

# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville SAP
- Flood Plain
- Private Road
- Streets

### CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.

condition amendment

Flood Plain Land Use

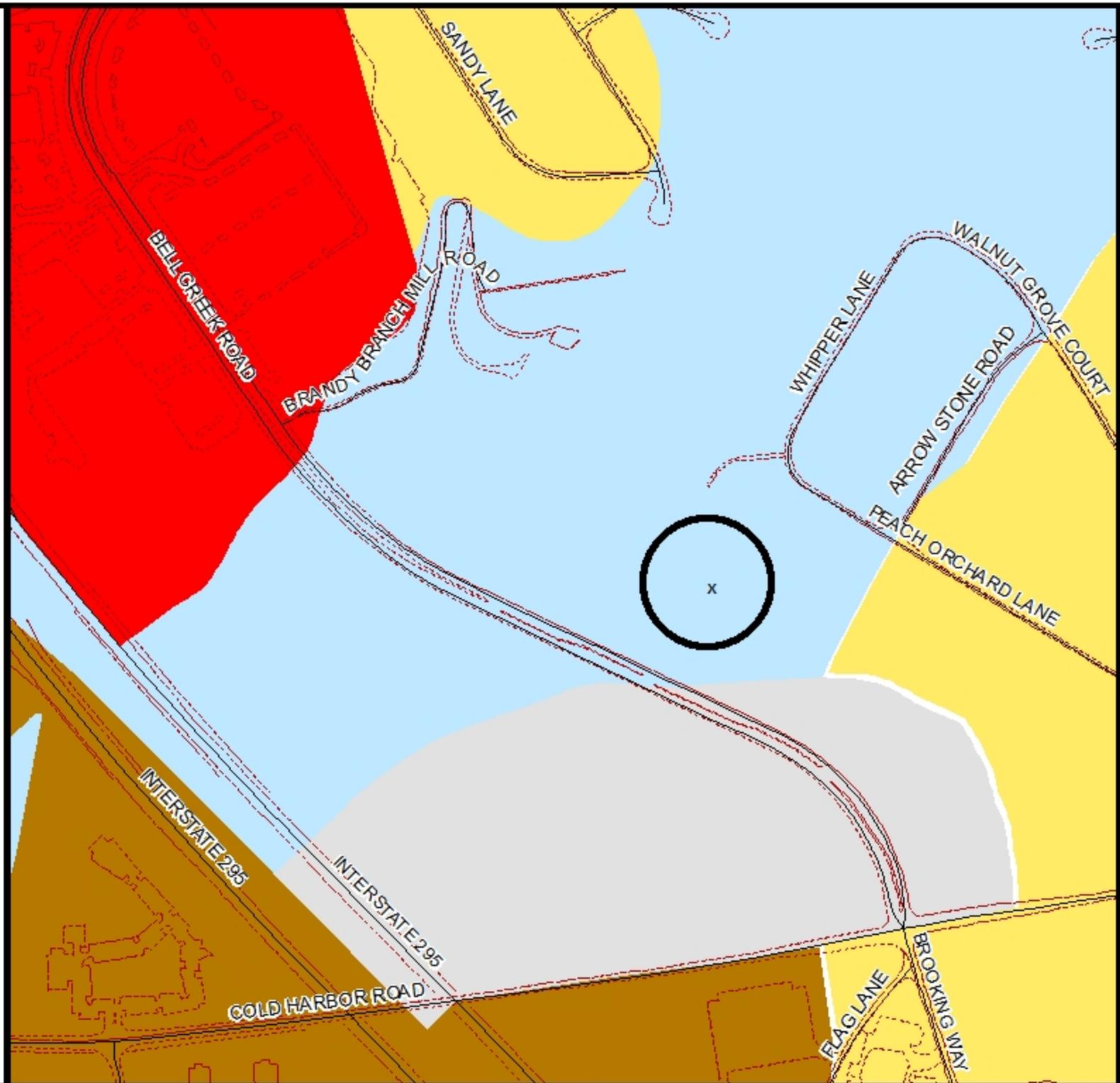
GPIN: 0714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**CUP-2-01, Am. 1-14**

BJ's Wholesale Club, Inc.

