

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

C-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Commercial Land Use

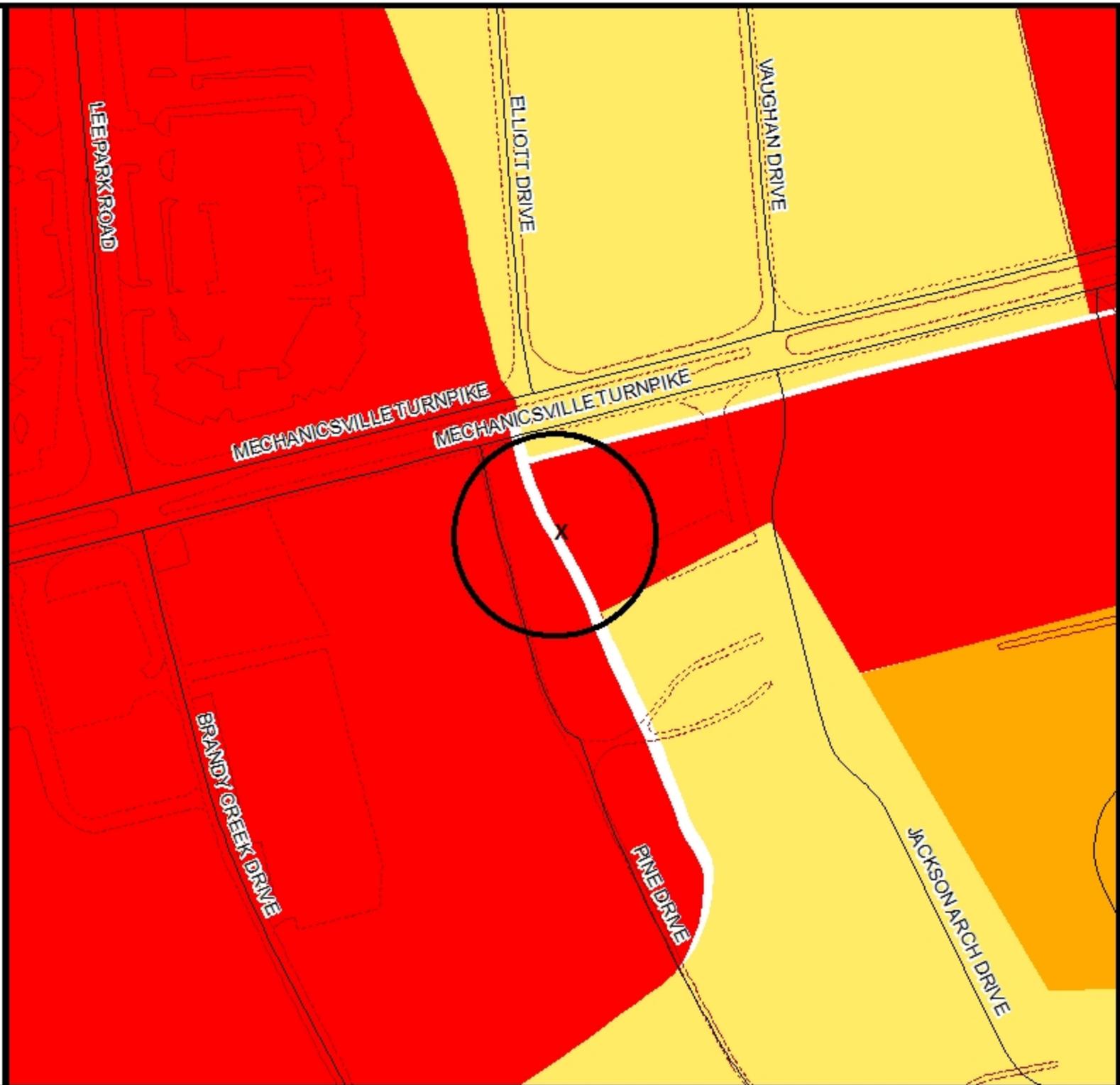
OPIN: 8724-18-2758

Mechanicsville Magisterial District



1 inch = 200 feet

May 29, 2014

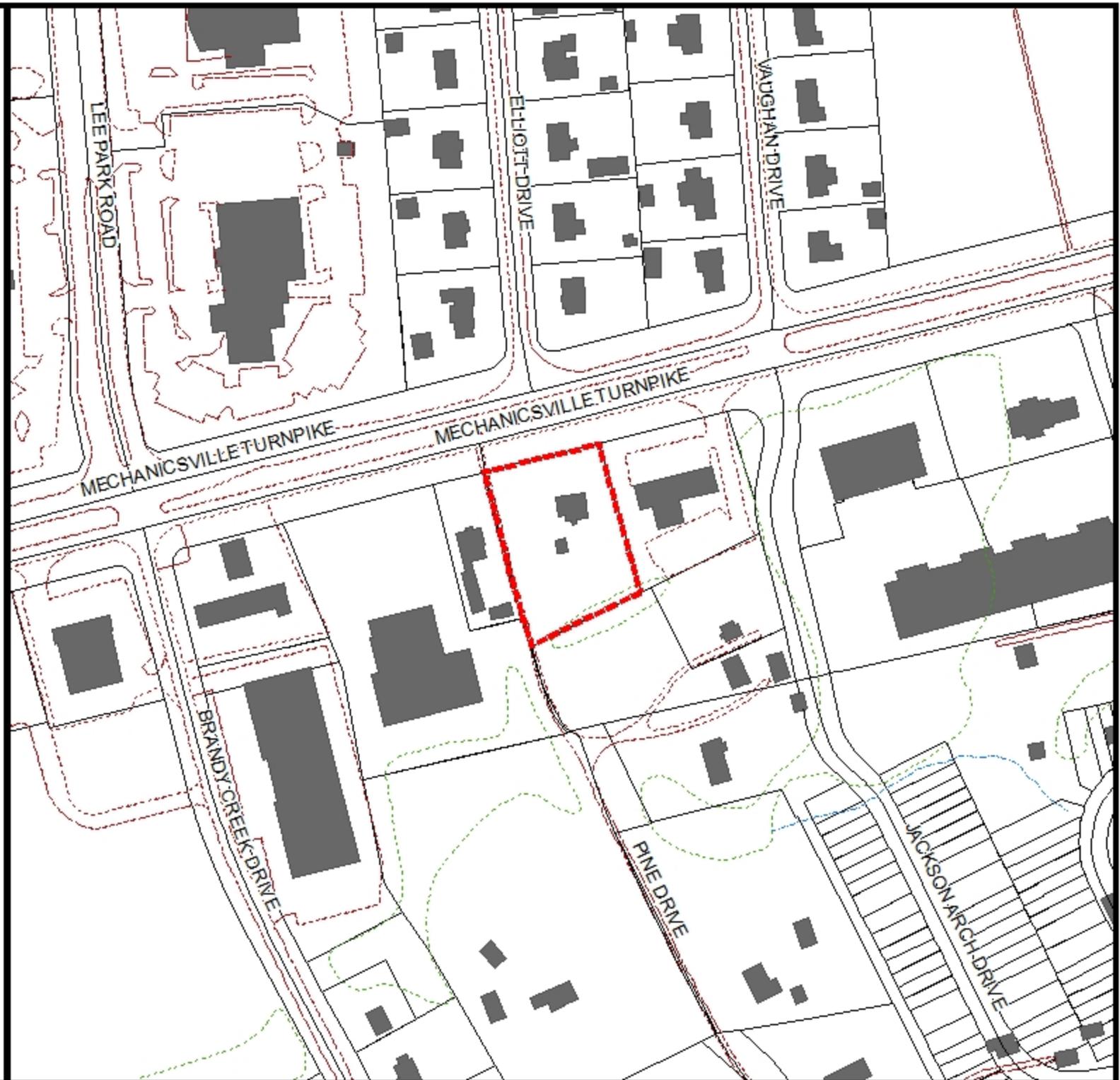


Hanover County,
Virginia

General Parcel Map

Legend

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



C-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Zoned A-1

OPIN: 3724-13-2758

Mechanicsville Magisterial District



1 inch = 200 feet

May 29, 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	

C-10-14

Hanover Land, L.L.C.

