

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-16-00(c), Am. 1-14

Wilhook, L.L.C.

proffer amendment

Commercial Land Use

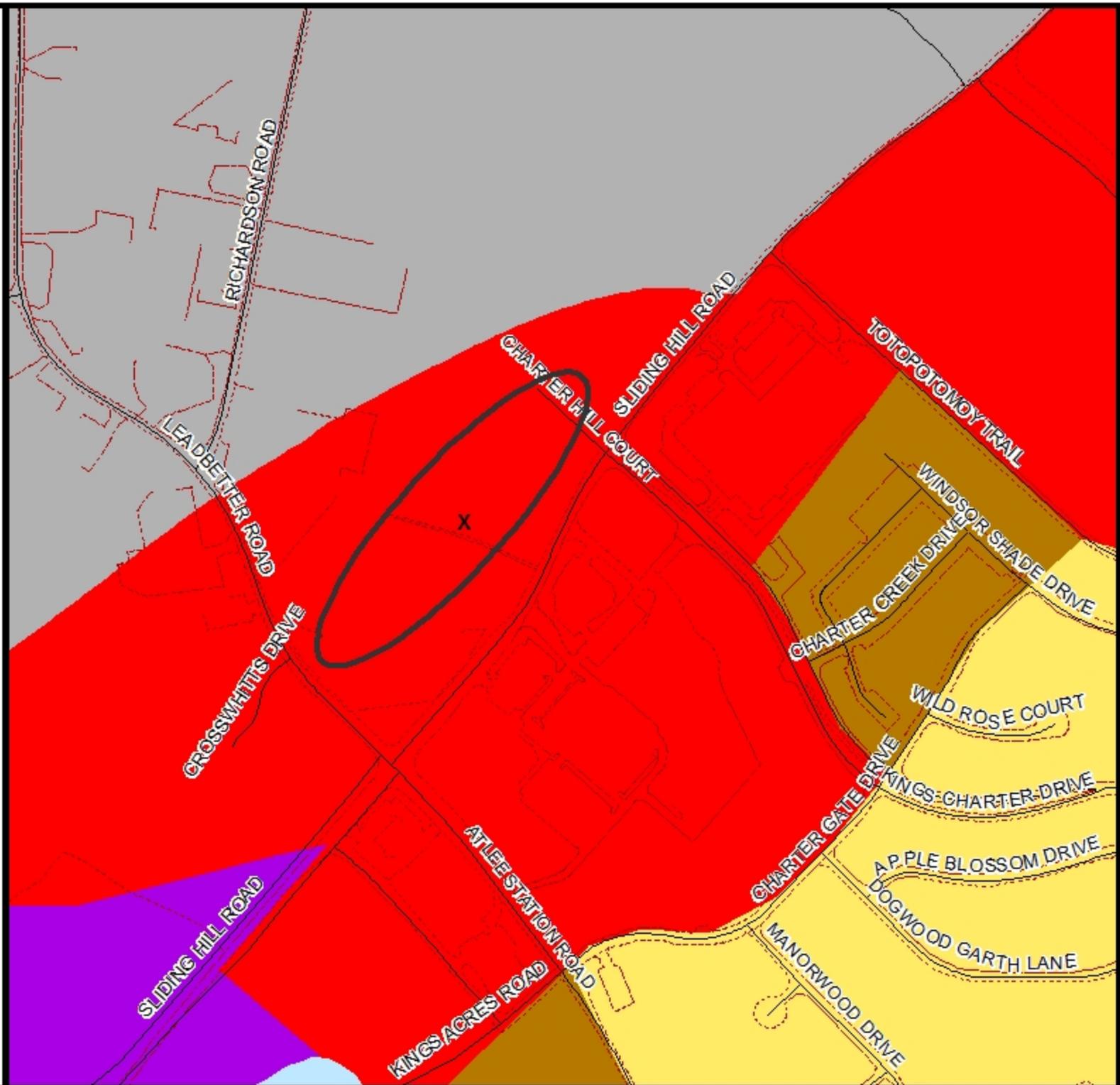
GPINs: 7797-07-0915; et al.

Ashland Magisterial District



1 inch = 400 feet

April 07, 2014



Hanover County,
Virginia

General Parcel Map

Legend

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

C-16-00(c), Am. 1-14

Wilhook, L.L.C.

