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-6-14

Sam English Family Trust

Rezone B-1 to M-2

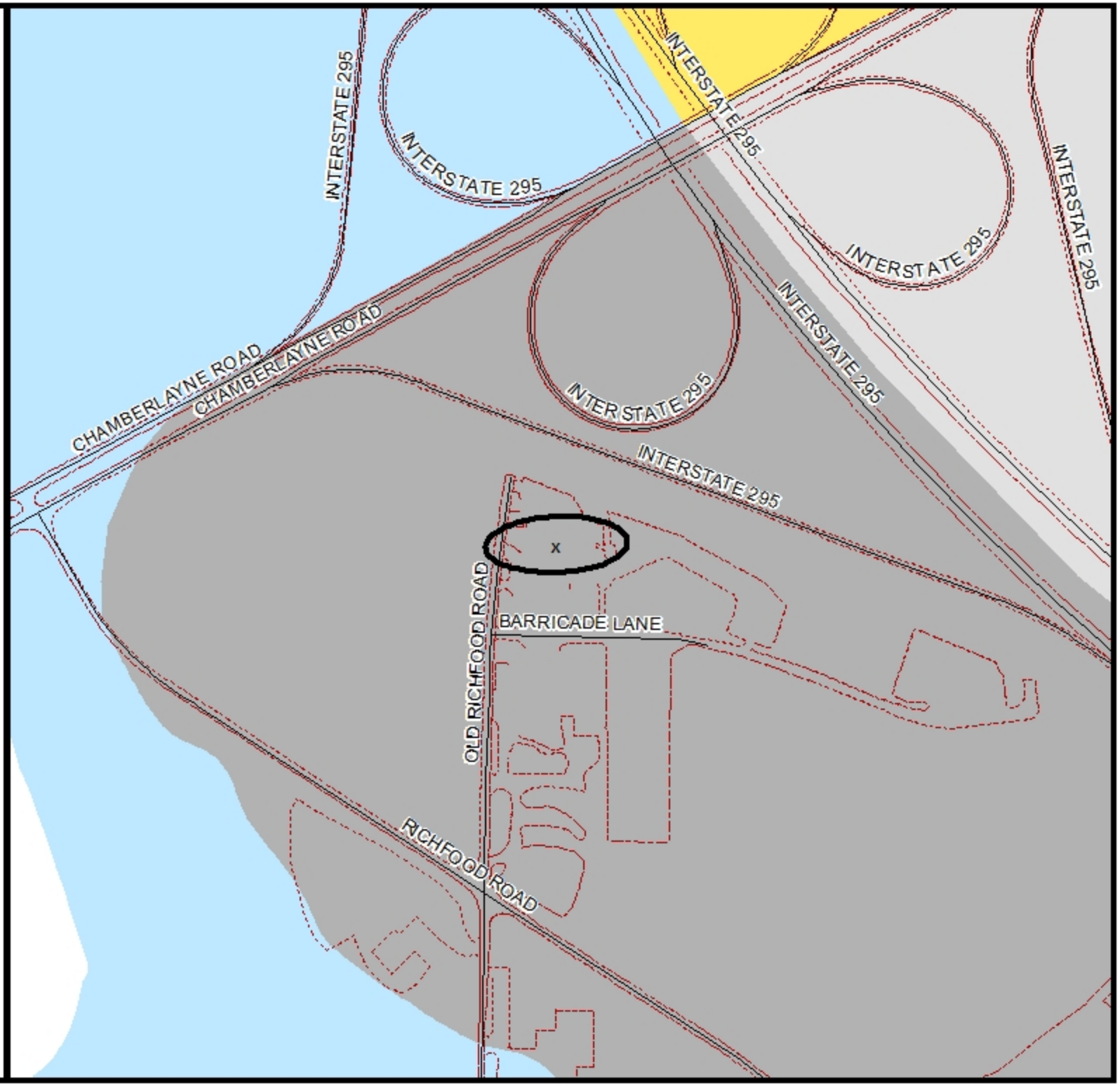
Zoned B-1

GPIN: 7795-78-0941

Chickahominy Magisterial District

1 inch = 400 feet

April 28, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-6-14

