

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-2-15

Sheehy Auto Stores, Inc.

fence taller than permitted

Commercial Land Use

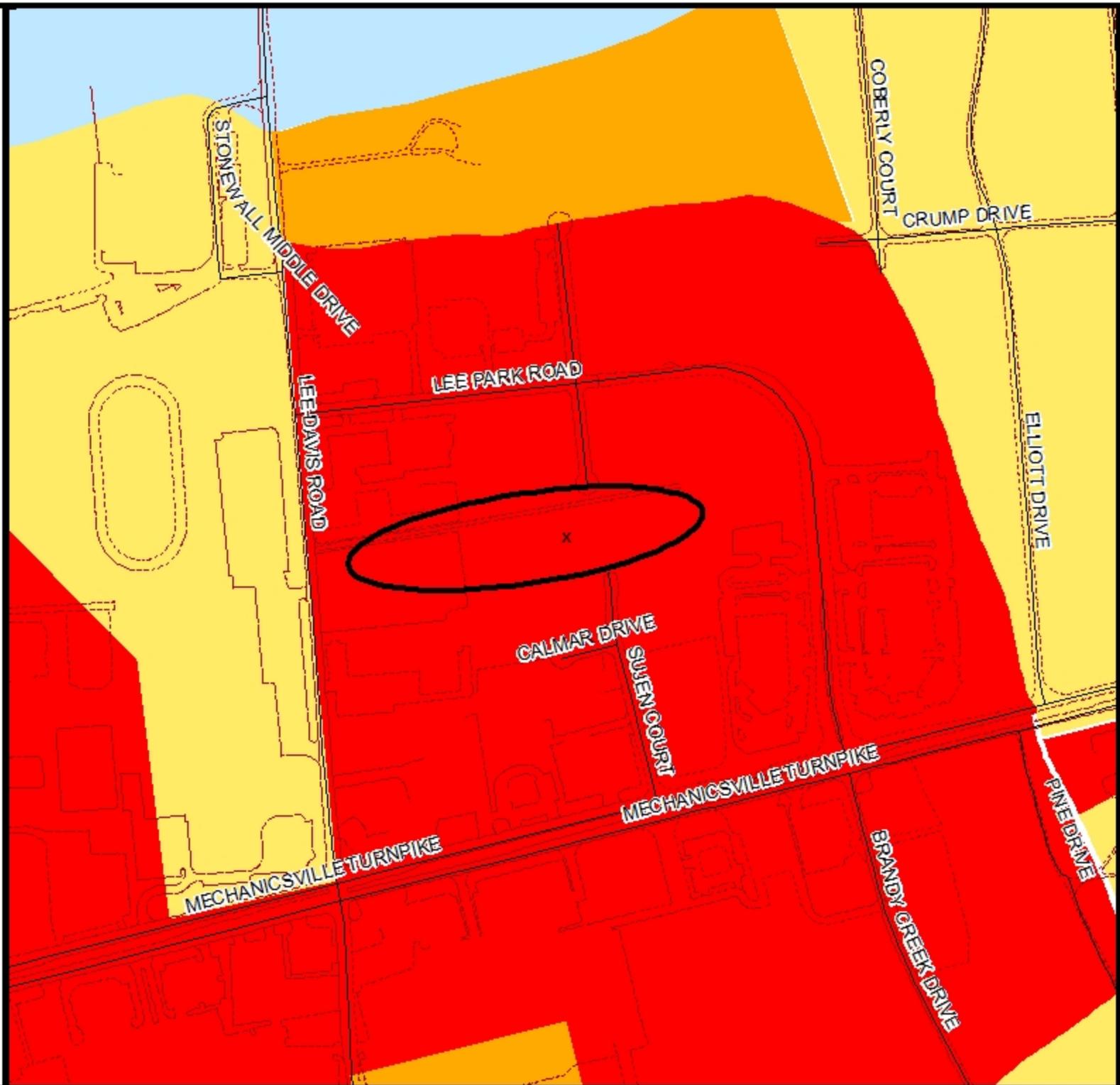
OPIN's: 8714-99-7488 & 8714-99-5533

Henry Magisterial District



1 inch = 400 feet

January 26, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-2-15

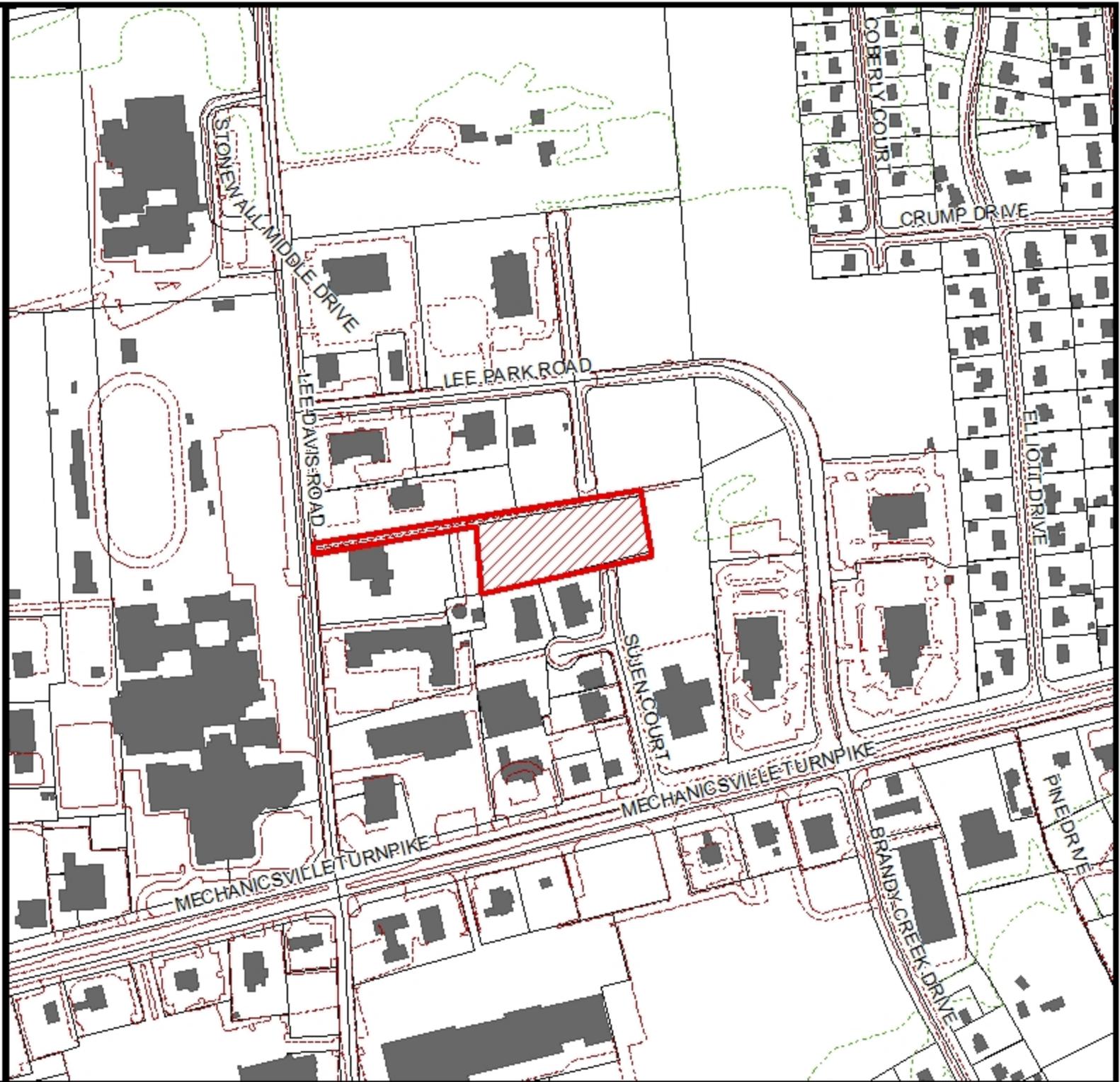
Sheehy Auto Stores, Inc.
fence taller than permitted
Zoned A-1 (pending B-3)

GPIN's: 8714-99-7488 & 8714-99-5533
Henry Magisterial District



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January 26, 2015



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-2-15

Sheehy Auto Stores, Inc.

fence taller than permitted

Zoned A-1 (pending B-3)

