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

CUP-6-14

Robert Oliver

meeting hall

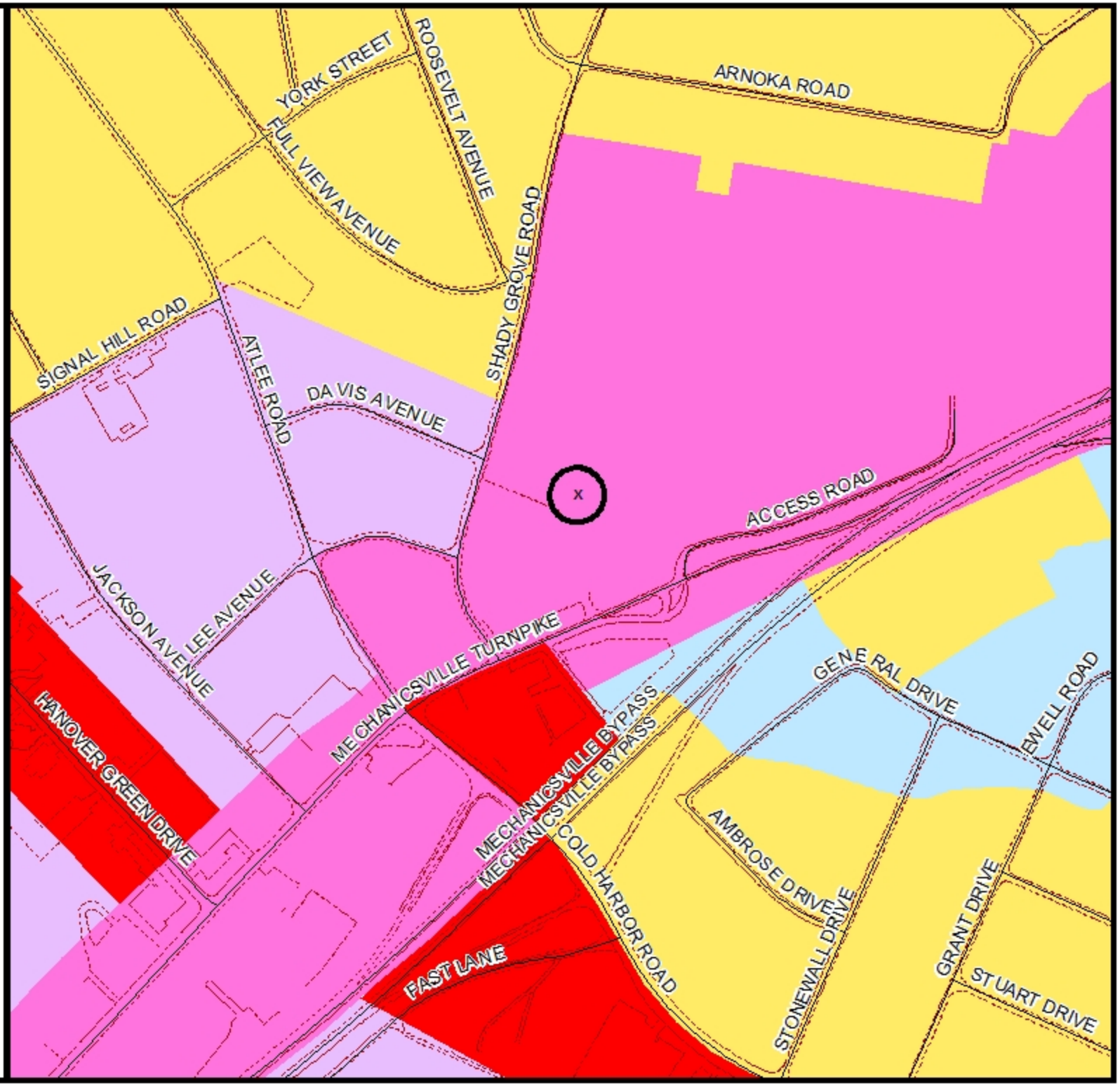
Mixed-Use LC/HR Land Use

GPIN: 8714-05-0985

Mechanicsville Magisterial District

1 inch = 400 feet

