

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

C-25-08, Am. 1-14

The Barnes Place, L.L.C.

Rezone B-3 to M-2

Business - Industrial Land Use

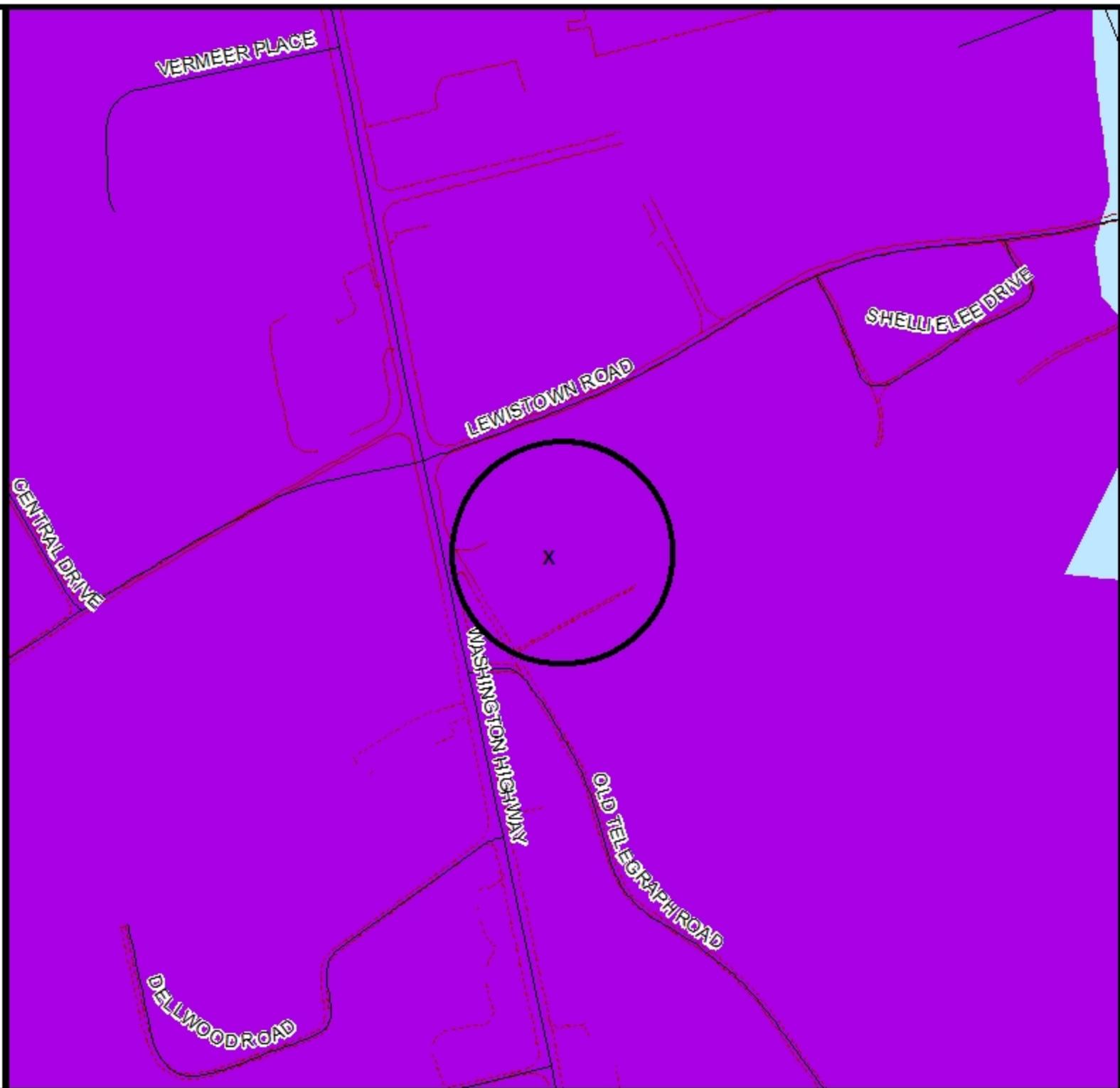
GPIN's: 7788-15-9141 & 7788-14-7804

South Anna Magisterial District



1 inch = 400 feet

February 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-25-08, Am. 1-14

The Barnes Place, L.L.C.