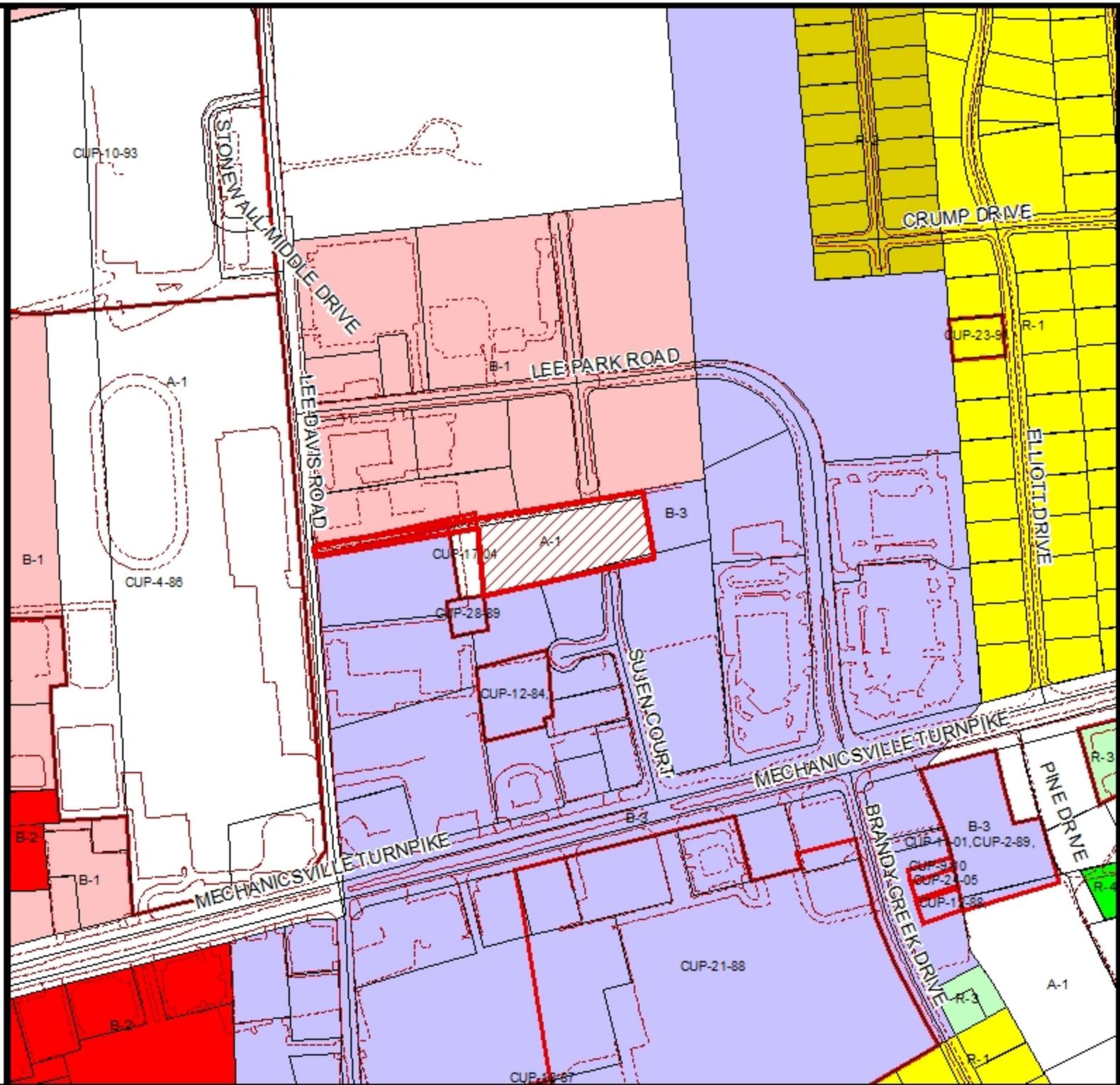
GPIN's: 8714-99-7488 & 8714-99-5533

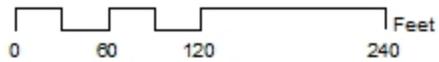
Henry Magisterial District



1 inch = 400 feet

January 26, 2015





SE-2-15, SHEEHY AUTO STORES, INC.

Special Exception Report
Henry Magisterial District
Board Meeting Date: March 25, 2015



Overview

Request	To permit a fence taller than permitted in the front yard
Zoning	A-1, Agricultural District (B-3(c), General Business District with conditions, rezoning pending)
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 for a Special Exception (SE) to permit a fence taller than permitted in the front yard. This SE is a companion application to C-24-14(c), which is a request to rezone the subject property to B-3(c), General Business District with conditions, to permit a vehicle storage lot accessory to the adjacent automobile sales business. The fence is necessary to screen the vehicle storage lot.

