

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

SE-10-15

Montpelier Enterprises, Inc.

outdoor display/promotional activities

Rural Village Land Use

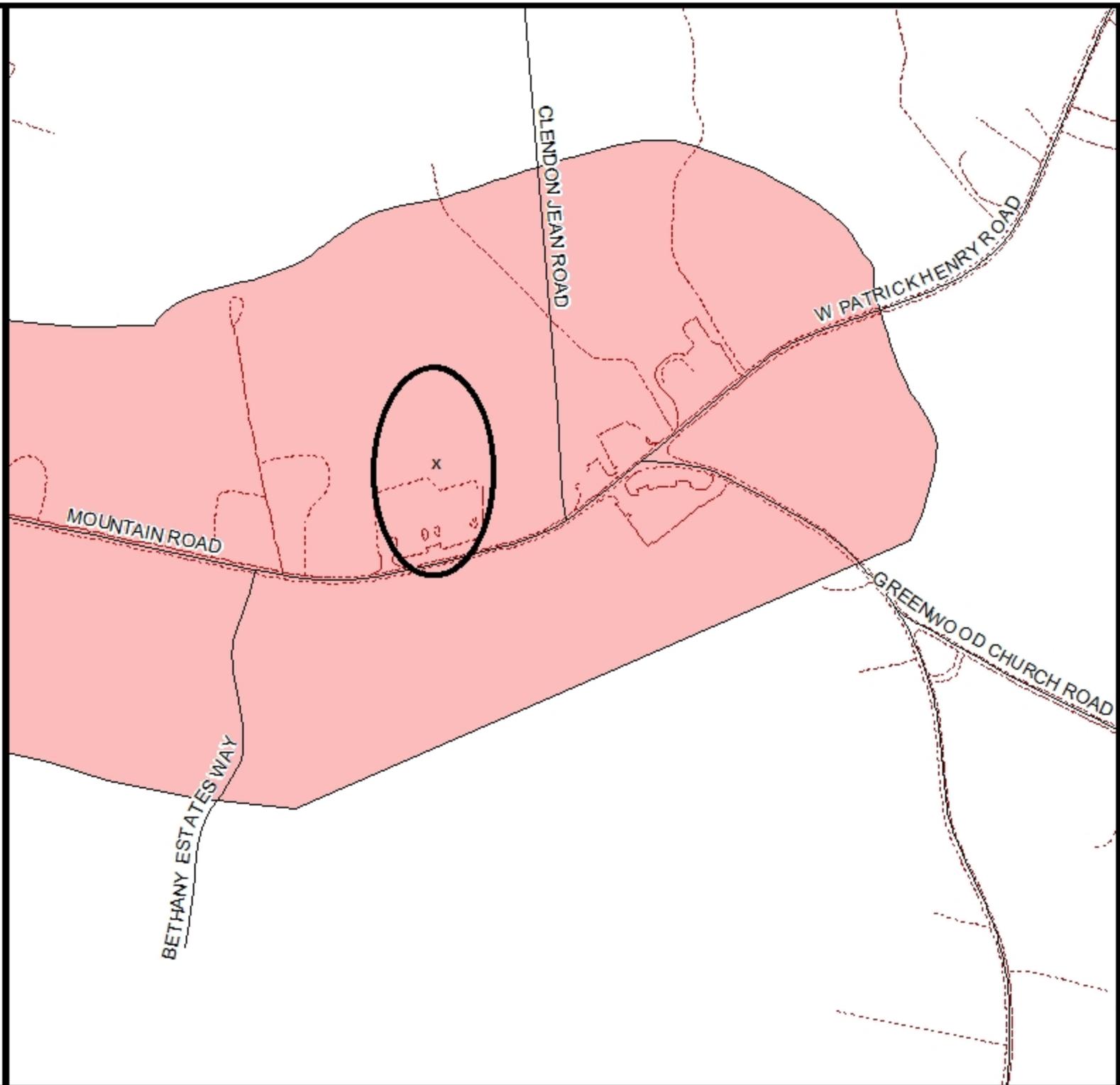
GPIN: 7822-41-8400

Beaverdam Magisterial District



1 inch = 500 feet

April 06, 2015

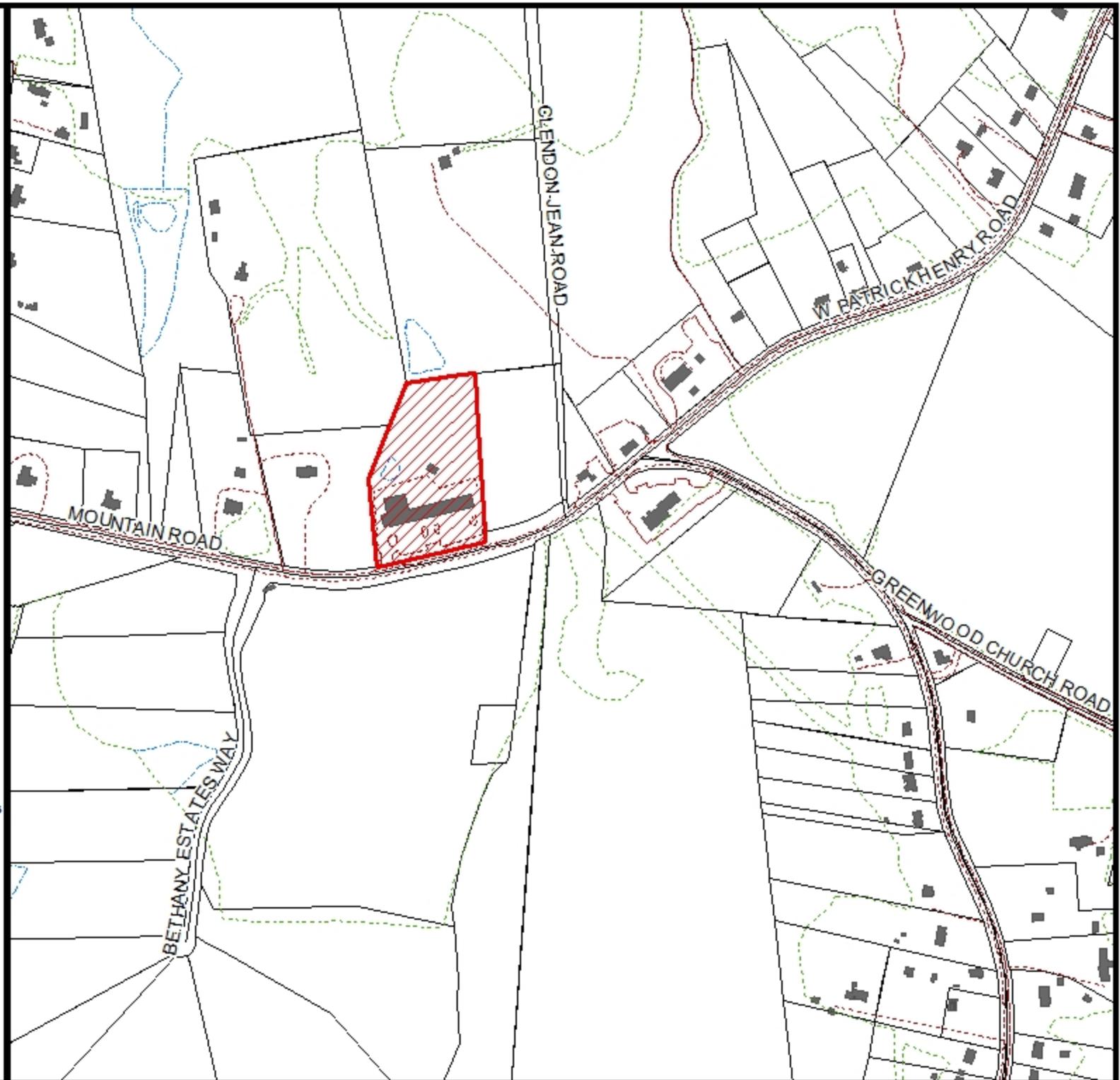


**Hanover County,
Virginia**

General Parcel Map

Legend

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



SE-10-15

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Zoned B-3

GPIN: 7822-41-8400

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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		