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Rezone B-1 to M-2

Zoned B-1

GPIN: 7795-78-0941

Chickahominy Magisterial District

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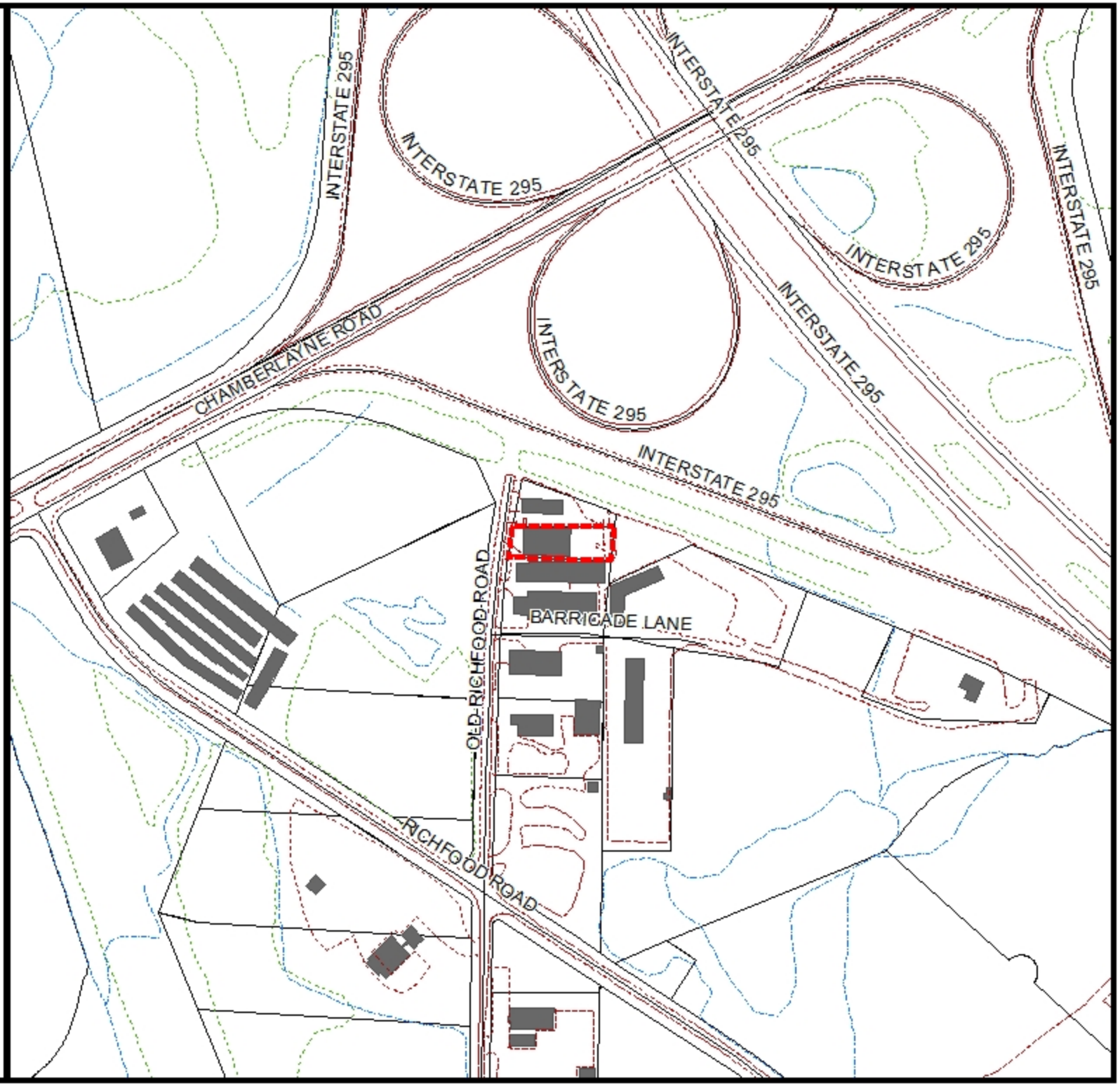

Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

C-6-14

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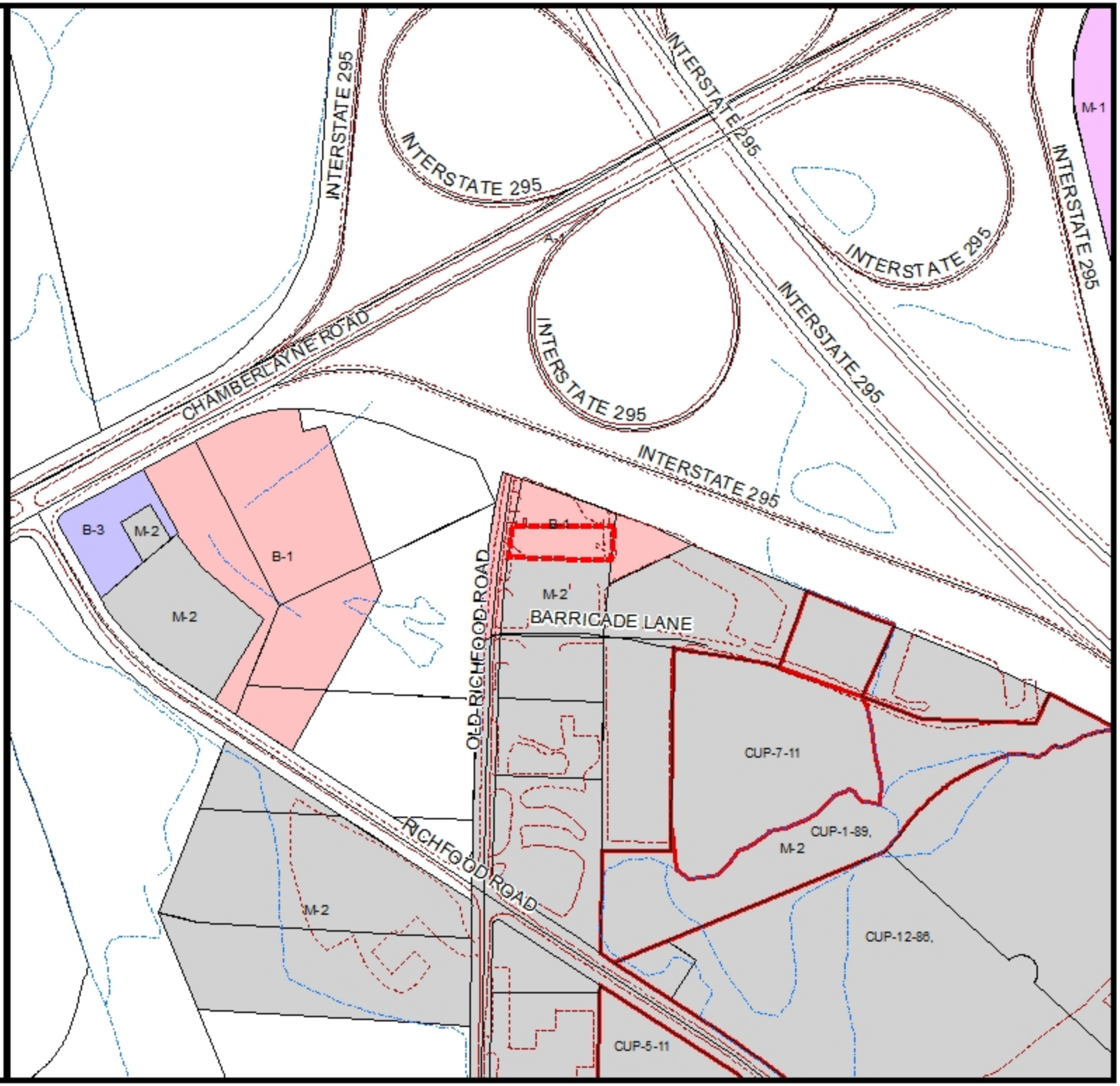


C-6-14 Sam English Family Trust

2013 Aerial

C-6-14, SAM ENGLISH FAMILY TRUST

Industrial Rezoning Report
Chickahominy Magisterial District
Board Meeting Date: July 23, 2014

