

Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville SAP
- Flood Plain
- Private Road
- Streets

CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.

condition amendment

Flood Plain Land Use

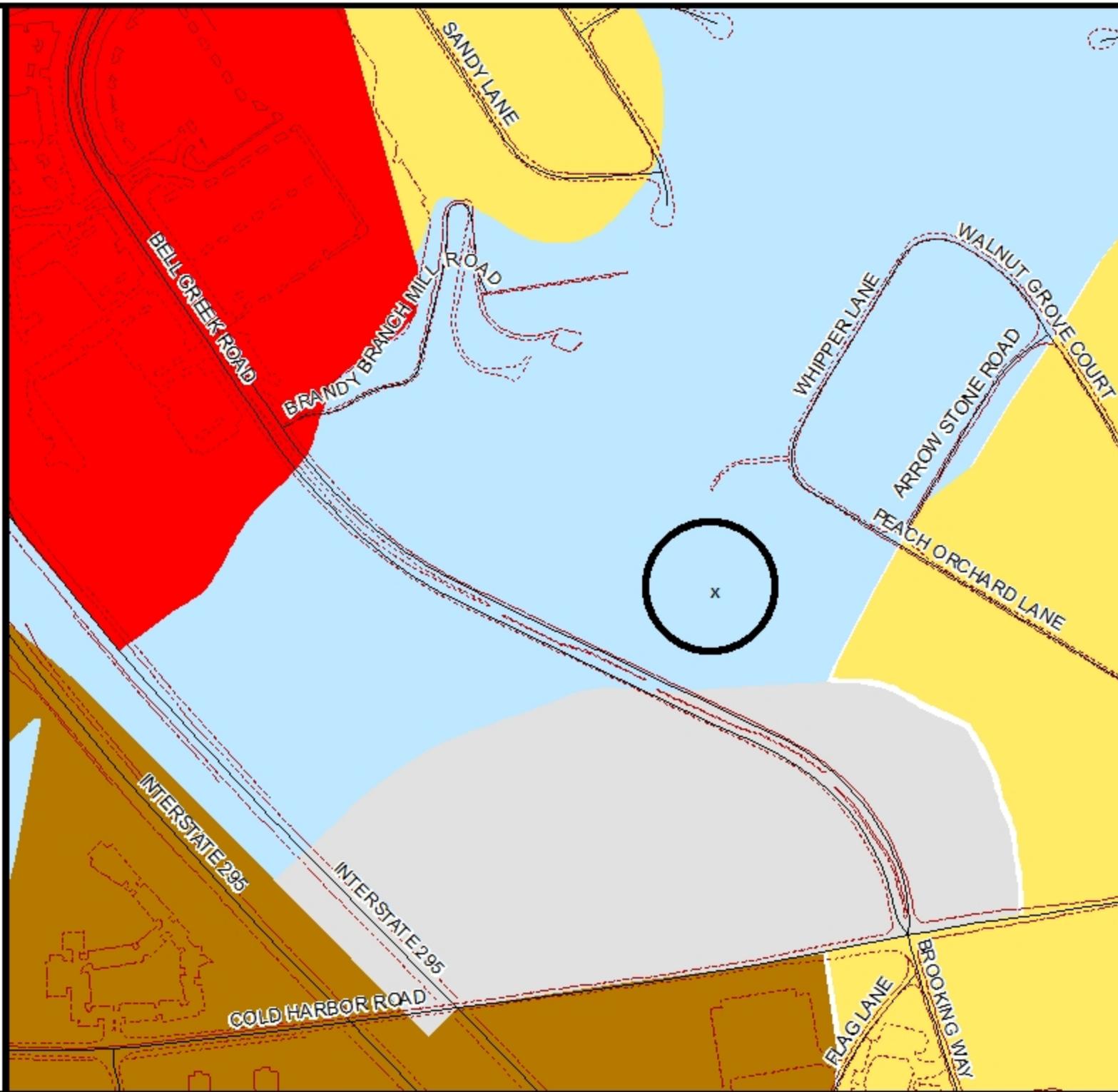
GPIN: 8714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.

