

Ordinance Amendment 14-04

Health Spas in OS, Office Services District

- Request for authorization to advertise an amendment to the OS, Office Service Zoning District to correct a conflict within the district regulations
 - The OS District lists any use in the B-1, Neighborhood Business District as permitted
 - One of the B-1 listed uses is Personal Service Establishment, the definition of which, among other uses, specifically references health spas



Ordinance Amendment 14-04

Health Spas in OS, Office Services District

- The OS District lists health spa among the uses requiring a Conditional Use Permit (CUP)
 - The district regulations are in conflict
- Staff has prepared an ordinance amendment eliminating health spa as a use requiring a CUP within the OS District
 - Such an amendment, if adopted, would clearly allow health spas as permitted uses within the OS District



Ordinance Amendment 14-04

Health Spas in OS, Office Services District

- The draft amendment was reviewed by the Community Development Committee on February 17, 2014
 - The Community Development Committee supports the amendment



Ordinance Amendment 14-04

Health Spas in OS, Office Services District

Recommendation:

- Authorize the Planning Commission to advertise Ordinance Amendment 14-04 for Public Hearing





Hanover County Board of Supervisors

April 23, 2014

Hanover: People, Tradition & Spirit



C-37-98(c), Am. 1-14
Blue Ridge Custom Homes, L.L.C.
South Anna Magisterial District

| | |
|----------|---|
| Request | Amend the cash proffer for 1 lot in the Beauregards Place subdivision |
| Location | West line of Annie Laura Lane, 800' south of its intersection with Mile Branch Road |
| Zoning | AR-6(c), Agricultural Residential District with conditions |



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 | |

C-37-98, Am. 1-14

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned AR-6

GPIN: 772874-6317

South Anna Magisterial District



1 inch = 500 feet

January 06, 2014



C-37-98(c), Am. 1-14
Blue Ridge Custom Homes, L.L.C.
South Anna Magisterial District

Planning Analysis:

- The request is to amend the following:
 - Reduce Proffer No. 1 from \$5,185.00 (capital & road improvements) to \$1,275.00 (road improvements)



C-37-98(c), Am. 1-14
Blue Ridge Custom Homes, L.L.C.
South Anna Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers



CUP-2-01, Am. 1-14
BJ's Wholesale Club, Inc.

Mechanicsville Magisterial District

| | |
|----------|--|
| Request | Allow sale of propane fuel to non-members and extend hours of operation of gasoline sales on Sundays |
| Location | North line of Bell Creek Road, 1,000' west of its intersection with Cold Harbor Road |
| Zoning | OS(c), Office/Service District with conditions |
| Acres | 15.85 |
| Land Use | Limited Industrial and Commercial |



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

BJ's Wholesale Club, Inc.

condition amendment

Zoned O-S

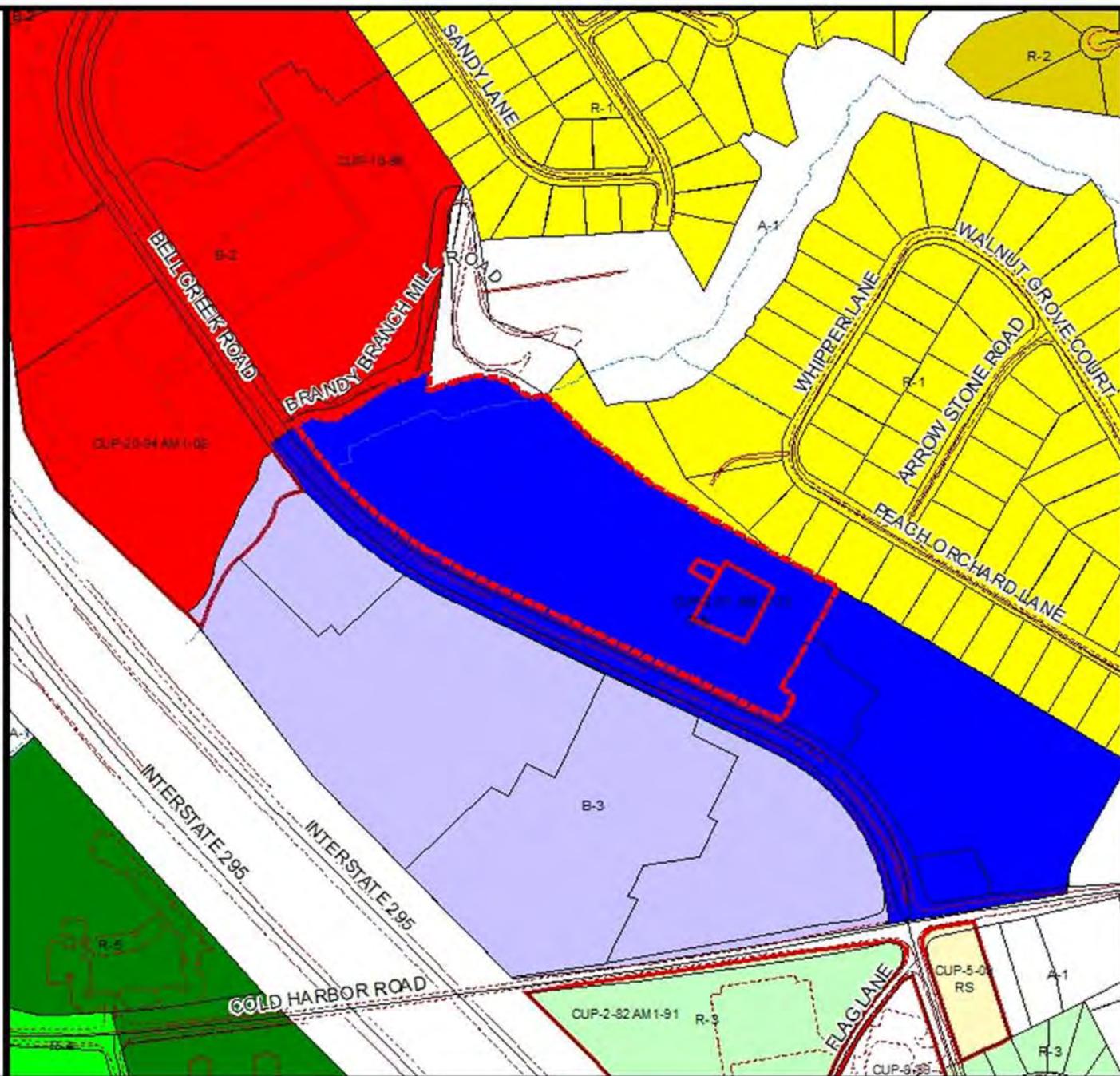
GPIN: 8714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014



