

C-7-99(c), AM. 1-15, PATRICIA AND DONALD ALLEN

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



Overview

Amendment Request	Amend the proffers and conceptual plan to allow for a carwash
Current Zoning	B-3(c), General Business District with conditions
Acreage	1.5 acres
Location	On the south line of Beechwood Center Drive (private road) at its intersection with Sliding Hill Road (State Route 656)
GPINs	7787-96-4604 and 7787-96-5515
General Land Use Plan	Commercial
Major Thoroughfare Plan	Beechwood Center Drive – not a major thoroughfare Sliding Hill Road – Minor Arterial (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

This is a request to amend the proffers and conceptual plan accepted with C-7-99(c), VA Petro, Inc. to allow for a carwash. The original case only permitted a carwash that was accessory to a fueling station and convenience store. The proffers, conceptual plan, and elevations show a standalone carwash with multiple vacuum stations.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated October 29, 2015.

Planning Analysis

The conceptual plan shows vehicles entering the property on Beechwood Center Drive and stopping to pay at an automated kiosk. Vehicles then form a queue and proceed through the carwash. Once through the wash, patrons will have the option of using one of the 18 vacuum stations or exiting the property. All parking, stacking spaces, and drive aisles address Zoning Ordinance requirements. The 15' thoroughfare buffer noted on the plan along Sliding Hill Road must address the standards stated in Section 26-264.

The carwash entrance and exit is located on Beechwood Center Drive, approximately 235' southeast of its intersection with Sliding Hill Road. The proposed driveway meets VDOT's entrance spacing standards, which require a distance of at least 225' between the entrance and Sliding Hill Road.

The proposed carwash is appropriate and compatible with the surrounding vicinity, located in a heavily commercial area close to Interstate 95.

Agency Analysis

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

Proffers

The applicant has submitted amended proffers, which provide updated language, allow the use of the car wash, and eliminate the transportation proffer for a fueling station. Staff recommends approval of the following proffers, dated October 29, 2015:

1. **Conceptual Plan**. The applicant has proffered to develop the property in substantial conformity with the conceptual plan showing the carwash.
2. **Building Elevations**. Building elevations that are compatible with the surrounding businesses have been proffered, showing materials consisting of stucco and cultured stone veneer with a blue standing seam metal roof.
3. **Monument Signs**. Signage shall be limited to monument type, which is consistent with nearby business signage.
4. **Uses**. Use of the property is limited to a carwash or any B-2, Neighborhood Business District, use.

GJWB/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers
- County Traffic Study
- Application Materials
- Agency Review Comments
- Citizen Correspondence
- 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-7-99, Am. 1-15

