

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-14-15

Teresa A. and Carl D. Loew

Rezone R-1 to B-3

Mixed-Use (LC/HR) Land Use

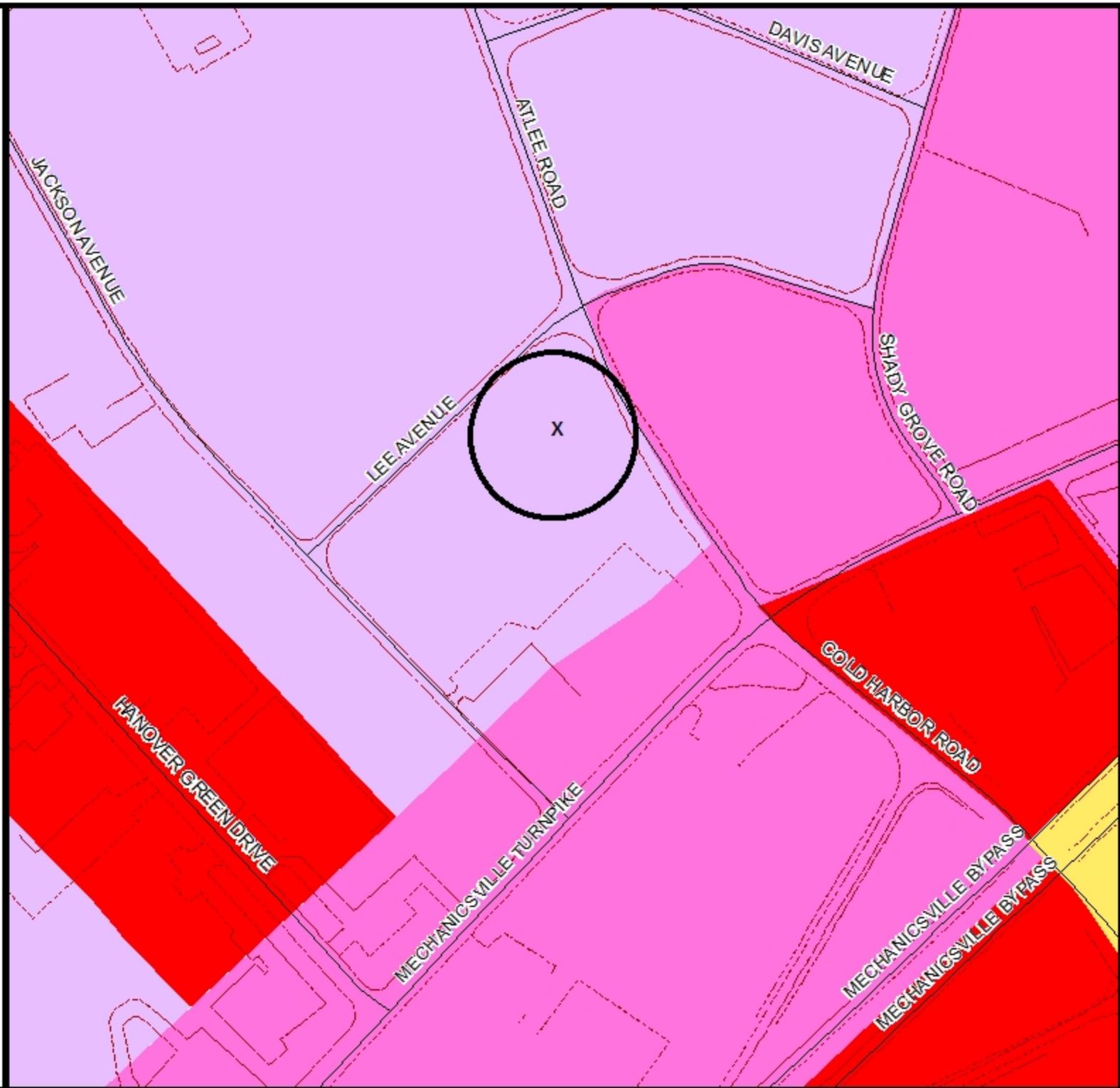
OPIN'S: 8704-95-3351 & 8704-95-2795, et al