condition amendment

Zoned O-S

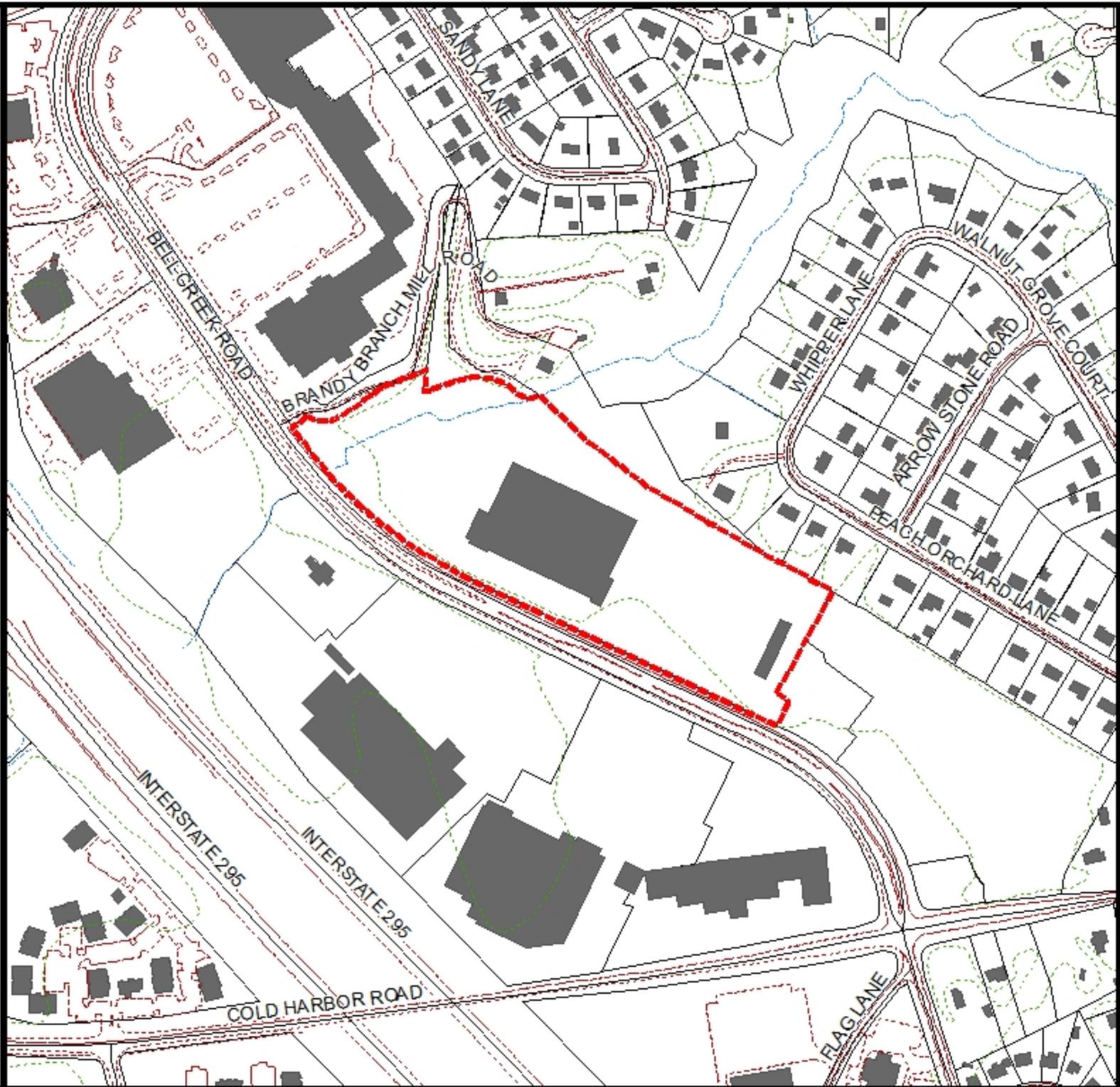
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Mechanicsville Magisterial District



