

C-25-15(c), MARY ANN AND ROBERT E. SMITH

Commercial Rezoning Report
Henry Magisterial District
PC Meeting Date: November 19, 2015



Overview

Current Zoning	B-O, Business Office District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	0.5
Location	North line of Mechanicsville Turnpike (U.S. Route 360) immediately west of its intersection with Woodbridge Road (State Route 1184)
GPIN	8724-39-3898
General Land Use Plan	Suburban General (1-4 Dwelling Units Per Acre)
Major Thoroughfare Plan	Access is provided from Mechanicsville Turnpike (U.S. Route 360), a Major Arterial w/120' ROW
Suburban Service Area	Inside / Outside
Case Planner	Claudia Cheely

Executive Summary

The subject property was rezoned in 1987 to B-O, Business Office District, with C-22-87, Hanover Friends Church and William G. Holly, and consisted of two parcels. There were no proffered conditions. The property has been developed on one parcel with an office building and the subject corner parcel was maintained with the existing residential structure that was converted to office use. The current tenant's business, however, does not conform to the listed uses within the B-O District, and the applicant seeks to rezone to B-1(c), Neighborhood Business District with conditions, to permit a personal service establishment, specifically tattoo artists. Proffers and a conceptual plan have been provided.

Staff Recommendation

APPROVAL subject to the submitted proffers and the conceptual plan received on October 26, 2015.

Planning Analysis

Comprehensive Plan

While the General Land Use Plan map still shows this property is generally in an area designated for Suburban General, the Board of Supervisors, in 1987, determined it was appropriate for business and office uses and the property has frontage on Mechanicsville Turnpike, where much of the other property fronting this roadway in this area is shown for Commercial. In addition, the subject structure has been used for office purposes since 1987. The proposed B-1 zoning is intended for business and office uses that serve nearby residential properties. Based on the 1987 Board action and the use history of this site, the rezoning of the subject property to B-1(c), Neighborhood Residential District, is appropriate.

Compatibility with Surrounding Area

No exterior changes are proposed for the site or the existing structure. Therefore, the site should continue to be compatible with nearby uses.

Conceptual Plan

The conceptual plan provided shows the site as it is currently developed. This parcel shares access to Route 360 with the second parcel rezoned with this site in 1987. A paved parking area is provided for this site that includes nine parking spaces, which is more than is required for the size of the existing structure, which is less than 2,000 square feet. However, staff notes that this establishment may be required to provide a handicap space during site plan review but there is space to accommodate that.

Agency Analysis

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

Agency	Comment Summary
Code Compliance	The current use of the site is not compliant with the Zoning Ordinance
Public Utilities	Contact Public Utilities regarding its Industrial and Strong Waste Program; the proposed use qualifies the business for participation in that program.
Historical Commission	The current zoning is the least intensive commercial zoning classification, which would better protect the historical integrity of the existing surveyed structure known as Dwelling, 6390 Mechanicsville Turnpike, VDHR #42-5082.

Proffers

The applicant has proffered the conceptual plan, that rooftop HVAC equipment will be screened, a 25' height limitation for lighting, that any replacement freestanding signage will be monument style, a site plan submittal schedule, and that site improvements shall be completed within six months of site plan approval.

No changes are proposed for the site, therefore, Proffer No. 6 is not needed and should be deleted. In the future, should the applicant want to alter this site or make additions to it, a zoning amendment would be required to amend the conceptual plan.

Staff recommends approval of the remaining proffers submitted on October 26, 2015.

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
- Proffers /Conceptual Plan