Rezone B-3 to M-2

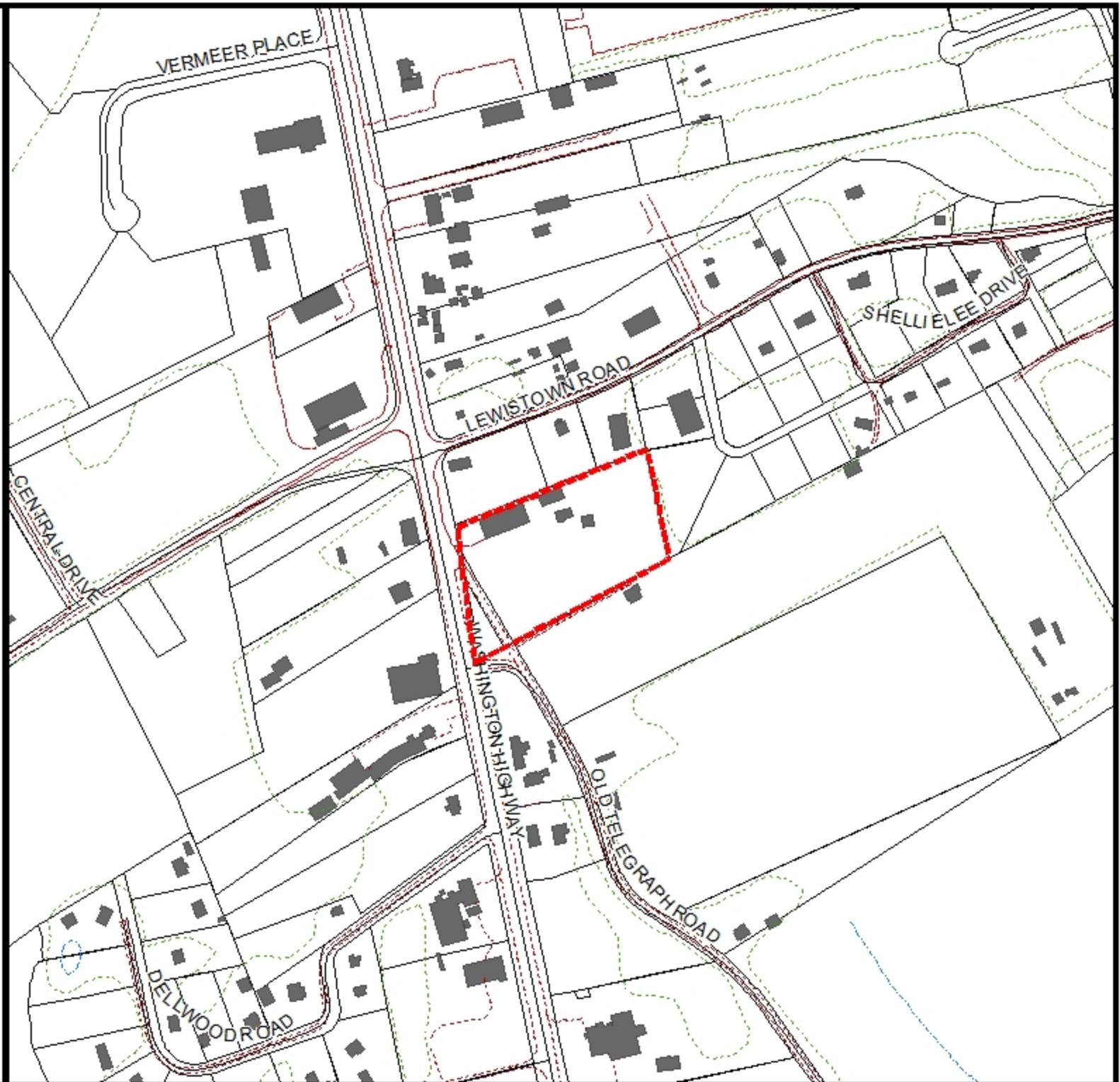
Zoned B-3

GPIN's: 7788-15-9141 & 7788-14-7804
South Anna Magisterial District



1 inch = 400 feet

February 03, 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	

C-25-08, Am. 1-14

The Barnes Place, L.L.C.