August 04, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

CUP-6-14

Robert Oliver

meeting hall

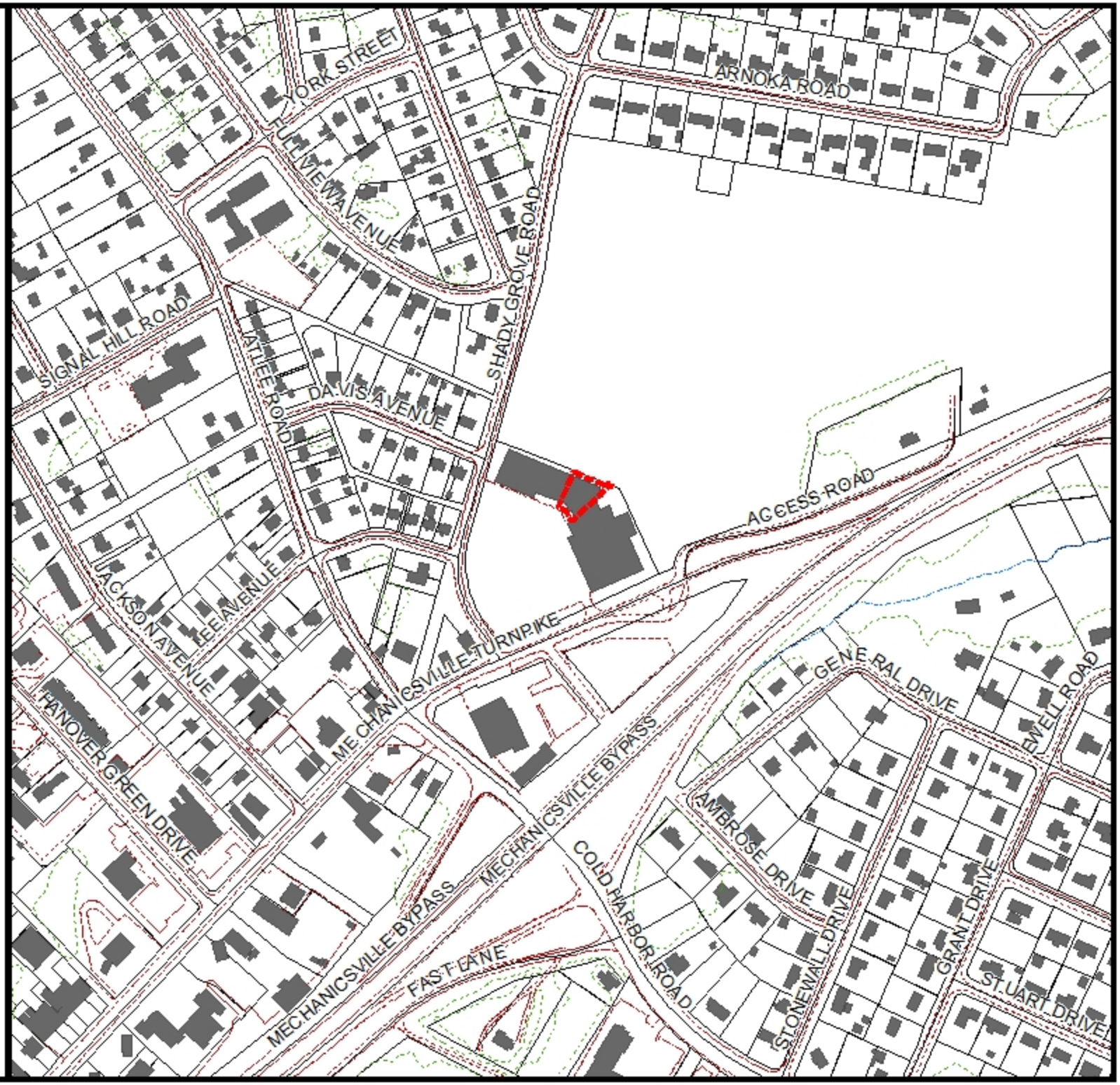
Zoned B-3

GPIN: 8714-05-0985

Mechanicsville Magisterial District

1 inch = 400 feet

August 04, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

