

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-14-14

Wright's Enterprise, L.L.C.

living quarters

Industrial Land Use

OPIN: 2745-19-0168

Henry Magisterial District



1 inch = 400 feet

July 07, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-14-14

Wright's Enterprise, L.L.C.

living quarters

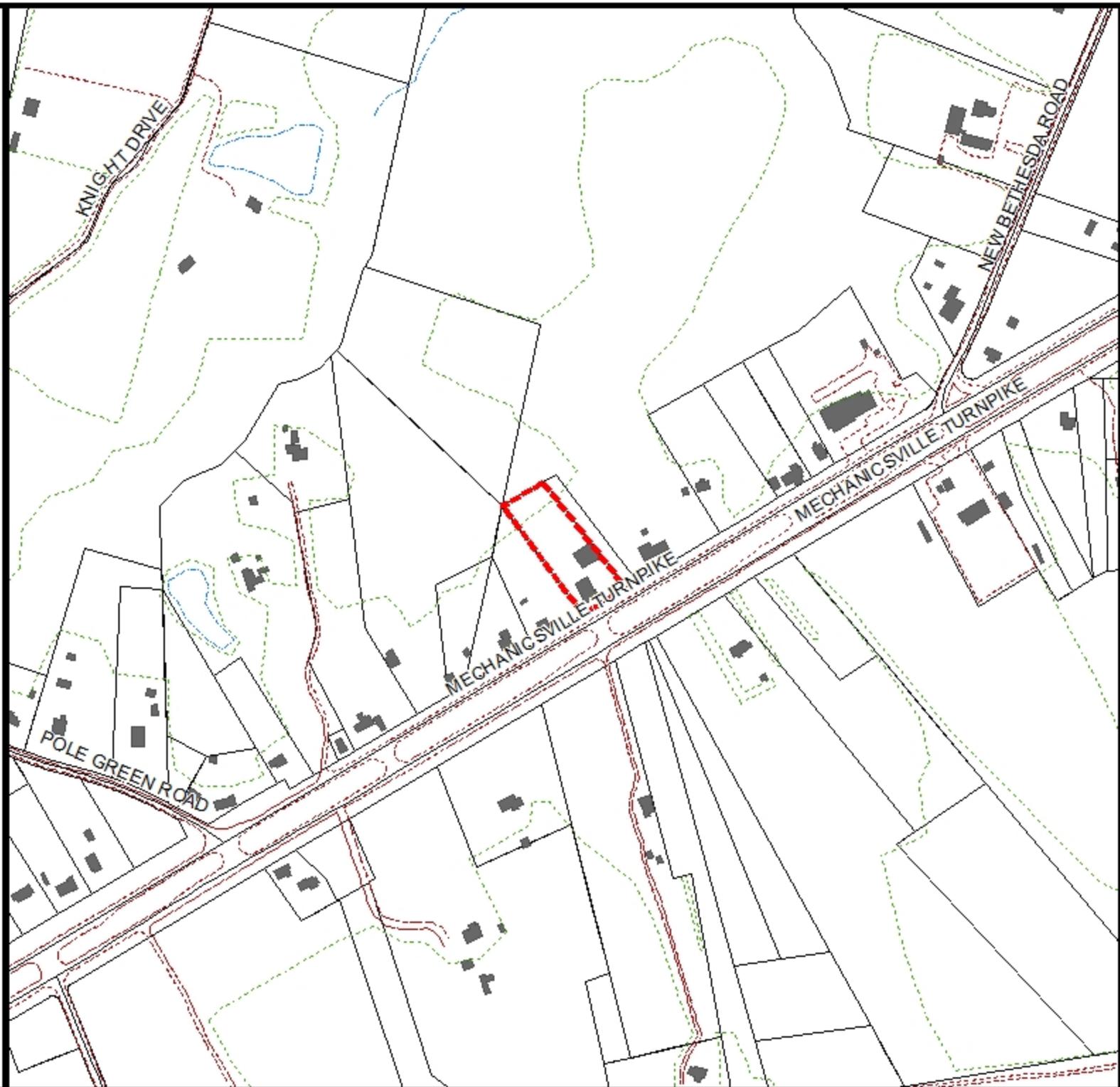
Zoned B-3

GPIN: 3745-19-0168
Henry Magisterial District



1 inch = 400 feet

July 07, 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	

SE-14-14

Wright's Enterprise, L.L.C.