Rezone B-3 to M-2

Zoned B-3

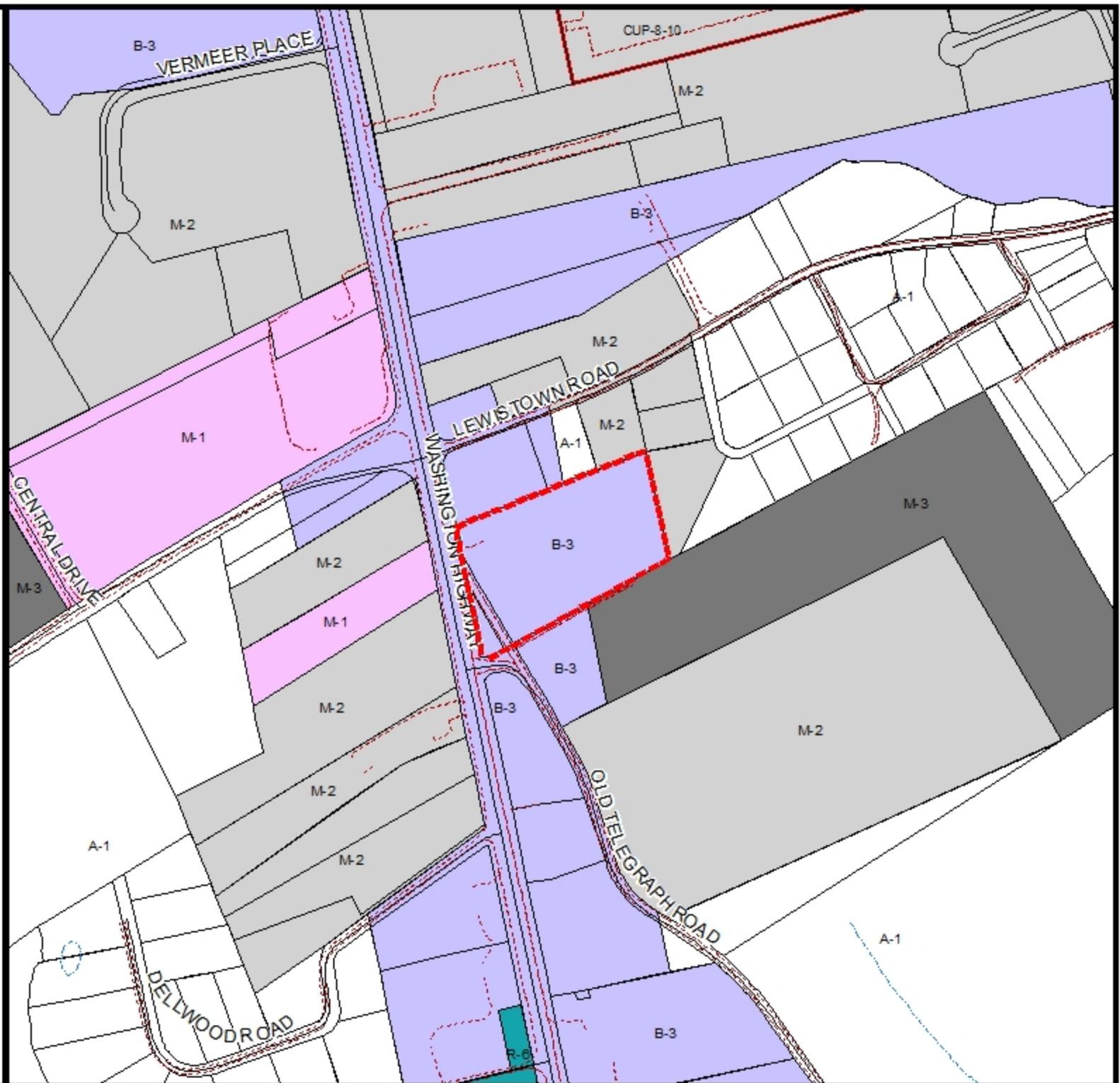
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