proffer amendment

Zoned B-3

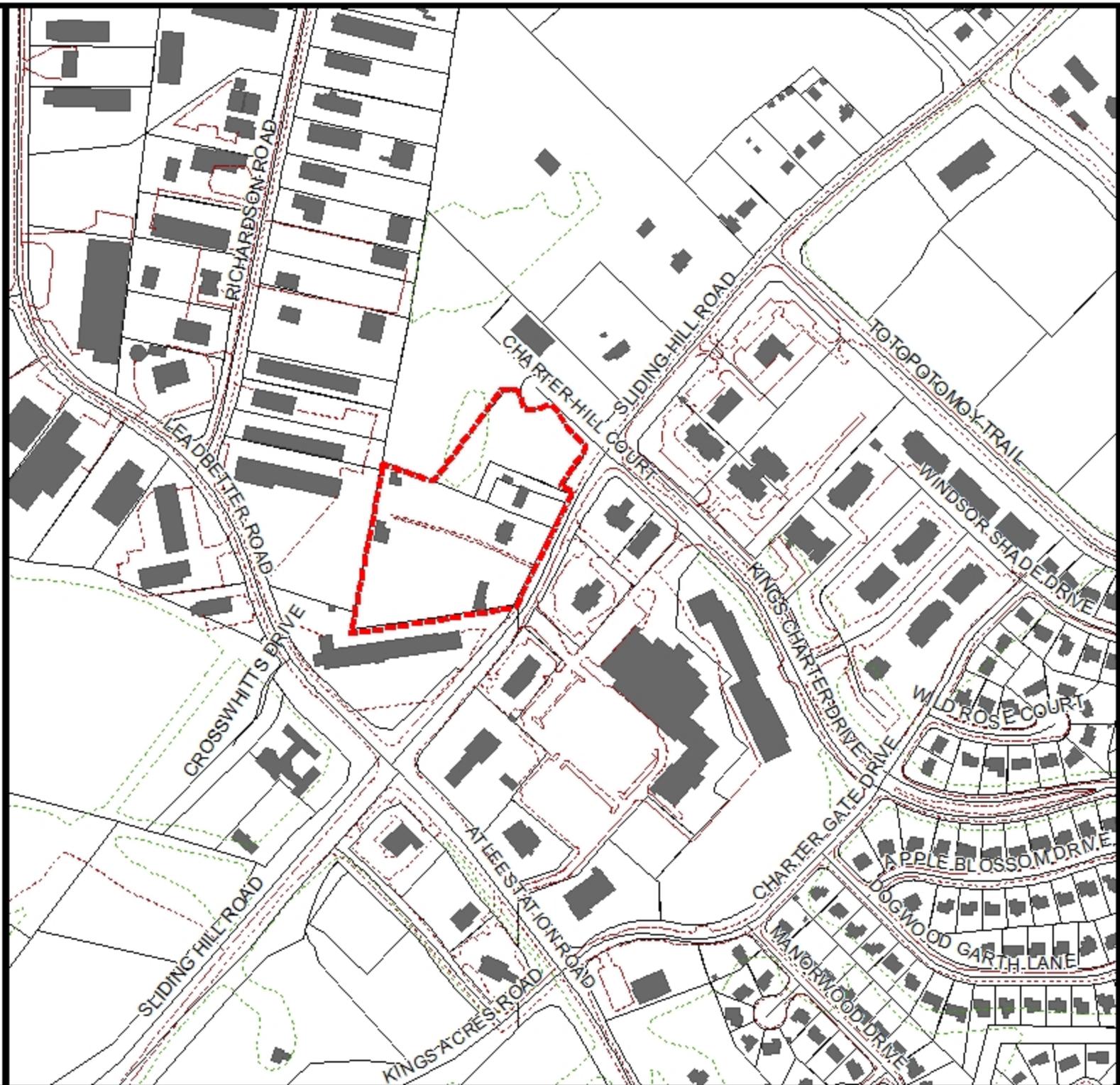
GPINs: 7797-07-0915; et al.

Ashland Magisterial District



1 inch = 400 feet

April 07, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads		R-4
- - - - Water		R-5
- - - - Private Road		R-6
		RM
		MX
		B-1
		B-2
		B-3
		O-S
		B-0
		M-1
		M-2
		M-3
		

C-16-00(c), Am. 1-14

Wilhook, L.L.C.

