

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-2-14

McGrath Realty, L.L.C.

used automobile dealership

Commercial Land Use

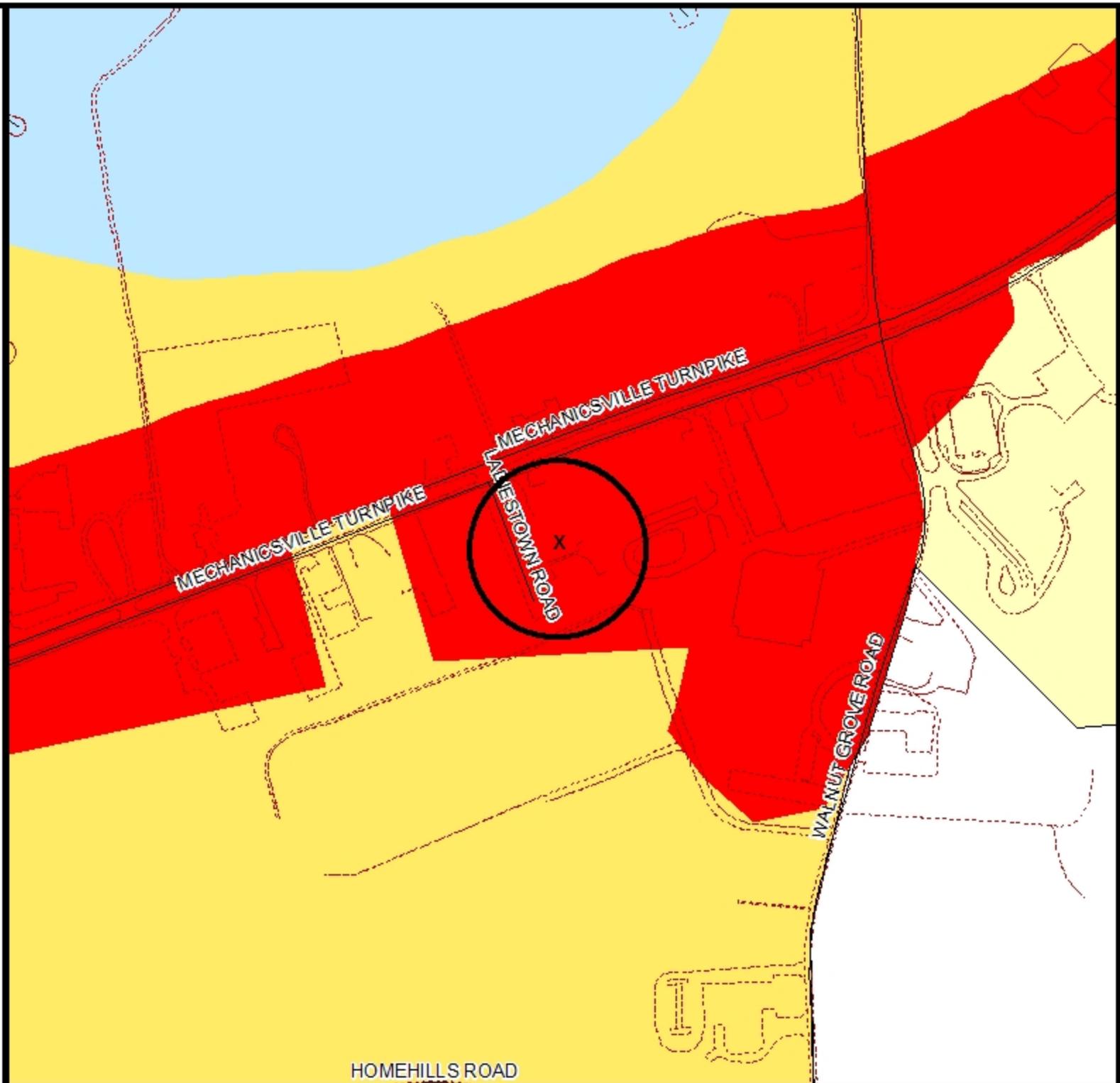
GPIN: 8735-03-0438

Cold Harbor Magisterial District



1 inch = 400 feet

February 27, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

CUP-2-14

McGrath Realty, L.L.C.