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-25-15

Mary Ann & Robert E. Smith

Rezone BO to B-1

Suburban General Land Use

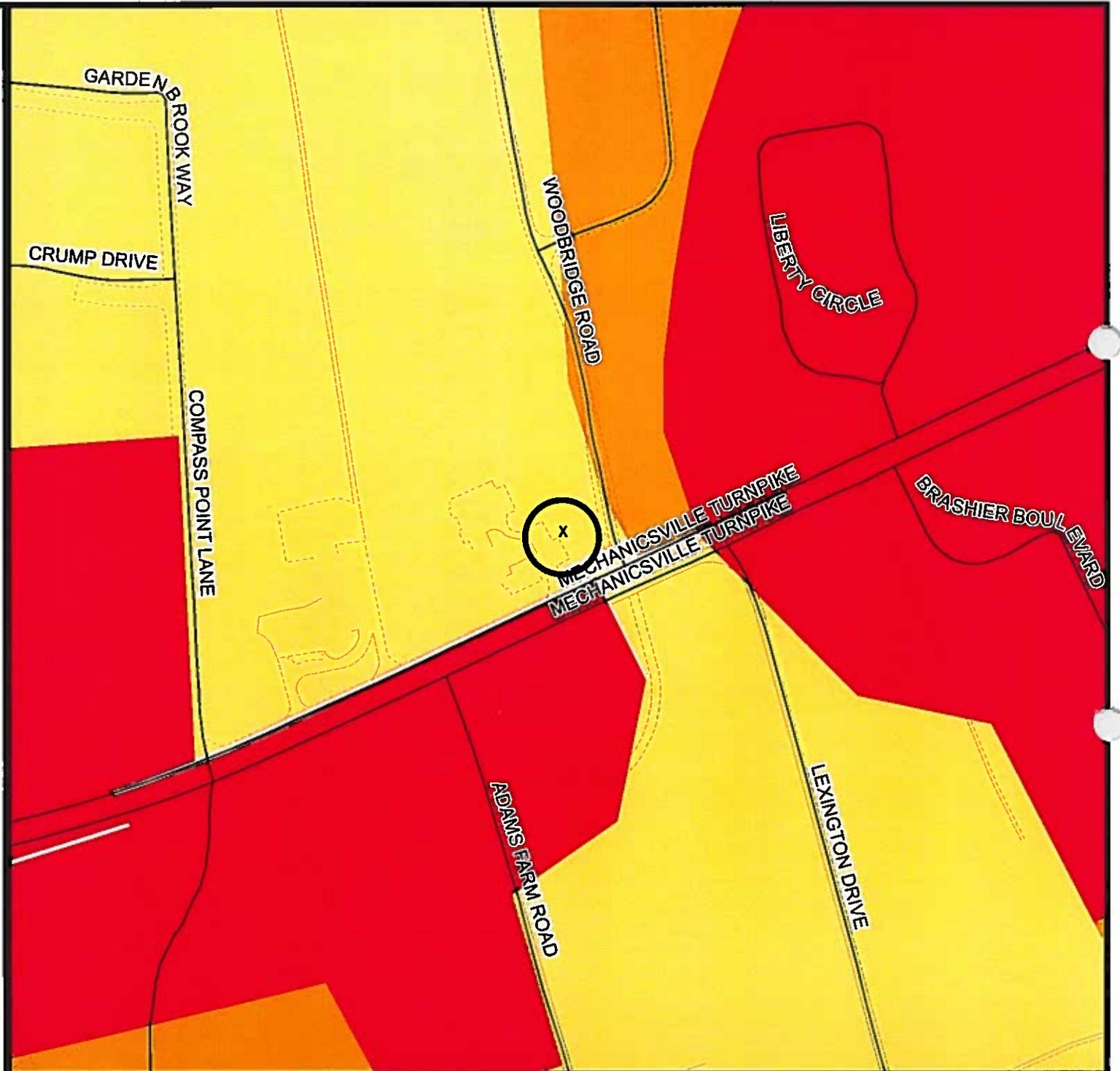
GPIN: 8724-39-3898

Henry Magisterial District



1 inch = 300 feet

August 04, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-25-15

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Rezone BO to B-1

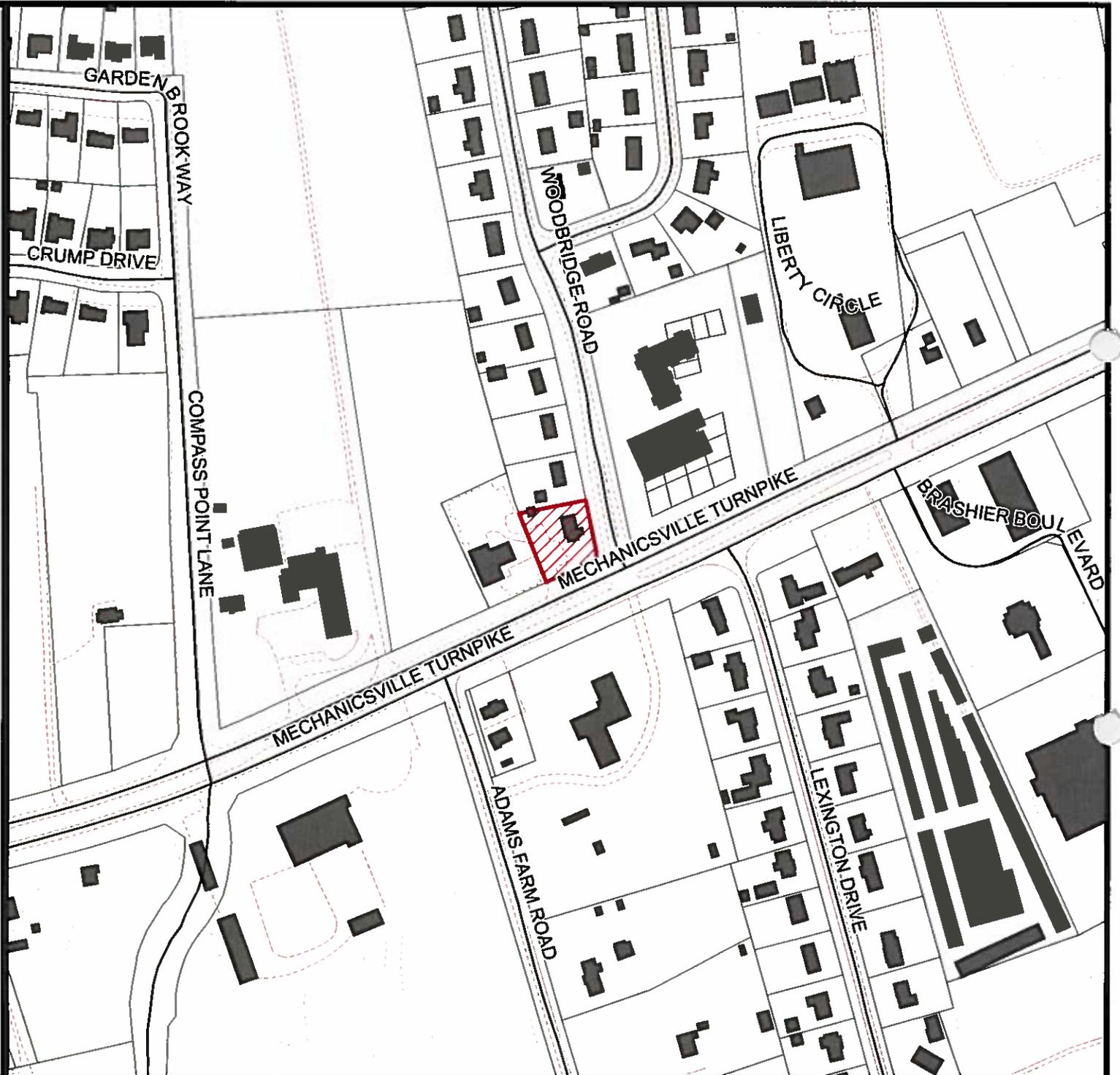
