

# 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-25-08, Am. 1-14**

The Barnes Place, L.L.C.

Rezone B-3 to M-2

**Business - Industrial Land Use**

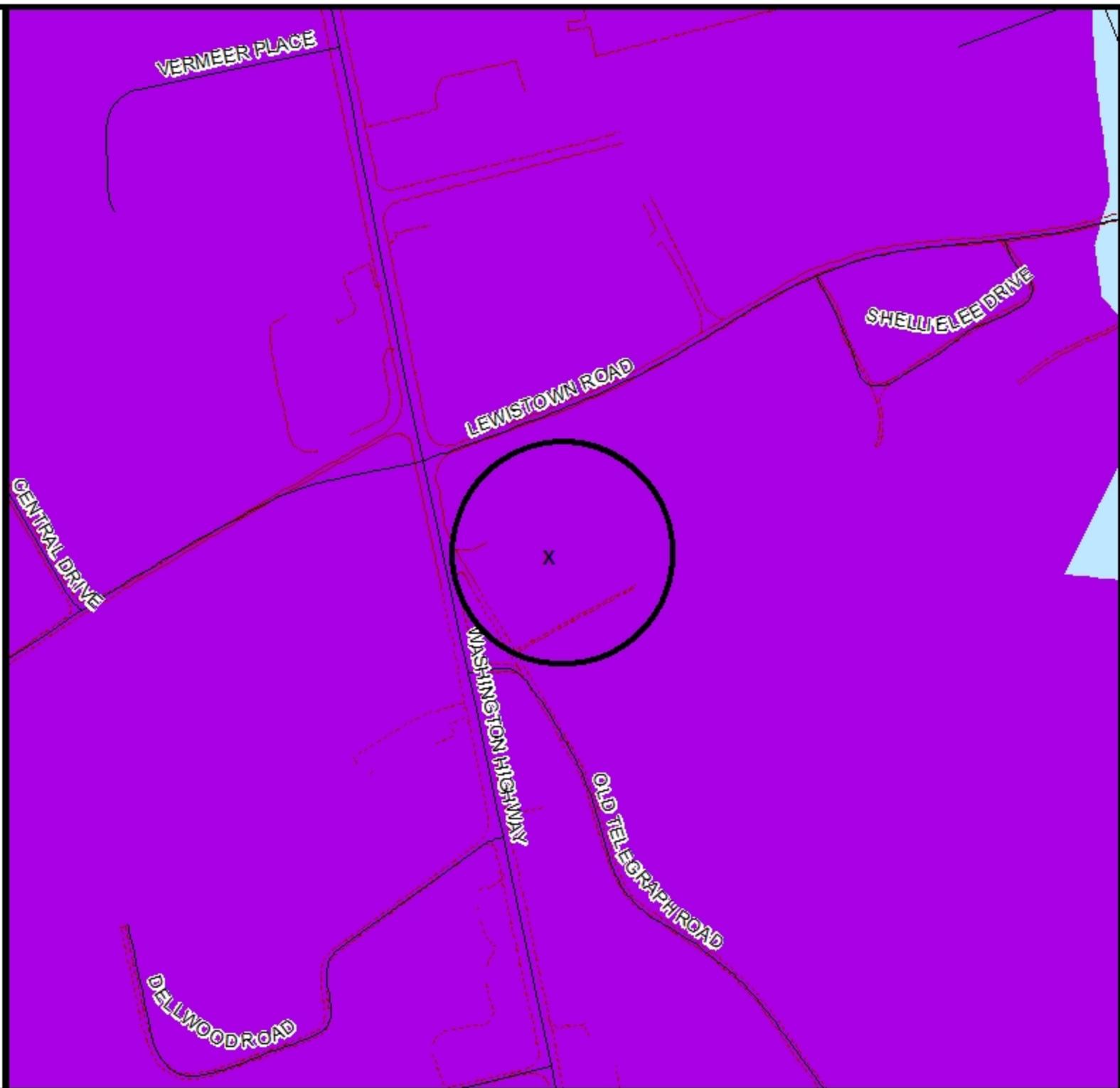
GPIN's: 7788-15-9141 & 7788-14-7804

South Anna Magisterial District



1 inch = 400 feet

February 03, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-25-08, Am. 1-14**

The Barnes Place, L.L.C.