condition amendment

Zoned O-S

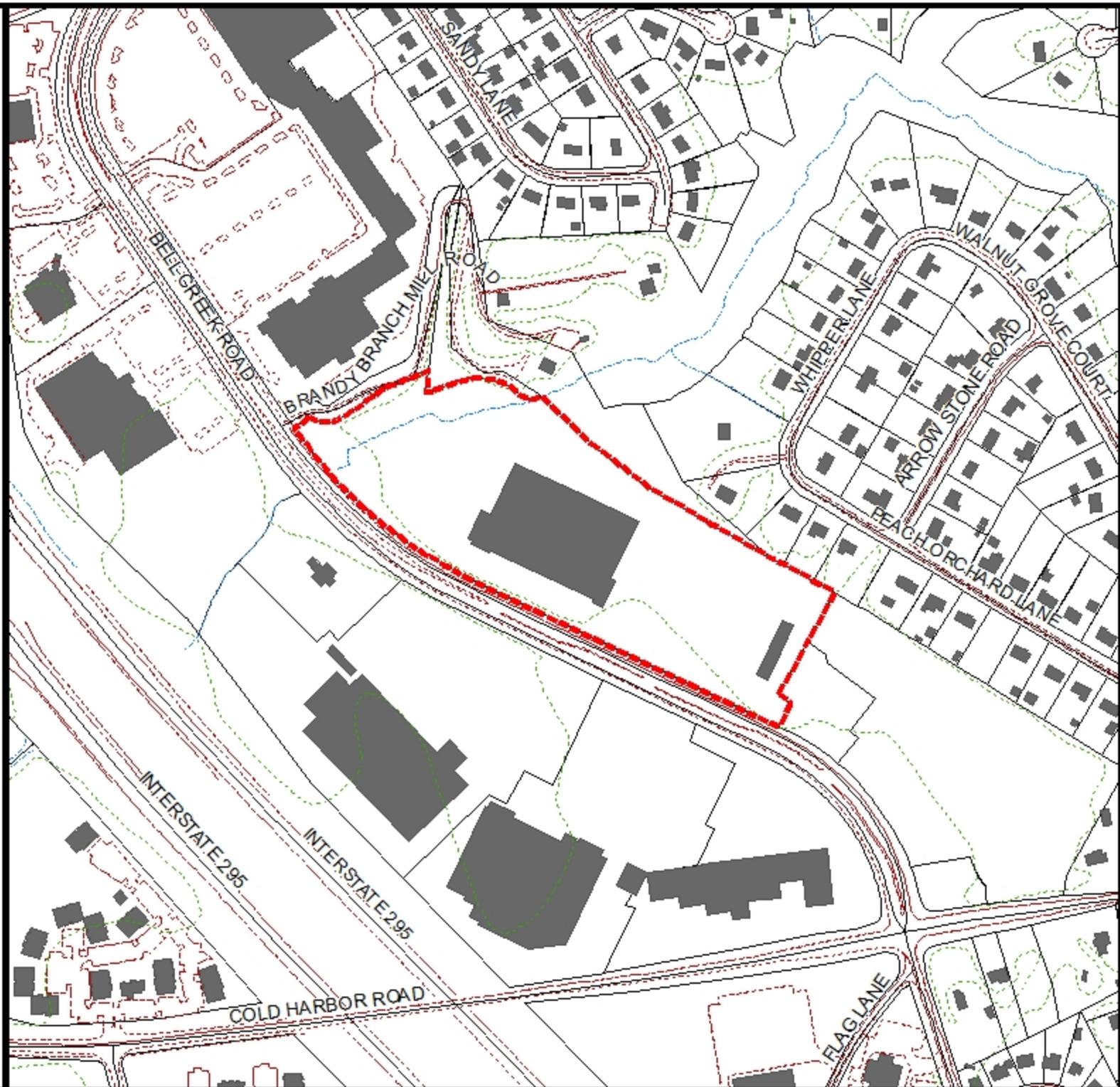
GPIN: 8714-54-7997

*Mechanicsville Magisterial District*



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January 06, 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	

### CUP-2-01, Am. 1-14

BJ's Wholesale Club, Inc.