proffer amendment

Zoned B-3

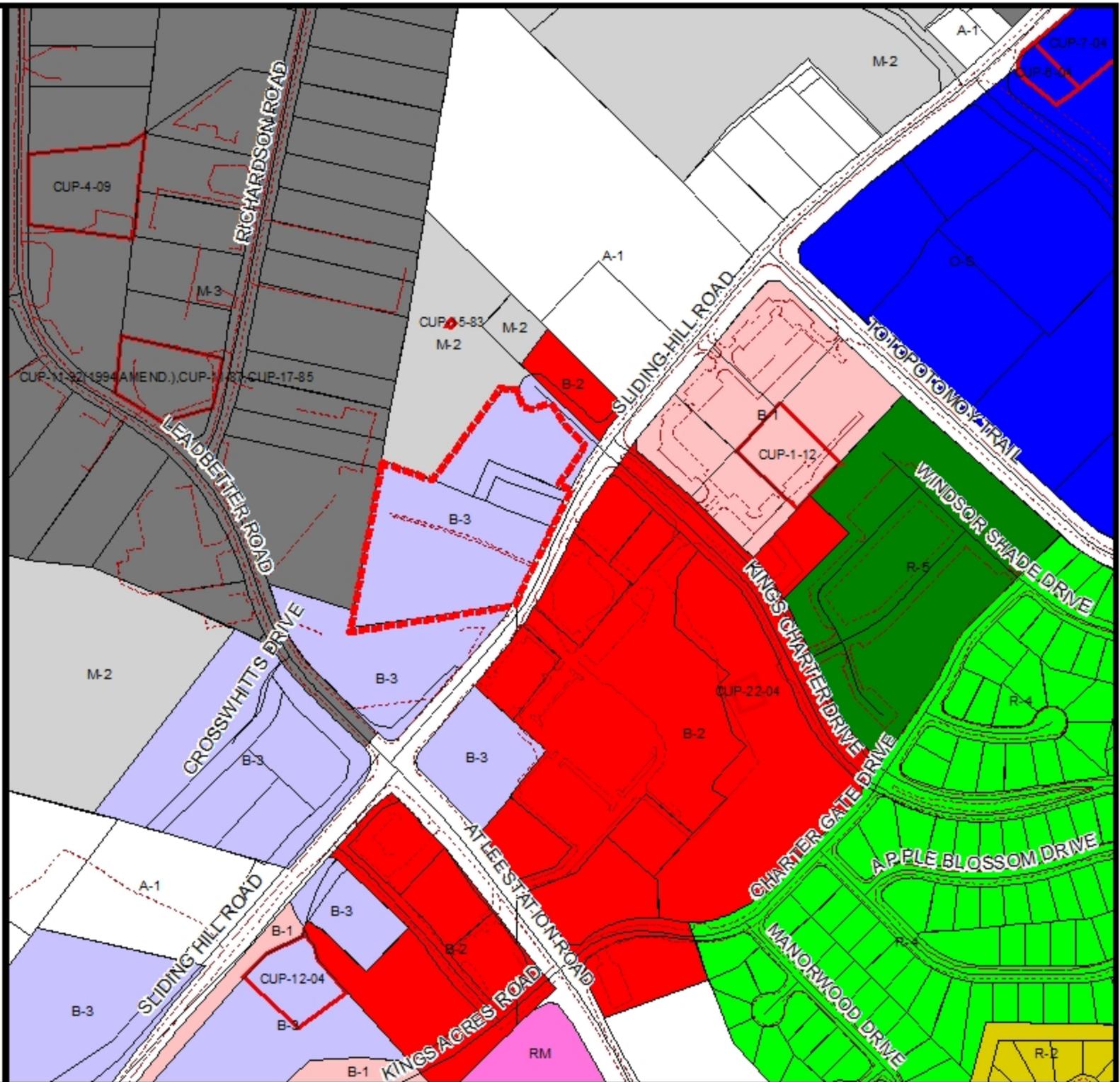
GPINs: 7797-07-0915; et al.

Ashland Magisterial District



1 inch = 400 feet

April 07, 2014





C-16-00(c), AM.1-14, WILHOOK, L.L.C.

Commercial Rezoning Amendment Report
Ashland Magisterial District
Board Meeting Date: July 23, 2014



Overview

Amendment Request	Amendment to the proffers and conceptual plan
Current Zoning	B-3(c), General Business District with conditions
Requested Zoning	B-3(c), General Business District with conditions
Acreage	6.78
Location	On the southwest quadrant of the intersection of Sliding Hill Road (State Route 656) and Charter Hill Court (State Route 2035)
GPINs	7787-97-8603, 7797-07-0915, 7797-07-0815 and 7797-07-0729
General Land Use Plan	Commercial
Major Thoroughfare Plan	Sliding Hill Road, a Minor Arterial (100' ROW); Charter Hill Court, a 50' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request for a proffer and conceptual plan amendment for a property that is zoned B-3(c), General Business District with conditions. The applicant would like to amend the conceptual plan to show a 41,839 square foot grocery store with a drive through pharmacy, 12 fueling stations and related parking and access. The current proffers also limit access to the B-3 parcels from Charter Hill Court. The proposed conceptual plan shows an entrance from Sliding Hill Road, and therefore, the applicant proposes deletion of the proffer that does not permit access from Sliding Hill Road.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated June 18, 2014 and received July 9, 2014, the conceptual plan titled, "Charter Hill Investments, LLC , Grocery Store Tenant #3380", prepared by Balzer and Associates, dated February 28, 2014, and revised June 16, 2014, and elevations titled, "Grocery Tenant Elevations – Hanover County, VA", prepared by Rosemann & Associates, dated May 21, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated June 18, 2014 and received July 9, 2014, the conceptual plan titled, "Charter Hill Investments, LLC , Grocery Store Tenant #3380", prepared by Balzer and Associates, dated February 28, 2014, and revised June 16, 2014, and elevations titled, "Grocery Tenant Elevations – Hanover County, VA", prepared by Rosemann & Associates, dated May 21, 2014.

Planning Analysis

Compatibility with Surrounding Area

The properties in the vicinity of the intersection of Sliding Hill Road and Atlee Station form a local commercial node. It includes a variety of retail, office and industrial uses, including the diverse office, manufacturing and industrial uses in the Hanover Industrial Park, a mini-storage facility, a mixture of retail uses, restaurants, another grocery store, gas stations, banks and general office buildings. The proposed uses of the subject site would be compatible with this area.

