

# 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-24-14

Sheehy Auto Stores, Inc.

Rezone A-1 to B-3

Commercial Land Use

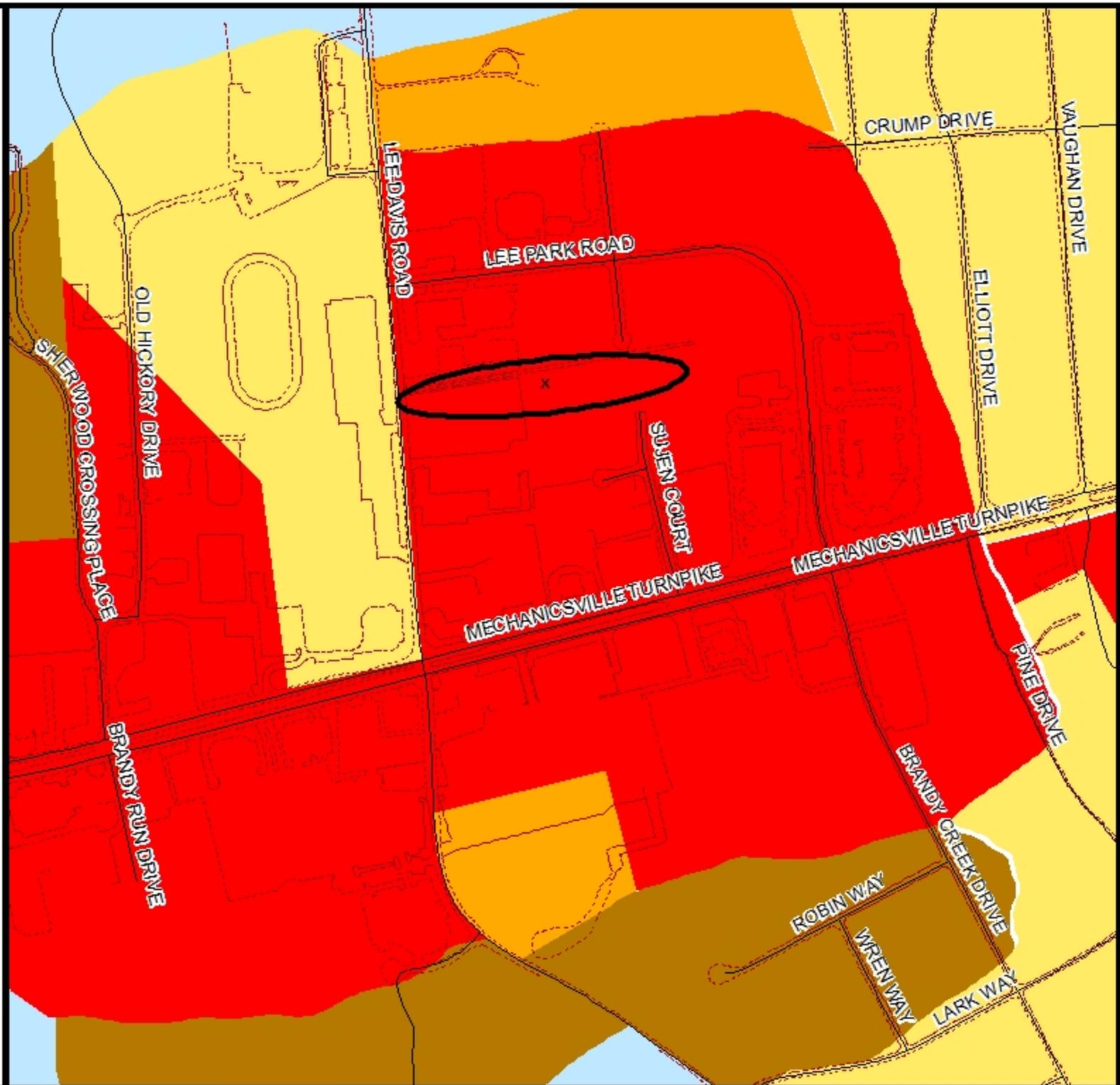
OPIN's: 8714-99-7488 & 8714-99-5533

Henry Magisterial District



1 inch = 500 feet

December 01, 2014



Hanover County,  
Virginia

General Parcel Map

Legend

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

C-24-14

Sheehy Auto Stores, Inc.