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1 inch = 300 feet

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

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Rezone BO to B-1

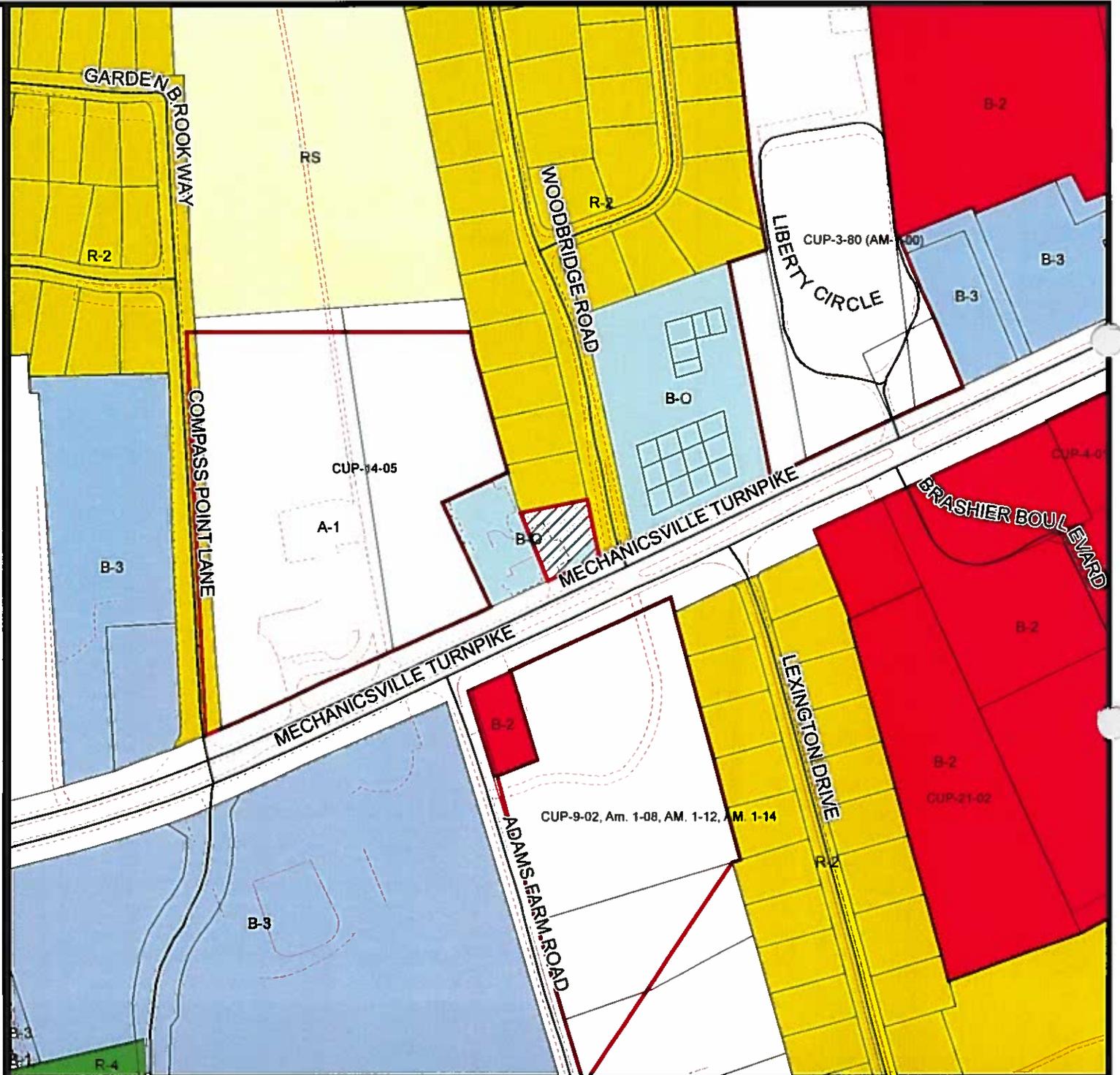
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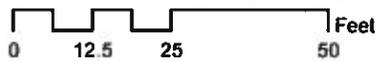
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1 inch = 300 feet