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Zoned B-3

GPIN: 8714-05-0985

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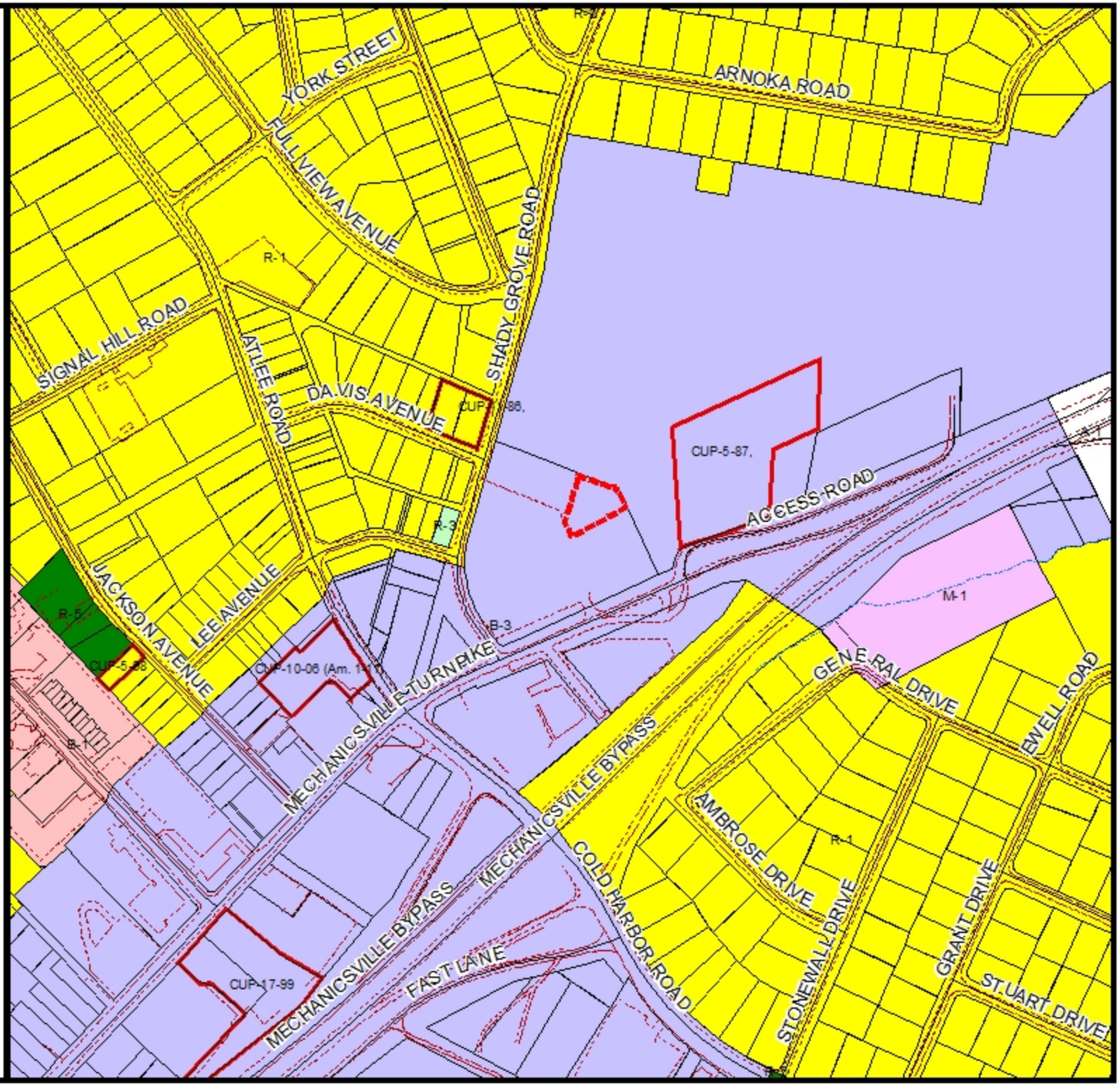
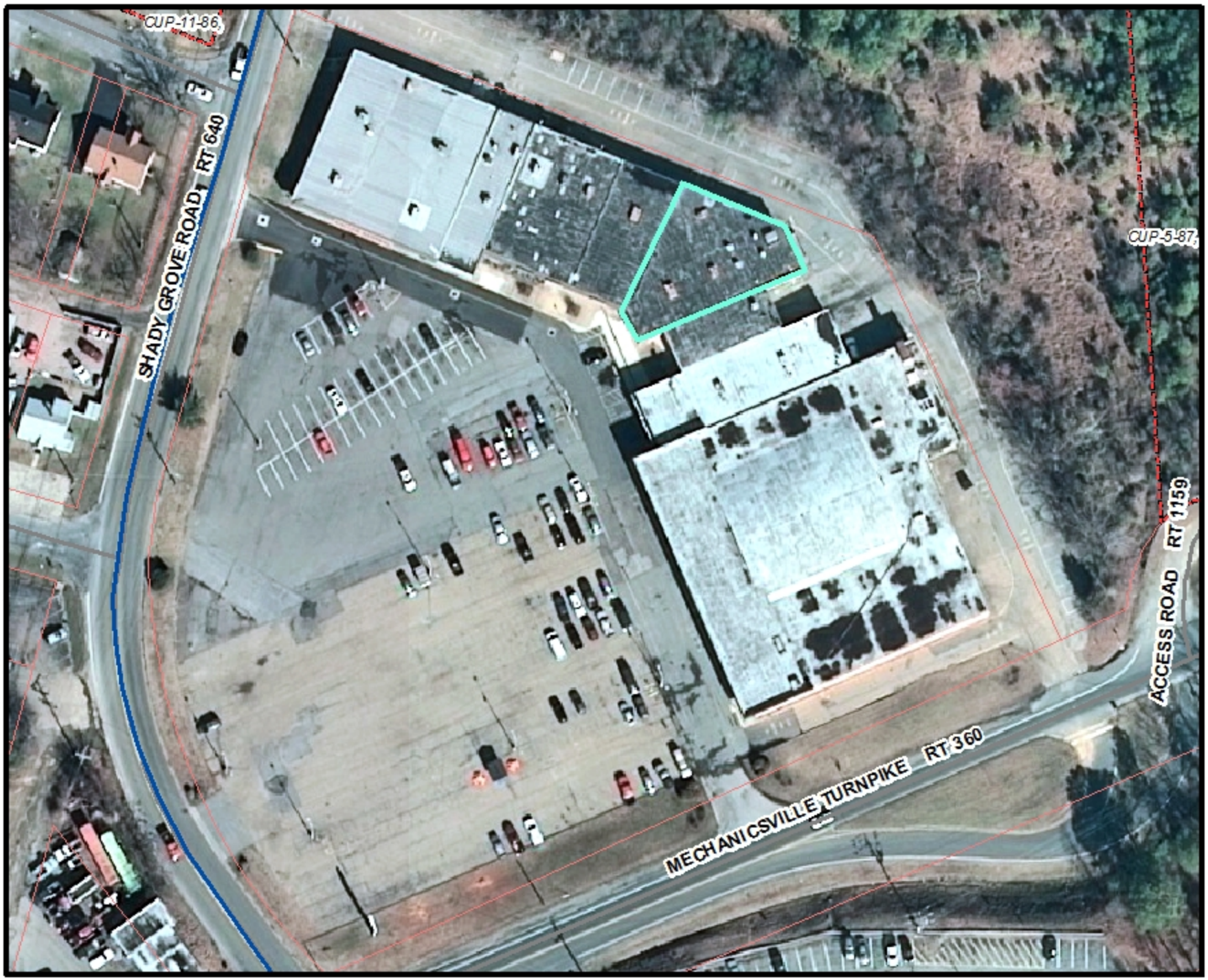
1 inch = 400 feet