Patricia and Donald Allen

amend proffers

Commercial Land Use

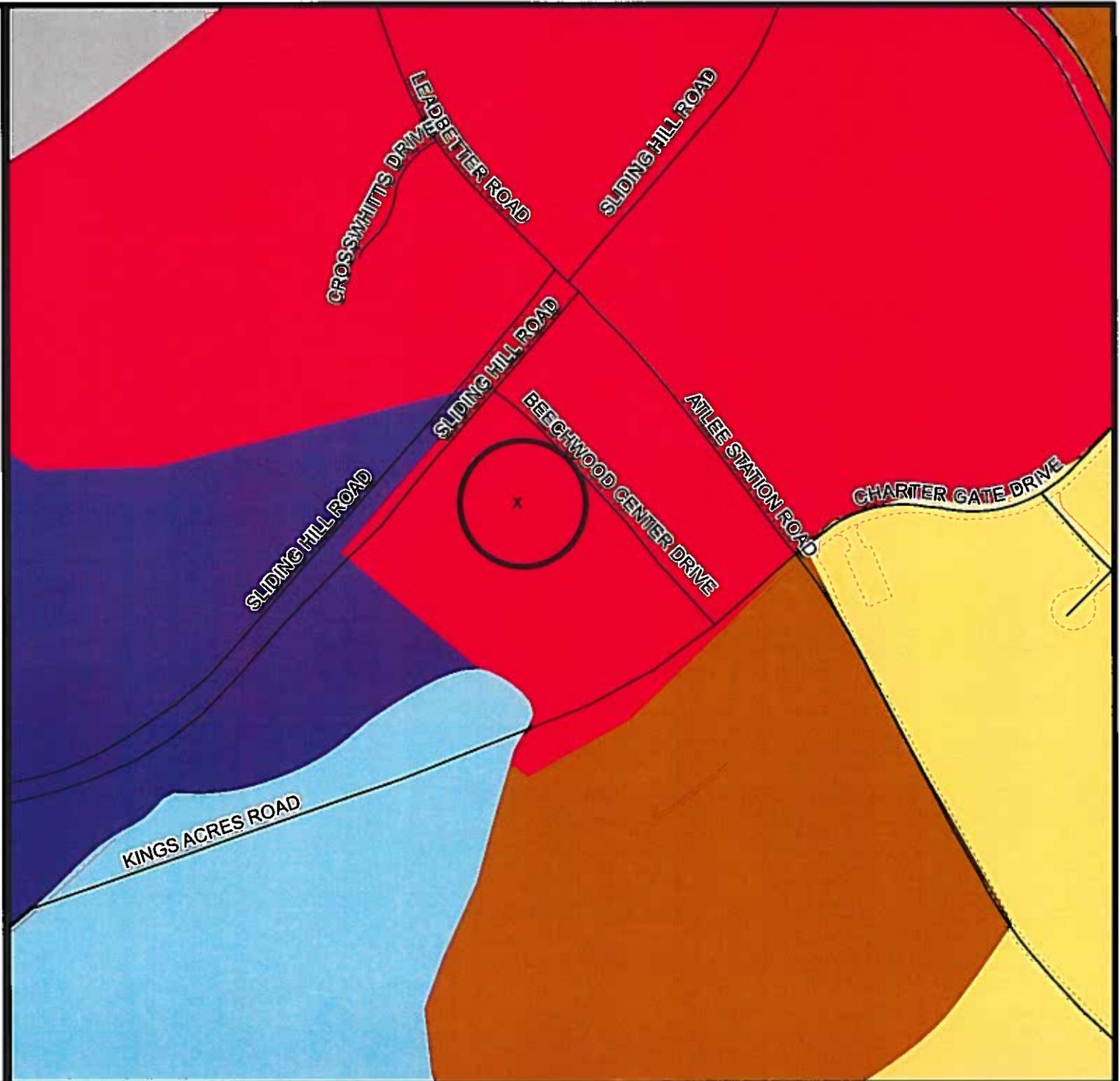
GPINs 7787-96-4604 & 7787-96-5515

Chickahominy Magisterial District



1 inch = 300 feet

August 04, 2015

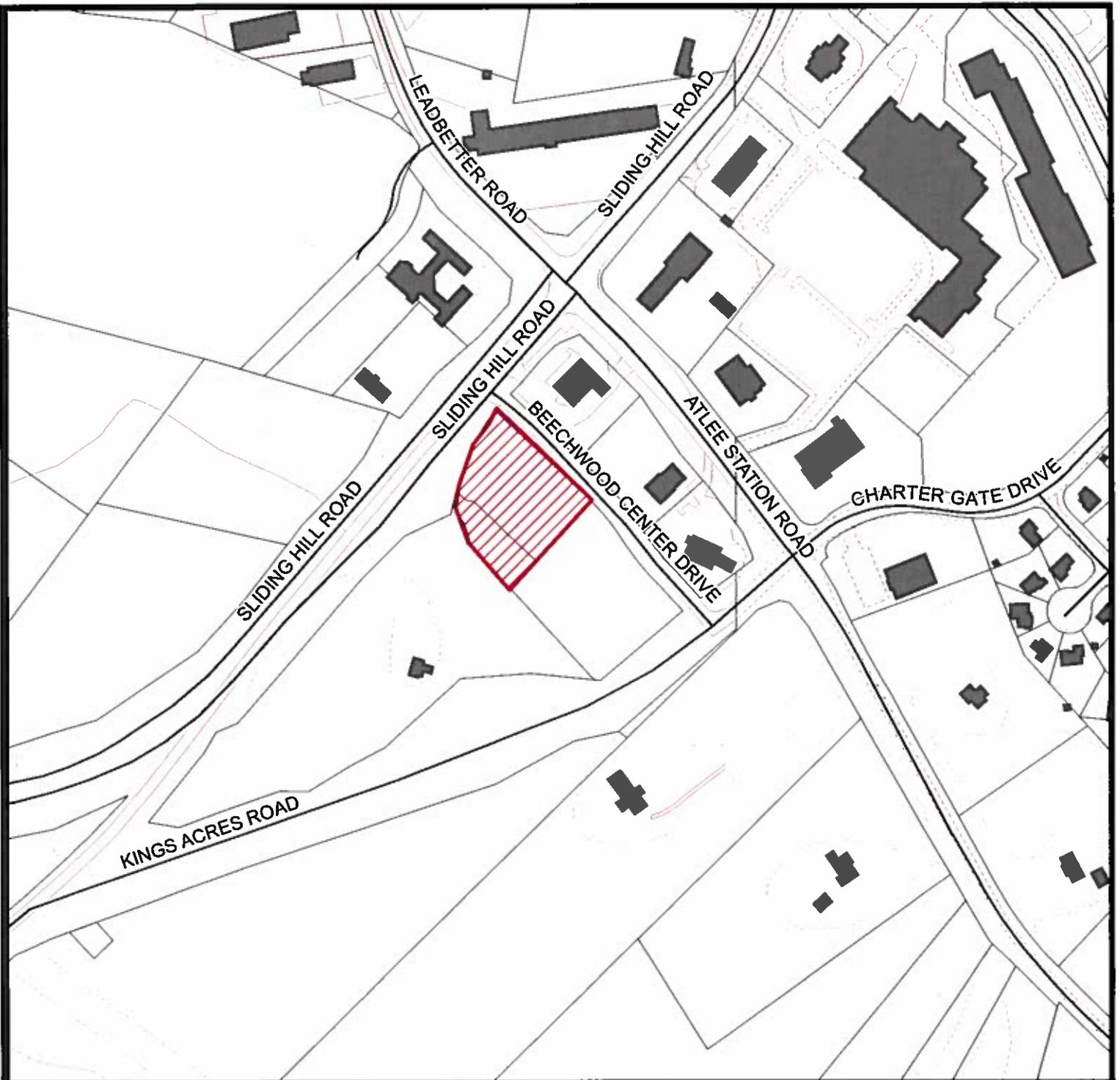


**Hanover County,
Virginia**

General Parcel Map

Legend

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



C-7-99, Am. 1-15

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amend proffers

Zoned B-3

GPINs: 7787-96-4604 & 7787-96-5515

Chickahominy Magisterial District



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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Zoned B-3