Rezone A-1 to B-3

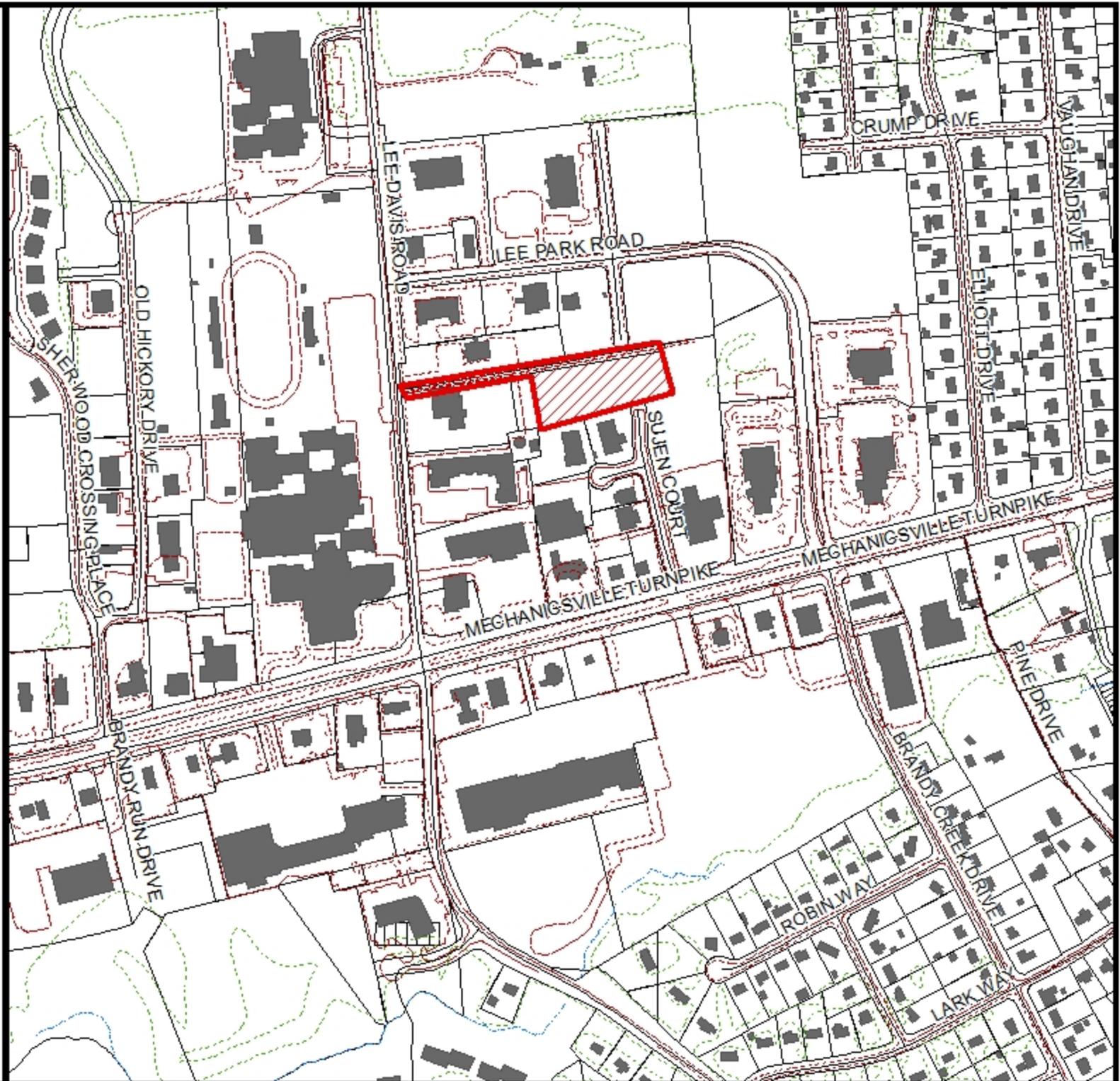
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Henry Magisterial District



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December 01, 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-24-14

Sheehy Auto Stores, Inc.