August 04, 2014



CUP-6-14 Robert Oliver

2013 Aerial



CUP-6-14, ROBERT OLIVER

Conditional Use Permit Report
Mechanicsville Magisterial District
PC Meeting Date: October 16, 2014

Overview

Request	A Conditional Use Permit to allow a meeting hall
Zoning	B-3, General Business District
Acreage	5.65 acres
CUP Area	4,971 square feet
Location	Northeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Shady Grove Road (State Route 640)
GPINs	8714-05-0985
General Land Use Plan	Mixed Use (High Commercial/Low Residential)
Major Thoroughfare Plan	Mechanicsville Turnpike (60' ROW per Village of Mechanicsville Plan) and Shady Grove Road (Major Collector, 100' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This a request for a Conditional Use Permit to allow a retail space in the Mechanicsville Shopping Center to be used as a meeting hall. There is also a concurrent Special Exception Permit request for an afterschool daycare facility. The shopping center space will serve as the office and meeting place for CEO Magazine, a small grassroots organization geared to support female business owners and professionals. The meeting space will be used for business meetings, networking, training and workshops. When the organization is not using the space, an accessory use of the space will be to offer it for rental for family reunions, birthday/anniversary celebrations, fundraisers, seminars and other special events, but under no circumstances will any activities overlap the hours of the afterschool program.