Mechanicsville Magisterial District



1 inch = 200 feet

May 04, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-14-15

Teresa A. and Carl D. Loew

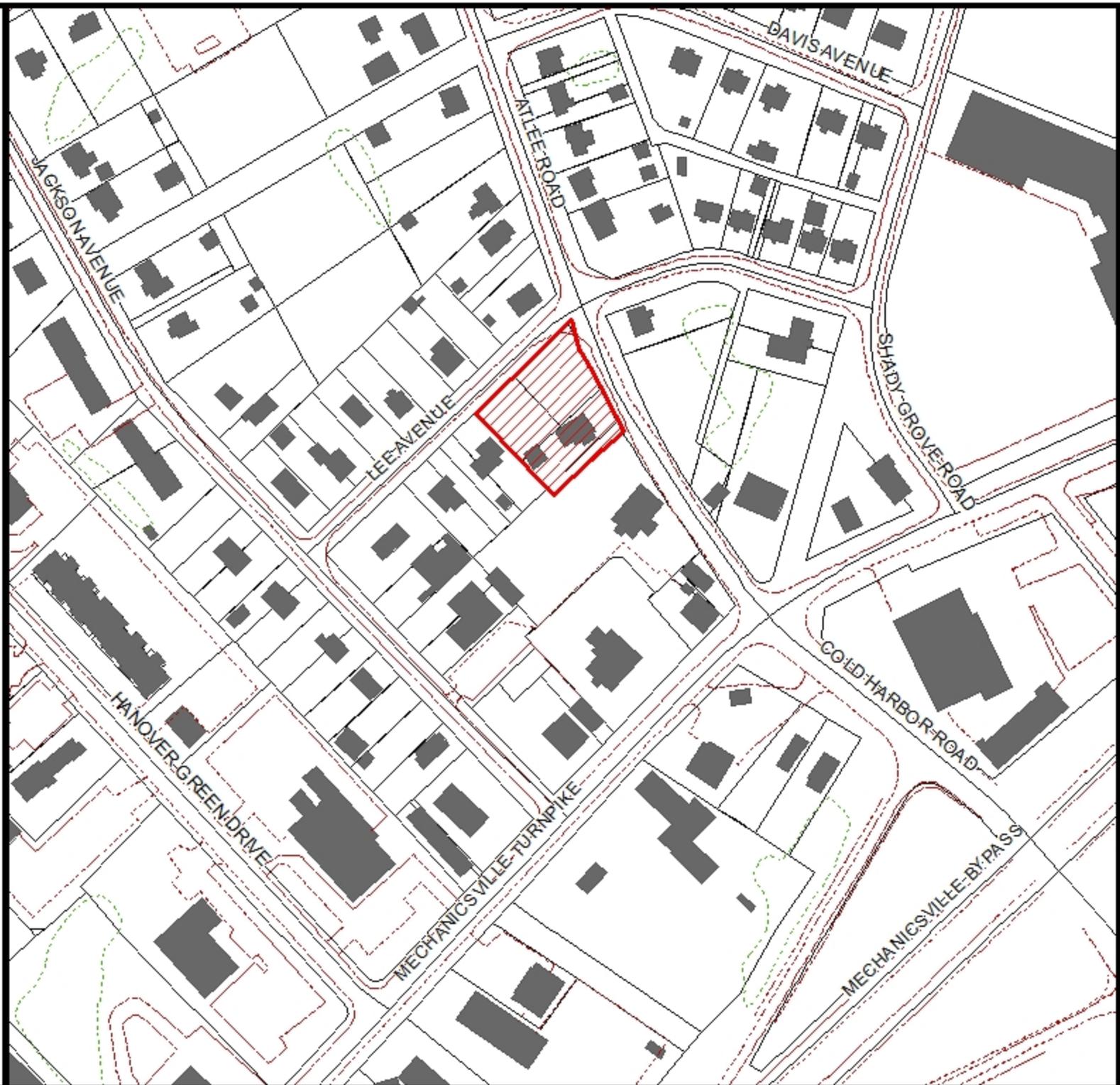
Rezone R-1 to B-3