Staff Recommendation

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

Planning Analysis

A vehicle storage lot must be screened from adjacent properties with either landscaping or a fence at least 6’ in height. The applicant has chosen to screen the lot with a fence and has provided a detail that shows the proposed 6’ board-on-board fence. The conceptual plan shows the fence running along the perimeter of the parking area with a gate providing access to the automobile sales business (currently Sheehy Nissan). A detail of the proposed 4’tall gate has also been provided. Vehicles will be unloaded onto the lot via Center Avenue. A fence located within the front yard along Center Avenue may be no taller than 4’. The applicant’s options include moving the 6’ fence back 35’beyond the front yard or applying for this Special Exception.

The continuation of the 6’ fence along the right-of-way of the Center Avenue cul-de-sac should not negatively impact the surrounding commercial area.

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 titled, “Sheehy Nissan Vehicle Storage Lot Expansion Conceptual Layout Plan,” dated January 5, 2015, revised February 25, 2015, and prepared by Balzer and Associates, Inc., and the sign elevation titled, “Board on Board Plan and Section”, date stamped January 23, 2015.

Staff’s Recommended Conditions

Staff recommends the following conditions:

1. The fence shall be board-on-board and limited to six (6) feet in height.
2. All development and use of the property shall comply with all federal, state, and local statutes, ordinances, and regulations.