Staff Recommendation

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

Planning Analysis

Comprehensive Plan and Compatibility with Surrounding Area

The subject site is within the area of the Village of Mechanicsville Small Area plan, and the proposed uses will not involve exterior changes to the site. The shopping center is within an area shown for Mixed Use (High Commercial/Low Residential). However, that land use designation contemplates redevelopment of the shopping center site in the future. Until redevelopment is planned, successful use of existing shopping center space does provide economic benefit to the Village area, and the uses proposed should complement existing residential and business uses.

Sketch Plan and Proposed Hours of Operation

The sketch plan shows the area within the shopping center that is the subject of this request. The interior layout shows the space includes a main meeting room, a kitchen area and three smaller rooms for office or meeting use. Since the proposed use is within a shopping center, more than adequate parking is provided.

The application indicates that from 8:00 a.m. until 2:00 p.m., Monday through Friday, the space will be used for offices related to the CEO Magazine organization, and in the evenings from 7:00 p.m. until midnight, the space will be used by that organization or made available as an event venue. On weekends, the space will be used for workshops and training and/or may be made available for event rental.

This site is also the subject of a concurrent Special Exception Permit request (SE-17-14) to allow an afterschool daycare facility that will operate in the afternoons between the hours of 2:30 p.m. to 6:00 p.m. The applicants indicate that they have operated an afterschool daycare and mentoring program for 15 years, which primarily provides services for children between the ages of 5 and 15. The applicants believe this location will allow them to expand the afterschool program to serve those who have been on a waiting list. The location will also be a convenient location for parents. None of the uses proposed shall overlap the hours of the afterschool daycare facility.

Agency Analysis

Agency	Comment Summary
Public Utilities	No comments, as long as no food preparation will occur and the kitchen appliances are not installed. Should food preparation be contemplated, a strong waste assessment would be required.
Health Department	Food permit application required should food service ever be contemplated for either the meeting hall or daycare

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Daycare and Meeting Hall" dated August 1, 2014, and prepared by Robert Oliver.

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.

Staff's Recommended Conditions

1. The Property that is the subject of this Conditional Use Permit shall be used as a meeting hall and its associated offices and events, and as an afterschool daycare facility as permitted under a separate Special Exception Permit (SE-17-14), and shall be confined to the 4,971 square foot portion of the Mechanicsville Shopping Center, as depicted on the sketch plan titled, "Daycare and Meeting Hall" dated August 1, 2014, and prepared by Robert Oliver.

2. The hours of operation for the meeting hall and event venue and associated office use shall be limited to 8:00 a.m. – 2:00 p.m., Monday through Friday, 7:00 p.m. – 12:00 a.m., Monday through Friday, and 8:00 a.m. – 12:00 a.m. on Saturdays and Sundays.

3. All requirements of the Hanover County Fire Department shall be met, including a Fire Code inspection and permit.

4. All requirements of the Hanover County Public Utilities Department, Health Department and Building Inspector's Office shall be met.