Rezone A-1 to B-1

Zoned A-1

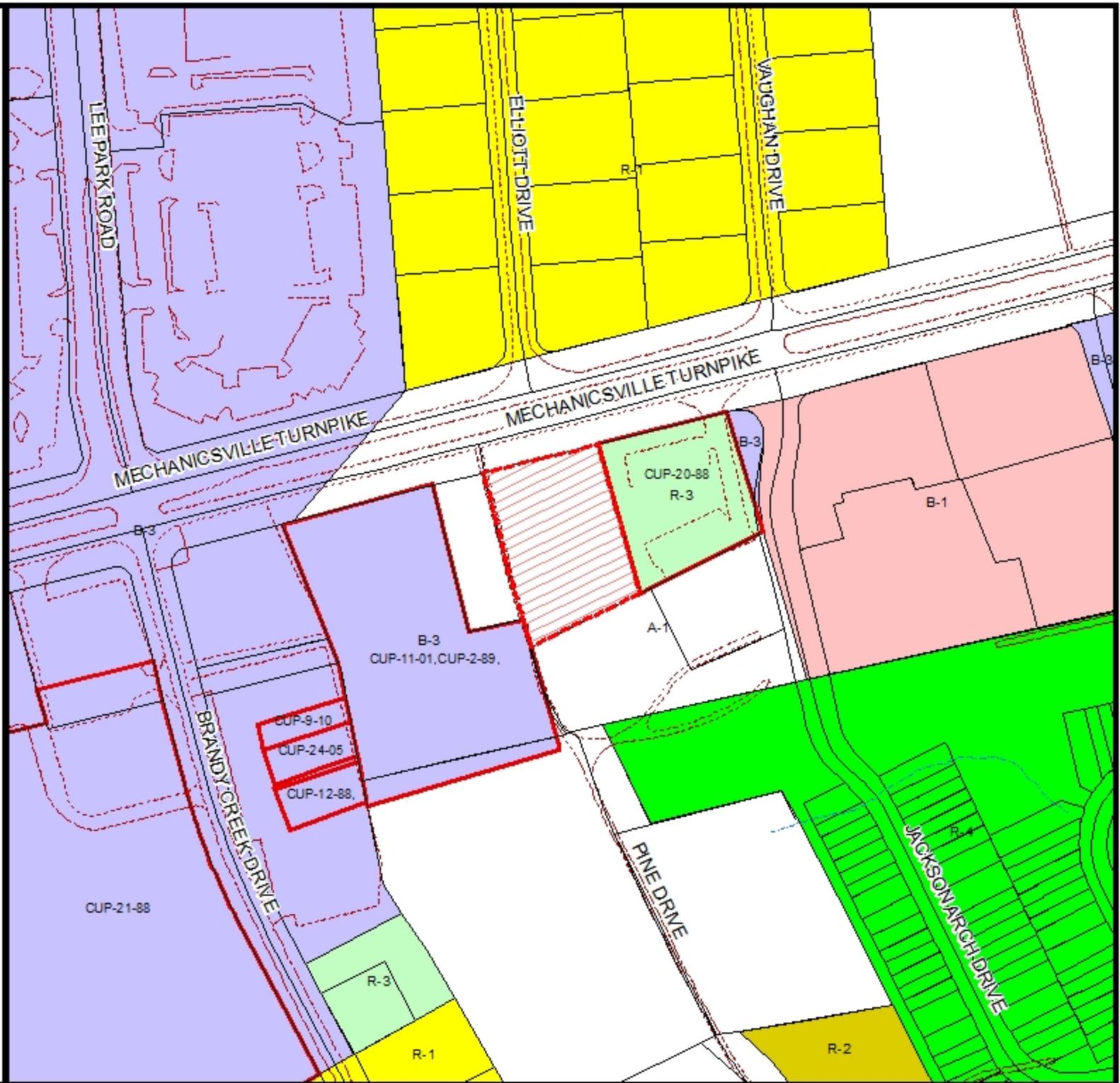
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