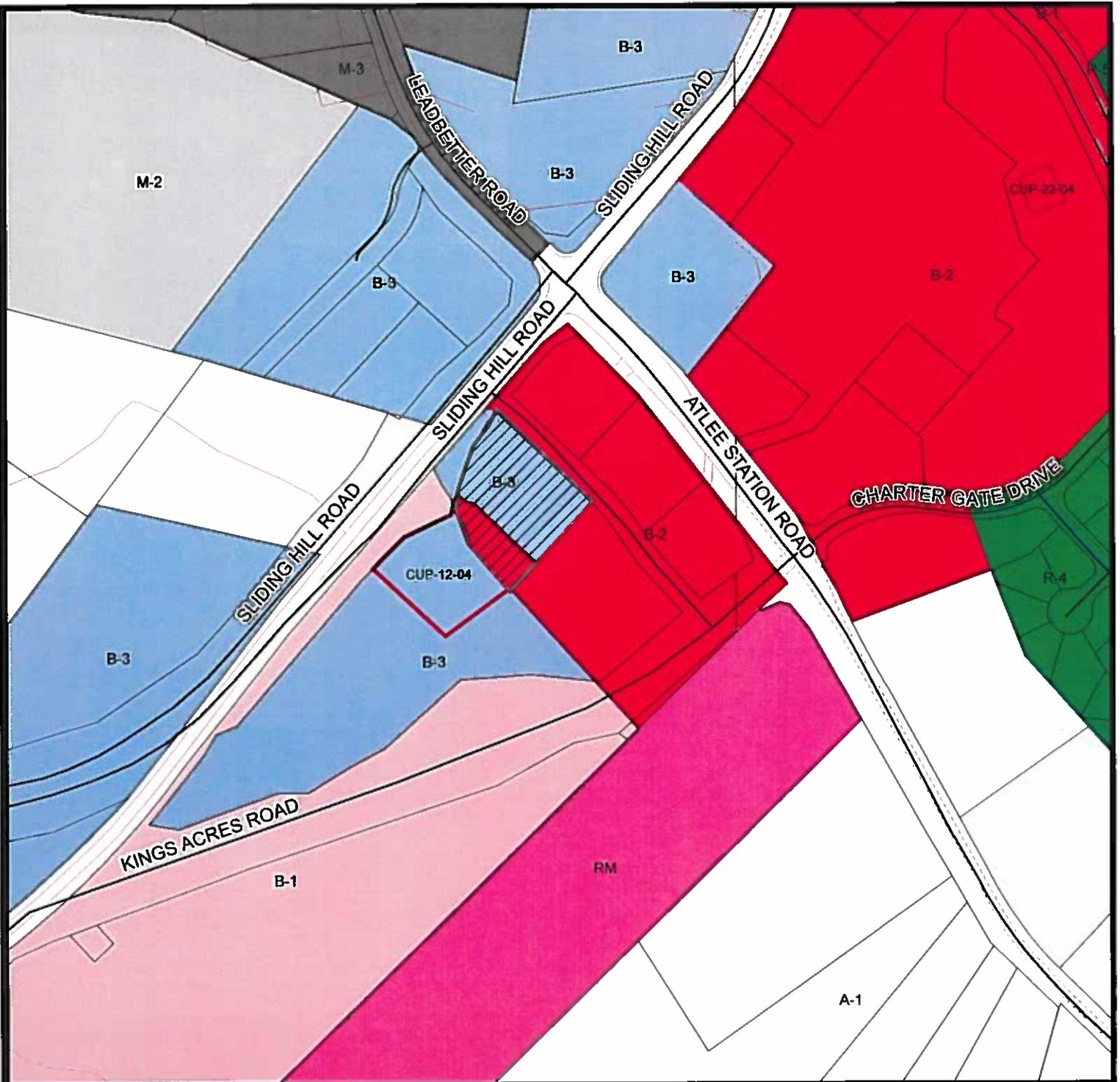
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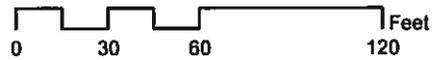
Chickahominy Magisterial District