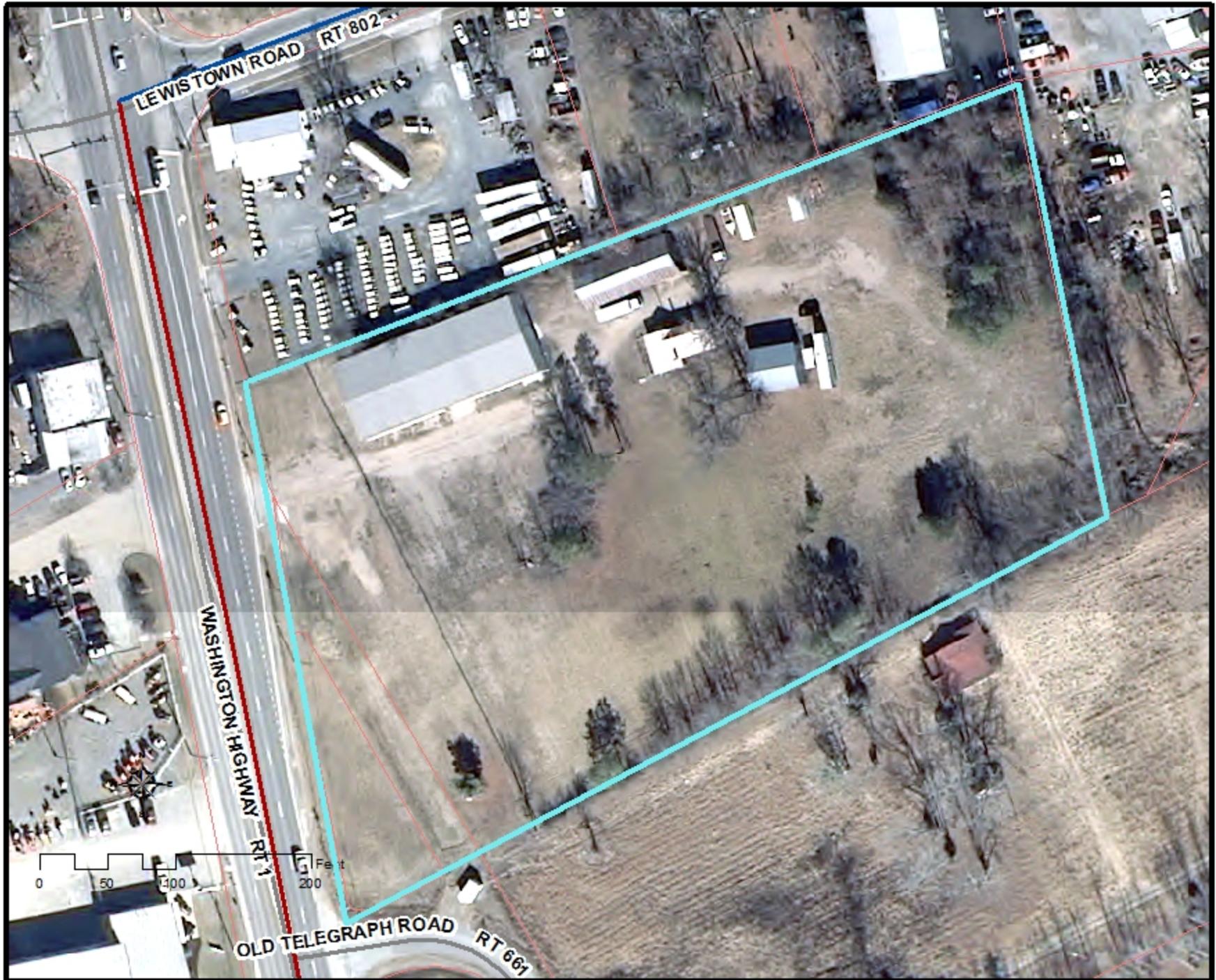
South Anna Magisterial District