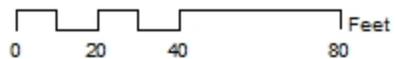
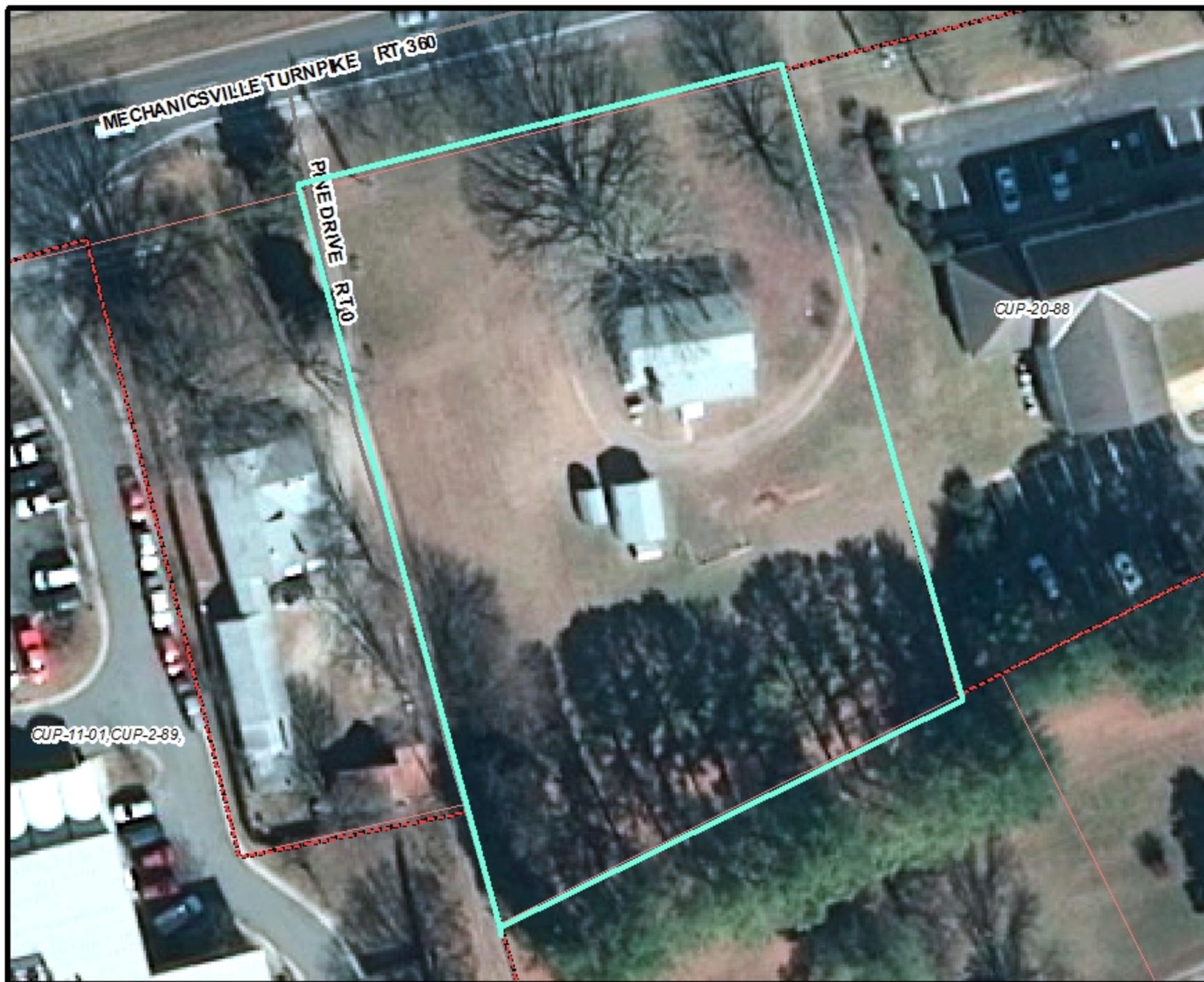
Mechanicsville Magisterial District