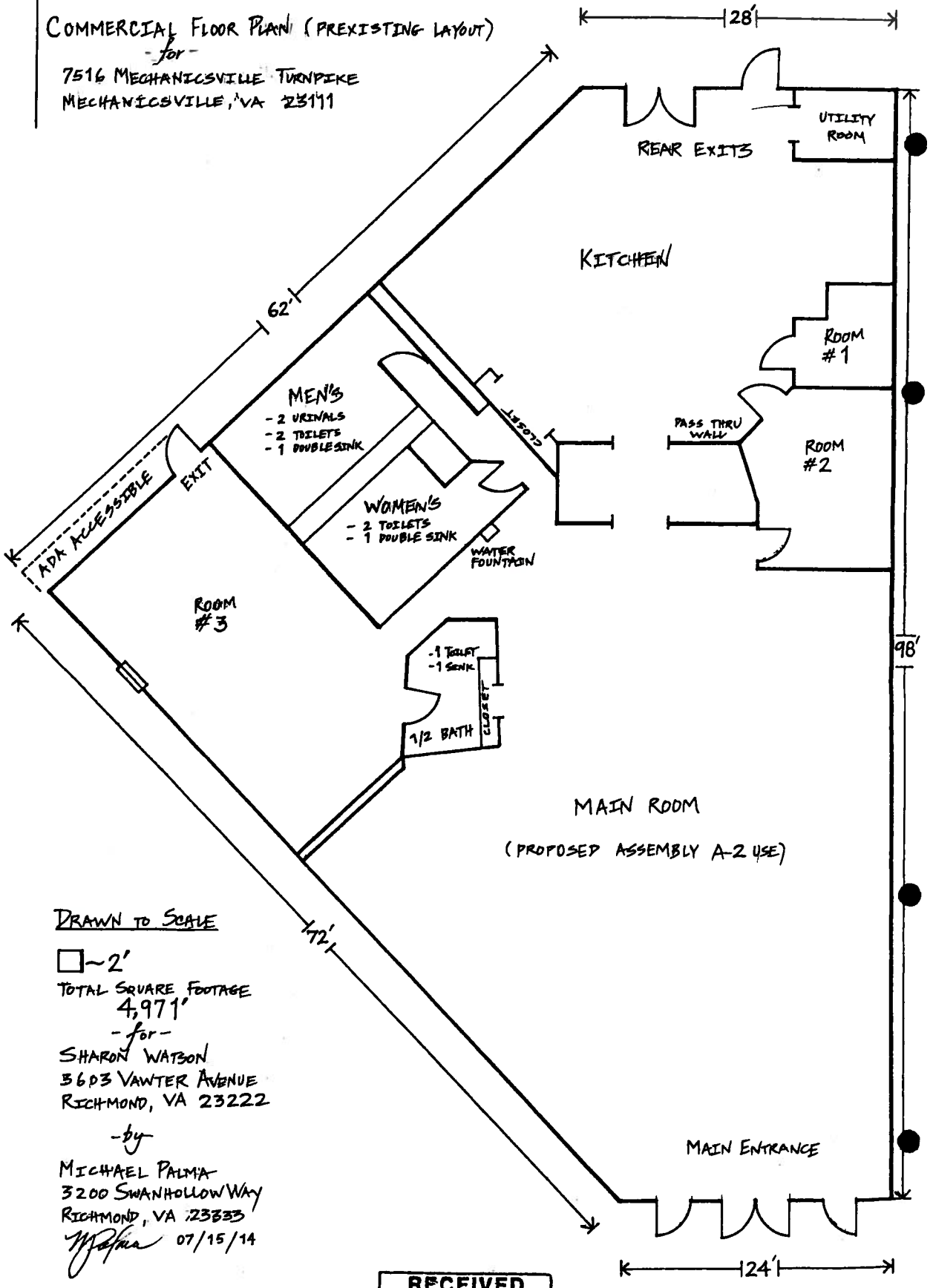
5. All development and use of the Property shall comply with all Federal, state and local statutes, ordinances and regulations.

cdc/HTE

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ Approved Proffers/Elevations/Conceptual Plan
- ☐ County Traffic Study
- ☑ Application Materials
- ☑ Agency Review Comments
- ☐ 527 Traffic Study
- ☐ Citizen Correspondence
- ☐ Photographs
- ☑ Sketch Plan