1 inch = 300 feet

August 04, 2015





BANK AND TRUST COMPANY, LLC,
 ID ASSOCIATES, A VIRGINIA GENERAL
 L 17, 1995, AND RECORDED IN

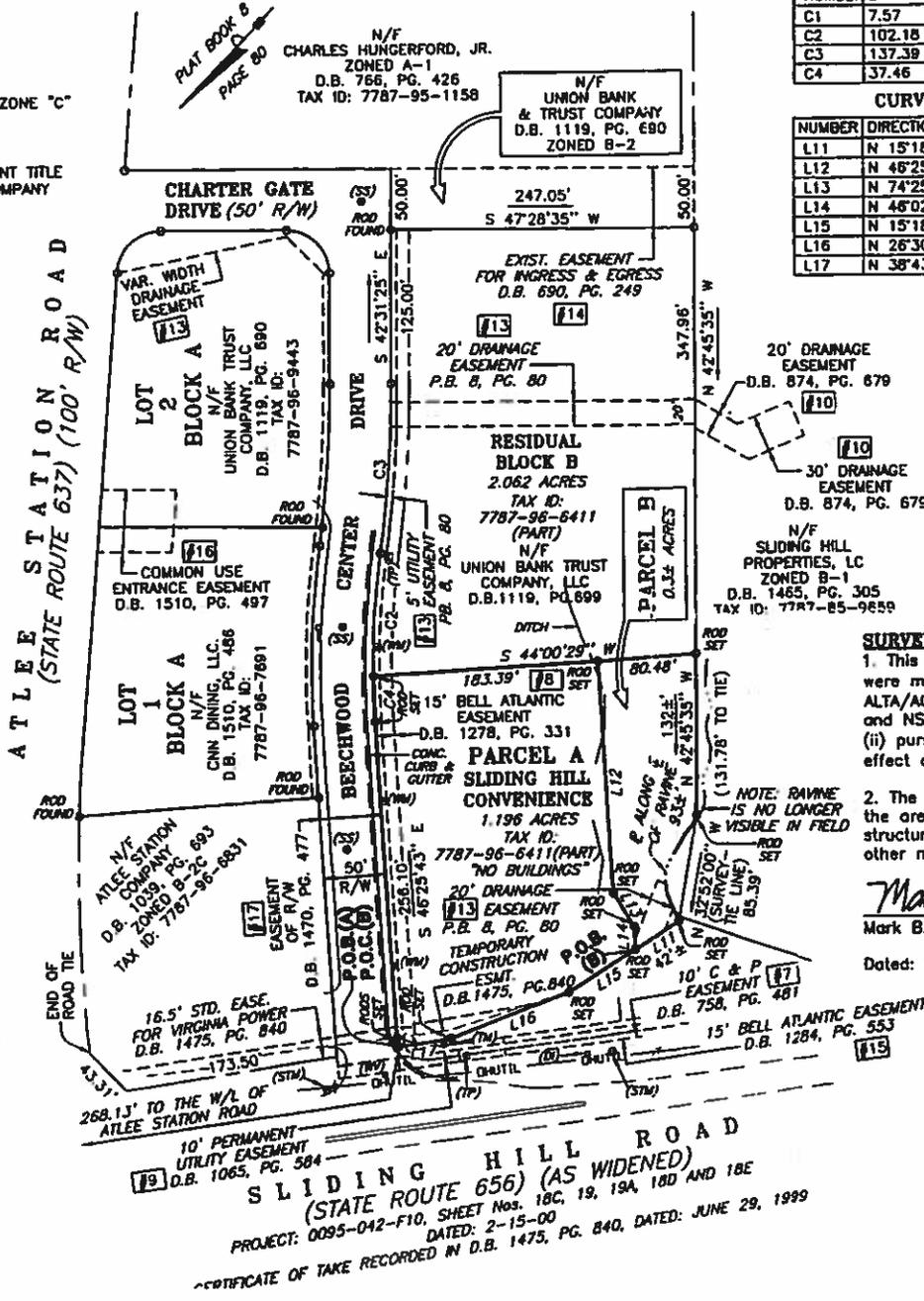
(c), AMENDED

D WITHIN F.E.M.A. FLOOD ZONE "C"
 R: 510237 0305 A,
 31

THE BENEFIT OF A CURRENT TITLE
 ORIGINAL TITLE INSURANCE COMPANY

A:
 a south line of
 10) and its
 line of Beechwood
 68.13 feet west of
 on Road; thence
 chwood Center Drive
 having a radius of
 3th of 7.57 feet to a
 a distance of
 thence along a curve
 s of 701.66 feet and
 it to a rod set;
 line of Beechwood
 distance of 183.39
 N46°25'43"W a
 a rod set; thence
 32.24 feet to a rod
 distance of 18.48
 e south line of Sliding
 south line of Sliding
 stance of 65.00 feet
 0°51'E a distance of
 thence N38°43'32"E o
 the Place and Point
 19± acres

B:
 Beginning for
 south line of Sliding
 stance of 42.83 feet
 0°51'W a distance of
 thence S15°18'27"W a
 a rod set being the
 ng; thence departing
 Road S46°02'11"E a
 a rod set; thence
 32.24 feet to a rod
 distance of 188.08
 S44°00'29"W a
 a rod set; thence
 132± feet to the
 along the centerline
 by direction 93± feet
 line of Sliding Hill
 th line of Sliding Hill
 ce of 42± feet to
 ginning. Containing



LINE TABLE

NUMBER	L'	R'	Tangent'	Ch.Bearing'	Chord'	Delta'
C1	7.57	25.00	3.82	S 55°06'55" E	7.54	17°21'20"
C2	102.18	701.66	51.18	S 39°11'53" E	102.09	08°20'36"
C3	137.39	1050.00	88.80	S 38°46'30" E	137.30	07°29'50"
C4	37.46	701.68	18.73	S 44°53'57" E	37.45	03°03'32"