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May 04, 2015



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-14-15

Teresa A. and Carl D. Loew

Rezoning R-1 to B-3

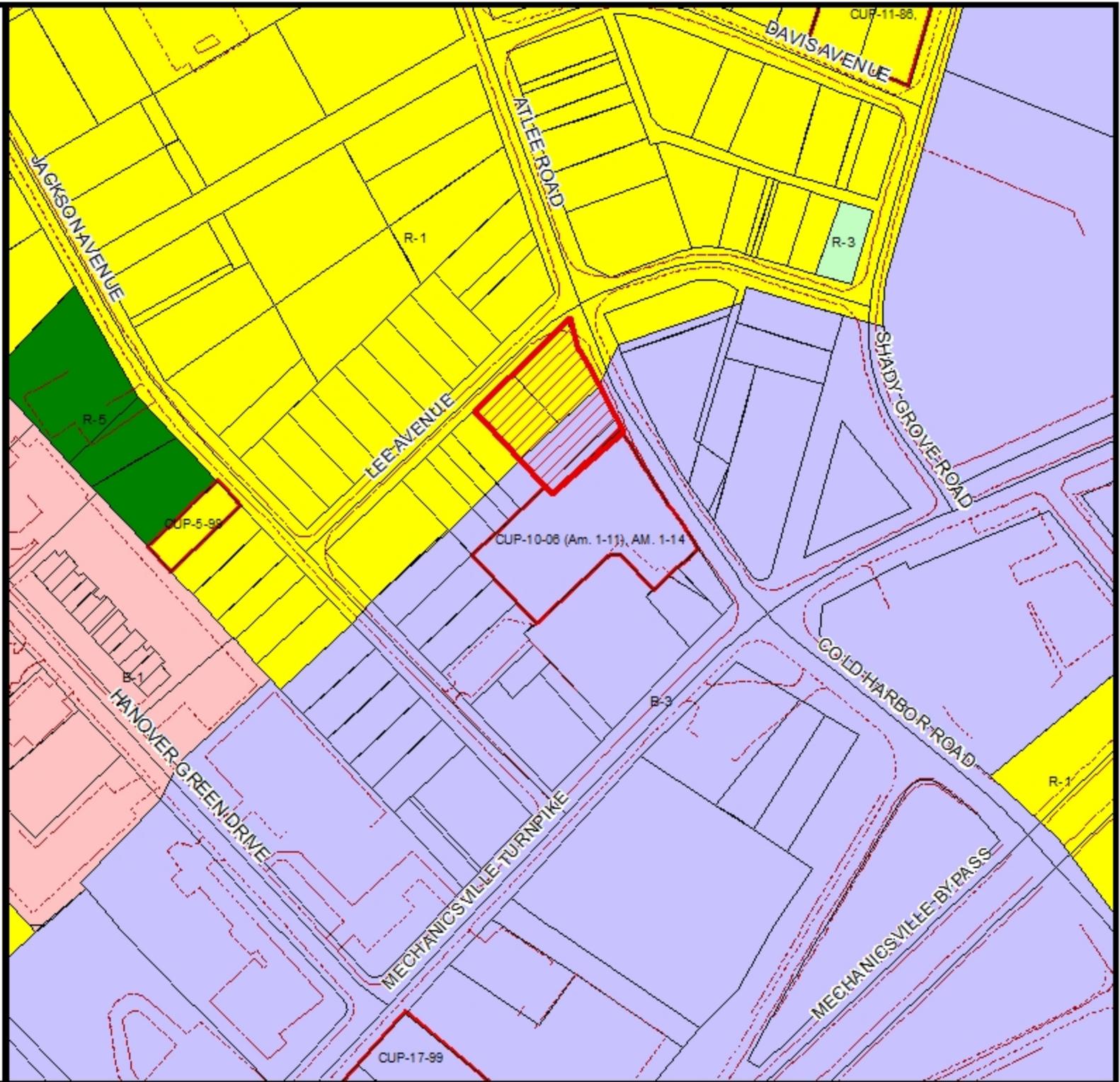
GPIN's: 8704-95-3851 & 8704-95-2795 et al