condition amendment

Zoned O-S

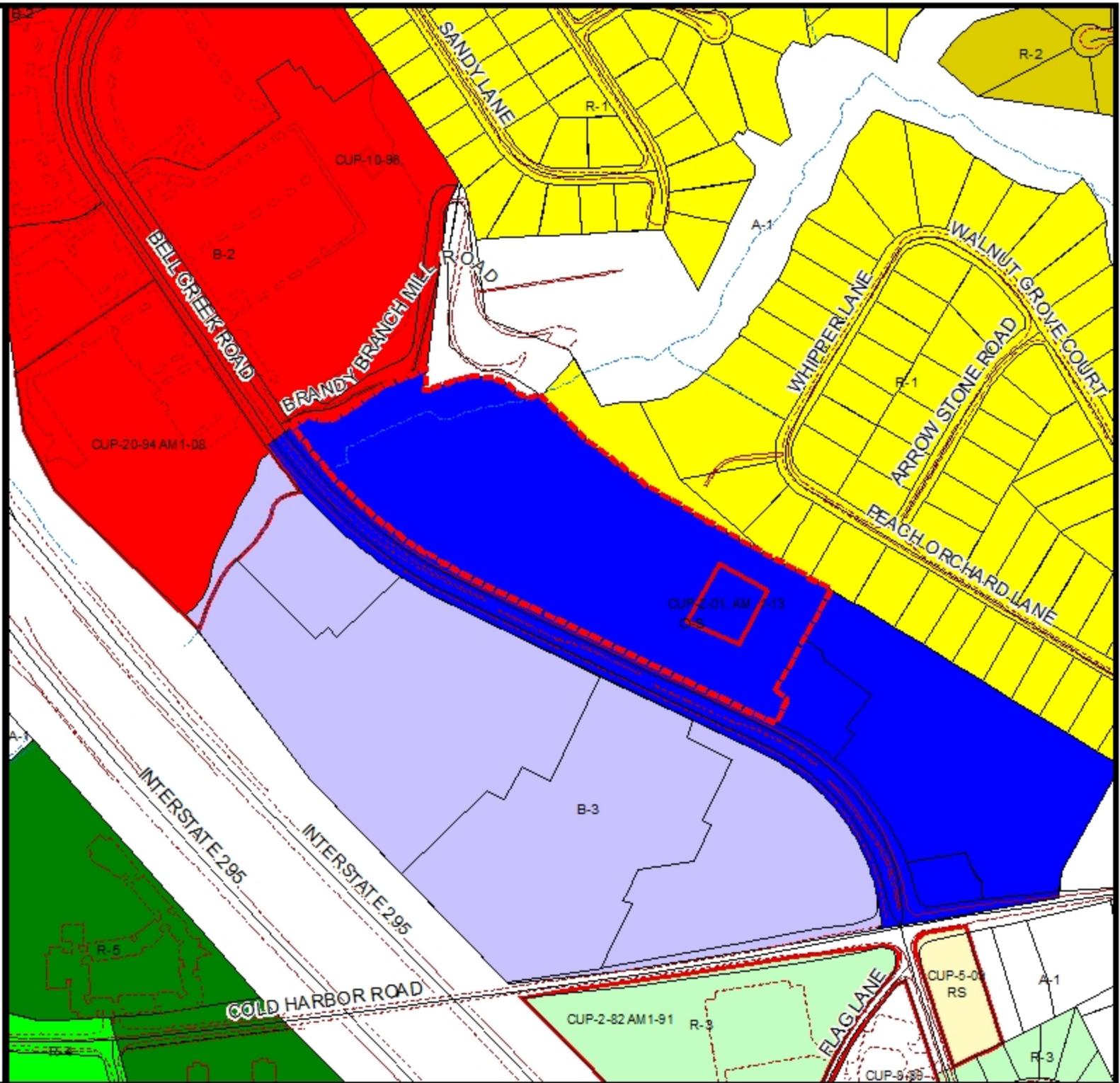
GPIN: 8714-54-7997

Mechanicsville Magisterial District



1 inch = 400 feet

January 06, 2014





# CUP-2-01, AM. 1-14, BJ'S WHOLESALE CLUB, INC.

Conditional Use Permit Amendment Report  
Mechanicsville Magisterial District  
PC Meeting Date: March 20, 2014