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L11	N 15°18'27" E	42.02'
L12	N 46°25'43" W	188.08'
L13	N 74°25'16" W	32.24'
L14	N 46°02'11" W	18.48'
L15	N 15°18'27" E	65.00'
L16	N 26°30'51" E	102.84'
L17	N 38°43'32" E	42.83'

LEGEND

- (SS) SANITARY SEWER MANHOLE
- (WV) WATER VALVE
- (WM) WATER METER
- (STM) STORM MANHOLE
- (TEL. POLE) TELEPHONE POLE
- (T.PED.) TELEPHONE PEDESTAL
- (TM) TELEPHONE MANHOLE
- OHUTIL— OVERHEAD UTILITIES
- (CONC.) CONCRETE
- (P.O.C.) POINT OF COMMENCEMENT
- (P.O.B.) POINT OF BEGINNING
- (BLDG.) BUILDING
- (R/W) RIGHT OF WAY
- (ESMT.) EASEMENT
- (EXT'D.) EXTENDED
- (R) RADIUS
- (L) LENGTH
- (D.B.) DEED BOOK
- (PG.) PAGE
- [] TITLE EXCEPTION NUMBER

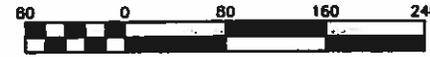
SURVEYOR'S CERTIFICATION

1. This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1,3,4,8,10,11,15 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Urban Survey.

2. The survey was made on the ground on July 21, 2000, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Mark B. Beall
 Mark B. Beall, L.S.

Dated: 7-21-2000 Registration No. 1613



BALZER



1808 Corporate Circle
 Roanoke, Virginia 24018
 Phone: 804/778-0280
 FAX: 804/778-0280

201 Branchway Road
 Blue 100
 Richmond, Virginia 23230
 Phone: 804/794-0271
 FAX: 804/794-0255

1100B Lantana Parkway
 Suite 1
 Ashland, Virginia 22808
 Phone: 804/488-5200
 FAX: 804/488-5207

ALTA/ACSM LAND TITLE SURVEY
2 PARCELS OF LAND, BEING A PORTION OF
BLOCK B, "BEECHWOOD COMMERCIAL CENTER"
 CHEESBROUGH DISTRICT
 HANOVER COUNTY, VIRGINIA

DRAWN BY: TLB
 DESIGNED BY:
 CHECKED BY: MBB
 DATE: JULY 21, 2000
 REVISIONS:
 AUGUST 2, 2000

SCALE: 1"=80'
 SHEET NO.
 1 of 1
 JOB NO.

SLIDING HILL ROAD
 (STATE ROUTE 656) (AS WIDENED)
 PROJECT: 0095-042-F10, SHEET Nos. 18C, 19, 19A, 18D AND 18E
 DATED: 2-15-00
 CERTIFICATE OF TAKE RECORDED IN D.B. 1473, PG. 840, DATED: JUNE 29, 1999

PROFFERS – C-7-99(c), Am. 1-15 Patricia and Donald Allen

The undersigned, owners of GPINs 7787-96-4604 and 7787-96-5515 (the Property”), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the proffers for the Property are amended, 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 “Site Plan – Wash Ventures LLC,” dated October 28, 2015, and prepared by Wash Ventures, LLC.
2. Building Elevations. All buildings shall be constructed in substantial conformity with the elevations, titled “Elevations – Wash Ventures LLC”, dated October 28, 2015, and prepared by Wash Ventures, LLC. Dumpster screening materials shall be compatible with the materials notes on these elevations.
3. Monument Signs. All freestanding shall be monument type.
4. Uses. Except for a car wash, only B-2, Community Business District, uses shall be permitted.