Rezone A-1 to B-3

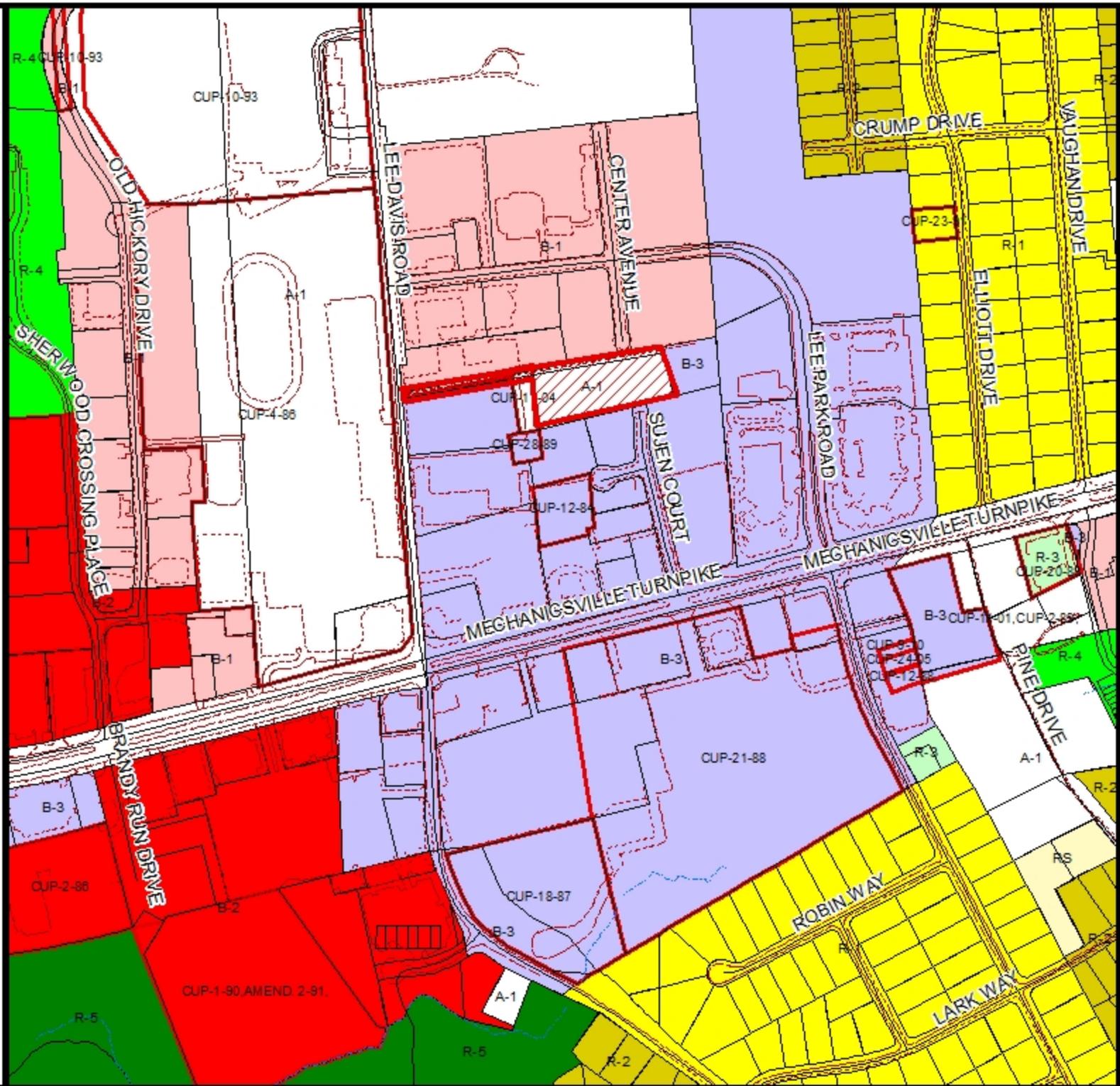
OPIN's: 8714-99-7488 & 8714-99-5533

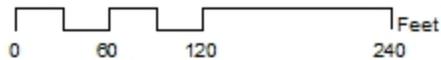
Henry Magisterial District



1 inch = 500 feet

December 01, 2014





**C-24-14(c), EDNA M. MITCHELL  
(SHEEHY AUTO STORES, INC.)**

Commercial Rezoning Report  
Henry Magisterial District  
Board Meeting Date: March 25, 2015



**Overview**

Current Zoning	A-1, Agricultural District
Requested Zoning	B-3(c), General Business District with conditions
Acreage	2.62 acres
Location	At the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPINs	8714-99-7488 and 8714-99-5533
General Land Use Plan	Commercial
Major Thoroughfare Plan	Sujen Court and Center Ave – not major thoroughfares
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

**Executive Summary**

This is a request to rezone 2.62 acres to B-3(c), General Business District with conditions to allow the site to be used for accessory vehicle storage for the adjacent automobile sales business. A companion Special Exception (SE-2-15) has also been submitted to allow the screening fence shown around the perimeter of the storage lot to be taller than four feet in the front yard.

**Recommendations**

*Staff*

**APPROVAL** subject to the submitted proffers, dated March 3, 2015, conceptual plan, dated January 5, 2015, and revised February 25, 2015.

*Planning Commission*

**APPROVAL** subject to the submitted proffers, dated March 3, 2015, conceptual plan, dated January 5, 2015, and revised February 25, 2015.