Overview

Current Zoning	B-1, Neighborhood Business District
Requested Zoning	M-2, Light Industrial District
Acreage	0.89
Location	East line of Old Richfood Road (State Route 1200) approximately 230 feet north of its intersection with Barricade Lane (Private Road)
GPIN	7795-78-0941
General Land Use Plan	Industrial
Major Thoroughfare Plan	Old Richfood Road- 50 foot ultimate right-of-way
Suburban Service Area	Inside
Conservation Area	Outside
Case Planner	Shannon D. Fennell

Executive Summary

The applicant is requesting to rezone to M-2 to manufacture metal products, which is not a permitted use in the current B-1 District. The property was zoned B-1 during a 1974 comprehensive rezoning but that zoning is no longer consistent with the industrial uses surrounding the property. The proposed use is permitted by-right in the M-2 District and is consistent with the Industrial Land Use designation. The request is also consistent with the approved B-1 to M-2 rezoning of the property adjoining on the south.

Recommendations

Staff

APPROVAL of the request

Planning Commission

APPROVAL of the request

Planning Analysis

Comprehensive Plan

This request achieves the following objective of the Comprehensive Plan:

To promote compatible industrial development and guide it into appropriate areas - The land use plan designates the entire surrounding area as Industrial. The proposed manufacturing operation is industrial in nature; therefore, it is consistent with the land use plan.

The adjacent properties to the south and east are zoned M-2, Light Industrial District and the adjacent property to the north is zoned B-1, Neighborhood Business District. In 2012, a request to rezone from B-1 to M-2 was approved for the property adjoining on the south for the same reasons identified with this request. The majority of the properties along Old Richfood Road and Barricade Lane are used by construction and manufacturing businesses with outside storage of equipment. The proposed manufacturing operation will be conducted within the existing building and there are no exterior changes proposed to the structure; therefore, the use will be compatible with adjacent industrial and business uses. The current B-1 zoning resulted from a 1974 comprehensive rezoning which was prior to the construction of I-295 and the U.S. Route 301 interchange. Subsequent to the interstate construction, the vicinity of Richfood Road developed as an industrial area; the 1974 B-1 zoning is no longer consistent with the industrial uses surrounding the property and the desired use of the subject property.

Conceptual Plan

The submitted conceptual plan shows one warehouse building. The site will continue to have access from Old Richfood Road. There will be no additional proposed or required changes to the site in order to operate the proposed use. The yard requirements for the parcels current zoning B-1, Neighborhood Business District and the yard requirements for the proposed zoning M-2, Light Industrial District are the same. Therefore, the existing structure will not become any more non-conforming if indeed the front setback is not currently met.

Agency Analysis

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

Proffers

There were no proffers associated with the 1974 rezoning and the applicant did not submit any proffers with this request. The proposed use is appropriate for the subject property and there are no proposed changes to the site; therefore, there are no additional land use implications to be addressed through proffers. Any site modifications would be addressed with a site plan review and approval process in accordance with the M-2 zoning provisions.

Planning Commission Recommendation

At their meeting of June 19, 2014, the Hanover County Planning Commission, on a motion by Mr. Padgett, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** of the request to rezone from B-1, Neighborhood Business District to M-2, Light Industrial District on GPIN 7795-78-0941, consisting of approximately 0.89 acres.