1 inch = 400 feet

February 03, 2014





C-25-08(c), AM. 1-14, THE BARNES PLACE, L.L.C.

Industrial Rezoning Report
South Anna Magisterial District
PC Meeting Date: April 17, 2014



Overview

Request	To permit certain business and industrial uses
Current Zoning	B-3(c), General Business District with conditions
Requested Zoning	M-2(c), Light Industrial District with conditions
Acreage	5.08
Location	On the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802)
GPINs	7788-15-9141 and 7788-14-7804
General Land Use Plan	Business-Industrial
Major Thoroughfare Plan	The property is located on Washington Highway (U.S. Route 1), a 120' major arterial.
Suburban Service Area	Inside
Case Planner	Claudia D. Cheely

Executive Summary

The subject property was rezoned in 2009 to B-3(c), General Business District with conditions, for the purpose of developing new retail and office uses on the property. With the recent change to the land use designation in this area to Business-Industrial, the applicant wishes to rezone to M-2(c), Light Industrial District with conditions, which would allow additional types of uses. Because a specific user is not identified, the conceptual plan submitted is for speculative uses. It shows only frontage improvements and the existing structures and other features of the site. When the site is redeveloped in the future, development standards will be imposed through the site plan requirements.

Staff Recommendation

APPROVAL subject to the proffers submitted on April 3, 2014, conceptual plan, dated March 25, 2014, by Goodfellow, Jalbert, Beard and Associates Inc.

Planning Analysis

Comprehensive Plan

When this site was rezoned in 2009, the land use plan showed this property in an area designated for Commercial. While the types of uses around it were more like industrial uses, the owners' only choice at that time was for a commercial zoning classification. With the 2012 land use map changes, this area is now designated for Business-Industrial, and the applicants wish to rezone to M-2 because they believe that classification would allow not only limited industrial uses, but commercial uses permitted under B-O, Business Office District, and B-1, Neighborhood Business District, which would allow for more options for the redevelopment of this site.

This request is consistent with the following strategies of the comprehensive plan related to commercial and industrial uses:

- The proposed M-2 zoning is consistent with the zoning and uses on other existing and developing sites that front on Route 1 and Lewistown Road in this area;
- Distinction in building elevations will be achieved in the future through the proffered architectural treatment of structures and materials;
- This sketch plan shows dedication of right of way, and a 25-foot landscaped thoroughfare buffer and the applicant has proffered a monument style sign, which is consistent with the strategy to develop commercial corridors that are attractive and inviting for businesses;
- This site is in close proximity to multiple businesses and industry, which can potentially benefit each other;
- The proposed zoning will encourage the redevelopment of an older commercial site.

In addition, the permitted uses under the proposed zoning classification would be compatible with the surrounding parcels, which are mostly zoned B-3, M-1, M-2 and M-3.

Conceptual Plan

The conceptual plan provided is meant to be speculative as no future user(s) of the site is currently identified. Therefore, the owners are only showing dedication of right-of-way, a thoroughfare buffer, and the existing entrance, structures and other features of the property. Should land disturbance, new structures or uses initiate the need for a site plan, the site will need to be designed to conform to the requirements of the Zoning Ordinance, proffered improvements and requirements by VDOT.

At this time, the owners plan to continue the existing uses of the site in existing structures, and no redevelopment or new structures are shown. Therefore, VDOT has indicated that the existing entrance may remain in place in its current configuration. When new users are identified and redevelopment of this site is proposed in the future, the access drive from Route 1 will be evaluated by VDOT. At that time, the entrance will need to be located, designed and constructed in accordance with VDOT standards and specifications.