1 inch = 200 feet

May 29, 2014





C-10-14(c), HANOVER LAND, L.L.C.

Commercial Rezoning Report
Mechanicsville Magisterial District
Board Meeting Date: October 22, 2014



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	1.36
Location	On the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet east of its intersection with Brandy Creek Drive (State Route 1153)
GPIN	8724-18-2758
General Land Use Plan	Commercial
Major Thoroughfare Plan	Mechanicsville Turnpike, A Major Arterial with 120' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone a 1.36 acre parcel on the south line of Mechanicsville Turnpike from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions. The anticipated use for the site is for a restaurant, though the proposal does not limit the site to this use. Any listed B-1 permitted use would be allowed with this zoning. This site lies between Bowles Farm Plaza and John Talley Motors. The applicant has proffered that the architecture for any future structure will be consistent with that used at Bowles Farm Plaza.

Recommendations

Staff

APPROVAL subject to the submitted proffers, received October 1, 2014, and the conceptual plan, dated May 9, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, received October 1, 2014, and the conceptual plan, dated May 9, 2014.

Planning Analysis

Comprehensive Plan and Compatibility

The request for B-1 zoning at the subject site is consistent with the Commercial designation on the General Land Use Plan map and is compatible with other adjacent neighborhood business uses along Route 360. Pine Drive is a private access easement used by several nearby parcels and it traverses the western boundary of the subject property as shown on the conceptual plan. To avoid affecting the neighbors' use of the access easement, the applicant has chosen to allow this access easement to remain in place and has designed this project around it. The project will not use the easement and shows no connection to it from within the site. The conceptual plan shows vegetative screening along the western and southern boundaries between the project and the adjacent residential uses.

Conceptual Plan

The application for this request indicates that a restaurant is proposed at the site. However, the plan shows the possibility of up to six units within the 7,020 square foot structure. If used entirely as a restaurant, 71 parking spaces would be required; if used for the retail uses permitted under the B-1 district, only 29 parking spaces are required. The plan currently shows 86 parking spaces, including four (4) handicap spaces. Staff contacted the applicant to discuss the fact that the site would have excess parking if it were not used for the restaurant use. The applicant has indicated that if the structure is not used for a restaurant, he may want to expand the structure shown on the conceptual plan to include an additional 20 feet of depth. Staff recommended that the conceptual plan proffer be for general conformity as to the size of the structure and the layout, but that the location of the entrance and roadway improvements should be in substantial conformity.

The conceptual plan shows the roadway improvements along Route 360, including the continuous right turn lane and the commercial entrance. Dedication of right-of-way in the amount of 60' from the centerline of Route 360 to the property has been proffered, and a 25' thoroughfare buffer is shown. An evergreen screen is shown between the developed area and adjacent residential uses at the western and southern boundaries. The dumpster area is also screened, and two (2) loading spaces provided.

Transportation

No major transportation improvements are required for this proposed use. The applicant does propose to create a continuous right turn lane that would be located between the existing commercial entrance to the west (John Talley) and the existing commercial entrance to the east (Bowles Farm Plaza). The commercial entrance to the subject site is roughly halfway between those two existing commercial entrances.

Agency Analysis

Agency	Comment Summary
Public Works	Provided standard comments regarding stormwater, Chesapeake Bay and drainage regulations. The applicant indicates it is their intent to use bio-retention, vegetated swales, and underground facilities to meet the stormwater regulations.
Public Utilities	Provided standard comments, noting that if a restaurant were developed, an adequately sized external grease trap and separate monitoring manhole would be required.
VDOT	Originally indicated a spacing waiver would be required for the entrance, but because it is right-in/right-out only, a spacing waiver will not be required.
Historical Commission	The Commission reviewed the above referenced request because it includes VDHR #42-5051, 6509 Mechanicsville Tnpk., and is adjacent to VDHR #42-5050, 6519 Mechanicsville Tnpk. The Commission determined that the subject request does negatively impact the historic resources; however, the resources are already compromised as they are surrounded by modern commercial and residential development.

Planning Commission Recommendation

At their meeting of September 18, 2014, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mrs. Iverson, voted to recommend **DENIAL** of the request as submitted, but **APPROVAL** to rezone to B-1(c), Neighborhood Business District with conditions on GPIN 8724-18-2758, consisting of approximately 1.36 acres, subject to the changes to the proffers as recommended by staff.

Proffers

The executed proffers were submitted on October 1, 2014, and included all changes recommended by staff and Planning Commission. The proffers covered the following issues:

- **Conceptual Plan**. The applicant has proffered to develop the site in general conformity with the conceptual plan;
- **Architecture**. The proposed structure will be in general conformity with the architecture and materials used at Bowles Farm Plaza;
- **Dedication of Right-of-way**. Sixty feet (60') from the centerline of Route 360 shall be provided upon request of the County or VDOT;
- **Road Improvements**. The Owner agrees to construct the roadway improvements as shown on the conceptual plan, which shall be designed and constructed in accordance with VDOT standards and specifications;
- **HVAC Units**. HVAC units shall be screened to block units from view by persons on any public streets or adjacent residential uses;
- **Monument Signs**. All freestanding signs shall be a monument type and include materials that are compatible with the proposed structure;

- Dumpsters. Dumpsters shall be screened and hours for trash pick-up are set out; and,
- Site Lighting. No lighting fixtures shall exceed 25 feet in height.