used automobile dealership

Zoned B-3

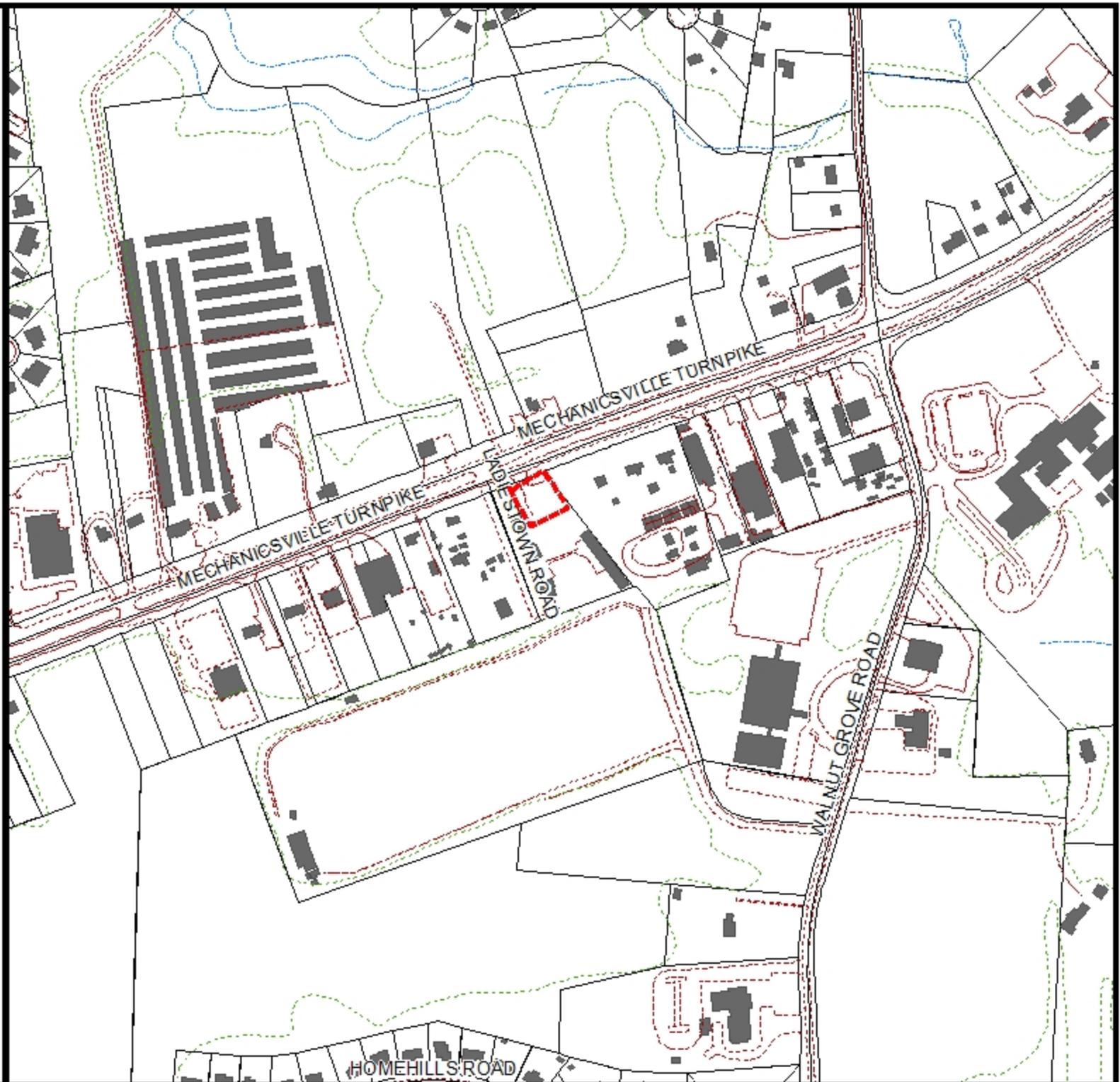
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Hanover County, Virginia