Property Owner

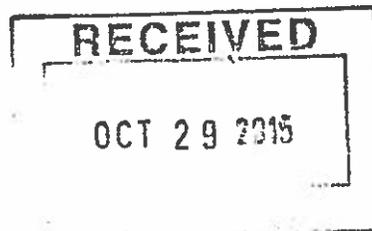
Date

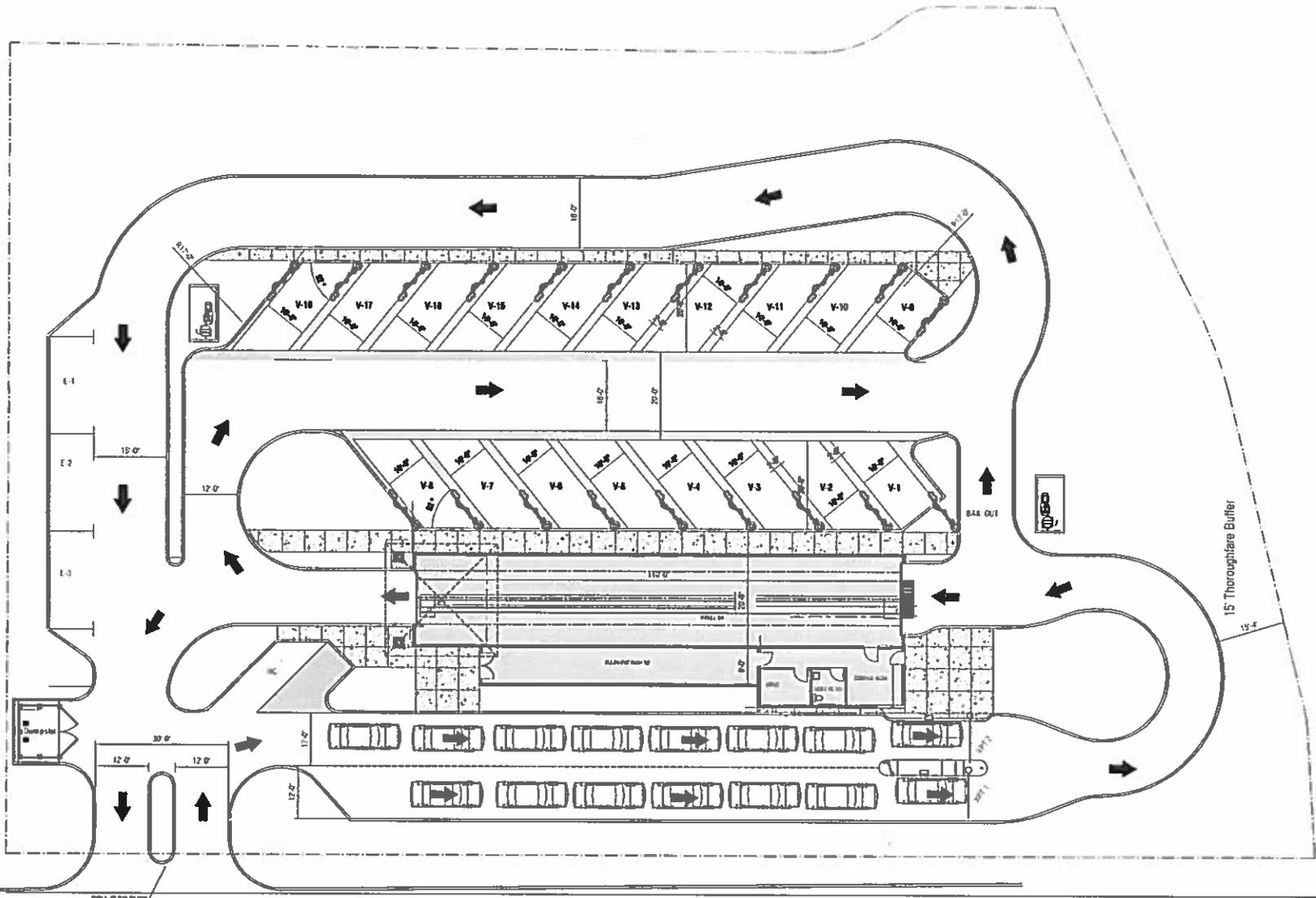
COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that
_____ has acknowledged the foregoing
Proffers before me, this ____ day of _____, 2014.