CUP-2-01, Am. 1-14
BJ's Wholesale Club, Inc.
Mechanicsville Magisterial District

Planning Analysis:

- In 2001, the proffers were amended to allow accessory gasoline fueling station with a CUP
- The following were included as included as conditions of approval:
 - Fuel sales would be for club members only
 - Hours of operation for fuel sales limited to 6:00 am to 6:30 pm on Sunday

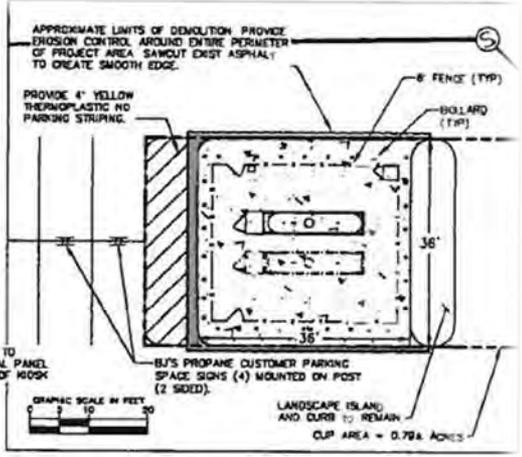
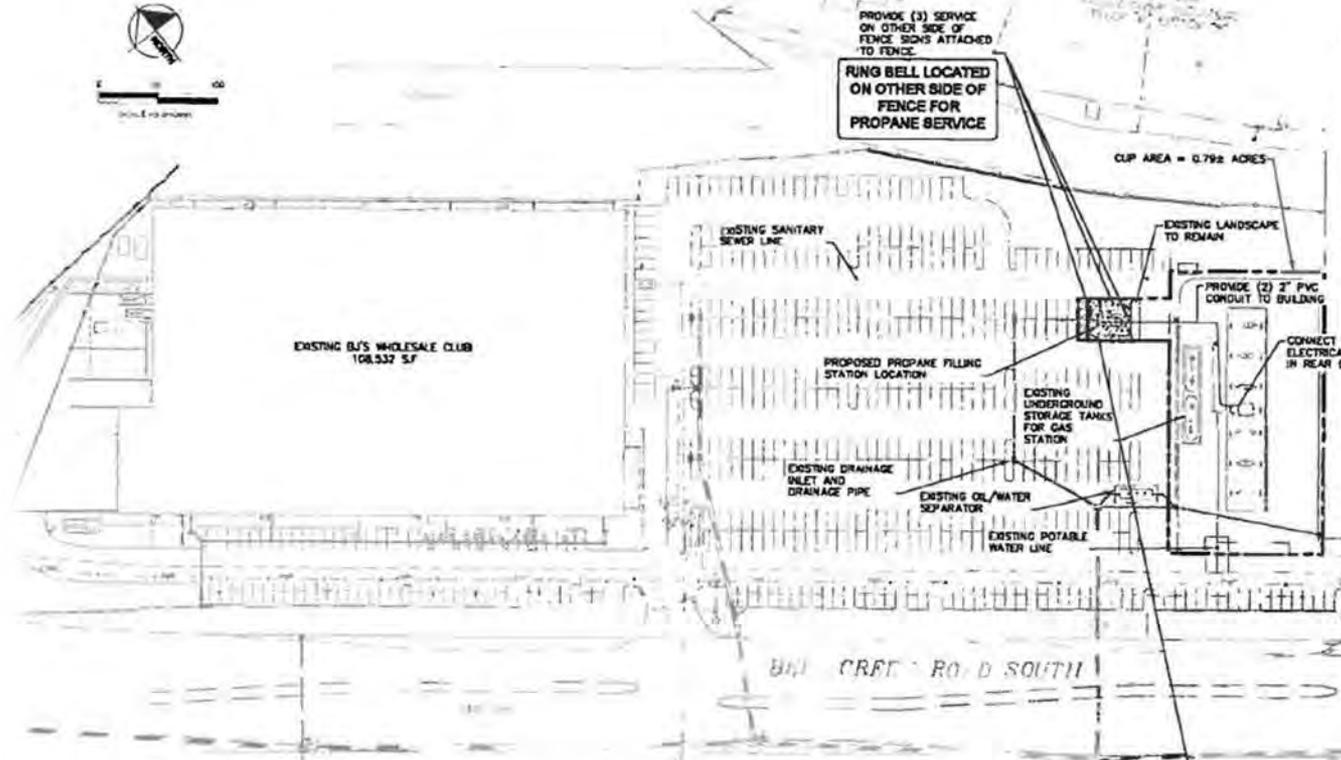


CUP-2-01, Am. 1-14
BJ's Wholesale Club, Inc.
Mechanicsville Magisterial District

Planning Analysis, cont.:

- The CUP was amended May, 2013, to include propane sales limited to club members
- This request is for the following:
 - Allow the sale of propane fuel to non-members
 - Extended the hours of all fuel sales on Sundays from 6:30 p.m. to 7:00 p.m.





PROPANE/ PARKING MODIFICATION DETAIL

SITE DATA
PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPANE CARRIER REFILLING 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 CUSTOMER REAR TIRE 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
PROPERTY IDENTIFICATION #: 8714-04-0406
ZONING DISTRICT: B-3, GENERAL BUSINESS DISTRICT

PARKING CALCULATIONS

| | |
|---|------------|
| REQUIRED PARKING @ 108,332 SF RETAIL | 540 SPACES |
| CURRENT PROVIDED PARKING | 583 SPACES |
| PARKING SPACES REMOVED FOR PROPANE PROPOSED PARKING | 10 SPACES |
| | 503 SPACES |

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

CLIP AREA = 0.792 ACRES

EXISTING BJ'S WHOLESALE CLUB
 108,332 SF

EXISTING SANITARY SEWER LINE

EXISTING LANDSCAPE TO REMAIN

PROVIDE (2) 2" PVC CONDUIT TO BUILDING

PROPOSED PROPANE FILLING STATION LOCATION

CONNECT TO ELECTRICAL PANEL IN REAR OF 1000G

EXISTING UNDERGROUND STORAGE TANKS FOR GAS STATION

EXISTING DRAINAGE DILET AND DRAINAGE PIPE

EXISTING OIL/WATER SEPARATOR

EXISTING POTABLE WATER LINE

BELL CREEK ROAD SOUTH

PROVIDE (1) RING BELL SIGN ATTACHED TO FENCE BY GATE

RING BELL FOR PROPANE SERVICE

- LIMITS OF DEMOLITION
- CONCRETE SURFACE
- ASPHALTIC PAVEMENT

MANOVER COUNTY
 1000 N. MARKET ST., 4TH FLOOR
 CHARLOTTE, NC 28202
 (704) 366-1000
 www.manovercounty.com

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As a condition of this permit, you must obtain and post a bond. The bonding will be held in accordance with the terms of the bond.