## Overview

Request	To amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday from 6:30 p.m. to 7:00 p.m.
Zoning	OS(c), Office/Service District with conditions
Acreage	15.85
CUP Acreage	0.79
Location	On the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156)
GPIN	8714-54-7997
General Land Use Plan	Limited Industrial and Commercial
Major Thoroughfare Plan	Bell Creek Road, a Major Collector w/100' ROW
Suburban Service Area	Inside
Conservation Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

The BJs Wholesale Club was rezoned in 2001 to OS(c), Office Service District with conditions, for use as a wholesale retail store. In conjunction with that rezoning, the site received approval of a Conditional Use Permit (CUP) for its associated retail fueling stations. In May, 2013, the area of the CUP was approved for expansion from 0.73 acres to 0.79 acres in order to encompass above-ground propane storage tanks and a refilling station as an additional accessory use for members of the club. BJs wishes to now allow sales of propane fuel to non-members. They also request that the hours of operation for retail gasoline sales be allowed to be extended from 6:30 p.m. to 7:00 p.m. on Sundays.

## Staff Recommendation

Should the Planning Commission determine that extension of hours for fuel sales on Sundays is appropriate, staff recommends **APPROVAL** subject to the conditions as outlined in the staff report.

## **Planning Analysis**

The applicant is requesting modifications to the approved conditions of approval for the CUP. No changes are proposed to the approved sketch plan.

### *Compatibility with Surrounding Area*

With the original zoning request, adjacent property owners concerned about the impacts of what is now the Hanover Square retail corridor on their residential neighborhood requested proffered conditions that gasoline sales would not be allowed and the zoning was approved with such a proffer. In 2001, the proffers were successfully amended to allow accessory fuel sales with a conditional use permit, but when the CUP was contemplated by the Board, a condition of approval required that the sales be only to members of the proposed wholesale club. That condition was designed to address the concerns of adjacent property owners. At that time, specific hours of operation were also recommended by the Planning Commission and approved by the Board of Supervisors. When the propane sales area was added to the area of the CUP in 2013, the anticipated additional activity those sales would create was considered to be low since it would be limited to the members of the BJs Wholesale Club.

Based on other BJ'S Wholesale Club locations, the applicant has indicated that there would be minimal addition to traffic from propane sales to non-members. The request also includes extending the hours for gasoline fuel sales on Sundays from 6:30 p.m. to 7:00 p.m., should the Planning Commission determine the revised hours of operation is appropriate, staff has prepared a modified condition.

## **Agency Analysis**

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

**In accordance with Section 26-325 of the Zoning Ordinance, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Hanover Square South – BJ's Gas Station Concept Plan," prepared by TIMMONS, dated December 21, 2000, and the amended sketch plan titled, "BJ's Wholesale Club, Propane Addition," prepared by Kimley-Horn and Associates, Inc., dated January 17, 2013. The area shown for the above-ground propane tanks shall be installed according to the specification plan set titled, "Propane Cylinder Refill Station Installation," prepared by JGD Associates, Inc. for Kimley-Horn and Associates, Inc., dated January 3, 2013, revised March 21, 2013. All structures on site shall be constructed in substantial conformity with the elevations entitled, "Proposed BJ's Gas Station," and drawn by Jacques Whitford Company.**

**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

## **Recommended Conditions**

Should the Planning Commission determine that expansion of hours for retail gasoline fuel sales on Sunday is appropriate, staff recommends the following conditions, which incorporate all of the

applicable conditions from previous amendments:

1. The Property which is the subject of the application shall be used only for an accessory retail fueling station, including propane fuel refills.
2. **[REVISED]** The hours of operation of the filling station shall be limited to 6:00 a.m. to 9:30 p.m., Monday through Saturday and 6:00 a.m. to ~~6:30~~7:00 p.m. on Sunday.
3. All requirements of the Public Utilities Department, Fire Department, and Building Inspectors' Office shall be met.
4. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.
5. **[REVISED]** Retail gasoline fuel sales shall be limited to card carrying members of BJ's Wholesale Club. Propane fuel sales may be permitted to non-members.

cdc/HTE

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approved Conditions
- Application Materials
- Agency Review Comments
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Site Plan (for reference only)