SE-10-15

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Zoned B-3

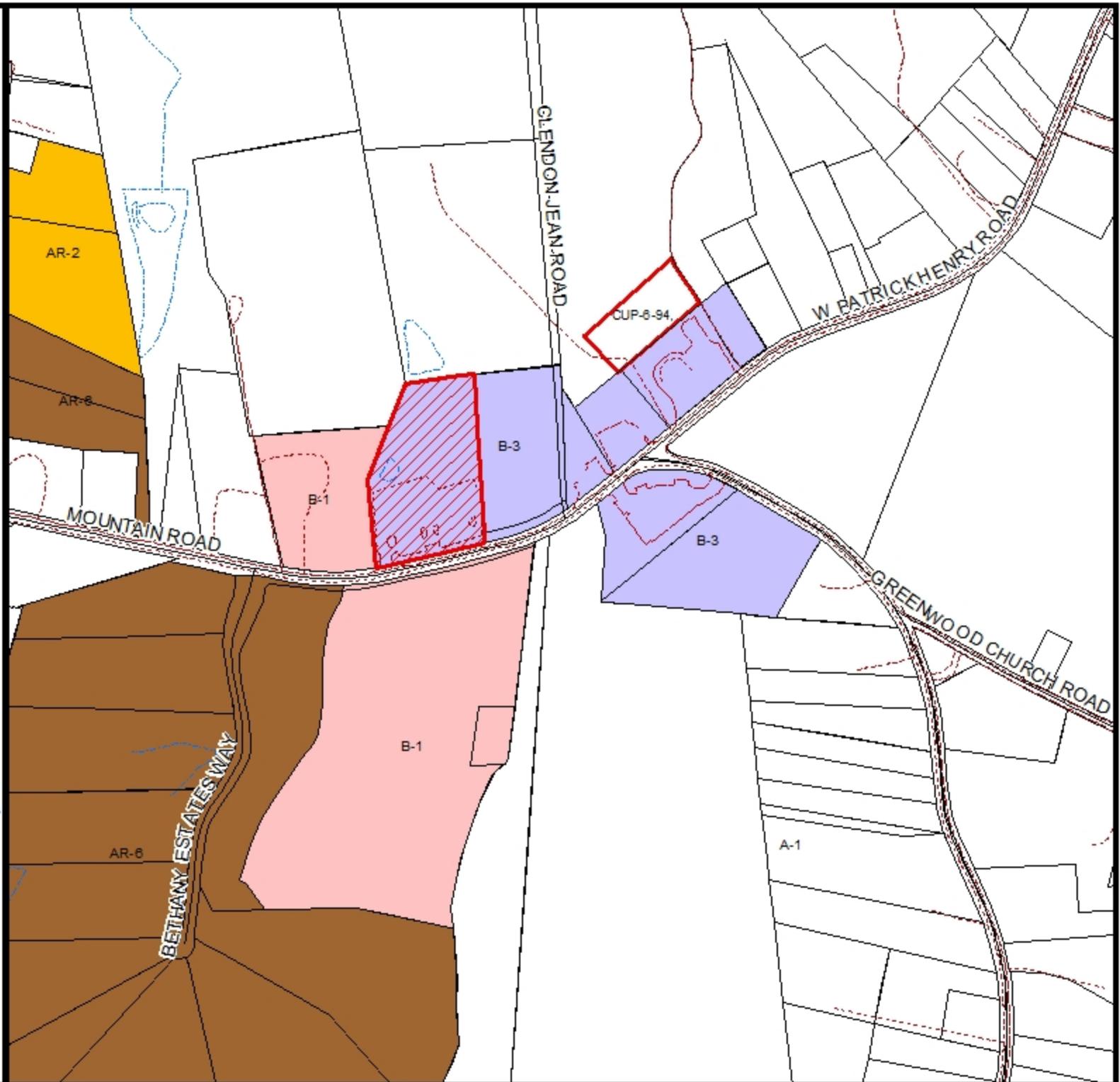
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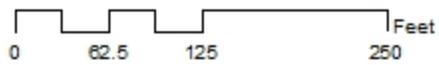
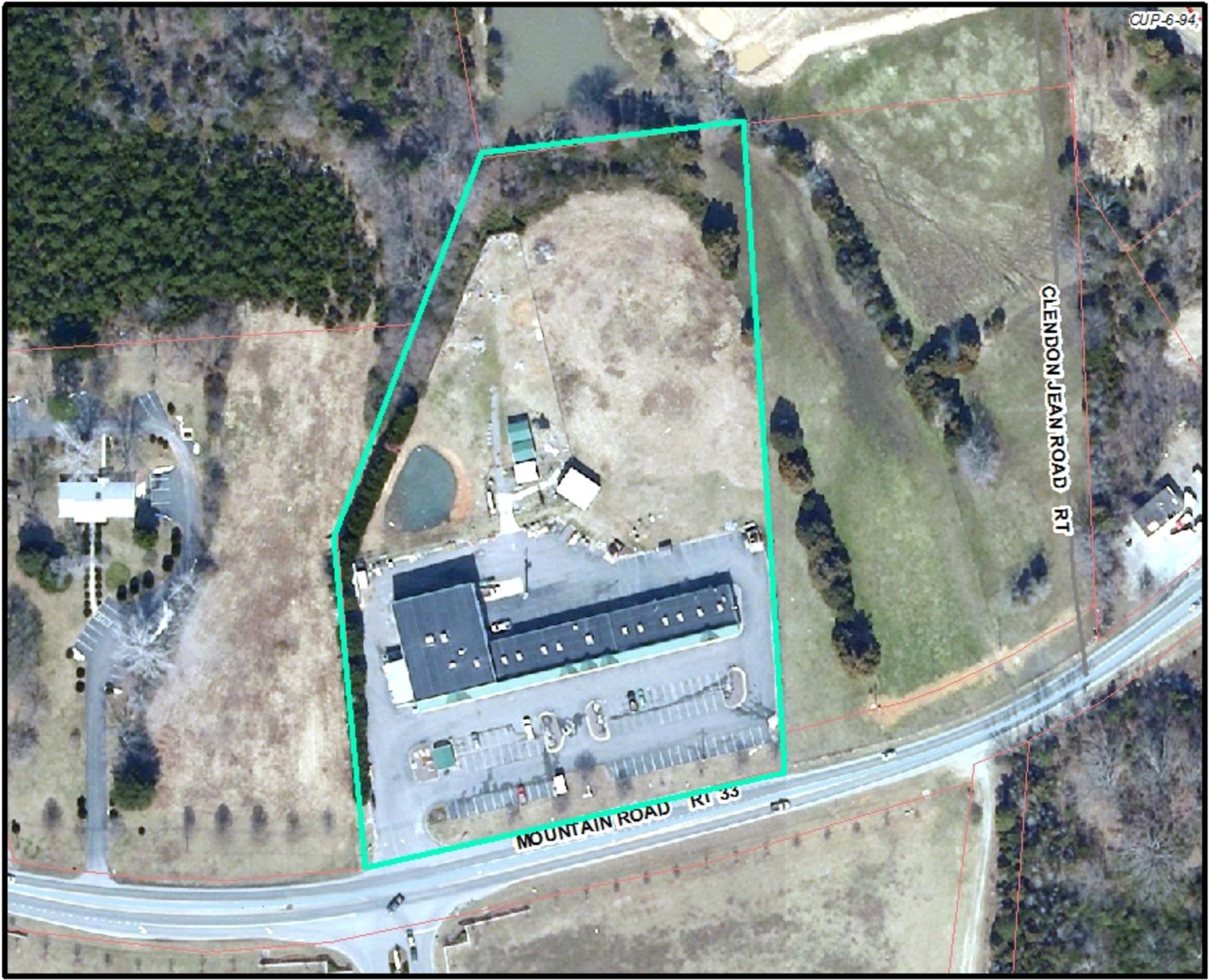
Beaverdam Magisterial District