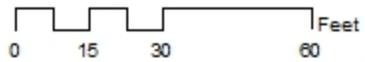
Mechanicsville Magisterial District



1 inch = 200 feet

May 04, 2015





C-14-15(c), TERESA A. AND CARL D. LOEW

Commercial Rezoning Report
Mechanicsville Magisterial District
Board Meeting Date: August 28, 2015



Overview

Current Zoning	R-1, Single-Family Residential District and B-3, General Business District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	0.55
Location	In the southwest quadrant of the intersection of Lee Avenue (State Route 1114) and Atlee Road (State Route 638)
GPINs	8704-95-3772, 8704-95-3851, 8704-95-3699, 8704-95-2795
General Land Use Plan	Mixed Use (Low Commercial/High Residential)
Major Thoroughfare Plan	Atlee Road – Minor Arterial (100' right-of-way) Lee Avenue – not a major thoroughfare
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone several small parcels in the Village of Mechanicsville to a unified B-1(c), Neighborhood Business District with conditions. Any development of a new business or the expansion of the existing catering business is speculative at this time.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated July 24, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated July 24, 2015.

Planning Analysis

The applicant is planning to sell the existing business and the surrounding four parcels of land at the corner of Atlee Road and Lee Avenue. The two parcels located along Lee Avenue are currently zoned R-1, Single-Family Residential District. The property on which the applicant operates a catering business has frontage on Atlee Road and is zoned B-3, General Business District. Currently, access to the business is provided by a driveway through the R-1 portion of the property. Business zoning will be required for any redevelopment of the property for business use in the future.

Any redevelopment will be constrained by the small size of the subject property. A site plan must be submitted for review and approval for any new business or business expansion on the 0.55 acre site, which demonstrates that all parking and lighting requirements of the Zoning Ordinance can be met. However, the property is located within the Mechanicsville Village Overlay, which provides for reduced development standards, including a ten (10) foot minimum front yard setback. (Business zoning otherwise requires a 35' front yard setback.) Additionally, there are no requirements for parking lot landscaping, screening, and thoroughfare buffers.

Conceptual Plan

The applicant has proffered a general conceptual plan showing possible future entrance locations. With any redevelopment of the property, VDOT will require entrances on Lee Avenue and Atlee Road to meet commercial entrance standards. VDOT has indicated that entrances at any location on the subject property on either road will require approval of a waiver of the entrance spacing requirements of the Access Management regulations. The plan also shows a third access location through the parking lot on GPIN 8704-95-3598 located to the south. Access through this adjacent property will require a cross-access easement. Access would be addressed at the time of site plan review.

Comprehensive Plan/ Compatibility with Surrounding Area

The subject property is located within the Village of Mechanicsville Small Area Plan and designated for Mixed-Use (Low Commercial/High Residential). This designation promotes an emphasis on residential uses while allowing for small scale neighborhood commercial, which may include retail, office, service, and civic uses. The applicant is requesting B-1 zoning, which includes downzoning a portion of the subject property from B-3, General Business District, resulting in the entire property being consistent with the land use designation of the Plan. In addition, B-1 provides a suitable transition zone between the residential area on Lee Avenue to the more intense commercial areas along Atlee Road towards Mechanicsville Turnpike.