Conceptual Plan

The conceptual plan shows the 41,839 square foot grocery store with a drive-through pharmacy and gas pumps with 12 fueling stations. Improvements are provided that meet or exceed the B-3 development requirements. The conceptual plan shows roadway improvements, including an entrance from Sliding Hill Road.

Elevations

Elevations have been provided. The proposed materials include colored split face block instead of painted block. With the exception of the ledgerstone veneer, the materials proposed for the front façade have been carried around all sides of the building and provide an altering color palette, which adds visual interest to the proposed structure. The colors of the materials have been identified.

Transportation

The subject retail development will front on Sliding Hill Road near its intersection with Atlee Station Road and Leadbetter Road. Sliding Hill Road is currently identified as a priority roadway improvement project and the Department of Public Works is currently initiating the design phase for the planned roadway improvements in accordance with the County's Major Thoroughfare Plan. Sliding Hill Road in the vicinity of this project includes many retail and commercial sites, and the various commercial driveways along the Sliding Hill corridor and its intersection with Atlee Station/Leadbetter Roads and Kings Charter Drive/Charter Hill Court do not meet current VDOT spacing standards. Due to substandard intersection spacing and traffic volumes along the section of Sliding Hill Road, service level volumes are failing.

The applicant has provided a traffic impact analysis (TIA) prepared by Ramey Kemp and Associates, dated May, 2014, which was reviewed by both VDOT and the County's consultant, McCormick Taylor. The applicant's TIA recommends the following improvements:

1. At the Sliding Hill Road Proposed Site Driveway:

- Provide one ingress lane and two egress lanes on the Proposed Site Driveway (one shared through-left turn lane, and one right-turn lane)
- Restripe eastbound Sliding Hill Road to provide a left-turn lane with 100 feet of storage
- Construct a westbound right-turn lane on Sliding Hill Road with 200 feet of storage

2. At the Sliding Hill Road at Kings Charter Drive/Charter Hill Court intersection:

- Restripe the northbound left-turn lane on Kings Charter Drive as a shared through-left lane
- Stripe the southbound Charter Hill Court approach with one shared through-left lane and one right-turn lane
- Install a traffic signal to be coordinated with the existing traffic signal on Sliding Hill Road at Leadbetter Road / Atlee Station Road

McCormick Taylor also recommended the following additional improvements beyond those outlined in the applicant's TIA:

1. Post-development traffic signal timing modifications at the intersection of Sliding Hill Road at Leadbetter Road and Atlee Station Road;
2. At the Sliding Hill Road proposed site entrance, provide an eastbound left-turn lane with 200 feet of storage, and create turning movement restrictions to alleviate lengthy minor street delays
3. At the Sliding Hill Road/Kings Charter Drive/Charter Hill Court intersection, construct a westbound right-turn lane on Sliding Hill Road with storage to be determined.

Copies of the recommendations from the TIA and the resulting correspondence are attached.

Staff recommended that the applicant construct roadway improvements that are consistent with those planned under a current priority roadway improvement project for Sliding Hill Road. The Department of Public Works is currently initiating the design phase for the planned roadway improvements in accordance with the County's Major Thoroughfare Plan. The staff recommended that the applicant construct roadway improvements generally extending from the centerline of Sliding Hill Road to the property that will serve as the ultimate pavement design and width for the Sliding Hill Road improvement project. The recommended improvements should also include a raised median extending from the Sliding Hill and Atlee Station/Leadbetter intersection to the Sliding Hill and Kings Charter Drive/Charter Hill Court intersection.

At the Planning Commission meeting, the applicant presented proffers that incorporated the roadway improvements as recommended by staff, with the exception of the recommended extension of the raised median from the project to Sliding Hill Road. At the meeting, the Planning Commission agreed with staff's recommendations. The Commission went further and recommended an alternative to the raised median – the striping of the area of a future median between the existing raised median on Sliding Hill Road at its intersection with Atlee Station and Leadbetter Roads and the proposed median that will be constructed by the applicant from its western property line to Charter Hill Court. The applicant agreed, and has since submitted a final conceptual plan showing all proffered roadway improvements as well as a proffer document indicating the applicant will construct the improvements shown on that plan.

Agency Analysis

Agency	Comment Summary
Public Works	Public Works has outlined the issues and deadlines for this site. The applicant must comply with all Chesapeake Bay Preservation Act and the State and local stormwater regulations in effect at the time this project goes through the site plan review process.
Public Utilities	Water and sewer service is available to the site and will have to be designed in accordance with DPU's Water and Sanitary Sewer Standards. It appears from the attached responses to DPU's comments, the applicant may be proposing alternatives to DPU's recommended improvements. DPU will determine if these alternatives are adequate during site plan review.
VDOT	VDOT provided initial comments, which included the need for an entrance spacing waiver. VDOT reviewed the applicant's Traffic Impact Analysis and provided comments. Please see the transportation discussion above.
Historical Commission	There is an adjacent historic resource known as the French Hay Tavern and cemetery, VDHR #42-256, which was provided a 6' screen fence near its property line during the original rezoning in 2000. The Commission was informed of that fence but still determined that the proposed uses would negatively impact that resource and recommended that additional screening be installed on the subject property at its northern line along Charter Hill Court to screen the project as much as possible, and as permitted. They recognized that screening materials will not be permitted in the sight distance triangles at the project entrance from Charter Hill Court and where that street intersects Sliding Hill Road. The applicant responded that landscaping would be addressed during site plan review.