You will be notified by mail of the date of the hearing. The hearing will be held at the Manover County Administration Center, 1000 N. Market St., Charlotte, NC 28202.

Should you require any additional information, please contact the Planning and Zoning Department at (704) 366-1000.

[Signature]

CUP-2-01, Am. 1-14
BJ's Wholesale Club, Inc.
Mechanicsville Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the conditions outlined in the staff report



CUP-9-02, Am. 1-14
Shalom Baptist Church Trustees
Mechanicsville Magisterial District

| | |
|----------|---|
| Request | Amend the sketch plan to adjust the CUP boundary line and show proposed additions to the church |
| Location | Southeast quadrant of the intersection of Mechanicsville Turnpike and Adams Farm Road |
| Zoning | A-1, Agricultural District |
| Acres | 8.02 |
| Land Use | Commercial and Suburban General |



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-9-02, Am. 1-14

Shalom Baptist Chrch Trustees
conceptual plan amendment

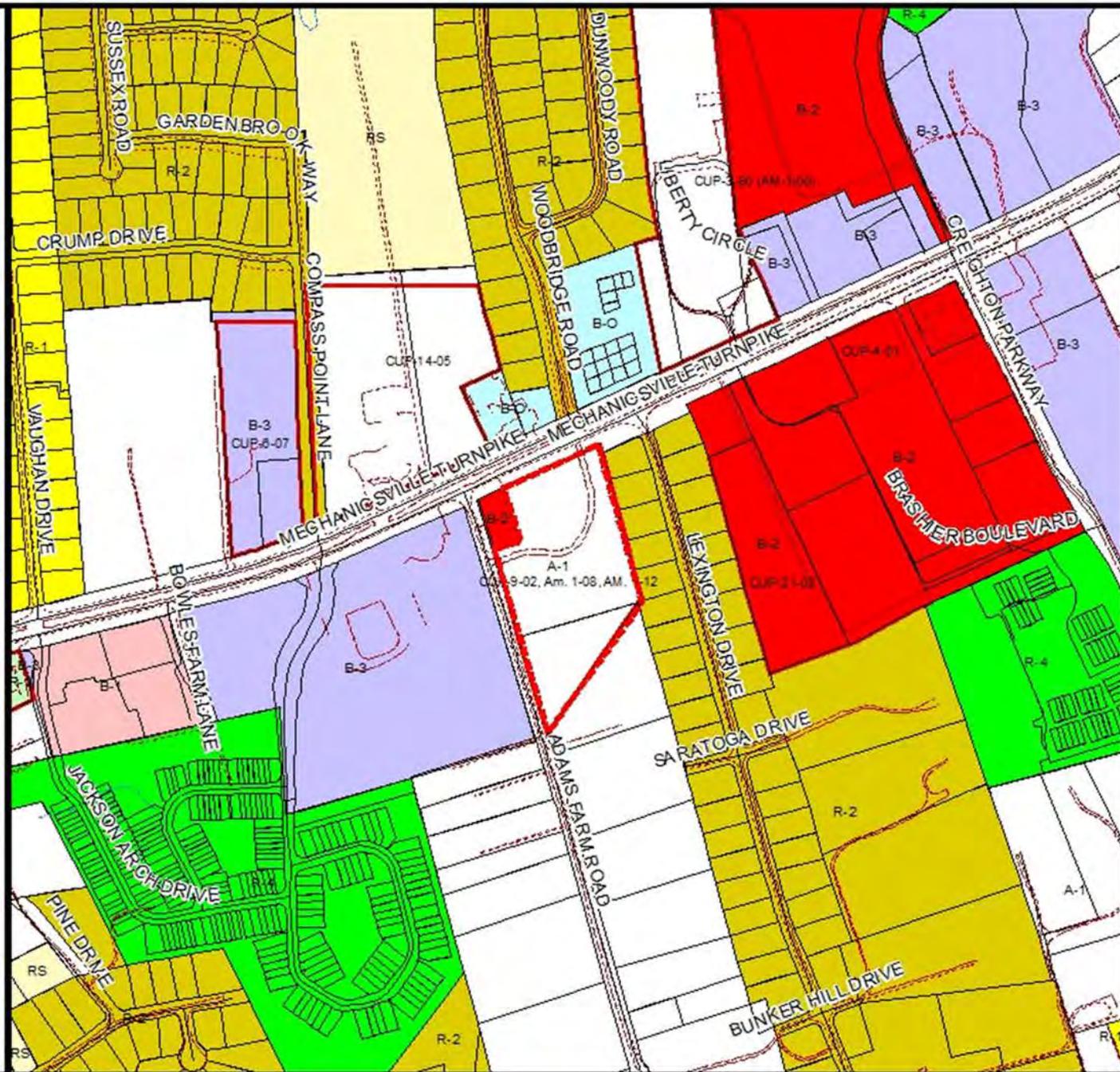
Zoned A-1

GPIN's: 8724-39-6325 & 8724-39-4994
Mechanicsville Magisterial District



1 inch = 500 feet

January 13, 2014



CUP-9-02, Am. 1-14
Shalom Baptist Church Trustees
Mechanicsville Magisterial District

Planning Analysis:

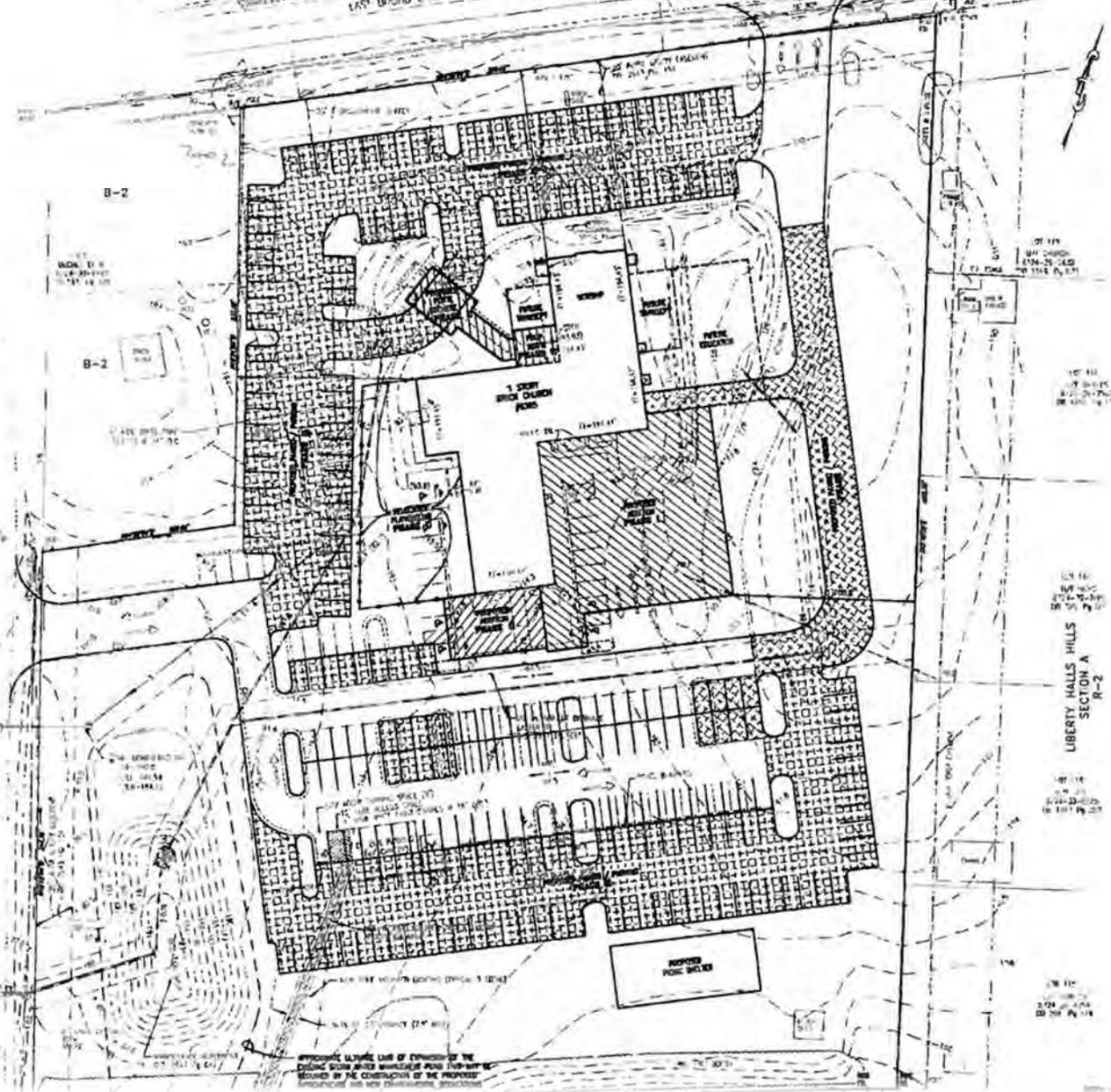
- This request is to amend the following on the sketch plan:
- Revised boundary of the CUP area which resulted from a lot line adjustment
 - Show future phased expansions of church facilities and parking areas:
 - 12,650 s.f. building additions (phases I and 2); expansion to the sanctuary is not proposed with this request
 - Modified parking and drive aisles