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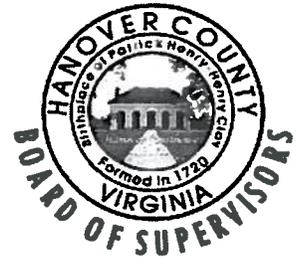
April 06, 2015





SE-10-15, MONTPELIER ENTERPRISES, INC.

Special Exception Report
Beaverdam Magisterial District
Board Meeting Date: May 13, 2015



Overview

Request	To permit seasonal promotional activities
Zoning	B-3, General Business District
Acreage	5.6
Location	On the north line of Mountain Road (U.S. Route 33), approximately 700 feet west of its intersection with W. Patrick Henry Road (State Route 54)
GPIN	7822-41-8400
General Land Use Plan	Rural Village
Major Thoroughfare Plan	Mountain Road – Minor Collector (60' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

This is a request for a Special Exception to allow seasonal promotional activities, consisting of a 102 square foot concession trailer to be placed at the Montpelier Feed and Seed during the months of April through September.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The applicant is requesting to place a shaved ice concession trailer at the Montpelier Feed and Seed within the Village Green Shopping Center. The hours of operation for the trailer will be 12:00 pm to 9:00 pm daily during the warm weather months of April through September.

The sketch plan indicates that the 8.5’ x 12’ (with a 3’ tongue) trailer will be located in front of the garden center and to the west of the sidewalk near the entrance of the store. A 22’ unobstructed drive aisle must be maintained, and the plan shows a minimum 25’ drive aisle between the trailer and the parking lot display of animals and materials. The proposed trailer should not interfere with parking lot circulation and the existing businesses in the shopping center. In addition, since the subject property is surrounded by other retail businesses and an office to the west, the trailer should not negatively impact the adjoining properties.

Agency Analysis

Agency	Comment Summary
Health Department	The mobile unit must meet Virginia Food Regulations. The unit must be moved frequently to dump gray water and take on fresh water.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Sno Shack of Montpelier,” dated April 1, 2015, revised April 22, 2015, and prepared by Brad Wickham and Sharon Street.

Staff’s Recommended Conditions

Staff recommends the following conditions:

1. A 25’ drive aisle shall be maintained in front of the concession trailer.
2. The hours of operation shall be limited to 12:00 pm to 9:00 pm daily during the months of April through September.
3. The location of the trailer shall be added to the approved site plan (SPR-27-96, Village Green Shopping Center) with a note regarding the seasonal use prior to placement of the trailer on the property.
4. All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

GJWB/sm/HTE

Attachments

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

Available Upon Request

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