Planning Commission Recommendation

At their meeting of June 19, 2014, the Hanover County Planning Commission, on a motion by Ms. Winborne seconded by Mr. Padgett, voted to recommend **DENIAL** of the request as submitted, but **APPROVAL** to amend the conceptual plan and proffers on GPINs 7787-97-8603, 7797-07-0915, 7797-07-0815 and 7797-07-0729, consisting of approximately 6.78 acres, subject to conceptual plan and proffers submitted to the Commission at the meeting, with an additional improvement to Sliding Hill Road. The Commission recommended that Sliding Hill Road be striped to designate the future median area between the existing raised median on Sliding Hill Road at its intersection with Atlee Station and Leadbetter Roads and the proposed median that will be constructed by the applicant from its western property line to Charter Hill Court. Finally, this additional improvement was added to the conceptual plan, which shows the roadway improvements that will be constructed by the applicant.

Proffers

The applicant submitted signed and executed proffers on July 2, 2014. Corrected proffers were received on July 9, 2014. Staff has summarized those proffers below:

1. Conceptual Plan – Conformity to the submitted conceptual plan is required; it shows all improvements to be constructed by the applicant, is proffered.
2. Dedication of Right-of-Way – Dedication of ROW sufficient to accommodate half of the 100' ultimate width of Sliding Hill Road.
3. Future Road Improvements – The proffered roadway improvements to be constructed by the applicant are those negotiated by staff and the Planning Commission.
4. Architectural Treatment/Elevations – The submitted elevations provide for a unified and complementary colors, materials and architectural theme for the site, including the fueling station canopy and kiosk.
5. Signage – A single freestanding multi-use monument sign for the property.
6. Noise – Any amplified sound or exterior communication system shall be limited to the fueling stations from the station kiosk.
7. HVAC Screening - All HVAC system equipment shall be screened. The applicant has indicated this equipment will be on the roof of the structure.
8. Trash Receptacles – All trash receptacles will be screened.
9. Trash Pick-up & Parking Lot Cleaning - These activities are limited to the hours of 7:00 a.m. to 7:00 p.m.