U. S. ROUTE 360
MECHANIC VILLAGE GRANITE 146' ROW

LOWE'S HOME CENTERS, INC.
8724-28-2945
B-3

50' 9 1/2" W



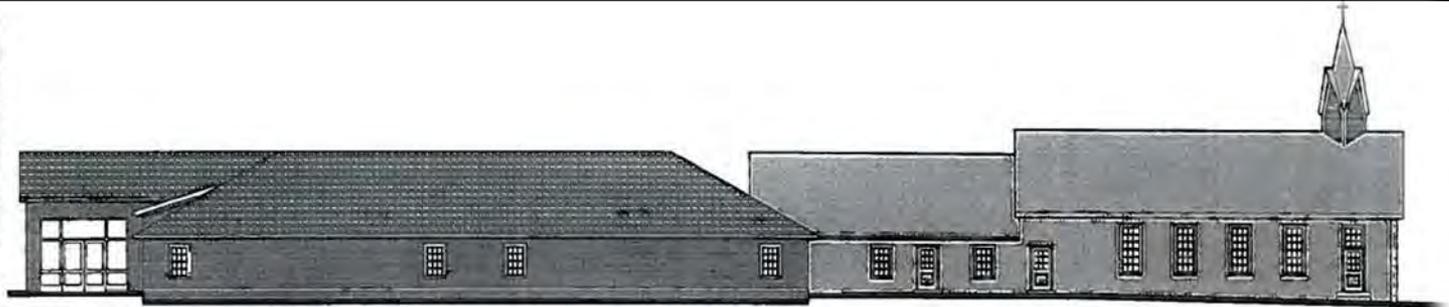
LIBERTY HILLS
SECTION A
SECTION A
R-2

1/2" = 10'
270' 0" W
20' 0" N

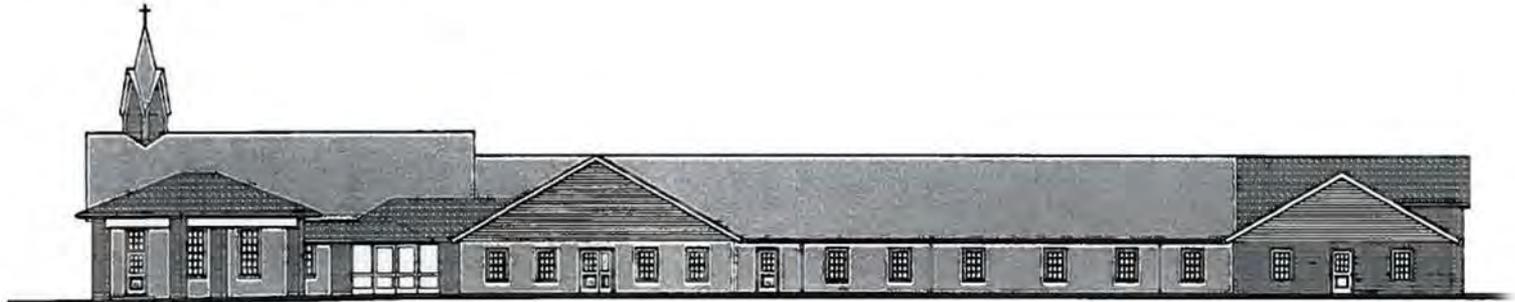
RECEIVED

NOV 06 2014

DEKALB COUNTY
PLANNING OFFICE



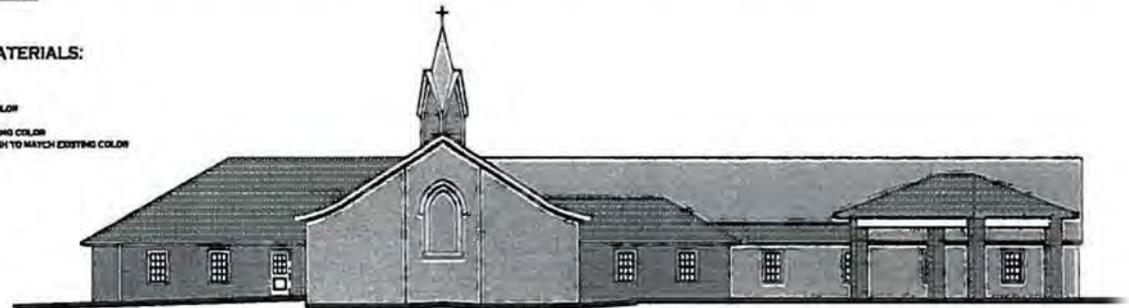
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



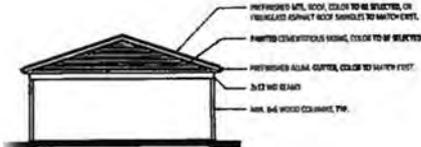
B WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR BUILDING MATERIALS:

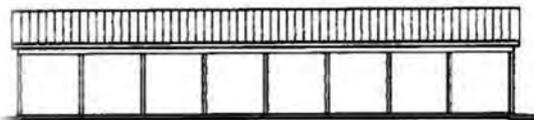
- BRICK - MATCH EXISTING COLOR, TEXTURE & PATTERN.
 - MORTAR - MATCH EXISTING COLOR & TOUGHLAC.
 - CORROCE - ALUMINUM OR PVC, FINISH TO MATCH EXISTING COLOR
 - GUTTERS & DOWNSPOUTS - ALUMINUM FINISH TO MATCH EXISTING COLOR
 - WOODWORK - ALUMINUM CLAD FINISH TO MATCH EXISTING COLOR
 - SHINGLES - FIBERGLASS ASPHALT SHINGLES FINISH TO MATCH EXISTING COLOR
 - EXTERIOR DOORS - ALUMINUM STOREFRONT OR HOLLOWMETAL, FINISH TO MATCH EXISTING COLOR
- NOTE: THE EFFICIENT IS TO MATCH EXISTING COLORS & FINISHES
AS IS POSSIBLE W/ AVAILABLE BUILDING MATERIALS
- NOTE: EXISTING BUILDINGS SHOWN SHADED



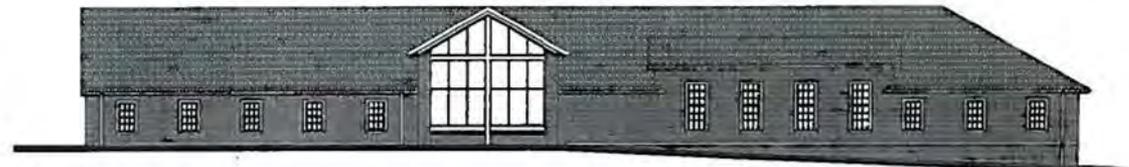
C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



- PRETREATED WPL ROOF, COLOR TO BE SELECTED OR PAVERGLASS ASPHALT ROOF SHINGLES TO MATCH EXIST.
- PAINTED CONCRETE/STUCCO SIDING, COLOR TO BE SELECTED
- PRETREATED ALUM. GUTTER, COLOR TO MATCH EXIST.
- 3/4" X 6" BEAMS
- MAX. 6" X 6" WOOD COLUMNS, FIN.



E FUTURE PICNIC PAVILION
SCALE: 1/8" = 1'-0"



D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CUP-9-02, Am. 1-14
Shalom Baptist Church Trustees
Mechanicsville Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the submitted sketch plan and the conditions outlined in the staff report



CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr.

Henry Magisterial District

| | |
|----------|--|
| Request | Allow a commercial landscaping operation and mulch processing facility |
| Location | North line of Mechanicsville Turnpike, 0.35 mile west of its intersection with Spring Run Road |
| Zoning | A-1, Agricultural District |
| Acres | 11.21 |
| Land Use | Agricultural |



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-9-13

Althea T. and Elwin W. Brooks, Jr.