August 04, 2015





Proffers for C-25-15, Mary Ann and Robert E. Smith

The undersigned, Mary Ann and Robert E. Smith, owners of parcel designated GPIN 8724-39-3898 ("the Property"), voluntarily agree for themselves, their agents, representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from B-O, Business Office, to B-1, Neighborhood Business District, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The Property shall be developed in substantial conformity with the conceptual plan titled Smith Conceptual Plan dated 10-26-, 2015, and prepared by Mary Ann Smith.
2. HVAC. Any mechanical units placed on the rooftops of buildings shall be screened by architectural features which are compatible with building facade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the property.
3. Lighting. If a business operates during any hour of darkness, the Property Owner shall provide lighting not greater than twenty-five (25) feet in height, and such lighting shall be so arranged as to reasonably protect adjacent residential properties from direct glare or hazardous interference.
4. Signage. Any replacement freestanding signage shall be monument style.
5. Site Plan. An initial site plan shall be submitted within 60 days of rezoning approval. All subsequent resubmittals shall be submitted within 30 days from when formal County comments are issued. These timeframes shall apply until such time as the Property is in conformity with all applicable County statutes, ordinances and regulations.
6. Site Improvements. All site improvements shown on the conceptual plan shall be completed within six (6) months of site plan approval.

Mary Ann Smith

Robert E. Smith
Robert E. Smith

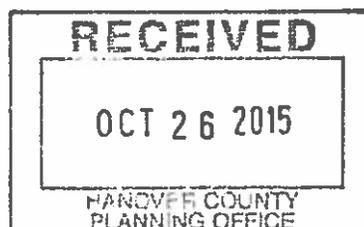
COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that the foregoing Proffers were acknowledged before me, by Mary Ann Smith and Robert E. Smith, this ___ day of _____, 2015.

Notary Public

(SEAL)

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



158'
5' EXISTING utility ESMT.

1" = 20'

EXIST. Shed
15' 9'



EXIST. maple

125.33'
Woodbridge Road

EXIST. maple

1/2 story
OFFICE
Bldg

Concrete sidewalk

Concrete sidewalk

EXIST. Flag pole
EXIST. Lighted pole sign

6390 MECH. TPK.
GPIN 8724-39-3898
C-25-15

EXIST. P.P.

EXISTING
ASPHALT
PARKING
&
DRIVEWAY

178.44
UTIL. ESMT.

10' EXIST. INGRESS/EGRESS

24' ELEMENT

130' EXISTING DRIVEWAY

108'

(West) RT 360 MECHANICSDRIVE TPK

RECEIVED

OCT 26 2015

HANOVER COUNTY
PLANNING OFFICE