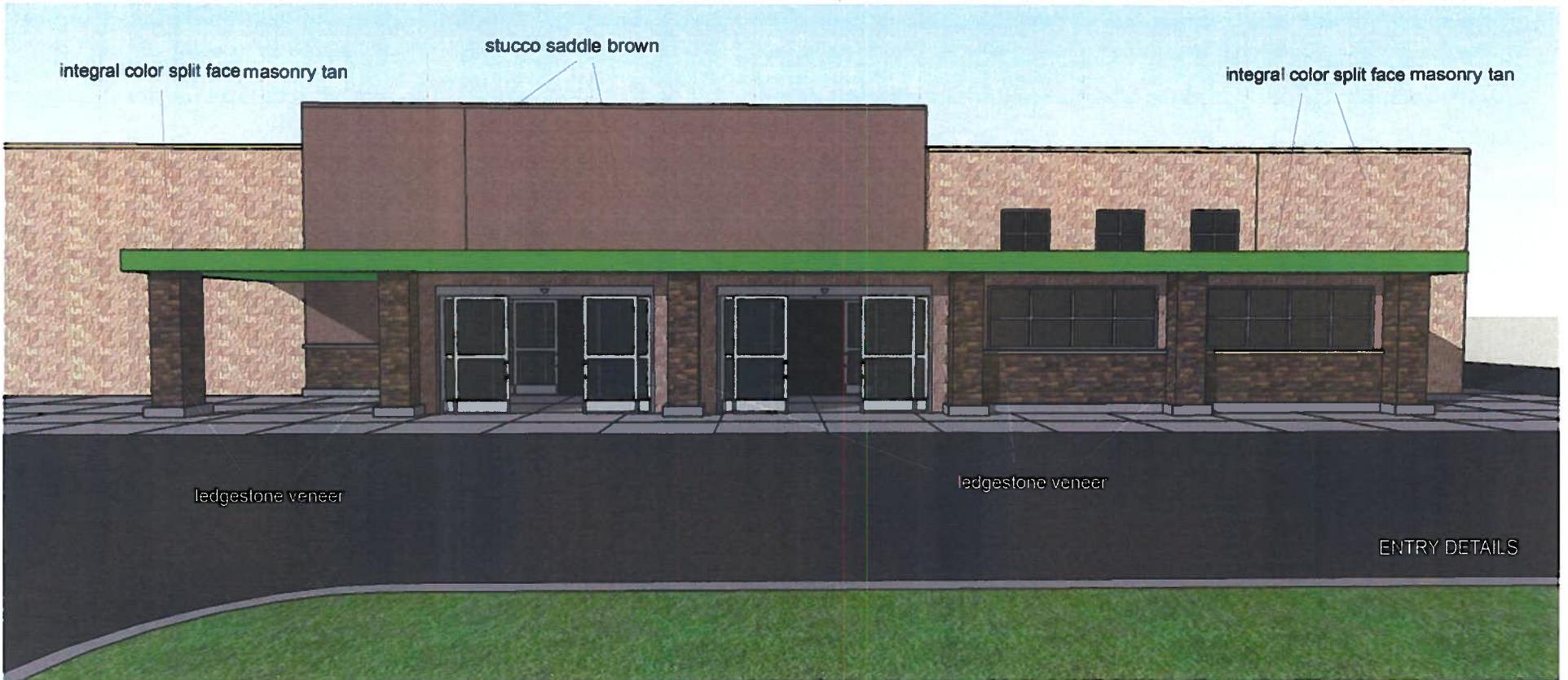
CDC/sm/HTE

Attachments

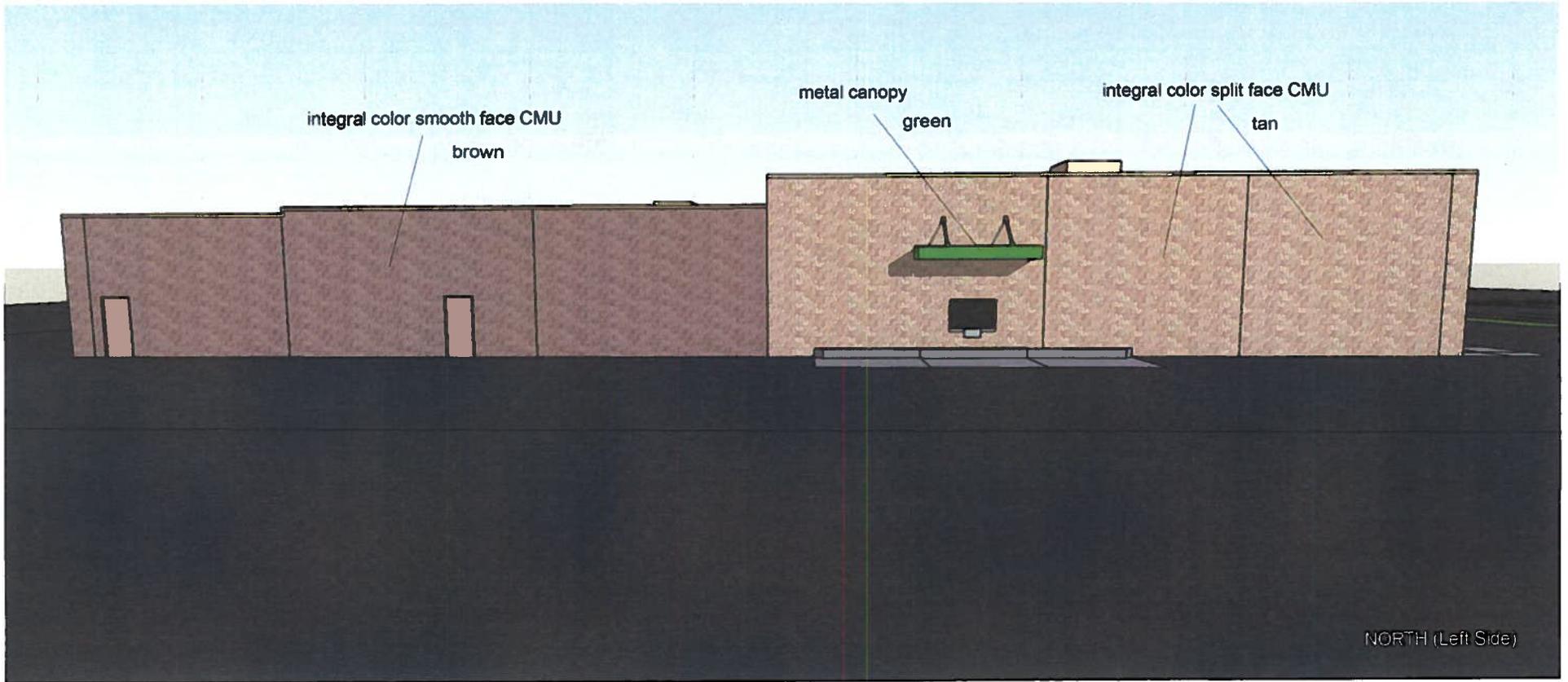
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- Application Materials
- Traffic Impact Analysis – w/o appendices
- County/VDOT TIA reviews
- Citizen Correspondence
- Photographs
- Proposed Proffers/Elevations/Conceptual Plan
- Ordinance