mulch processing facility and
landscaping business

Zoned A-1

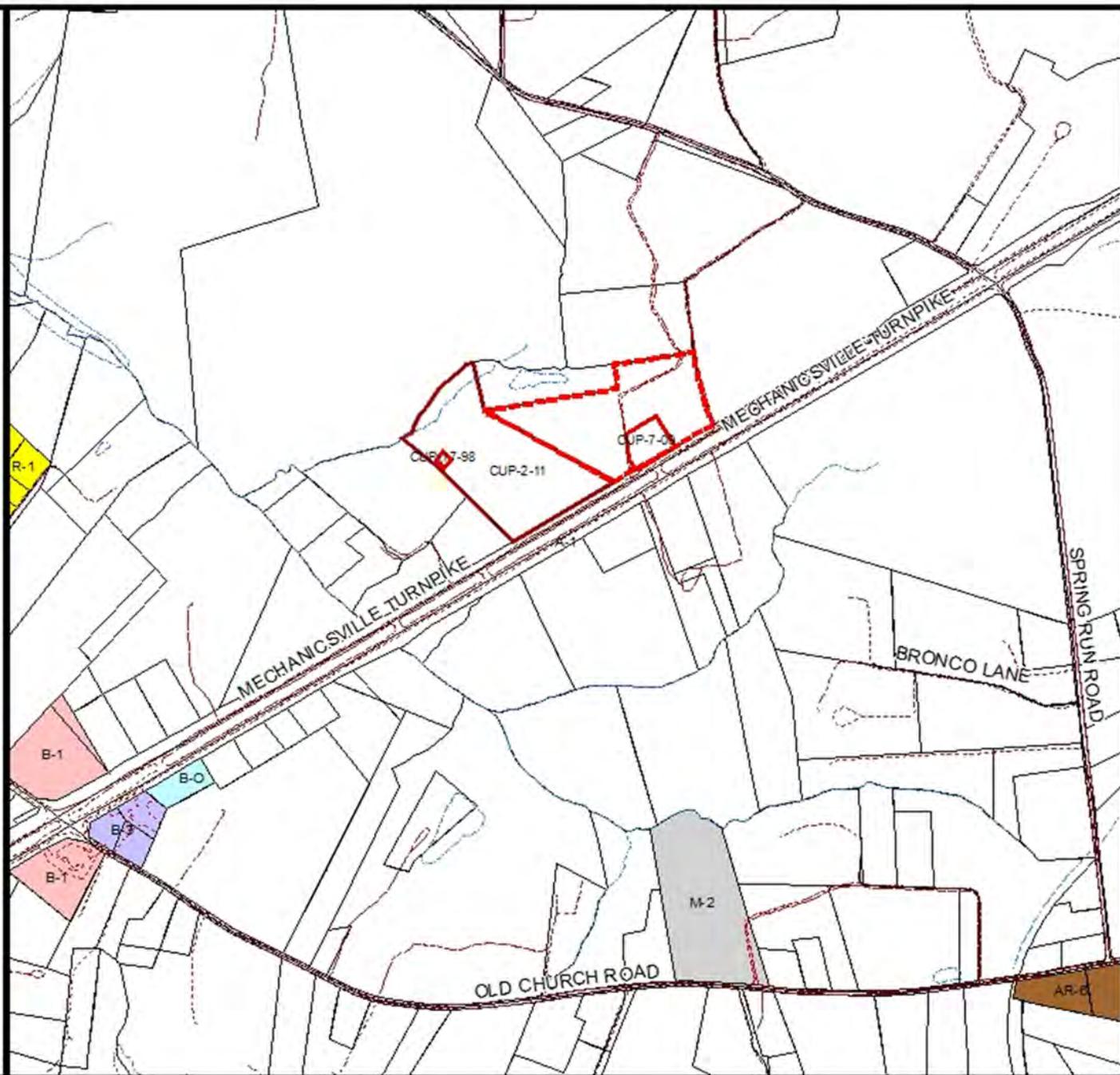
GPIN: 8746-93-2823

Henry Magisterial District



1 inch = 800 feet

December 02, 2013



CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr.

Henry Magisterial District

Planning Analysis:

- The applicants currently operate as Ed's Landscaping, located on Cold Harbor Road near I-295, and propose using the subject site as a second business location
- The proposed uses for this site include:
 - Commercial landscaping business
 - On-site nursery
 - Mulch processing facility
 - Retail use in association with those businesses



CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr.

Henry Magisterial District

Planning Analysis, cont.:

- The submitted site layout and parking complies with district requirements
- The zoning ordinance limits, the hours of operation of the mulch processing from 7:00 a.m. to 7:00 p.m.
 - The conditions prohibit mulch processing on Sundays



CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr. Henry Magisterial District

Sketch Plan:

- Entrance improvements include:
 - A commercial entrance
 - A left turn lane at the existing crossover on Route 360 to the main entrance
 - 25' thoroughfare buffer



CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr.

Henry Magisterial District

Sketch Plan, cont.:

- An access easement to a cell tower on an adjacent property is currently located where an existing entrance will be closed
 - That easement must be rerouted to the new commercial entrance and recorded prior to site plan approval



CPN 8746-74-7894
 MRS. GEMMA W
 ZONED A-1
 DB 3010, PG 1783

CPN 8746-84-2306
 WESTMAN THOMAS, JR.
 ZONED A-1

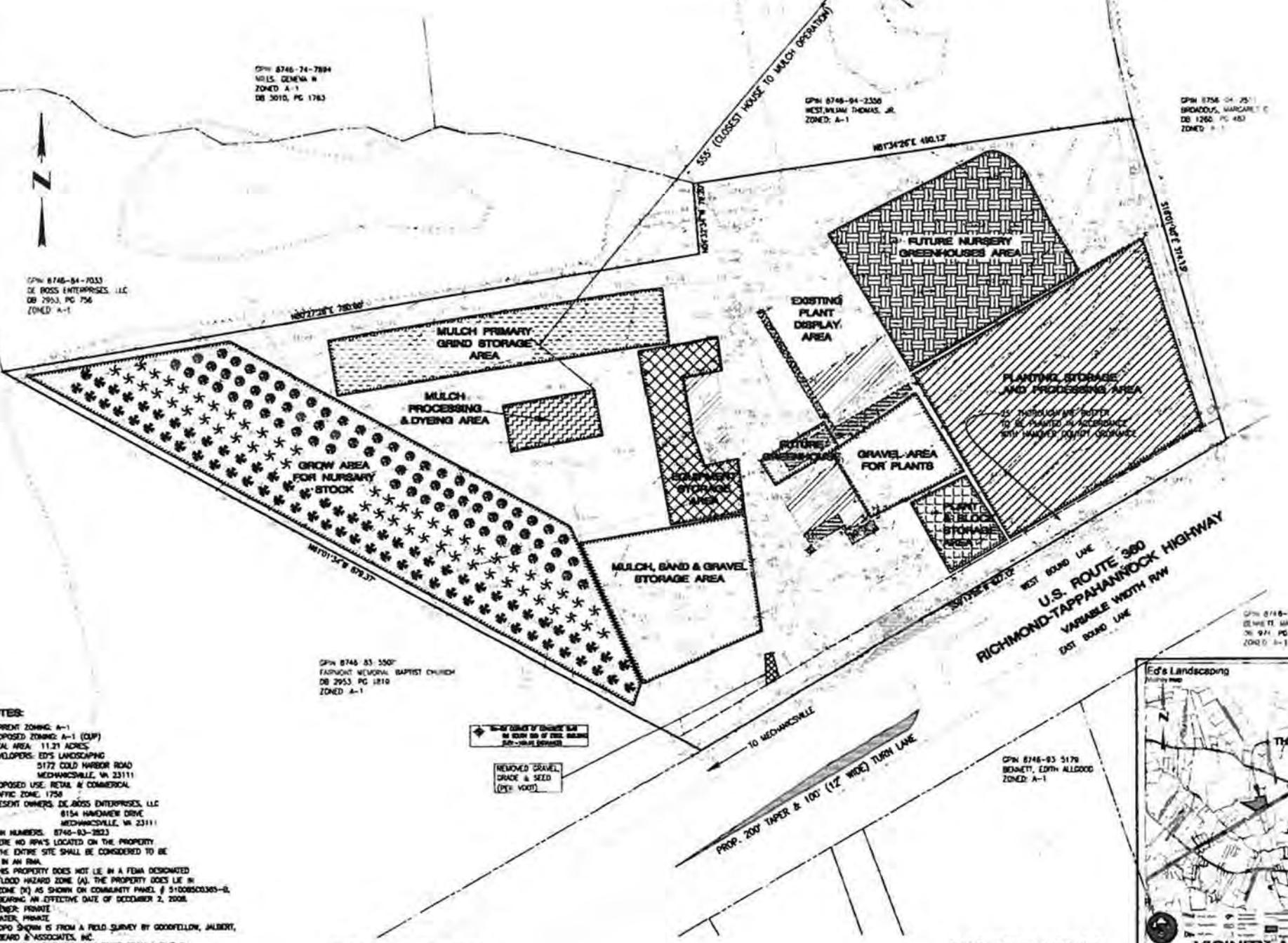
CPN 8758-04-251
 BROOKS, MARGARET E
 DB 1260, PG 487
 ZONED A-1