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January 06, 2014



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-0
□ RS		M-1
□ R-1		M-2
□ R-2		M-3
□ R-3		

CUP-2-01, Am. 1-14

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condition amendment

Zoned O-S

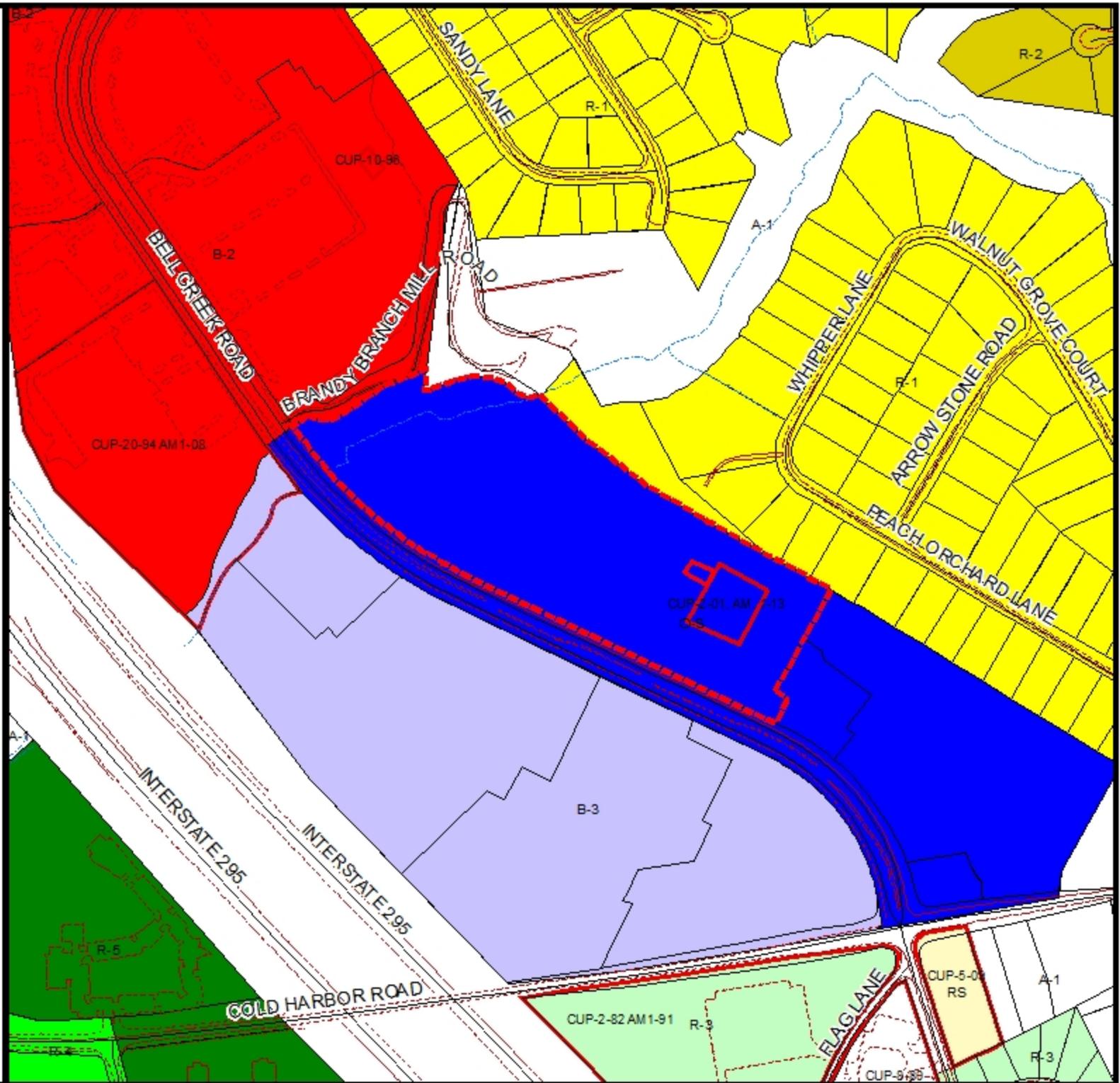
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Mechanicsville Magisterial District