Rezone B-3 to M-2

Zoned B-3

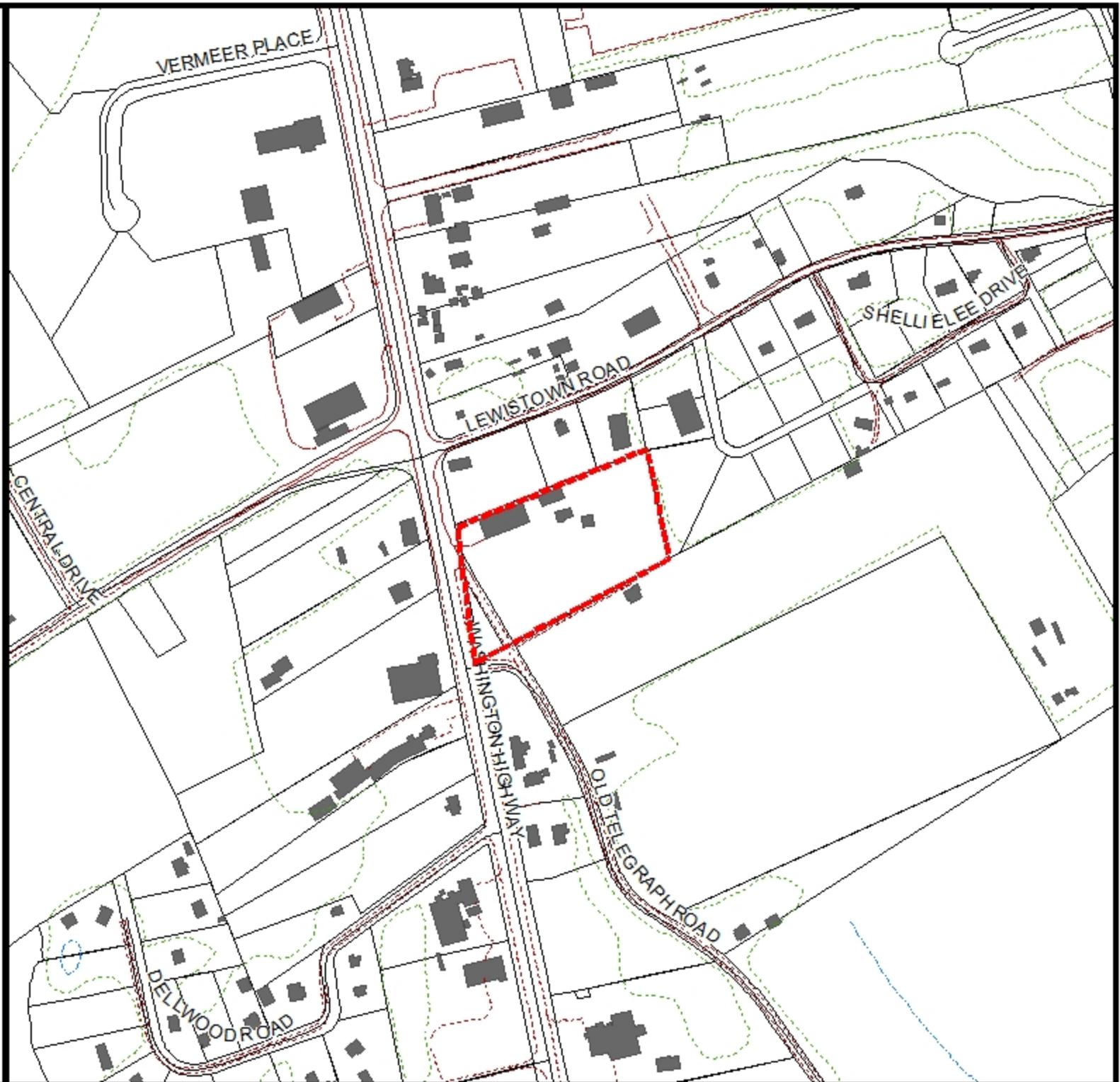
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# Hanover County, Virginia

## 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-25-08, Am. 1-14

The Barnes Place, L.L.C.