CPN 8746-84-7033
 DE BOSS ENTERPRISES, LLC
 DB 2953, PG 756
 ZONED A-1

CPN 8746-83-5507
 FAIRBORN MEMORIAL BAPTIST CHURCH
 DB 2953, PG 1810
 ZONED A-1

CPN 8746-83-5178
 BENNETT, EDITH ALLGOOD
 ZONED A-1

CPN 8746-83-5178
 BENNETT, EDITH ALLGOOD
 ZONED A-1



- NOTES:**
- CURRENT ZONING: A-1
 - PROPOSED ZONING: A-1 (CUP)
 - TOTAL AREA: 11.27 ACRES
 - DEVELOPERS: ED'S LANDSCAPING
5172 COLD HARBOR ROAD
MECHANICSVILLE, VA 23111
 - PROPOSED USE: RETAIL & COMMERCIAL
 - TRAFFIC ZONE: 1758
 - PRESENT OWNERS: DE BOSS ENTERPRISES, LLC
8154 HANOVER DRIVE
MECHANICSVILLE, VA 23111
 - CPN NUMBERS: 8746-83-2523
 - THERE NO RPA'S LOCATED ON THE PROPERTY
THE ENTIRE SITE SHALL BE CONSIDERED TO BE
IN AN RMA.
 - THIS PROPERTY DOES NOT LIE IN A FEMA DESIGNATED
FLOOD HAZARD ZONE (A). THE PROPERTY DOES LIE IN
ZONE (B) AS SHOWN ON COMMUNITY PANEL # 51008000365-B,
ISSUING AN EFFECTIVE DATE OF DECEMBER 2, 2008.
 - SEWER: PRIVATE
 - WATER: PRIVATE
 - TOPO GRAPHIC IS FROM A FIELD SURVEY BY GOODFELLOW, JALBERT,
BEARD & ASSOCIATES, INC.
 - BOUNDARY INFORMATION WAS TAKEN FROM A PLAT BY
J.L.V. SURVEYORS & ENGINEERS, INC. DATE: 08/11/2008

← 5' WIDTH OF DRAINAGE LANE
 IN EVERY 50' OF ROAD WIDTH
 20'-MIN. SPACING

REMOVED GRAVEL,
 GRADE & SEED
 (BY VOT)

TO MECHANICSVILLE
 PROF. 200' TAPER & 100' (12' WIDE) TURN LANE

WEST BOUND LANE
U.S. ROUTE 380
 RICHMOND-TAPPANHOCK HIGHWAY
 VARIABLE WIDTH RW
 EAST BOUND LANE



SCALE: 1" = 50'

P.N. 5519-0013

VICINITY MAP

CUP-9-13

Althea Turner Brooks and Elwin W. Brooks, Jr.

Henry Magisterial District

Recommendations:

The Planning Commission and staff recommend **APPROVAL** subject to the conditions outlined in the staff report



SE-3-14

Patricia G. & Roy M. Billingsley, Jr.
South Anna Magisterial District

| | |
|----------|--|
| Request | Allow a day nursery |
| Location | Southeast quadrant of the intersection of Franklin Hills Road and Rockville Road |
| Zoning | A-1, Agricultural District |
| Acres | 3.05 |
| Land Use | Agricultural |



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 | | |

SE-3-14

Patricia G. & Roy M. Billingsley, Jr.