COMMERCIAL FLOOR PLAN (PREXISTING LAYOUT)
- for -
7516 MECHANICSVILLE TURNPIKE
MECHANICSVILLE, VA 23111



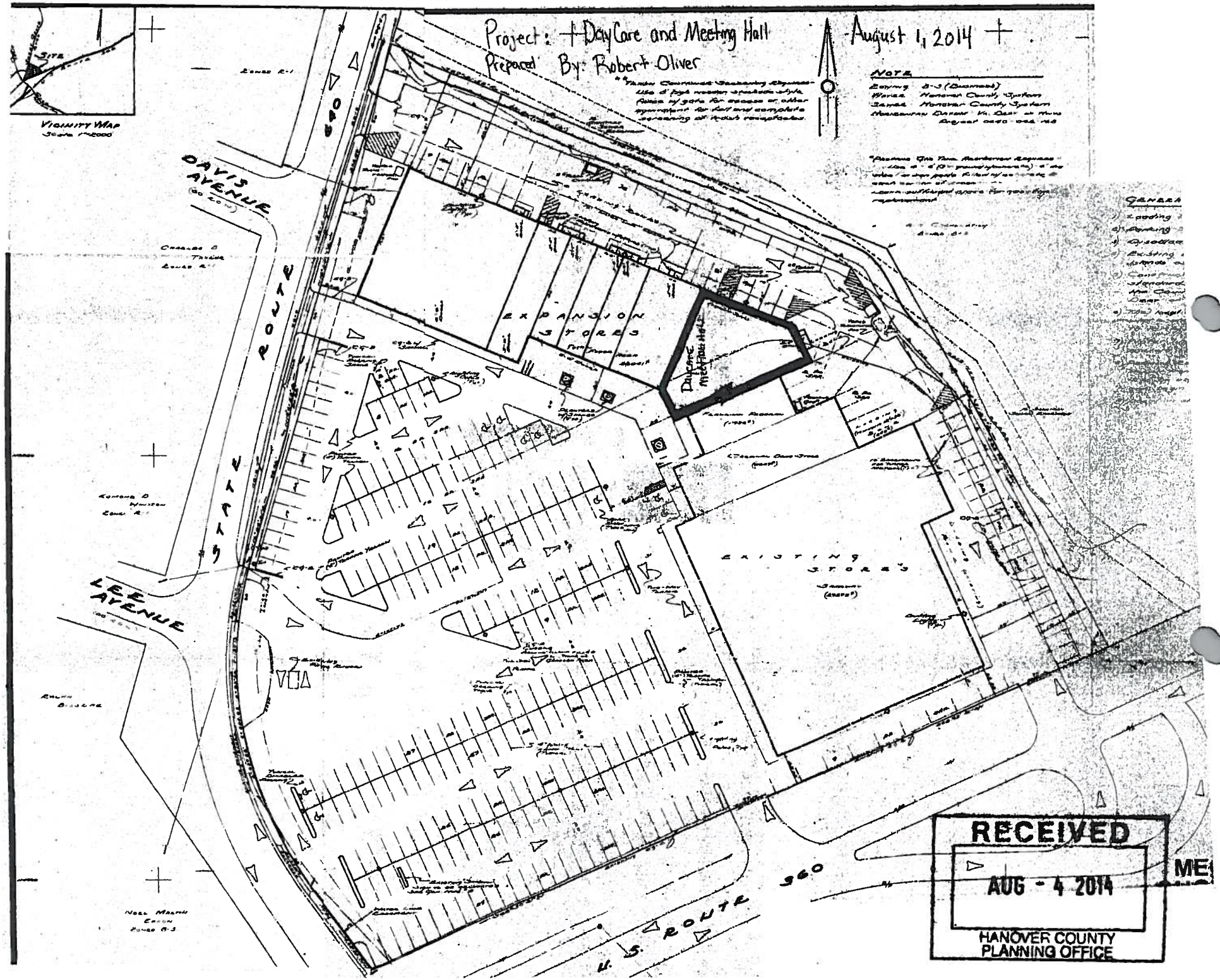
DRAWN TO SCALE

□ ~ 2'

TOTAL SQUARE FOOTAGE
4,971'
- for -
SHARON WATSON
3603 VAWTER AVENUE
RICHMOND, VA 23222

- by -
MICHAEL PALMA
3200 SWANHOLLOW WAY
RICHMOND, VA 23233
07/15/14

RECEIVED
AUG - 4 2014
HANOVER COUNTY
PLANNING OFFICE


Project: + Day Care and Meeting Hall
Prepared By: Robert Oliver
August 1, 2014
VICINITY MAP
DAVIS AVENUE
STATE ROUTE
LEE AVENUE
U.S. ROUTE
EXPANSION STORES
EXISTING STORES
Daycare Meeting Hall
RECEIVED
AUG - 4 2014
HANOVER COUNTY PLANNING OFFICE