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January 06, 2014





CUP-2-01, AM. 1-14, BJ'S WHOLESALE CLUB, INC.



Conditional Use Permit Amendment Report
Mechanicsville Magisterial District
Board Meeting Date: April 23, 2014

Overview

Request	To amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday from 6:30 p.m. to 7:00 p.m.
Zoning	OS(c), Office/Service District with conditions
Acreage	15.85
CUP Acreage	0.79
Location	On the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156)
GPIN	8714-54-7997
General Land Use Plan	Limited Industrial and Commercial
Major Thoroughfare Plan	Bell Creek Road, a Major Collector w/100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The BJs Wholesale Club was rezoned in 2001 to OS(c), Office Service District with conditions, for use as a wholesale retail store. In conjunction with that rezoning, the site received approval of a Conditional Use Permit (CUP) for its associated retail fueling stations. In May, 2013, the area of the CUP was approved for expansion from 0.73 acres to 0.79 acres in order to encompass above-ground propane storage tanks and a refilling station as an additional accessory use for members of the club. BJs wishes to now allow sales of propane fuel to non-members. They also request that the hours of operation for retail gasoline sales be allowed to be extended from 6:30 p.m. to 7:00 p.m. on Sundays.

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

The applicant is requesting modifications to the approved conditions of approval for the CUP. No changes are proposed to the approved sketch plan.

Compatibility with Surrounding Area

With the original zoning request, adjacent property owners concerned about the impacts of what is now the Hanover Square retail corridor on their residential neighborhood requested proffered conditions that gasoline sales would not be allowed and the zoning was approved with such a proffer. In 2001, the proffers were successfully amended to allow accessory fuel sales with a conditional use permit, but when the CUP was contemplated by the Board, a condition of approval required that the sales be only to members of the proposed wholesale club. That condition was designed to address the concerns of adjacent property owners. At that time, specific hours of operation were also recommended by the Planning Commission and approved by the Board of Supervisors. When the propane sales area was added to the area of the CUP in 2013, the anticipated additional activity those sales would create was considered to be low since it would be limited to the members of the BJs Wholesale Club.

Based on other BJ'S Wholesale Club locations, the applicant has indicated that there would be minimal addition to traffic from propane sales to non-members. The request also includes extending the hours for gasoline fuel sales on Sundays from 6:30 p.m. to 7:00 p.m., should the Planning Commission determine the revised hours of operation is appropriate, staff has prepared a modified condition.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Section 26-325 of the Zoning Ordinance, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Hanover Square South – BJ's Gas Station Concept Plan," prepared by TIMMONS, dated December 21, 2000, and the amended sketch plan titled, "BJ's Wholesale Club, Propane Addition," prepared by Kimley-Horn and Associates, Inc., dated January 17, 2013. The area shown for the above-ground propane tanks shall be installed according to the specification plan set titled, "Propane Cylinder Refill Station Installation," prepared by JGD Associates, Inc. for Kimley-Horn and Associates, Inc., dated January 3, 2013, revised March 21, 2013. All structures on site shall be constructed in substantial conformity with the elevations entitled, "Proposed BJ's Gas Station," and drawn by Jacques Whitford Company.

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.