Agency Analysis

Agency	Comment Summary
Public Works	Noted that drainage will be a challenge at this site. Redevelopment of the site will initiate the need for drainage improvements.
Public Utilities	When the site is redeveloped, it will be required to connect to public utilities per the requirements of the Rt. 1 Overlay District, if available at the property line. Utilities provided the current location of utilities in their comments. Water is currently available but will not be required until the site is redeveloped.
Historical Commission	Determined the request will not impact historic resources in the area.
Site Planning	When the site is redeveloped, a buffer in accordance with Section 26-266 will be required if the adjacent house that is less than 200' away is still there at that time
VDOT	Notes that spacing is not adequate to other full access entrances and intersections, and that a change in use will require a waiver for the entrance at its current location. However, since there is currently no change in use proposed, the entrance will be addressed at site plan review when a change in use or redevelopment is proposed.

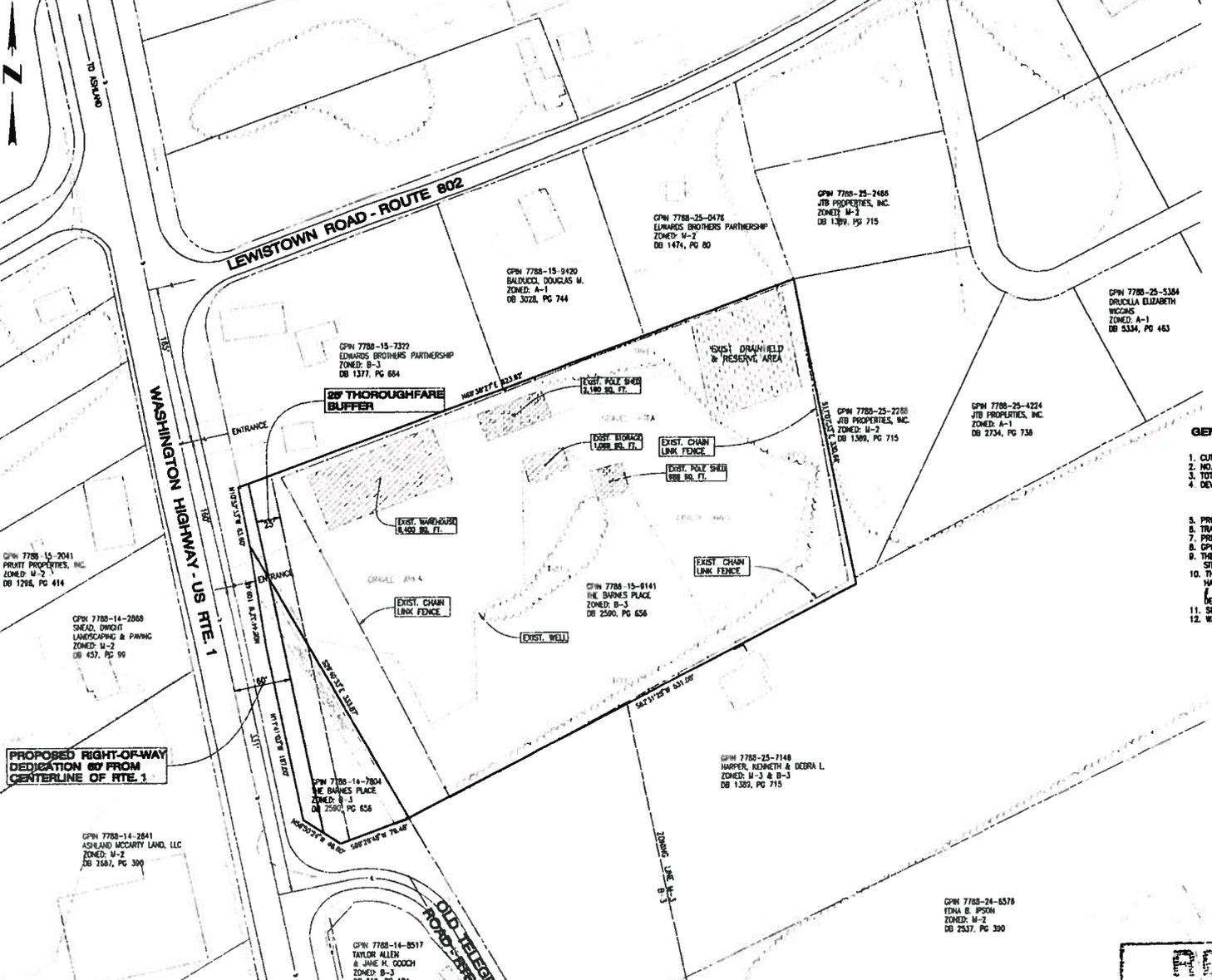
Proffers

Staff recommends approval of the submitted proffers, submitted on April 3, 2014. The proffers submitted cover standard topics related to the conceptual plan, architecture and materials, HVAC screening, tree preservation, dedication of right-of-way, connection to public utilities and use of a monument type sign. They have also proffered out the more intensive M-2 uses that may not be appropriate at this location. The proffer document is attached.