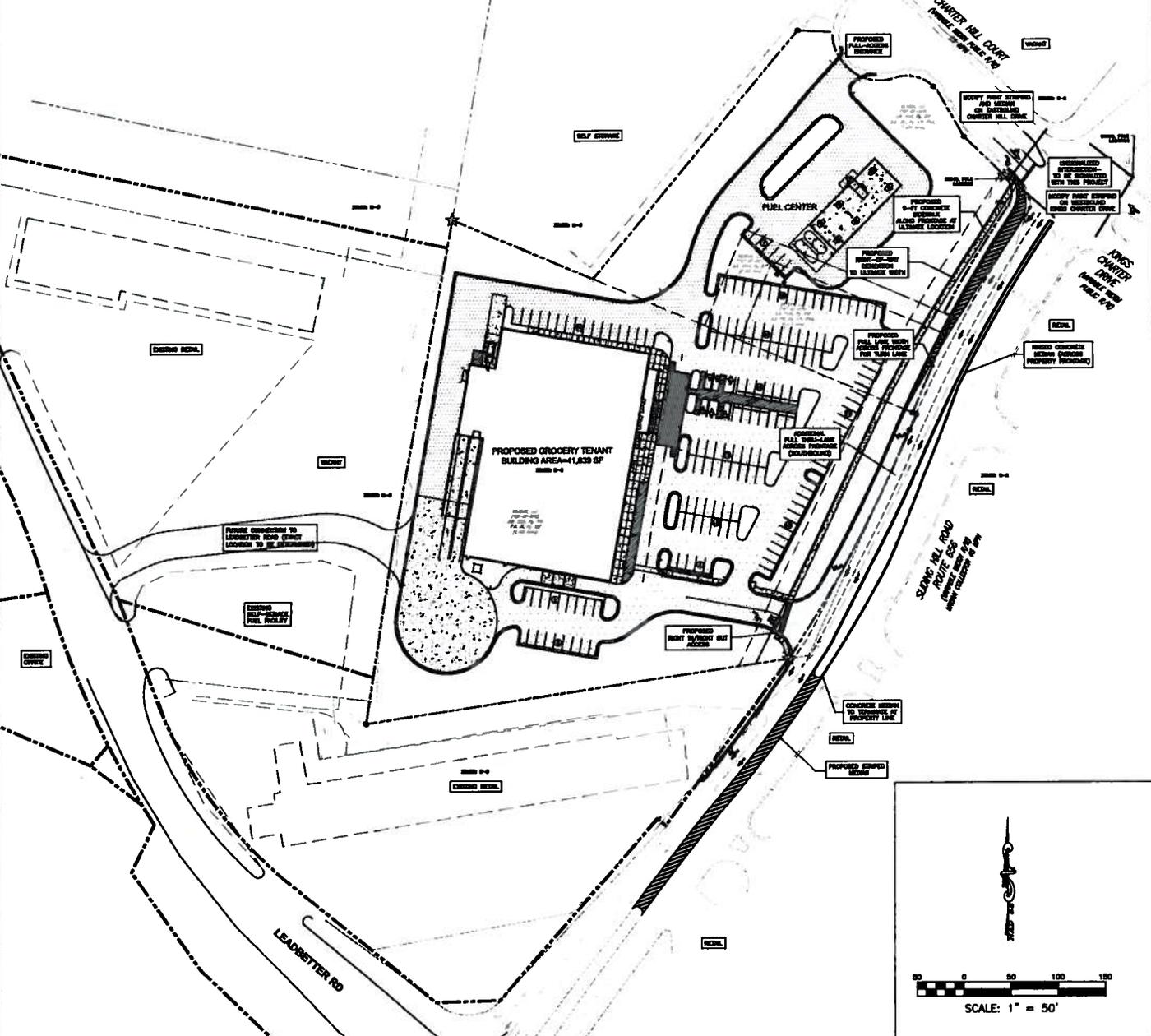
Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- Applicant TIA – Full Copy









PROPOSED FULL-ACCESS DRIVEWAY

EXISTING

MOOPY PAINT STRIPES AND SIGNAGE ON EXISTING CENTER HILL DRIVE

SELF STORAGE

FUEL CENTER

PROPOSED 6-10 CONCRETE ALUMINUM PANELS AT ULTIMATE LOCATION

PROPOSED 6-10 CONCRETE ALUMINUM PANELS AT ULTIMATE LOCATION

UNDEVELOPED SITE TO BE DEVELOPED WITH THE PROJECT

EXISTING DRIVE (FORMER ROAD 170)

EXISTING

PROPOSED DRIVEWAY (FUTURE PROPERTY RECORD)

PROPOSED FULL-ACCESS DRIVEWAY (FUTURE PROPERTY RECORD)

PROPOSED FULL-ACCESS DRIVEWAY (FUTURE PROPERTY RECORD)

PROPOSED GROCERY TENANT BUILDING AREA=41,830 SP

EXISTING FUEL

EXISTING

FUTURE CONNECTION TO LEADBETTER ROAD (SHOULD LEADERSHIP BE NECESSARY)

EXISTING SELF-STORAGE FUEL FACILITY

EXISTING DRIVEWAY

PROPOSED DRIVEWAY (FUTURE PROPERTY RECORD)