Planning Commission Recommendation

At their meeting of March 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday from 6:30 p.m. to 7:00 p.m. on GPIN 8714-54-7997, consisting of approximately 15.85 acres (the area of the CUP will be limited to 0.79 acres), subject to the conditions as recommended by staff.

Recommended Conditions

1. The Property which is the subject of the application shall be used only for an accessory retail fueling station, including propane fuel refills.
2. **[REVISED]** The hours of operation of the filling station shall be limited to 6:00 a.m. to 9:30 p.m., Monday through Saturday and 6:00 a.m. to ~~6:30~~7:00 p.m. on Sunday.
3. All requirements of the Public Utilities Department, Fire Department, and Building Inspectors' Office shall be met.
4. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.
5. **[REVISED]** Retail gasoline fuel sales shall be limited to card carrying members of BJ's Wholesale Club. Propane fuel sales may be permitted to non-members.

CDC/sm/HTE

Attachments

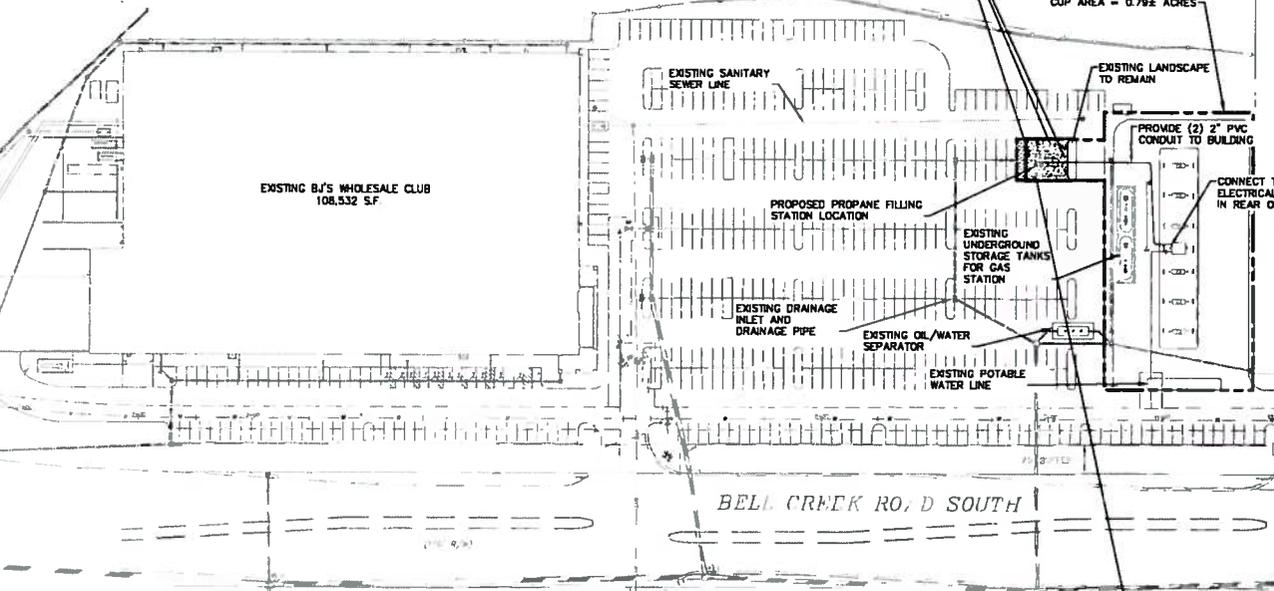
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Sketch Plan

Available Upon Request

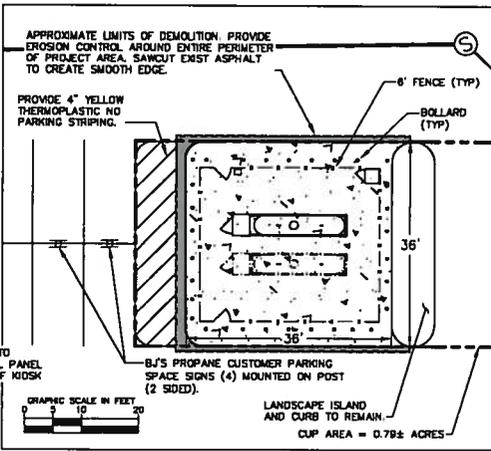
- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