Rezone B-3 to M-2

Zoned B-3

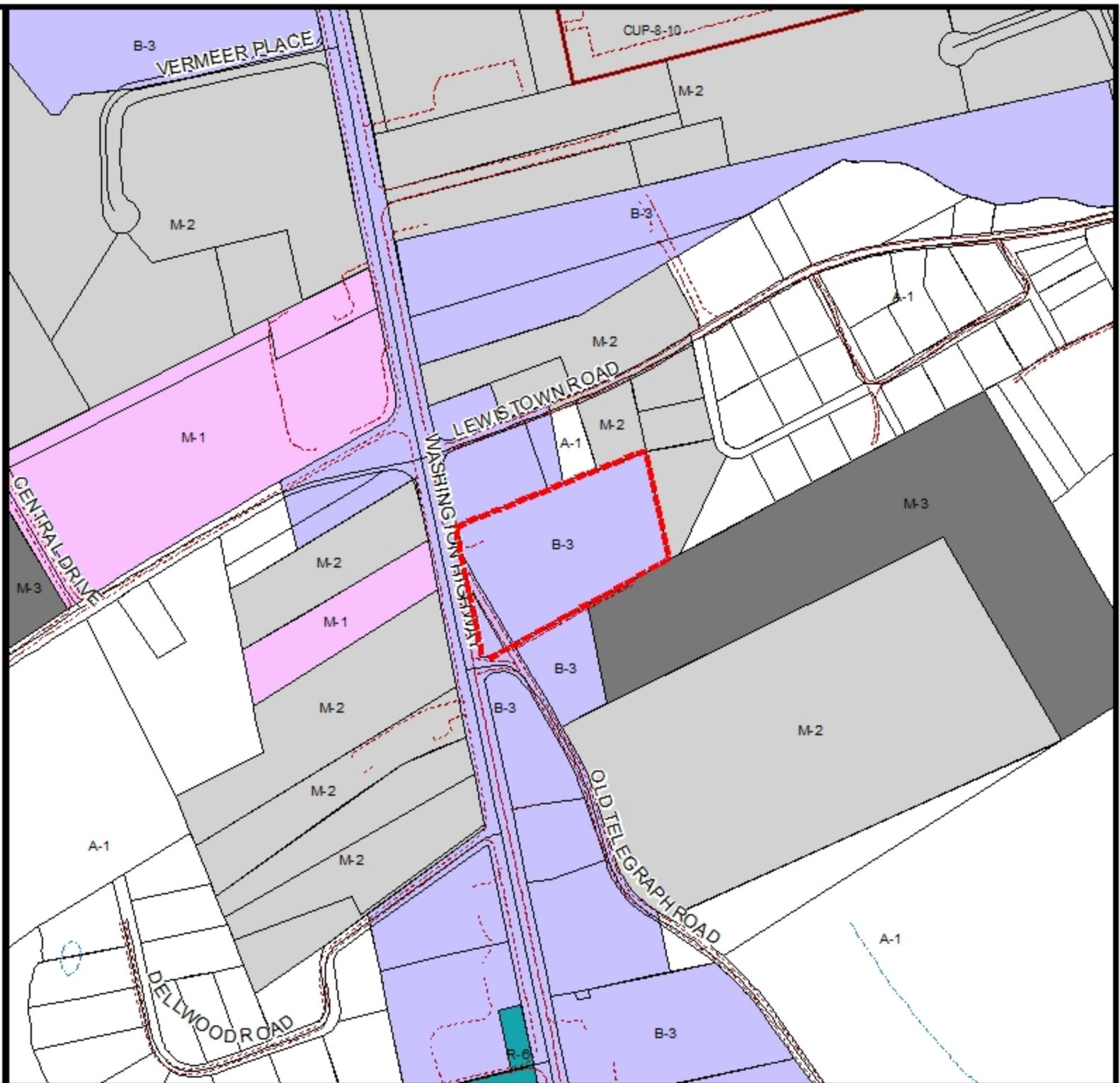
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