The Plan also encourages architecture of new development that is of similar height and form as the existing development in the area. The applicant has provided a photograph of the existing building, which is known as the West House on the Hanover historic survey, and has proffered that new buildings or the expansion of the existing building will be of similar style and scale.

In addition, the Plan recommends parking areas be designed or located to avoid a nuisance to residential uses. The applicant currently parks behind the existing business that is adjacent to residentially zoned areas. To minimize the impacts on the adjacent residential area to the west, the applicant has proffered to maintain the existing six (6) foot screening fence for the existing parking area and any future expansion.

Agency Analysis

Agency	Comment Summary
Public Utilities	All redevelopment must connect to public water and sewer.
VDOT	VDOT commercial entrance and spacing standards must be met or waivers must be obtained.
Historical Commission	Historic resources include the house on the subject property, known as the West House, and others on adjoining properties. The Commission determined that the most intensive commercial uses would not be appropriate for this property because of the potential negative impacts on the historic sites.

Proffers

The applicant has submitted proffers, which cover the following topics: conceptual plan, future building style and scale, screening adjacent to residential areas, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated June 25, 2015.

Planning Commission Recommendation

At their meeting of July 16, 2015, the Hanover County Planning Commission, on a motion by Mr. Whittaker, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to rezone to B-1(c), Neighborhood Business District with conditions on GPINs 8704-95-3772, 8704-95-3851, 8704-95-3699, 8704-95-2795, consisting of approximately 0.55 acres, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

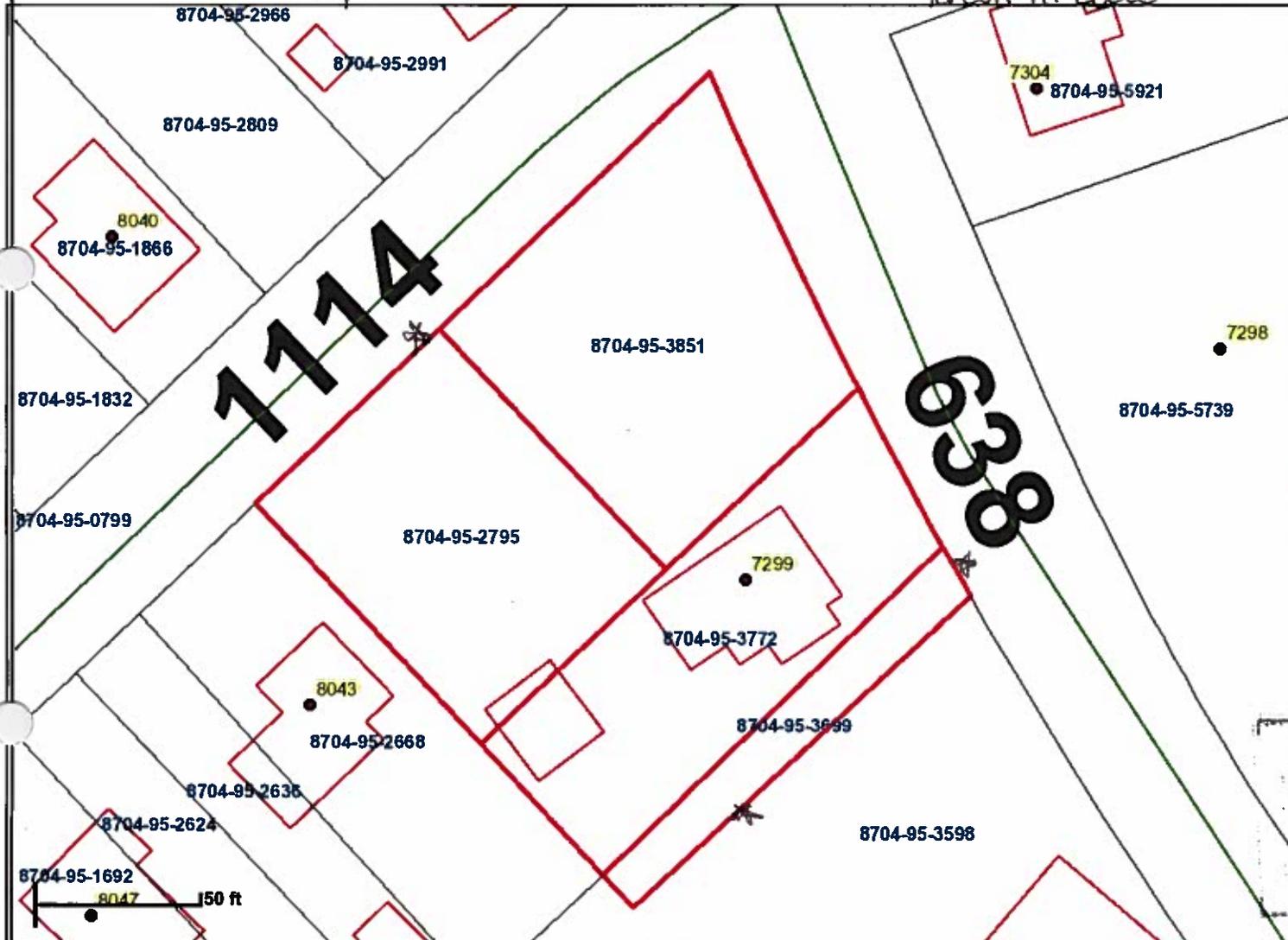
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers/Elevations/Conceptual Plan
- Ordinance

