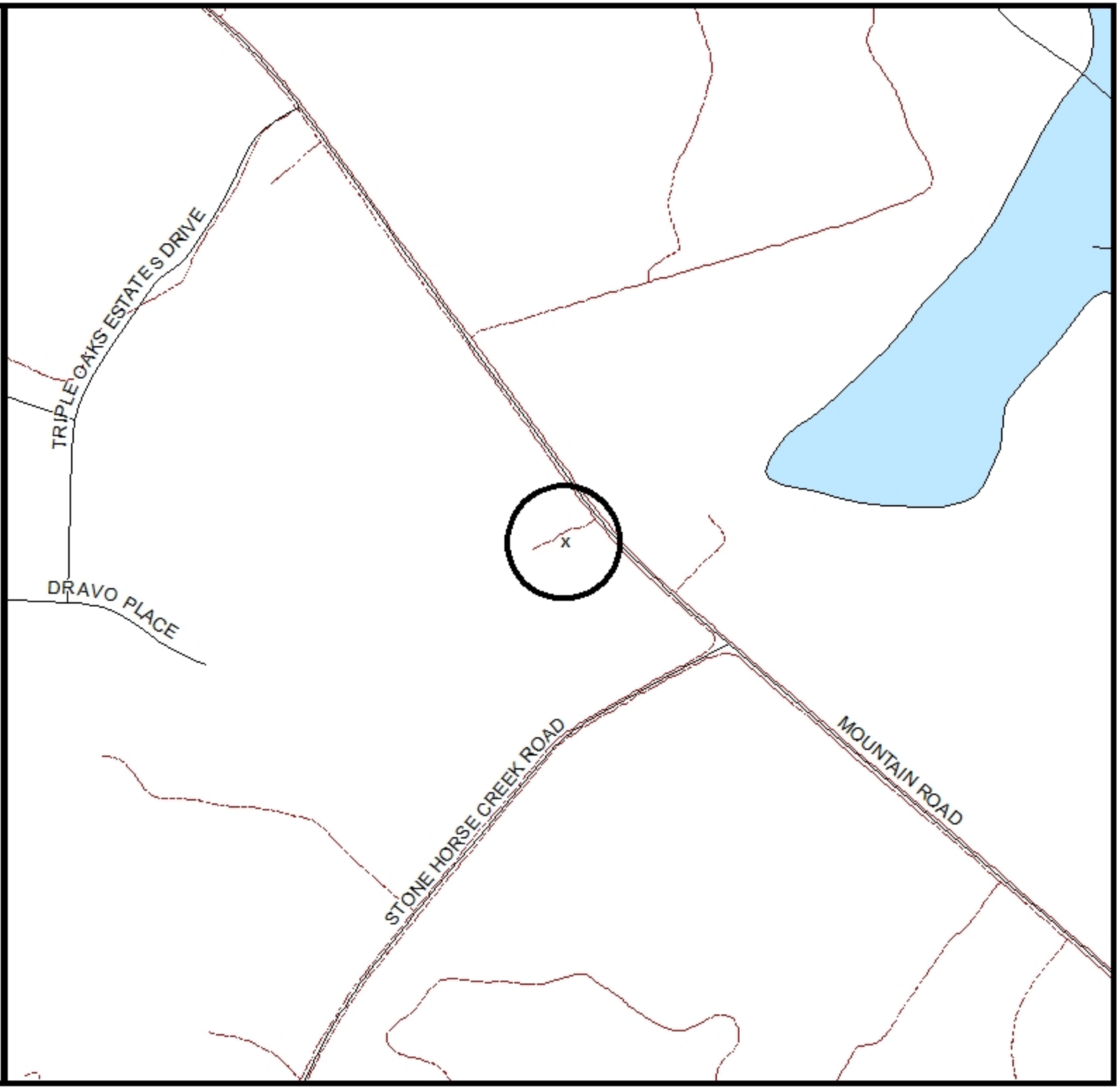
Agricultural Land Use

GPIN: 7749-27-8898

South Anna Magisterial District

1 inch = 500 feet

January 05, 2015



Hanover County, Virginia

General Parcel Map

Legend

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

CUP-1-15

Commonwealth Landcare, Inc.