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		

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Zoned B-3

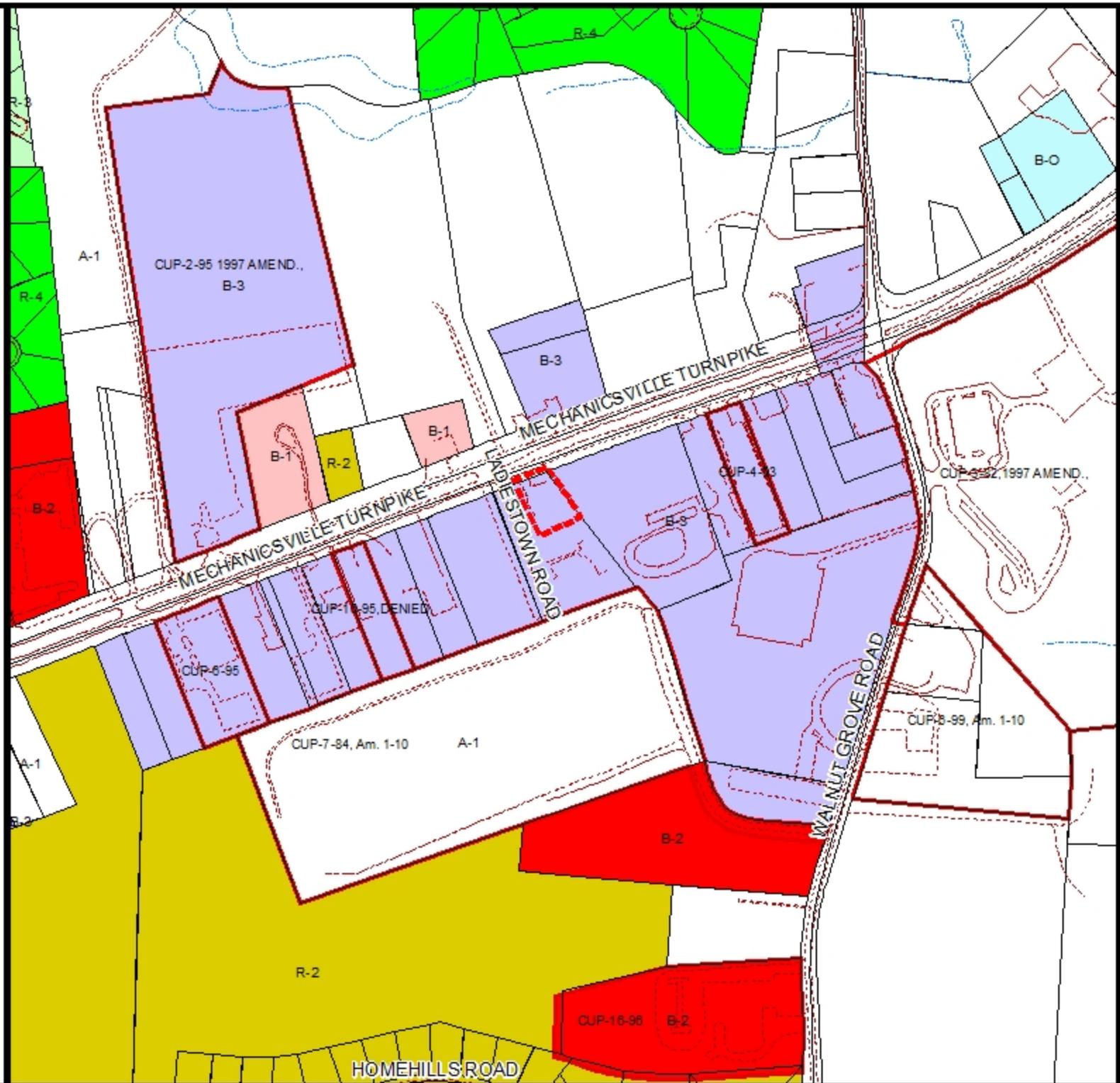
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CUP-2-14, MCGRATH REALTY, L.L.C.