Available Upon Request

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

Loew Conceptual Plan

prepared by
Teresa A. Loew 6/23/15



- Addresses ●
- Streets —
- County Boundary □
- Ashland Corp Boundary □
- Parcels □
- Buildings □
- * indicates possible entrance locations

RECEIVED
JUN 23 2015
COUNTY CLERK'S OFFICE

ORDINANCE C-14-15(c)

OWNER OF RECORD: TERESA A. AND CARL D. LOEW

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 26th day of August, 2015, 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 GPINs 8704-95-3772, 8704-95-3851, 8704-95-3699 and 8704-95-2795, consisting of 0.55± acres located in the southwest quadrant of the intersection of Lee Avenue (State Route 1114) and Atlee Road (State Route 638), (a detailed description is filed with the Board's papers) from A-1, Agricultural District and B-3, General Business District, to B-1(c), Neighborhood Business District with conditions, subject to the following conditions which were proffered by the Applicant on July 24, 2015, and accepted by the Board:

1. Conceptual Plan. The location of all entrances shall be developed in general conformity with the conceptual plan attached, titled "Loew Conceptual Plan," dated June 23, 2015, and prepared by Teresa A. Loew. Final entrance locations are subject to VDOT approval.
2. Future Buildings. Any new buildings or expansion of the existing building on the Property shall be compatible with the style and scale of the existing building, as shown on the photograph titled "Existing Building on 8704-95-3772," dated June 23, 2015. Building elevations shall be submitted to the Planning Director for review and approval or disapproval, at his sole discretion, prior to final approval of site plan.
3. Screening. A minimum of a 6' tall opaque fence shall be maintained along any adjoining property that is zoned for residential use.

4. Reservation of Right-of Way. The Owner agrees to reserve fifty (50) feet of right-of-way from the centerline of Atlee Road (State Route 638 and twenty-five (25) feet of right-of-way from the centerline of Lee Avenue (State Route 1114) to the property for the future road widening.

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-14-15(c), Teresa A. and Carl D. Loew, as follows:

Vote:

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

Public Hearings:

Planning Commission July 16, 2015
Board of Supervisors August 26, 2015
Adopted August 26, 2015

This is to certify that the above is a true copy of C-14-15(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

GJWB/sm/hte