day nursery

Zoned A-1

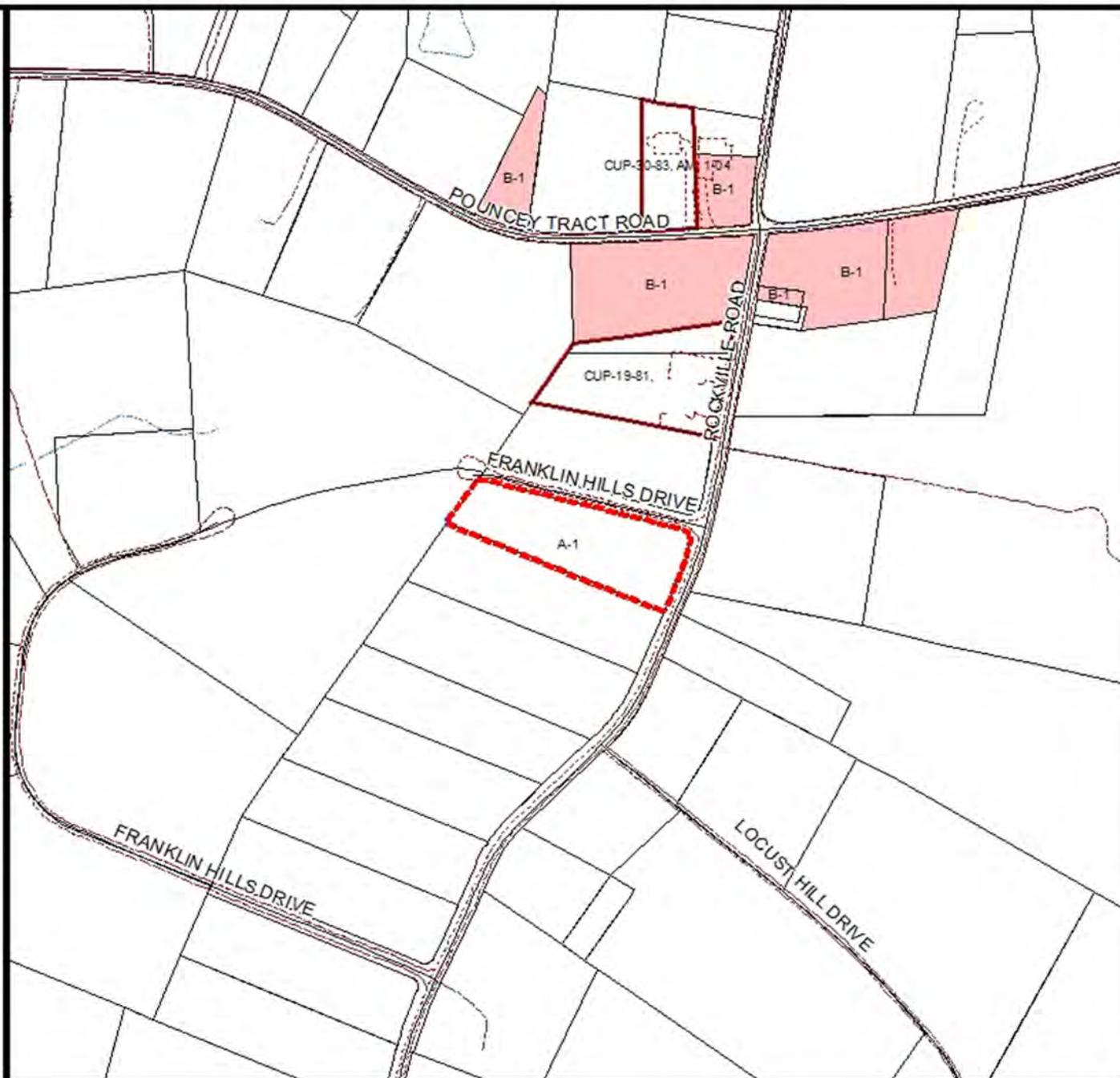
OPIN: 7710-97-0952

South Anna Magisterial District



1 inch = 400 feet

February 27, 2014



SE-3-14

Patricia G. & Roy M. Billingsley, Jr.
South Anna Magisterial District

Planning Analysis :

- The day nursery has been operating since August 2010 with a license from the Virginia Department of Social Services
 - The applicant was recently made aware that this use is only permitted by Special Exception



SE-3-14

Patricia G. & Roy M. Billingsley, Jr.
South Anna Magisterial District

Planning Analysis, cont. :

- The day nursery is for up to 12 children, ages 6 months to 6 years old
- Hours of operation are 7:30 am to 5:00 pm, Monday through Friday
- The applicant has maintained the residential character on their property to limit the impact of the home business on the area



Franklin

Minimum 18 ft. drive aisle width

XXXX

Hills Dr.

Existing garage

Existing playground
26' x 20'

Existing shed

11417

Parking

Parking

Existing residence with
900 sq ft used
as "Day Nursery"

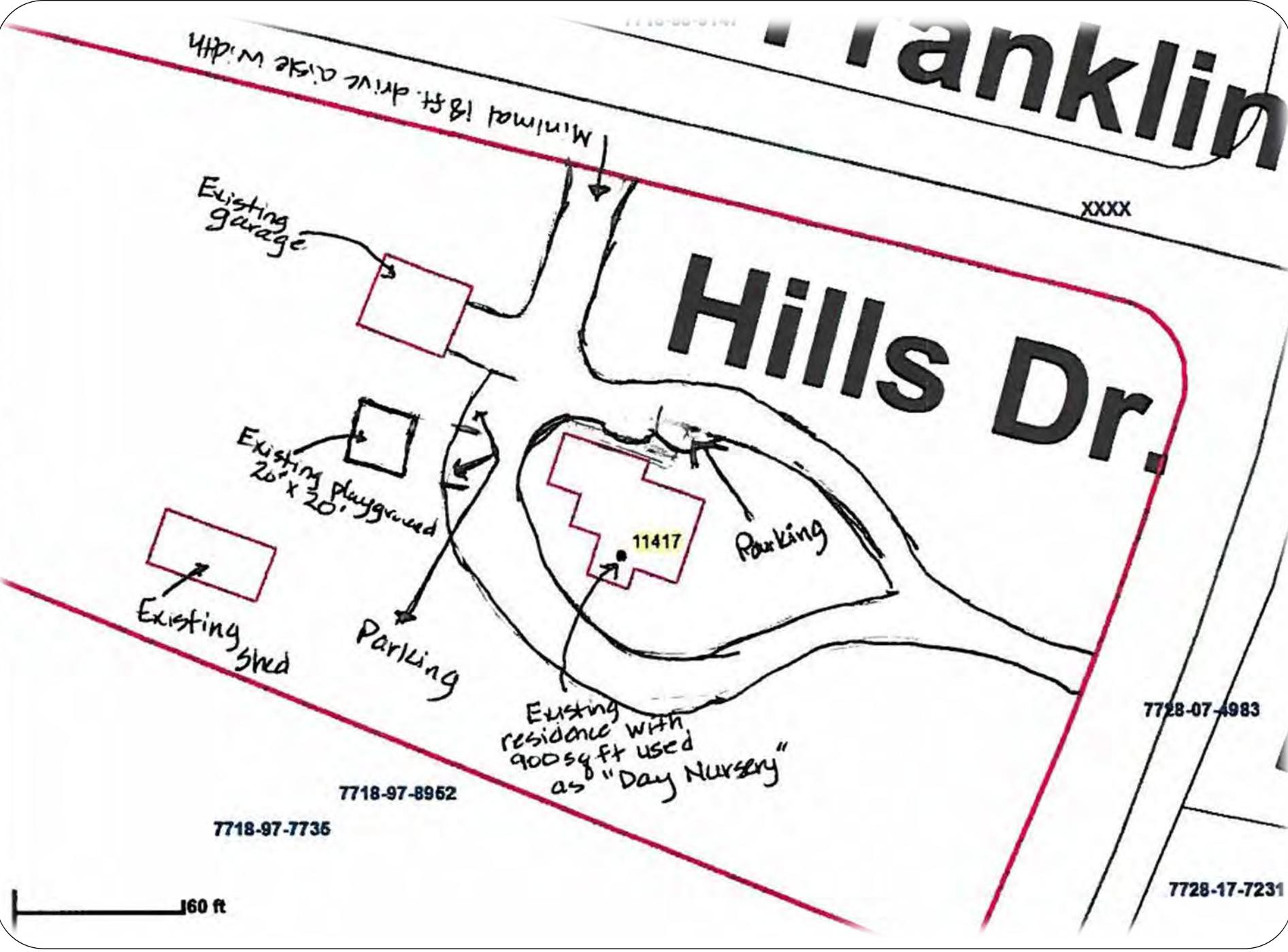
7718-97-8952

7718-97-7736

7728-07-4983

7728-17-7231

160 ft



SE-3-14

Patricia G. & Roy M. Billingsley, Jr.
South Anna Magisterial District

Staff Recommendation:

APPROVAL subject to the conditions outlined in the staff report