living quarters

Zoned B-3

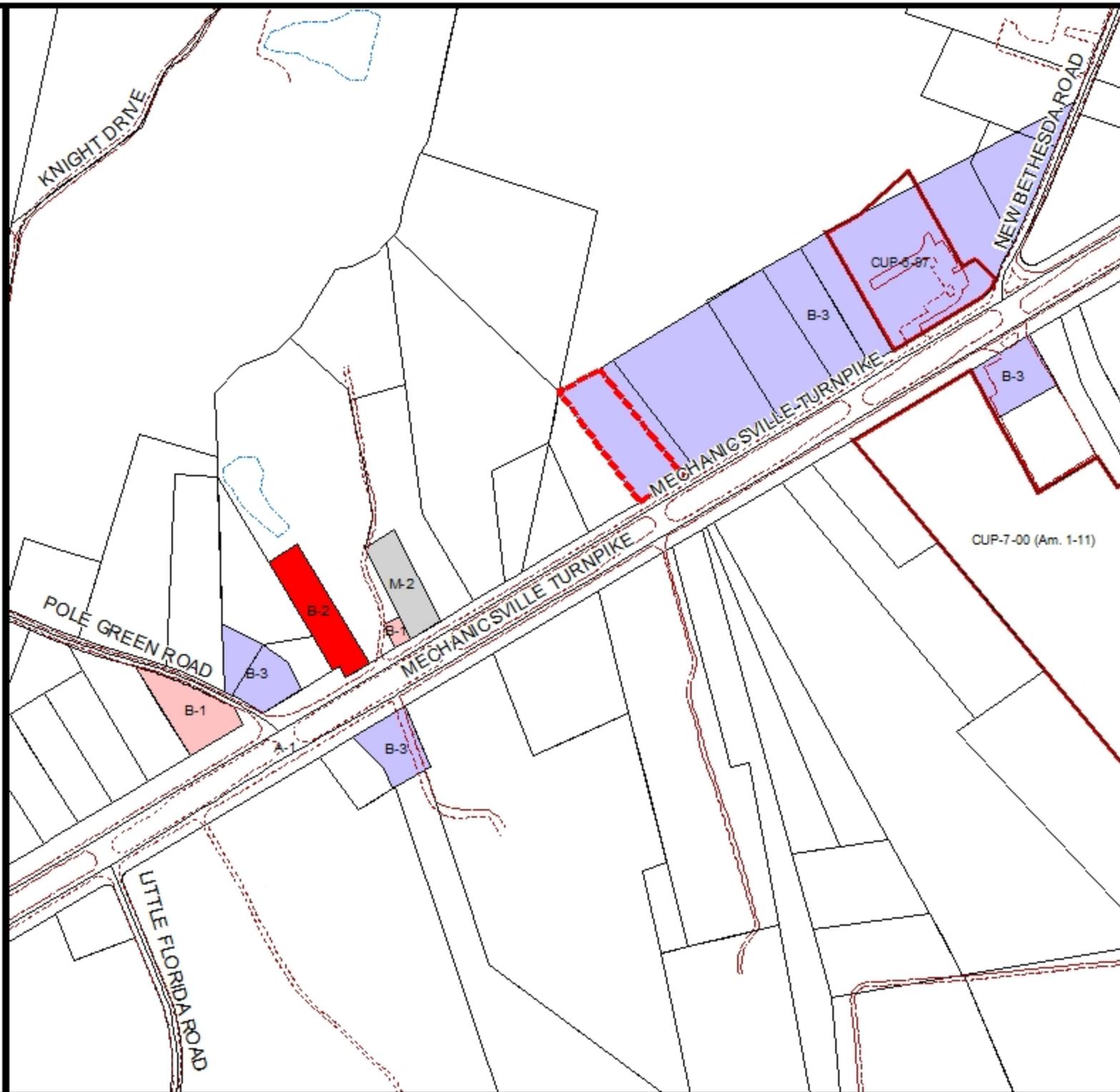
GPIN: 3745-19-6168

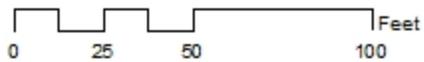
Henry Magisterial District



1 inch = 400 feet

July 07, 2014





SE-14-14, WRIGHT'S ENTERPRISE, L.L.C.

Special Exception Report
Henry Magisterial District
Board Meeting Date: August 27, 2014



Overview

Request	To allow a dwelling for use by the proprietor or employee of a business
Zoning	B-3, General Business District
Acreage	1.307
Location	On the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet east of its intersection with New Bethesda Road (State Route 634)
GPIN	8745-19-6168
General Land Use Plan	Industrial
Major Thoroughfare Plan	Mechanicsville Turnpike (a Major Arterial w/120' ROW)
Suburban Service Area	Inside / Outside
Case Planner	Claudia Cheely

Executive Summary

The owners request a Special Exception Permit to allow a dwelling for use by the proprietor or employee of a business. The subject property includes two structures and one of which is the office and repair shop for S&W Excavating. The owner of that business would like to reside on the property with his two children. Only a portion of the building is used for the business, and the remainder is undergoing renovations related to its conversion to living quarters. The living quarters conversion is subject to inspections and approval by the Building Inspector's office for the change of use. If this Special Exception Permit is granted, the remaining features of the kitchen will be completed.

Staff Recommendation

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

Planning Analysis

The subject property is zoned B-3, General Business District, which allows for living quarters on the property for the owner or employee of the business operating at the location with a Special Exception Permit. In this instance, S&W Excavating, L.L.C. operates out of one of the two buildings on the property, and the owner of that business wishes to have living quarters on-site. Approval of this request will result in no exterior changes to the property. The conversion of the space from commercial to residential use is subject to inspection and approval by the Building Inspector’s office.

Because no external changes to the property are proposed and no other issues have been identified, the change in use should be compatible to the area and no impacts are expected.

Agency Analysis

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

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan submitted by the applicant with the zoning application on July 2, 2014.

Staff’s Recommended Conditions

1. The living quarters permitted by this Special Exception Permit shall only be occupied by the owner or employee of a business operating on GPIN 8745-19-6168.
2. All requirements of the Building Inspector’s Office shall be met.
3. All development and use of the property shall comply with all federal, State, and local laws and regulations.

CDC/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
- Sketch Plan

Available Upon Request

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

138.77

397.12

50'

60'

70'

40'



4476

4478

4466

4486

4492

360

MECHANICSVILLE TURNPIKE