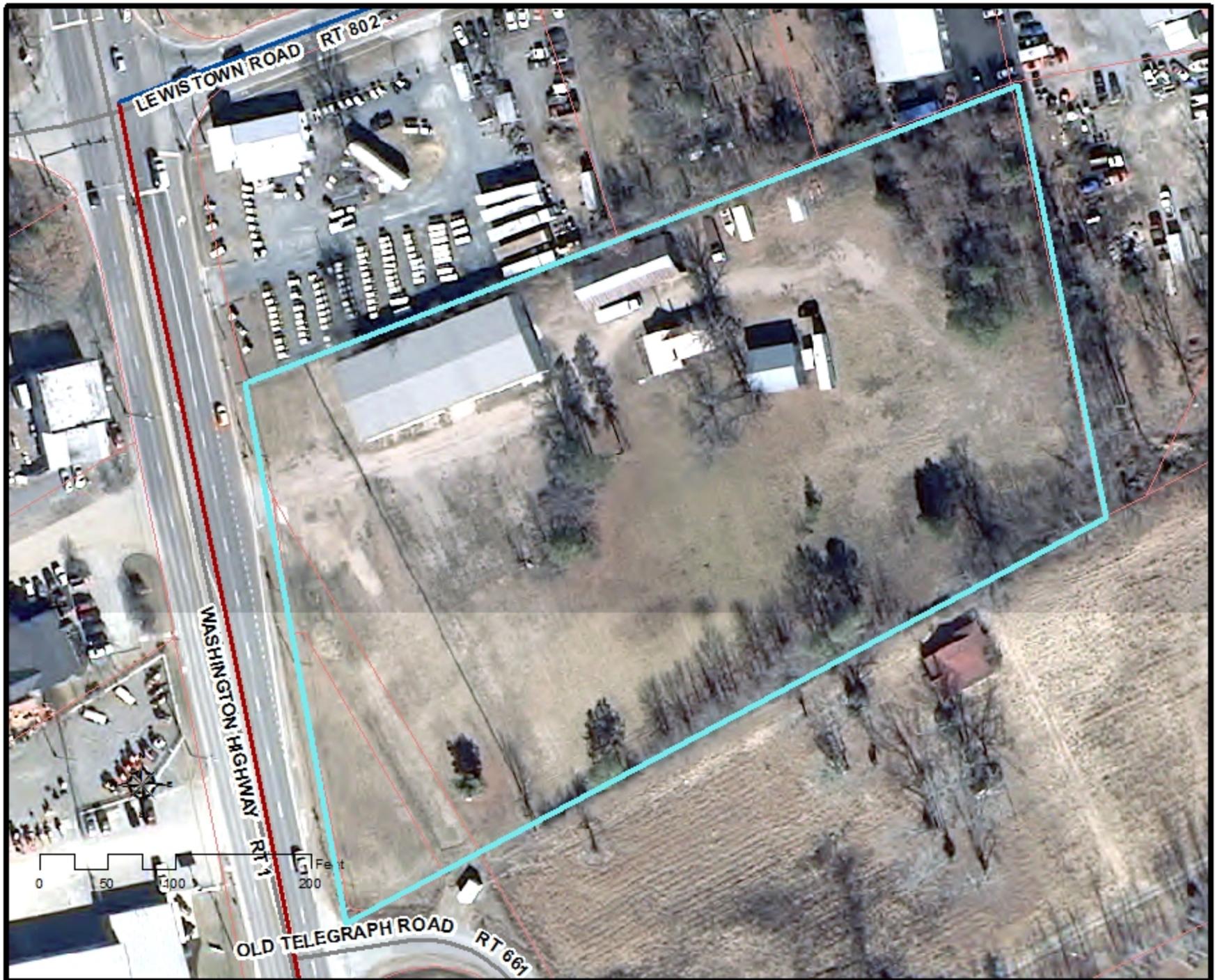
South Anna Magisterial District