SLAVIC HILL ROAD ROUTE 252 (FORMER ROAD 170) (FORMER DRIVEWAY TO BE REMOVED)

EXISTING

CONCRETE DRIVEWAY TO REMOVED AT PROPERTY LINE

EXISTING

PROPOSED DRIVEWAY (FUTURE PROPERTY RECORD)

EXISTING FUEL

LEADBETTER RD



SCALE: 1" = 50'

ORDINANCE C-16-00(c), AM. 1-14

OWNER OF RECORD: WILHOOK, 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 23rd day of July, 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 amending the proffers and conceptual plan approved with rezoning request C-16-00(c), Am.1-04, Wilhook, L.L.C., et al., of the property described as GPINs 7787-97-8603, 7797-07-0915, 7797-07-0815 and 7797-07-0729, consisting of 6.78± acres located on the southwest quadrant of the intersection of Sliding Hill Road (State Route 656) and Charter Hill Court (State Route 2035), (a detailed description is filed with the Board's papers) zoned B-3(c), General Business District with conditions, subject to the following conditions which were proffered by the Applicant on July 1, 2014, and accepted by the Board:

1. Conceptual Plan: The Property shall be developed in substantial conformity with the conceptual plan titled, "Charter Hill Investments, LLC Grocery Store Tenant #3380, Conceptual Plan," prepared by Balzer and Associates, dated February 28, 2014, and most recently revised June 16, 2014.
2. Dedication of Right-of-Way: The owner agrees to dedicate right-of-way measured from the centerline of Sliding Hill Road (State Route 656) to the Property sufficient to accommodate half of the 100' right-of-way for a minor arterial/urban section in accordance with the adopted Major Thoroughfare Plan for future road widening when requested by the County. Such dedication shall be free of cost and free of encumbrances interfering with use of the right-of-way for public road purposes.
3. Future Road Improvements. The Owner agrees to provide the following for Sliding Hill Road improvements (as generally shown on the conceptual plan reference in item #1 above):

- A. Construction of a traffic signal at the intersection of Sliding Hill Road/Charter Hill Court/Kings Charter Drive. Improvements shall include re-striping of the Charter Hill Court and Kings Charter Drive approaches and modification of the existing median on Charter Hill Court, as needed.
 - B. Construction of a new commercial entrance from Sliding Hill Road to the proposed development. The commercial entrance will generally be located at the southern end of the property frontage along Sliding Hill Road. The entrance will be constructed with one (1) inbound lane and one (1) outbound lane to permit the following turn movements: right-in and right-out.
 - C. Construction of a two (2) - full travel lanes from Charter Hill Court to the proposed site entrance. One of the new lanes shall be paint striped to provide a 200-ft. stacking / 200-ft. taper right turn lane from southbound Sliding Hill Road in to the proposed site entrance.
 - D. Construction of a 5-ft. concrete sidewalk along the west side of Sliding Hill Road along the length of the property frontage.
 - E. Provide a left turn lane from Sliding Hill Road to Charter Hill Court with a minimum of 100-ft. of stacking.
 - F. Provide a variable width raised concrete median from the south property line of the parcel to the Charter Hill Court / Kings Charter Drive intersection.
 - G. All improvements listed above are subject to adequate existing right-of-way.
4. Architectural Treatment /Elevations: The grocery store structure shall be developed in substantial conformity with the conceptual elevation titled, "Charter Hill Investments, LLC, Grocery Tenant Elevations – Hanover County, VA" dated May 21, 2014, revised June 5, 2014, and prepared by Rosemann & Associates, P.C. The property shall be developed with a unified and complementary color and architectural theme. The proposed fueling station canopy and kiosk structures, and signage shall be constructed of compatible materials and architecture similar to the depicted elevation. Elevations of those structures shall be submitted to the Planning Director for his review and approval or disapproval, at his sole discretion, prior to site plan approval.
 5. Signage: There shall be a single freestanding multi-use sign for the property which shall be monument in style.
 6. Noise: Amplified sound or any kind of exterior communication systems built and installed or utilized on the Property shall only be permitted at the fuel center. The purpose of such device shall be for communication from each MPD (multi-purpose dispenser) to the fuel kiosk and/or main grocery store.
 7. HVAC Screening: All heating, ventilation and air conditioning equipment shall be screened from public view in a manner approved at the time of site plan approval.

8. Trash Receptacles: All trash receptacles shall be screened from view in a manner approved at the time of site plan approval.
9. Trash Pick-up & Parking Lot Cleaning: Trash Pick-up and Parking Lot cleaning shall be limited to Monday through Sunday, 7:00 a.m. to 7:00 p.m.

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-16-00(c), Am. 1-14, Wilhook, 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 _____ June 19, 2014 _____
 Board of Supervisors _____ July 23, 2014 _____
 Adopted _____ July 23, 2014 _____

This is to certify that the above is a true copy of C-16-00(c), Am. 1-14, Wilhook, L.L.C., adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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