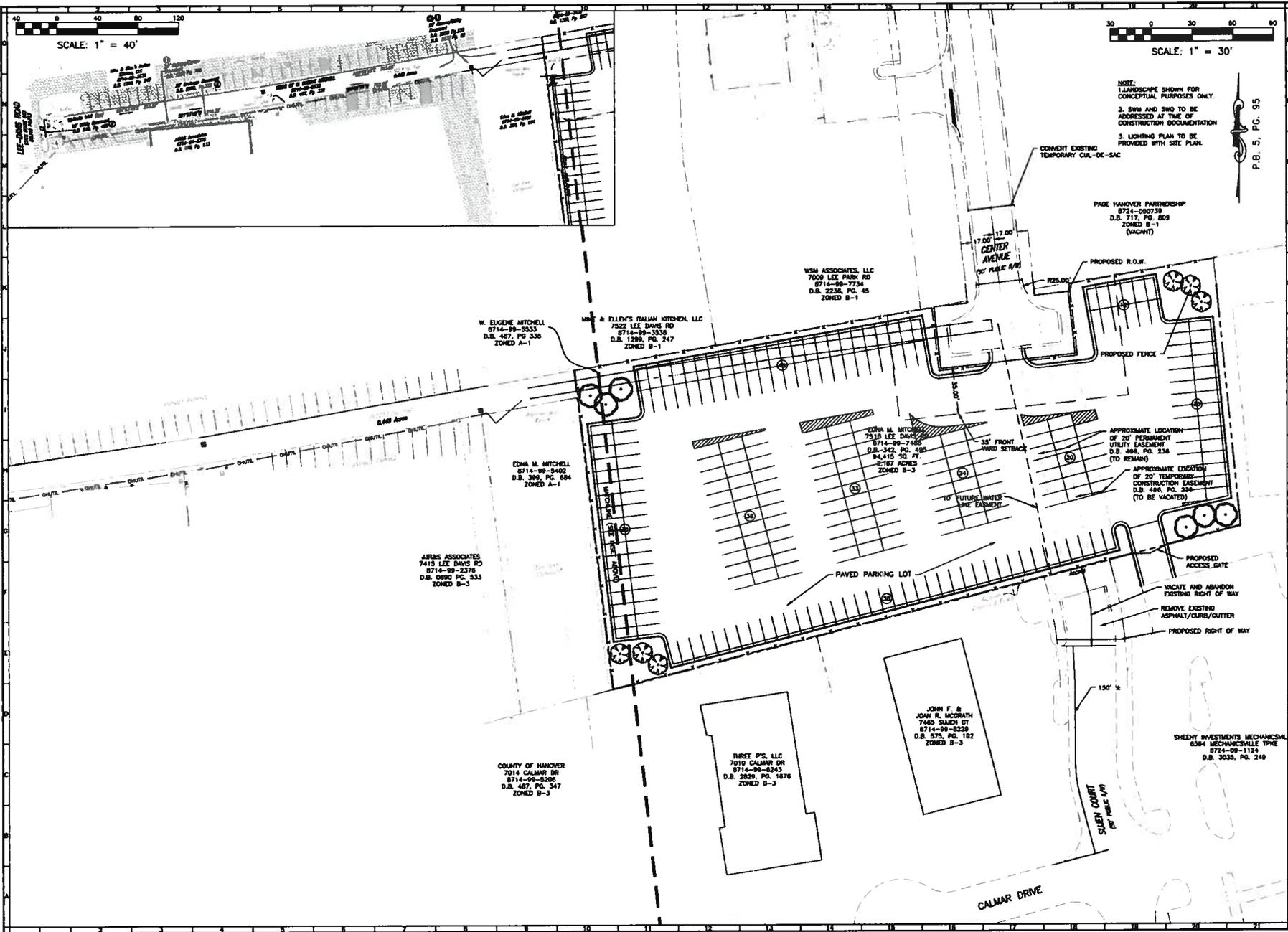
GJWB/sm/HTE

Attachments

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

Available Upon Request

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



SCALE: 1" = 40'

SCALE: 1" = 30'

NOTE:
 1. LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES ONLY.
 2. DRW AND SWD TO BE ADDRESSED AT TIME OF CONSTRUCTION DOCUMENTATION.
 3. LIGHTING PLAN TO BE PROVIDED WITH SITE PLAN.

P.B. 5, P.C. 95

W. EUGENE MITCHELL
 8714-99-5533
 D.B. 467, PG. 338
 ZONED A-1

W. & ELLEN'S ITALIAN KITCHEN, LLC
 7522 LEE DAVIS RD
 8714-99-3339
 D.B. 1299, PG. 247
 ZONED B-1

WSM ASSOCIATES, LLC
 7009 LEE PARK RD
 8714-99-7734
 D.B. 2236, PG. 45
 ZONED B-1

PAGE HANOVER PARTNERSHIP
 8724-090739
 D.B. 717, PG. 809
 ZONED B-1
 (VACANT)

EDNA M. MITCHELL
 8714-99-5402
 D.B. 399, PG. 084
 ZONED A-1

EDNA M. MITCHELL
 7518 LEE DAVIS RD
 8714-99-7488
 D.B. 342, PG. 488
 84,415 SQ. FT.
 2.167 ACRES
 ZONED B-3

APPROXIMATE LOCATION
 OF 20' PERMANENT
 UTILITY EASEMENT
 D.B. 498, PG. 238
 (TO REMAIN)

APPROXIMATE LOCATION
 OF 20' TEMPORARY
 CONSTRUCTION EASEMENT
 D.B. 498, PG. 239
 (TO BE VACATED)

JURAS ASSOCIATES
 7415 LEE DAVIS RD
 8714-99-2376
 D.B. 0890 PG. 533
 ZONED B-3

JOHN F. &
 JOAN R. MCGRATH
 7485 SULLY CT
 8714-99-8229
 D.B. 675, PG. 192
 ZONED B-3

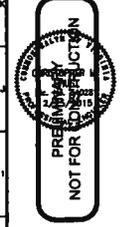
THREE P.S., LLC
 7010 CALMAR DR
 8714-99-5243
 D.B. 2829, PG. 1678
 ZONED B-3

SHEEHY INVESTMENTS MECHANICAL
 6594 MECHANICAL TYPK
 8724-09-1124
 D.B. 3035, PG. 248

COUNTY OF HANOVER
 7014 CALMAR DR
 8714-99-5206
 D.B. 467, PG. 347
 ZONED B-3



www.balzer.com
 15871 Clay View Drive
 Suite 200
 Middleburg, VA 22113
 804-784-0771
 FAX 804-784-2635



SHEEHY NISSAN
 VEHICLE STORAGE LOT EXPANSION
 CONCEPTUAL LAYOUT PLAN
 HENRY MAGISTERIAL DISTRICT
 HANOVER COUNTY, VIRGINIA

DRAWN BY: CMS
 DESIGNED BY: CMS
 CHECKED BY: CMS
 DATE: 1/3/2015
 SCALE: 1"=30'
 REVISIONS:
 2/25/2015

SHEET NO.
C01
 JOB NO. C1400881.00