Notary Public (SEAL)

My Commission Expires: / /



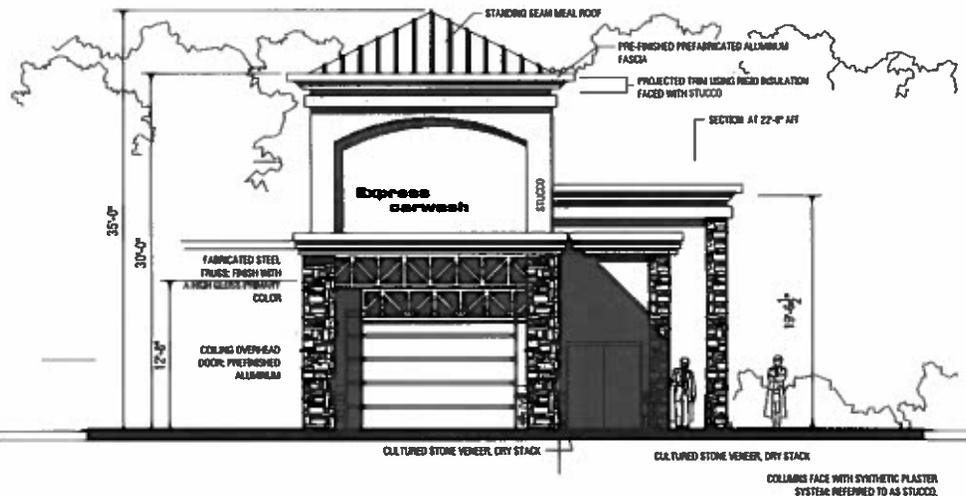


ROLL OVER DUES FOR EMERGENCY VEHICLES

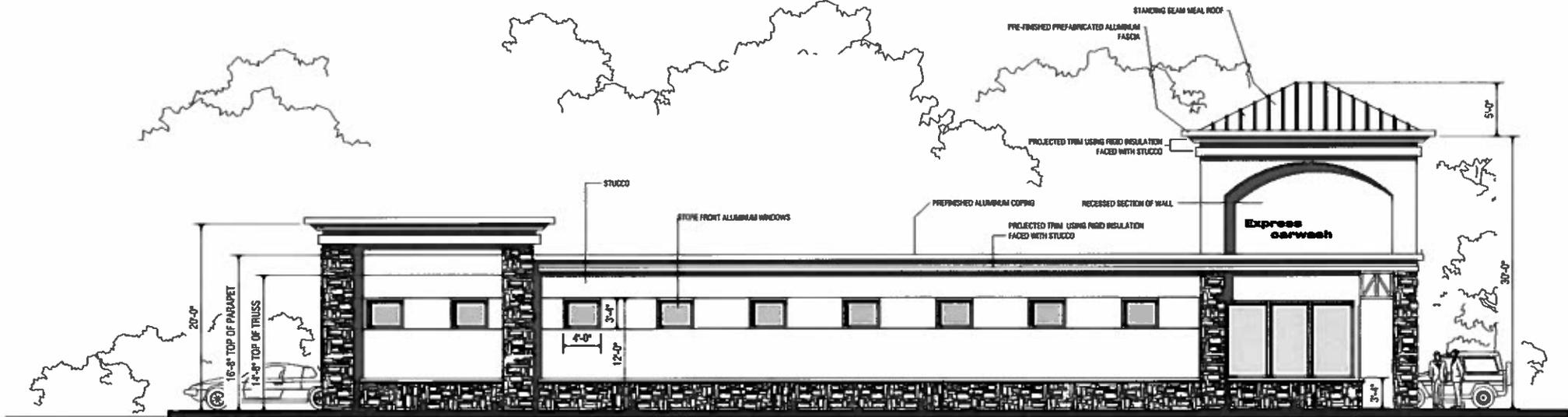


BEECH WOOD CENTER DRIVE
WASH VENTURES, LLC

Date: October 28, 2015
 Prepared By: Wash Ventures, LLC



ELEVATION AT EXIT WITH TOWER



BEECH WOOD CENTER DRIVE ELEVATION

ELEVATIONS WASH VENTURES LLC

Date: October 28, 2015
Prepared By: Wash Ventures LLC