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
- Proffers/Conceptual Plan
- Ordinance

Available Upon Request

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

ROUTE 360
(EX. 142' R/W)

EXISTING TURN LANE

254'

EXISTING TURN LANE

EXISTING PAVEMENT
PROPOSED TURN LANE IMPROVEMENTS

245'

12'

EXISTING ENTRANCE

NORTH

ETTA BOWLES RICE
GPIN 0724-10-1736
ZONING: A-1
USE: RESIDENTIAL

PINE DRIVE (PRIVATE DRIVEWAY)
EVERGREEN SCREENING

25' THROUGHFARE BUFFER

11 SPACES

18 SPACES

9 SPACES

9 SPACES

PROPOSED COMMERCIAL

SIDEWALK

SIDEWALK

10 SPACES

11 SPACES

SCREENED TRASH PADS (FULLY ENCLOSED)

LOADING

EVERGREEN SCREENING

4 SPACES

P&M PARTNERSHIP
GPIN 0724-10-4034
ZONING: R-3
USE: COMMERCIAL

JOHN TALLEY FAMILY, LLC
GPIN 0724-10-0642
ZONING: B-3
USE: COMMERCIAL

ANNIE MAE BOND
GPIN 0724-10-3500
ZONING: R-3
USE: RESIDENTIAL

BARBARA LEE CRIDLIN
GPIN 0724-10-4699
ZONING: A-1
USE: RESIDENTIAL

NOTE
WATER QUALITY AND WATER
QUANTITY WILL BE ADDRESSED
USING BIO-RETENTION,
VEGETATED SWALES AND
UNDERGROUND FACILITIES,
WHERE NECESSARY

SCALE: 1" = 20'

RECEIVED

AUG 28 2014

HANOVER COUNTY
PLANNING OFFICE

www.thebaycompanies.com

ORDINANCE C-10-14(c)

OWNER OF RECORD: HANOVER LAND, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 22nd day of October, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 8724-18-2758, consisting of 1.36± acres located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet east of its intersection with Brandy Creek Drive (State Route 1153), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, subject to the following conditions which were proffered by the Applicant on October 1, 2014, and accepted by the Board:

1. Conceptual Plan. The Property shall be developed in general conformity with the conceptual plan attached, entitled "Route 360 Commercial," dated May 9, 2014, and prepared by the Bay Companies (the "Concept Plan"), and the entrance location shall be in substantial conformity with the Conceptual Plan.
2. Architectural. The architectural treatment of the proposed structure shall be in general conformity with the architecture and materials used at Bowles Farm Plaza.
3. Dedication of Right-of-Way. The Owner agrees to dedicate sixty feet (60') of right-of-way measured from the centerline of Mechanicsville Turnpike (U.S. Route 360) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
4. Road Improvements. The Owner agrees to construct roadway improvements as shown on the concept plan to be designed and constructed in accordance with VDOT standards and specifications.

5. HVAC Units. Any mechanical units on the Property shall be screened, and if on the roof, screened by architectural features which are compatible with the building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses. The method of screening shall be submitted at the time of site plan review.
6. Monument Signs. All freestanding signs on the Property shall be monument type, and shall include materials and design that are compatible with the proposed materials and architectural theme of the proposed structure.
7. Dumpsters. Dumpsters shall be emptied only between the hours of 8 a.m. and 7 p.m., Monday through Saturday, and 10 a.m. to 5 p.m. on Sundays. Dumpsters shall be screened with an opaque fence or screening wall so as not to be visible by persons on any public streets immediately adjoining the Property, or from adjacent residential uses.
8. Site Lighting. Lighting fixtures shall not exceed twenty-five feet (25') in height.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-10-14(c), Hanover Land, L.L.C., as follows:

Vote:

Sean M. Davis
 Wayne T. Hazzard
 Angela Kelly-Wiecek
 W. Canova Peterson, IV
 Aubrey M. Stanley
 G. E. Via, III
 Elton J. Wade, Sr.

Public Hearings:

Planning Commission September 18, 2014
 Board of Supervisors October 22, 2014
 Adopted October 22, 2014

This is to certify that the above is a true copy of C-10-14(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

CDC/sm/hte