0 50 100
SCALE AS SHOWN



PROVIDE (3) SERVICE ON OTHER SIDE OF FENCE SIGNS ATTACHED TO FENCE.
RING BELL LOCATED ON OTHER SIDE OF FENCE FOR PROPANE SERVICE



PROPANE/ PARKING MODIFICATION DETAIL

SITE DATA
PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPANE CANISTER REFILL STATION AT THE EXISTING BJ'S WHOLESALE CLUB GAS STATION ON BELL CREEK ROAD. THE REFILL STATION WILL CONSIST OF A 1000 GALLON PROPANE TANK, DISPENSING APPARATUS, SAFETY EQUIPMENT AND CYLINDER CABINET, WITH THE OPTION TO ADD ANOTHER 1000 GALLON TANK AT A LATER DATE. THE PROPOSED STATION WOULD BE LOCATED IN THE PARKING LOT AND WOULD BE SURROUNDED BY BOLLARDS AND FENCING FOR SAFETY. THE REFILL STATION WOULD NOT BE PERMANENTLY STAFFED BY A BJ'S EMPLOYEE THEREFORE THERE ARE NO BUILDINGS OR STRUCTURES ASSOCIATED WITH THE PROPOSED TANKS AND PROPANE DISPENSING EQUIPMENT.

A REQUEST FOR SERVICE BELL OR INTERCOM WILL BE MOUNTED TO THE FENCE SURROUNDING THE PROPANE FILL STATION. THE CUSTOMER WILL PARK IN THE PARKING SPACES DESIGNATED FOR PROPANE CUSTOMERS AND RING THE BELL. THE BELL WILL RING INSIDE THE STORE AND ALERT A BJ'S EMPLOYEE THAT A CUSTOMER IS AT THE PROPANE FILL STATION AND IN NEED OF SERVICE. A BJ'S EMPLOYEE FROM THE MAIN BUILDING WILL COME OUT TO FILL THE CUSTOMER'S PROPANE TANK. AFTER THE TANK IS FILLED, THE CUSTOMER WILL PLACE THE TANK BACK IN THEIR VEHICLE AND THE BJ'S EMPLOYEE WILL ESCORT THE CUSTOMER TO THE POINT OF PAYMENT IN THE CLUB. AFTER PAYMENT FOR THE PROPANE, THE CUSTOMER CAN THEN EITHER SHOP AT THE CLUB OR RETURN DIRECTLY TO THEIR VEHICLE.

LOCATION: NORTH OF COLD HARBOR ROAD ON BELL CREEK ROAD
PROJECT IDENTIFICATION #: 87144-5408
ZONING DISTRICT: B-3: GENERAL BUSINESS DISTRICT

PARKING CALCULATIONS

REQUIRED PARKING @ 100,532 S.F. RETAIL	543 SPACES
CURRENT PROVIDED PARKING	583 SPACES
PARKING SPACES REMOVED FOR PROPANE	10 SPACES
PROPOSED PARKING	533 SPACES



-  LIMITS OF DEMOLITION
-  CONCRETE SURFACE
-  ASPHALTIC PAVEMENT

Please be following the new set on this project, you must submit the 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 Christine W. Hanna, Applicant Liaison, at any of (204) 315-6174.

Christine W. Hanna
Applicant Liaison
City of Fayetteville, Arkansas

BILLED BY APPROX BY 10/01

HANOVER COUNTY

2027 - Wholesale Club Inc
Charlotte, Delaware
20 Research Drive
Fayetteville, MD 21731

10 Approved 4/17/21
City of Fayetteville, Arkansas