## **Planning Analysis**

This request for B-3 zoning is appropriate, as the 2.6 acre subject property is mostly surrounded by B-1 and B-3 zoned parcels and is designated for Commercial use on the Comprehensive Plan. The 2.2 acre vacant parcel and a portion of the 0.5 acre parcel shall be used as a vehicle storage lot that is accessory to the adjacent automobile sales business southeast of the property. The remaining acreage of the 0.5 acre parcel is being rezoned as part of this request but will not be used as part of the vehicle storage lot. It will continue to serve mainly as access to Lee Davis Road for the Verizon telecommunications tower located on the adjacent property. Various drainage and utility easements are also located in this parcel.

The conceptual plan shows the entire vehicle storage lot screened with a fence. Because the screening fence will be taller than four (4) feet (the maximum height for a fence in the front yard), the applicant has submitted a companion Special Exception (SE) request to allow for a fence taller than permitted. The detail submitted with the SE application shows a six (6) foot board-on-board fence.

The plan shows the lot having gated access to GPIN 8724-09-1124, which is currently owned by Sheehy Nissan. Vehicles will be brought to the storage lot via Center Avenue, which currently stubs to the property with a temporary cul-de-sac. The plan shows that the temporary cul-de-sac will be replaced with a permanent hammerhead cul-de-sac, which must be constructed on the property in accordance with VDOT standards. Sujen Court currently dead ends on the opposite side of the property to the south. The applicant has proposed to vacate and abandon the portion of Sujen Court that is adjacent to the property. Because the road will be only 150 feet in length, VDOT will not require a permanent cul-de-sac be constructed. Following approval of this rezoning, construction plans and a resubdivision of Lee Park Commercial Park Subdivision must be submitted for review and approval, which shows the revisions to Center Avenue. The construction plans must be approved prior to site plan approval. To abandon and vacate a portion of Sujen Court, the applicant must submit a Petition of Abandonment and an Ordinance of Vacation for review and approval.

## **Agency Analysis**

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

## **Proffers**

Staff recommends approval of the following proffers, dated January 23, 2015:

1. Conceptual plan. The applicant proffered to develop the property in substantial conformity with the conceptual plan showing the vehicle storage lot.
2. Use restrictions. The property may only be used for accessory vehicle storage.
3. Right-of-way dedication. The applicant has proffered to dedicate right-of-way for the Center Ave cul-de-sac. The right-of-way shall be dedicated with the recordation of the resubdivision plat.

4. Adjacent property consolidation or zoning lot letter. Because the proposed use of the property is only permitted as an accessory use, the applicant has proffered to either consolidate the subject property with the Sheehy parcel or execute a document called a Zoning Lot Letter, which documents for the Planning Department that the two parcels are considered as one for zoning purposes.

### **Planning Commission Recommendation**

At their meeting of February 19, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mrs. Iverson, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District to B-3(c), General Business District on GPINs 8714-99-7488 and 8714-99-5533, consisting of approximately 2.62 acres, subject to the submitted proffers.

Following the Planning Commission meeting, it was discovered that the conceptual plan showed the proposed screening fence to be located inside the right-of-way in the Center Avenue cul-de-sac. The applicant revised the plan to correct this error and revised the proffers to add a new revision date to the conceptual plan proffer.

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



**ORDINANCE C-24-14(c)**

**OWNER OF RECORD:** EDNA M. MITCHELL AND EUGENE MITCHELL

**CONTRACT PURCHASER:** SHEEHY AUTO STORES, INC.

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 25<sup>th</sup> day of March, 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 8714-99-7488 and 8714-99-5533, consisting of 2.62± acres located at the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-3(c), General Business District with conditions, subject to the following conditions which were proffered by the Applicant on March 3, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be developed in substantial conformity with the conceptual plan ("the Plan") attached titled "Sheehy Nissan Vehicle Storage Lot Expansion," dated January 5, 2015, revised February 25, 2015, and prepared by Balzer & Associates.
2. Use Restrictions. Use of the property shall be limited to accessory vehicle storage.
3. Right-of-Way Dedication. The Property Owner agrees to dedicate the cul-de-sac at the terminus of Center Avenue (State Route 1367) as shown on the Plan, free of cost to the County, upon request of the County or VDOT.
4. Adjacent Property Consolidation or Zoning Lot Letter. Prior to site plan approval, the Property shall either be consolidated with GPIN 8724-09-1124 or a Zoning Lot Letter shall be executed and submitted to the Planning Department.

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-24-14(c), Edna M. Mitchell (Sheehy Auto Stores), 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 February 19, 2015  
 Board of Supervisors March 25, 2015  
 Adopted March 25, 2015

This is to certify that the above is a true copy of C-24-14(c), adopted by the Hanover County Board of Supervisors on \_\_\_\_\_.

Dated: \_\_\_\_\_

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