commercial landscape

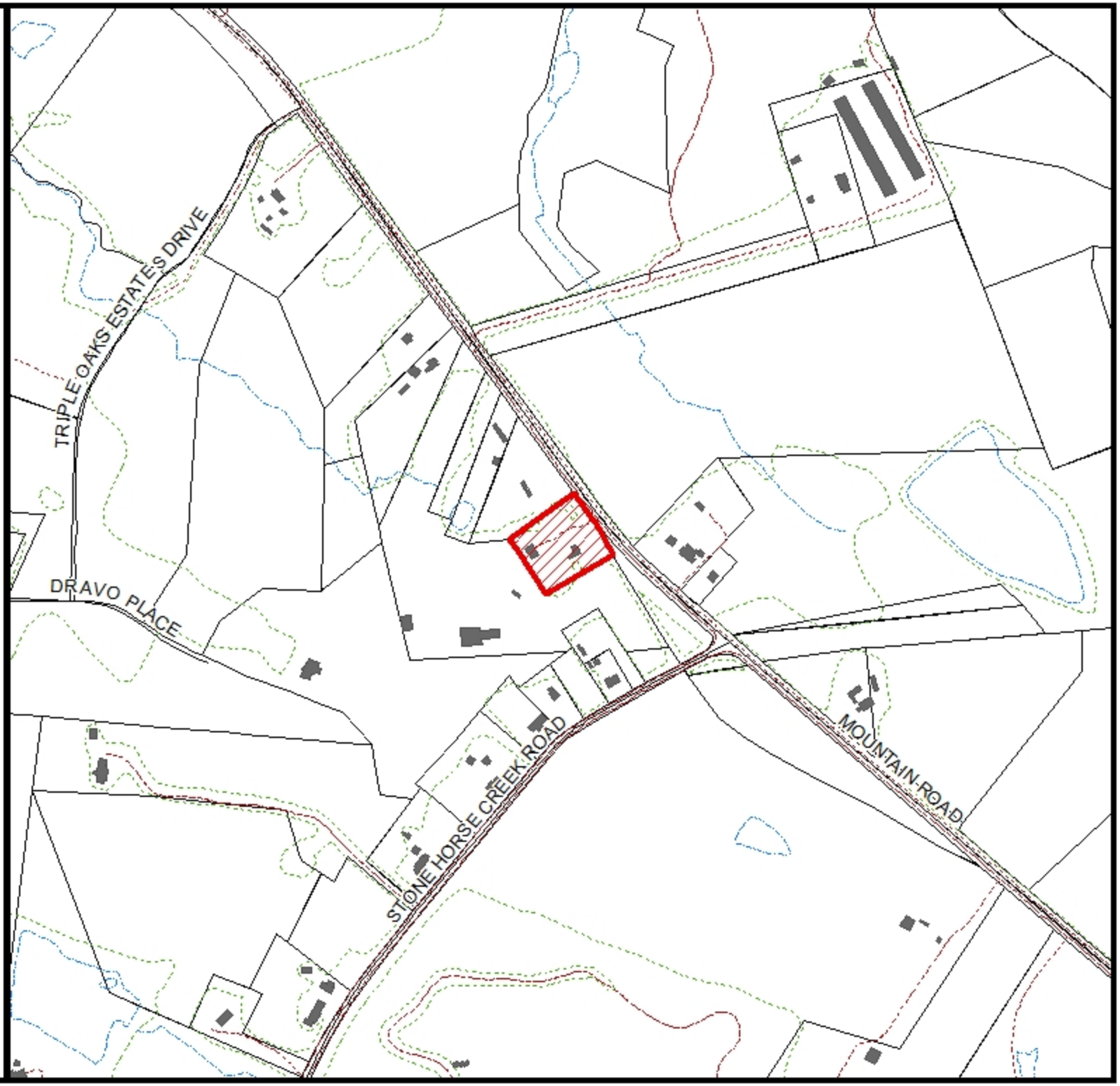
Zoned A-1

GPIN: 7749-27-8898

South Anna Magisterial District

1 inch = 500 feet

January 05, 2015



Hanover County, Virginia

Zoning Map

Legend

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

CUP-1-15

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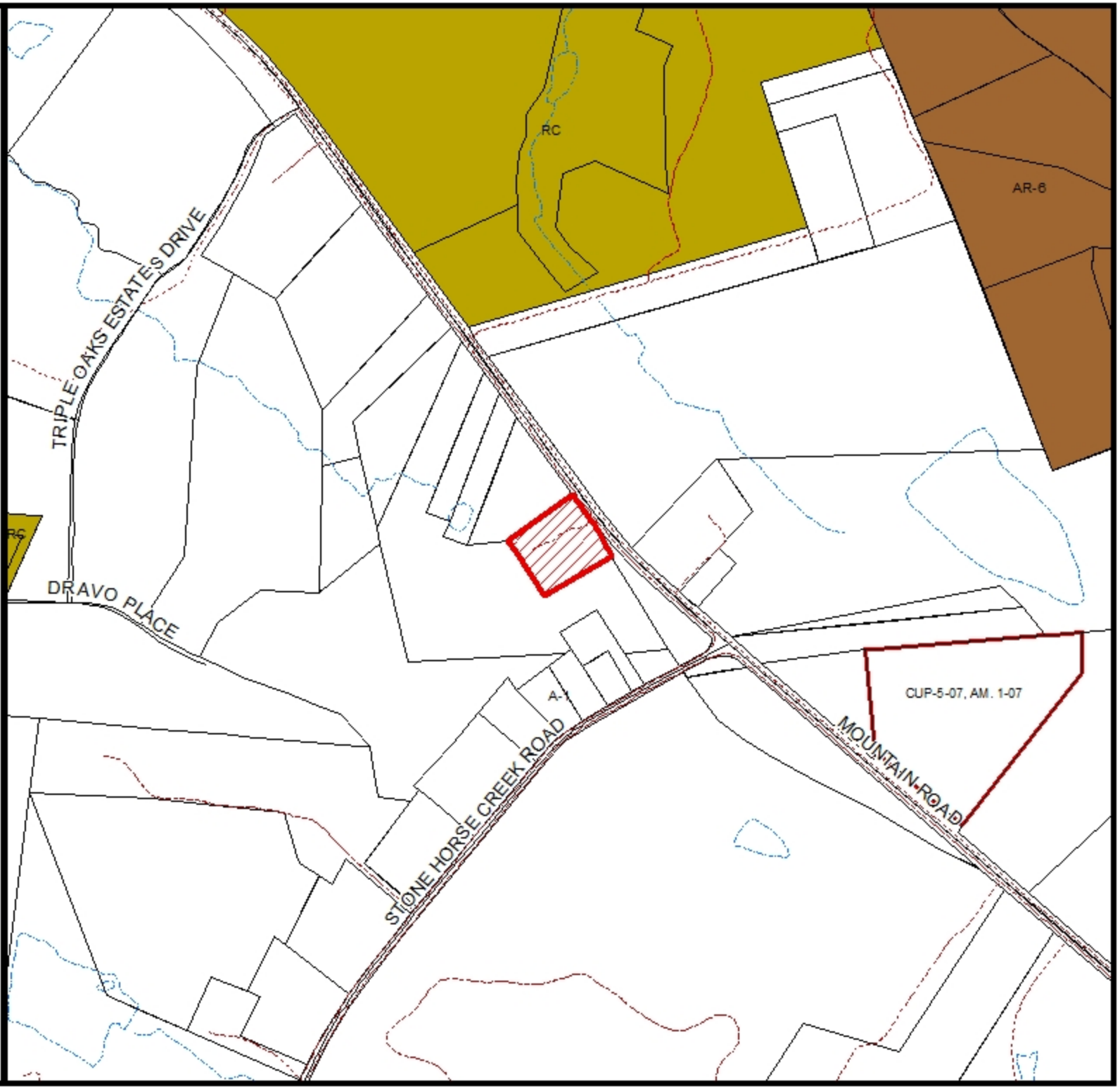
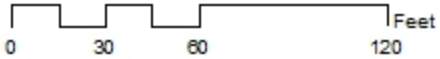


CUP-1-15 Commonwealth Landcare, Inc.

2013 Aerial



CUP-1-15, DANIEL C. AND ASHLEE R. LEADBETTER (MICHAEL PUGH)

Conditional Use Permit Report
South Anna Magisterial District
Board Meeting Date: March 25, 2015

Overview

Request	To permit a commercial landscaping operation in conjunction with a nursery
Zoning	A-1, Agricultural District
Acreage	2.0
CUP Acreage	2.0
Location	On the west line of Mountain Road (U.S. Route 33) approximately 600 feet north of its intersection with Stone Horse Creek Road (State Route 670)
GPIN	7749-27-8898
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Mountain Road is a Major Arterial with 120' ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant/contract purchaser of this property proposes to establish a commercial landscaping operation in conjunction with a nursery. The 2.0 acre property appears to currently be used for residential purposes. There is a residential structure and a metal outbuilding with open covered area that can be used for vehicles or machinery. Those structures will be remodeled and painted, and two greenhouses and nursery crop production areas will be added to the site for the commercial landscaping business. No retail sales of nursery production products will occur. All production will be for use by the landscaping business.

Recommendations

Staff

APPROVAL subject to the conditions as outlined in the staff report.

Planning Commission

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

Comprehensive Plan and Compatibility with Surrounding Area

The subject property is in an area shown for Agricultural use, and a nursery is one of the permitted uses. A commercial landscaping operation may be permitted in conjunction with a nursery with a Conditional Use Permit. The surrounding area is generally rural residential and agricultural use. This is not a large site so the nursery and landscaping operation cannot be intensive. Therefore, it should be compatible with the rural agricultural area.

The applicant indicates that he has three administrative staff, who will work in the residential structure that is being converted to office use. Other landscaping employees will be out during the day, and the proposed hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m.