Conditional Use Permit Report
Cold Harbor Magisterial District
Board Meeting Date: May 28, 2014



Overview

Request	To a permit a used automobile dealership
Zoning	B-3, General Business District
Acreage	2.19
CUP Acreage	0.50
Location	On the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet west of its intersection with Walnut Grove Road (State Route 615)
GPIN	8735-03-0438
General Land Use Plan	Commercial
Major Thoroughfare Plan	Access is provided from U.S. Route 360, a 120' Major Arterial
Suburban Service Area	Inside
Case Planner	Claudia D. Cheely

Executive Summary

The subject parcel was zoned B-3, General Business District, in the 1970s, without proffered conditions. It has a site plan on file for multiple uses, including the portion that is the subject of this request for a Conditional Use Permit (CUP). The proposed CUP area was a used car dealership on a 1981 site plan, which at that time did not require a CUP. It operated until a few years ago as a legal non-conforming use; however, it has now been over two years since the use terminated, so the legal non-conforming use has expired. The applicant wishes to re-establish the use with the requested conditional use permit and has submitted a sketch plan based on the existing site plan for this site.

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

The subject parcel is shown for Commercial use, and the requested use is consistent with the following strategies of the comprehensive plan related to commercial and industrial uses:

- The proposed conditional use permit is consistent with the uses on other existing and developing sites that also front on Route 360 in this area;
- This site is in close proximity to multiple businesses and industry, which can potentially benefit each other;
- The proposed zoning will encourage the redevelopment of an older commercial site.

This site was a used car dealership for many years. The uses around it include mini-storage units, small individual offices and business, sales of outdoor items such as sheds, golf carts, lawn care machinery, etc., as well as auto body repair and painting. Those existing uses are generally the same character of uses as those that have been there for years, and the previous used car dealerships existed among those uses without issue. Therefore, the proposed use is compatible with the surrounding area.

Sketch Plan

The sketch plan provided is designed for continued use of the site as a used car dealership; the layout is consistent with the existing site plan. The office trailer is in the same location, as well as the shed, and the parking lot will not be expanded. The sketch shows the structures, the required parking for a used car dealership (10 spaces), and the display areas for used cars.

If the site is redeveloped in the future to include new or expanded structures or a land disturbance permit is required, the layout and design standards of the Zoning Ordinance will be required through the site plan review process.

Agency Analysis

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

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, "Carneal Office Park," dated January 21, 1981, prepared by Holly & Spain, Ltd., and revised March 26, 2014, by J. C. Bane, Jr.

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 April 17, 2014, the Hanover County Planning Commission, on a motion by Mrs. Peace, seconded by Mrs. Iverson, voted to recommend **APPROVAL** of the request to permit a used automobile dealership on GPIN 8735-03-0438, consisting of approximately 2.19 acres (the area of the CUP will be limited to 0.50 acres), subject to the conditions recommended by staff.

Recommended Conditions

1. Use of the Property shall be limited to used automobile sales; no automobile service shall occur at this site, and discharge of wash water or other materials, other than stormwater, to any storm water conveyance system, including the system in the VDOT right-of-way, is prohibited.
2. Upon request of the County or VDOT, the applicant shall dedicate sixty feet (60') of right-of-way from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County and free of encumbrances for road use purposes.
3. A site plan amendment will be required if new structures are proposed, existing structures are expanded, or a land disturbance permit is required. The site must comply with all requirements of the Zoning Ordinance in effect at the time of site plan approval.
4. No outside speaker systems shall be permitted.
5. The following items shall not be permitted on site:
 - Exposed bulbs
 - Flags/pennants or other attention-getting devices, including those placed on automobile antennas (except as permitted in Section 26-278 of the Zoning Ordinance, for grand openings and /or special events)
 - Tents
 - Spotlights
 - Exterior storage
6. There shall be no inoperable vehicles on site at any time.
7. The applicants shall provide evidence that the State-issued license to sell used cars has been issued prior to issuance of a Certificate of Occupancy.
8. The owner shall connect to water and sewer when available to the subject property.
9. The commercial entrance shall meet minimum sight distance requirements, and shall be designed and constructed by the Owner in accordance with VDOT standards and specifications.
10. All requirements of the Public Utilities Department, Public Works Department, Fire Department, and Building Inspector's Office shall be met.

11. All development and use of the property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter/Elevations/Sketch Plan
- County Traffic Study
- Application Materials
- 527 Traffic Study
- Citizen Correspondence
- Sketch Plan

Available Upon Request

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