SDF/sm/HTE

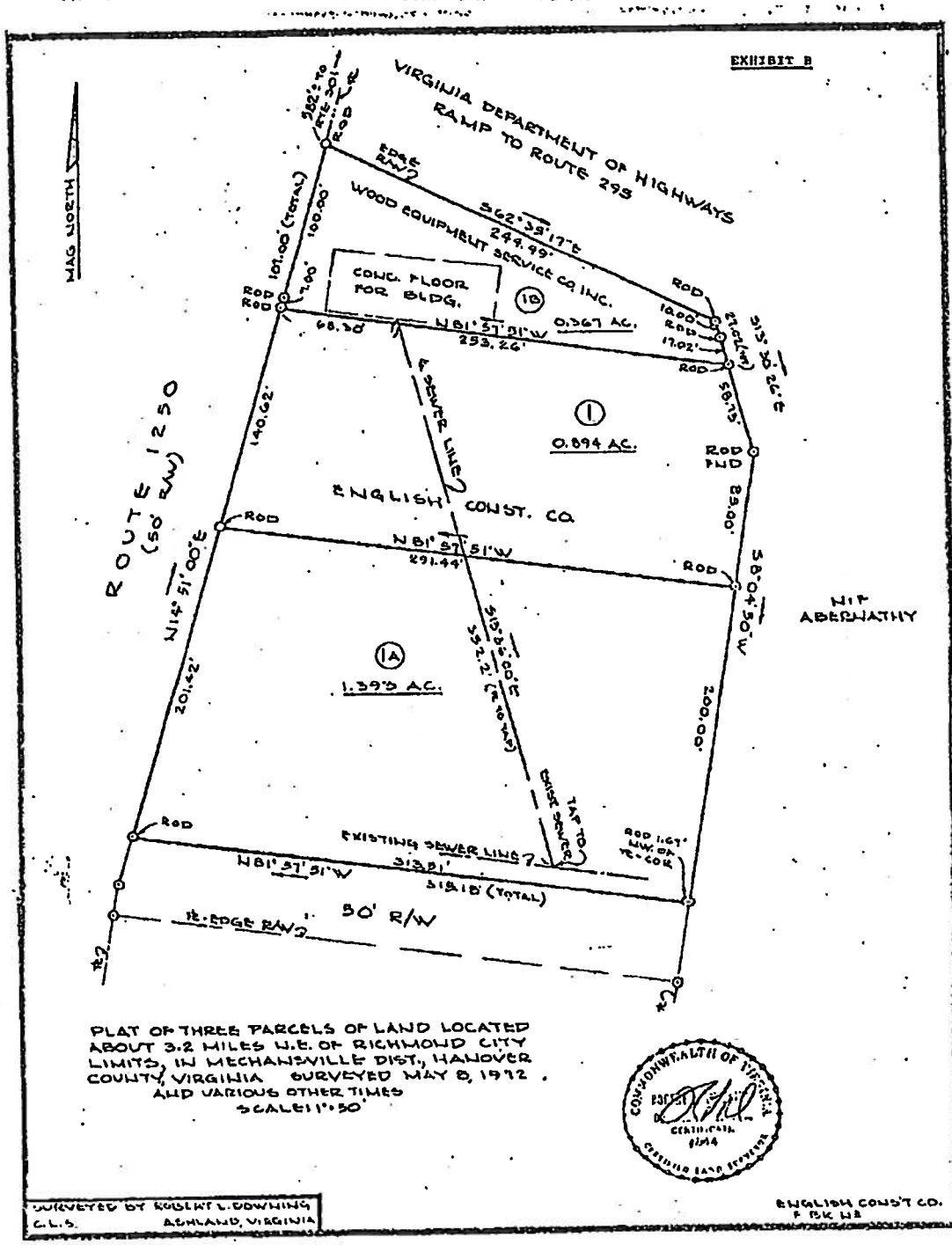
Attachments

- ☑ 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

EXHIBIT B



PLAT OF THREE PARCELS OF LAND LOCATED ABOUT 3.2 MILES N.E. OF RICHMOND CITY LIMITS, IN MECHANICSVILLE DIST., HANOVER COUNTY, VIRGINIA SURVEYED MAY 8, 1972. AND VARIOUS OTHER TIMES
SCALE 1"=50'

COMMONWEALTH OF VIRGINIA
CERTIFICATE 6114
CERTIFIED LAND SURVEYOR

SURVEYED BY ROBERT L. DOWNING
C.L.S. ASHLAND, VIRGINIA

ENGLISH CONST CO.
P. O. BOX 148

ORDINANCE C-6-14

OWNER OF RECORD: SAM E. ENGLISH FAMILY TRUST

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 by the rezoning of the property described as GPIN 7795-78-0941, consisting of 0.89± acres located on the east line of Old Richfood Road (State Route 1200) approximately 230 feet north of its intersection with Barricade Lane (Private Road), (a detailed description is filed with the Board's papers) from B-1, Neighborhood Business District, to M-2, Light Industrial District.

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-6-14, Sam English Family Trust 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-6-14, Sam English Family Trust, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

LWG/sm/hte