1 inch = 400 feet

February 03, 2014





# C-25-08(c), AM. 1-14, THE BARNES PLACE, L.L.C.

Industrial Rezoning Amendment Report  
South Anna Magisterial District  
Board Meeting Date: May 28, 2014



## Overview

Amendment Request	To permit certain business and industrial uses
Current Zoning	B-3(c), General Business District with conditions
Requested Zoning	M-2(c), Light Industrial District with conditions
Acreage	5.08
Location	On the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802)
GPINs	7788-15-9141 and 7788-14-7804
General Land Use Plan	Business-Industrial
Major Thoroughfare Plan	The property is located on Washington Highway (U.S. Route 1), a 120' major arterial
Suburban Service Area	Inside
Case Planner	Claudia D. Cheely

## Executive Summary

The subject property was rezoned in 2009 to B-3(c), General Business District with conditions, for the purpose of developing new retail and office uses on the property. With the recent change to the land use designation in this area to Business-Industrial, the applicant wishes to rezone to M-2(c), Light Industrial District with conditions, which would allow additional types of uses. Because a specific user is not identified, the conceptual plan submitted is for speculative uses. It shows only frontage improvements and the existing structures and other features of the site. When the site is redeveloped in the future, development standards will be imposed through the site plan requirements.

## Recommendations

### *Staff*

**APPROVAL** subject to the proffers submitted on May 6, 2014, conceptual plan, dated March 25, 2014, by Goodfellow, Jalbert, Beard and Associates Inc.

### *Planning Commission*

**APPROVAL** subject to the proffers submitted on May 6, 2014, conceptual plan, dated March 25, 2014, by Goodfellow, Jalbert, Beard and Associates Inc.

## **Planning Analysis**

### *Comprehensive Plan*

When this site was rezoned in 2009, the land use plan showed this property in an area designated for Commercial. While the types of uses around it were more like industrial uses, the owners' only choice at that time was for a commercial zoning classification. With the 2012 land use map changes, this area is now designated for Business-Industrial, and the applicants wish to rezone to M-2 because they believe that classification would allow not only limited industrial uses, but commercial uses permitted under B-O, Business Office District, and B-1, Neighborhood Business District, which would allow for more options for the redevelopment of this site.

This request is consistent with the following strategies of the comprehensive plan related to commercial and industrial uses:

- The proposed M-2 zoning is consistent with the zoning and uses on other existing and developing sites that front on Route 1 and Lewistown Road in this area;
- Distinction in building elevations will be achieved in the future through the proffered architectural treatment of structures and materials;
- This sketch plan shows dedication of right of way, and a 25-foot landscaped thoroughfare buffer and the applicant has proffered a monument style sign, which is consistent with the strategy to develop commercial corridors that are attractive and inviting for businesses;
- This site is in close proximity to multiple businesses and industry, which can potentially benefit each other;
- The proposed zoning will encourage the redevelopment of an older commercial site.

In addition, the permitted uses under the proposed zoning classification would be compatible with the surrounding parcels, which are mostly zoned B-3, M-1, M-2 and M-3.

### *Conceptual Plan*

The conceptual plan provided is meant to be speculative as no future user(s) of the site is currently identified. Therefore, the owners are only showing dedication of right-of-way, a thoroughfare buffer, and the existing entrance, structures and other features of the property. Should land disturbance, new structures or uses initiate the need for a site plan, the site will need to be designed to conform to the requirements of the Zoning Ordinance, proffered improvements and requirements by VDOT.

At this time, the owners plan to continue the existing uses of the site in existing structures, and no redevelopment or new structures are shown. Therefore, VDOT has indicated that the existing entrance may remain in place in its current configuration. When new users are identified and redevelopment of this site is proposed in the future, the access drive from Route 1 will be evaluated by VDOT. At that time, the entrance will need to be located, designed and constructed in accordance with VDOT standards and specifications.

**Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	Noted that drainage will be a challenge at this site. Redevelopment of the site will initiate the need for drainage improvements.
Public Utilities	When the site is redeveloped, it will be required to connect to public utilities per the requirements of the Rt. 1 Overlay District, if available at the property line. Utilities provided the current location of utilities in their comments. Water is currently available but will not be required until the site is redeveloped.
Historical Commission	Determined the request will not impact historic resources in the area.
Site Planning	When the site is redeveloped, a buffer in accordance with Section 26-266 will be required if the adjacent house that is less than 200' away is still there at that time
VDOT	Notes that spacing is not adequate to other full access entrances and intersections, and that a change in use will require a waiver for the entrance at its current location. However, since there is currently no change in use proposed, the entrance will be addressed at site plan review when a change in use or redevelopment is proposed.

**Proffers**

Staff recommends approval of the executed proffers, submitted on May 6, 2014. The proffers submitted cover standard topics related to the conceptual plan, architecture and materials, HVAC screening, tree preservation, dedication of right-of-way, connection to public utilities and use of a monument type sign. They have also proffered out the more intensive M-2 uses that may not be appropriate at this location. The proffer document is attached.

**Planning Commission Recommendation**

At their meeting of April 17, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions on GPINs 7788-15-9141 and 7788-14-7804, consisting of approximately 5.08 acres, subject to the submitted proffers and conceptual plan.

CDC/sm/HTE

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- County Traffic Study
- Application Materials
- 527 Traffic Study
- 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

**ORDINANCE C-25-08(c)**

**OWNER OF RECORD:** THE BARNES PLACE, 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 28<sup>th</sup> day of May, 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 7788-15-9141 and 7788-14-7804, consisting of 5.08± acres located on the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802) (a detailed description is filed with the Board's papers) from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, subject to the following conditions which were proffered by the Applicant on May 6, 2014, and accepted by the Board:

1. Conceptual Plan. The thoroughfare buffer shall be provided in substantial conformity to the conceptual plan titled, "The Barnes Place" dated March 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates. At such time as the site is developed for future uses or new structures are added to the site, the ultimate location of the Route 1 entrance shall be determined, designed and constructed in accordance with VDOT standards and specifications.
  
2. Architecture/Materials. The architectural treatment for future structures shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Building materials utilized for the front and side facades of the buildings shall be limited to brick, split-face block, metal, fluted block, tile, concrete tile, drivit or other simulated stucco (E.I.F.S.), real or simulated wood and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive e of window frames and door frames. Standard concrete masonry block shall not be used for the front and side facades of any building. Elevations for proposed structures shall be submitted for review and approval by the Director of Planning prior to site plan approval.

3. HVAC Screening. Ground level heating and air conditioning equipment on any new or proposed building shall be screened from public right-of-ways. Any mechanical units placed on the rooftops of buildings shall be screened by architectural features that 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.
4. Use Restrictions. The following M-2 uses shall not be permitted:
  - a. Coal and wood yards, coke storage and sales;
  - b. Grain storage;
  - c. Greenhouses, commercial, wholesale or retail;
  - d. Kennels, boarding or otherwise;
  - e. Poultry packing and slaughtering (wholesale); and
  - f. Railroad switching yard, primarily for railroad service in the district, team tracks and spur tracks.
5. Tree Preservation. Existing trees of 5 inch caliper or greater on the property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, drainfields, or drainage easements.
6. Dedication of Right-of-Way. The Owner agrees to dedicate 60 feet of right-of-way from the centerline of Washington Highway (U.S. Route 1) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
7. Public Utilities. The Property shall connect to public water and sewer at such time that it is available at the property line, and it shall be designed and constructed in compliance with all Hanover County Public Utility standards.
8. Signage. All freestanding signage shall be monument style.

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-25-08(c), Am. 1-14, The Barnes Place, 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 \_\_\_\_\_ April 17, 2014 \_\_\_\_\_

Board of Supervisors \_\_\_\_\_ May 28, 2014 \_\_\_\_\_

Adopted \_\_\_\_\_ May 28, 2014 \_\_\_\_\_

This is to certify that the above is a true copy of \_\_\_\_\_, 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