CDC/sm/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
- Proffers /Conceptual Plan



GPN 7788-15-2041
PRUITT PROPERTIES, INC.
ZONED: M-2
DB 1294, PG 414

**PROPOSED RIGHT-OF-WAY
DEDICATION 60' FROM
CENTERLINE OF RTE. 1**

GPN 7788-14-2841
ASHLAND SECURITY LAND, LLC
ZONED: M-2
DB 2687, PG 390

GPN 7788-14-2888
SHEAD, OWENIT
LANDSCAPING & PAVING
ZONED: M-2
DB 437, PG 99

GPN 7788-15-7372
EDWARDS BROTHERS PARTNERSHIP
ZONED: B-3
DB 1377, PG 684

**60' THOROUGHFARE
BUFFER**

GPN 7788-15-9420
BALDUCCI, DOUGLAS M.
ZONED: A-1
DB 3028, PG 744

GPN 7788-25-0476
EDWARDS BROTHERS PARTNERSHIP
ZONED: M-2
DB 1474, PG 80

GPN 7788-25-2486
JTB PROPERTIES, INC.
ZONED: M-2
DB 1389, PG 715

GPN 7788-25-5384
DRICILLA ELIZABETH
WIGGINS
ZONED: A-1
DB 5334, PG 483

GPN 7788-25-2288
JTB PROPERTIES, INC.
ZONED: M-2
DB 1386, PG 715

GPN 7788-25-4224
JTB PROPERTIES, INC.
ZONED: A-1
DB 2734, PG 738

EXIST. POLE SHED
2,190 SQ. FT.

EXIST. STORAGE
1,288 SQ. FT.

EXIST. CHAIN
LINK FENCE

EXIST. POLE SHED
888 SQ. FT.

EXIST. CHAIN
LINK FENCE

EXIST. WAREHOUSE
5,592 SQ. FT.

EXIST. CHAIN
LINK FENCE

GPN 7788-15-8141
THE BARNES PLACE
ZONED: B-3
DB 2590, PG 656

EXIST. WELL

GPN 7788-25-7148
HARPER, KENNETH & DEBRA L.
ZONED: M-3 & B-3
DB 1387, PG 715

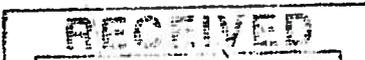
GPN 7788-24-6578
EDNA B. BISHN
ZONED: M-2
DB 2537, PG 390

GPN 7788-14-8517
TAYLOR ALLEN
& JANE K. COOCH
ZONED: B-3
DB 316, PG 104

GENERAL NOTES:

1. CURRENT ZONING: B-3
2. NO. OF LOTS: 0
3. TOTAL AREA: 8.084 ACRES
4. DEVELOPERS: THE BARNES PLACE L.L.C.
13221 FARR OAKS LANE
ASHLAND, VA 23005
CONTACT LEE RAMPLER (804) 690-2479
5. PROPOSED USE: INDUSTRIAL
6. TRAFFIC ZONE: 1752
7. PRESENT OWNERS: THE BARNES PLACE L.L.C.
8. GPN NUMBERS: 7788-15-8141 & 7788-14-7804
9. THERE NO RPAs LOCATED ON THE PROPERTY. THE ENTIRE SITE SHALL BE CONSIDERED TO BE IN AN RHA.
10. THIS PROPERTY DOES LIE IN A H.L.D. DESIGNATED FLOOD HAZARD ZONE (X) AS SHOWN ON COMMUNITY PANEL # ST00850305-B, BEARING AN EFFECTIVE DATE OF DECEMBER 2, 2008.
11. SEWER: PRIVATE
12. WATER: PRIVATE

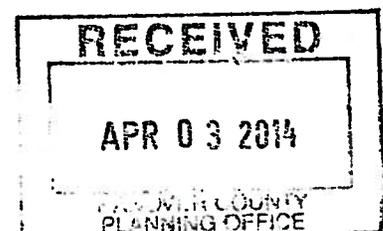
PROPOSED ZONING M2



PROFFERS for C-25-08, Am. 1-14, The Barnes Place, L.L.C.:

The undersigned, The Barnes Place, L.L.C., owner of parcels designated GPINs 7788-15-9141 and 7788-14-7804 (“the Property”), voluntarily agrees for itself, its agents, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the Property is rezoned from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The thoroughfare buffer shall be provided in substantial conformity to the conceptual plan titled, “The Barnes Place” dated March 25, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates. At such time as the site is developed for future uses or new structures are added to the site, the ultimate location of the Route 1 entrance shall be determined, designed and constructed in accordance with VDOT standards and specifications.
2. Architecture/materials. The architectural treatment for future structures shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Building materials utilized for the front and side facades of the buildings shall be limited to brick, split-face block, metal, fluted block, tile, concrete tile, dryvit or other simulated stucco (E.I.F.S.), real or simulated wood and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and door frames. Standard concrete masonry block shall not be used for the front and side facades of any building. Elevations for proposed structures shall be submitted for review and approval by the Director of Planning prior to site plan approval.
3. HVAC Screening. Ground level heating and air conditioning equipment on any new or proposed building shall be screened from public right-of-ways. Any mechanical units placed on the rooftops of buildings shall be screened by architectural features that are compatible with the building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses.
4. Use Restrictions. The following M-2 uses shall not be permitted:
 - a. Coal and wood yards, coke storage and sales;
 - b. Grain storage;
 - c. Greenhouses, commercial, wholesale or retail;
 - d. Kennels, boarding or otherwise;
 - e. Poultry packing and slaughtering (wholesale); and,
 - f. Railroad switching yard, primarily for railroad service in the district, team tracks and spur tracks.



5. Tree Preservation. Existing trees of 5 inch caliper or greater on the property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, drainfields, or drainage facilities.
6. Dedication of Right-of-Way. The Owner agrees to dedicate 60 feet of right-of-way from the centerline of Washington Highway (U.S. Route 1) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
7. Public Utilities. The Property shall connect to public water and sewer at such time that it is available at the property line, and it shall be designed and constructed in compliance with all Hanover County Public Utility standards.
8. Signage. All freestanding signage shall be monument style.

The Barnes Place, L.L.C.

By: _____

Date: _____

COMMONWEALTH OF VIRGINIA,
 COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that the foregoing Proffers were acknowledged before me, by _____, _____ (Official Title), on behalf of The Barnes Place, L.L.C., _____ (Title), this ____ day of _____, 2014.

_____(SEAL)
 Notary Public

My Commission Expires: / /
 My commission ID#: _____