Sketch Plan

The applicant provided a sketch plan showing both existing buildings, which will be updated and remodeled for the business use, as well as parking, proposed additional landscaping around the house, fencing, two greenhouses, a proposed storage area and a nursery crop production areas. The applicant has also provided a list of proposed landscaping materials he will add to the site in the new landscaping beds around the remodeled primary structure.

There is an existing treeline that surrounds the property, and extends into the rear line of the property. The sketch plan depicts that treeline remaining and the proposed security and screening fence being placed in front of the treeline and directly behind the existing outbuilding and storage area.

Agency Analysis

Agency	Comment Summary
Public Works	Provided standard Chesapeake Bay regulation comments as well as Drainage requirements, which are attached.
Health Department	The owner must contact them to determine if existing septic system will work for this change in use. The applicant has been trying to resolve this.
VDOT	VDOT has approved the location of the commercial entrance, which shall be designed and constructed in accordance with VDOT standards and specifications.

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, "Commonwealth Landcare, Conditional Use Site Plan, 14563 Mountain Road," dated February 3, 2015, and received March 11, 2015, prepared by Doug Rodes, James River Nurseries, Inc. and revised by Michael Pugh.

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 Conditions

1. The commercial entrance from Route 33 shall be located as shown on the sketch plan, and designed and constructed in accordance with VDOT standards and specifications.

2. Any expansion of the use, including structures, features or activities, not shown on the sketch plan or approved with this CUP request shall not be permitted without an amendment to the CUP.

3. Prior to site plan approval, the owner shall reserve sixty feet (60') of right-of-way from the centerline of existing Mountain Road (U.S. Route 33) to the property for future road widening should it be determined to be needed at this location. Upon request of the County or VDOT, the owner shall dedicate any right-of-way within this reserved area that is necessary for the road widening to the County, free of cost to the County and free of encumbrances.

4. Until such time as outdoor lighting is provided for the parking lot and safety purposes in accordance with Section 26-269 of the Zoning Ordinance, the hours of operation shall be limited to the proposed hours of Monday through Friday from 7:00 a.m. to 5:00 p.m.

5. All requirements of the Public Works Department, the Health Department, Public Safety and the Building Inspector's Office shall be met.

6. Development and use of the property shall comply with all federal, State and local statutes, ordinances and regulations.

Planning Commission Recommendation

At their meeting of February 19, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit a commercial landscaping operation in conjunction with a nursery on GPIN 7749-27-8898, consisting of approximately 2.0 acres (the area of the CUP will be limited to 2.0 acres), subject to the conditions recommended by staff.

CDC/sm/HTE

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☑ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☑ Photographs
- ☑ Sketch Plan

Available Upon Request

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

PROPOSED 6' WOODEN PRIVACY FENCE

*EX NATURAL BUFFER

PROPOSED STORAGE AREA. NO GREATER THAN 50'X50'

EX. BUILDING

38'

25'

25'

38'

PROPOSED 6' WOODEN PRIVACY FENCE

PROPOSED 6' WOODEN PRIVACY FENCE

240

*8' X 36' GREENHOUSE

*EX NATURAL BUFFER

EX. TREES

PROPERTY INFORMATION:
14653 Mountain Road
Glen Allen, VA 23059

PID#: 7749-27-8898

Zoning: A-1 Agricultural
Size: 2 Acres

BEGIN 6' PRIVACY FENCE

12.5'

12'

41'

20'

12'

EX. BUILDING

16'

36.5'

100' SETBACK

STAFF PARKING
(no light needed)

244

BEGIN 6' PRIVACY FENCE

N EW LANDSCAPE BEDS

100'

NURSERY CROP PRODUCTION

120' ULTIMATE RIGHT OF WAY

LOCATION OF GATE

44

PROPOSED 4' SPLIT RAIL FENCE

PROPOSED 4' SPLIT RAIL FENCE

PROPOSED 4' SPLIT RAIL FENCE

PROPOSED 4' SPLIT RAIL FENCE

CENTERLINE OF STATE RTE 33

* EX NATURAL BUFFER WILL NOT BE DISTURBED

* NURSERY CROP PRODUCTION INCLUDES EITHER TREE PRODUCTION / ANNUAL FLOWER PRODUCTION

* GREEN HOUSE'S WILL BE USED FOR ANNUAL PRODUCTION / CUTTINGS FOR TREE PRODUCTION

EX NATURAL BUFFER

EX TREES WITHIN BUFFER

RECEIVED
MAR 11 2015
HANOVER COUNTY
PLANNING OFFICE

COMMONWEALTH LANDCARE
CONDITIONAL USE SITE PLAN
14563 MOUNTAIN ROAD

Date: 2/3/2015
Drawn by: Doug Rodes
Owner: Michael Pugh

Scale: 1"=30'-0"

James River NURSERIES INC