

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

SE-2-14

Atlee Road Realty, L.L.C.

access and landscaping exceptions

Zoned B-3

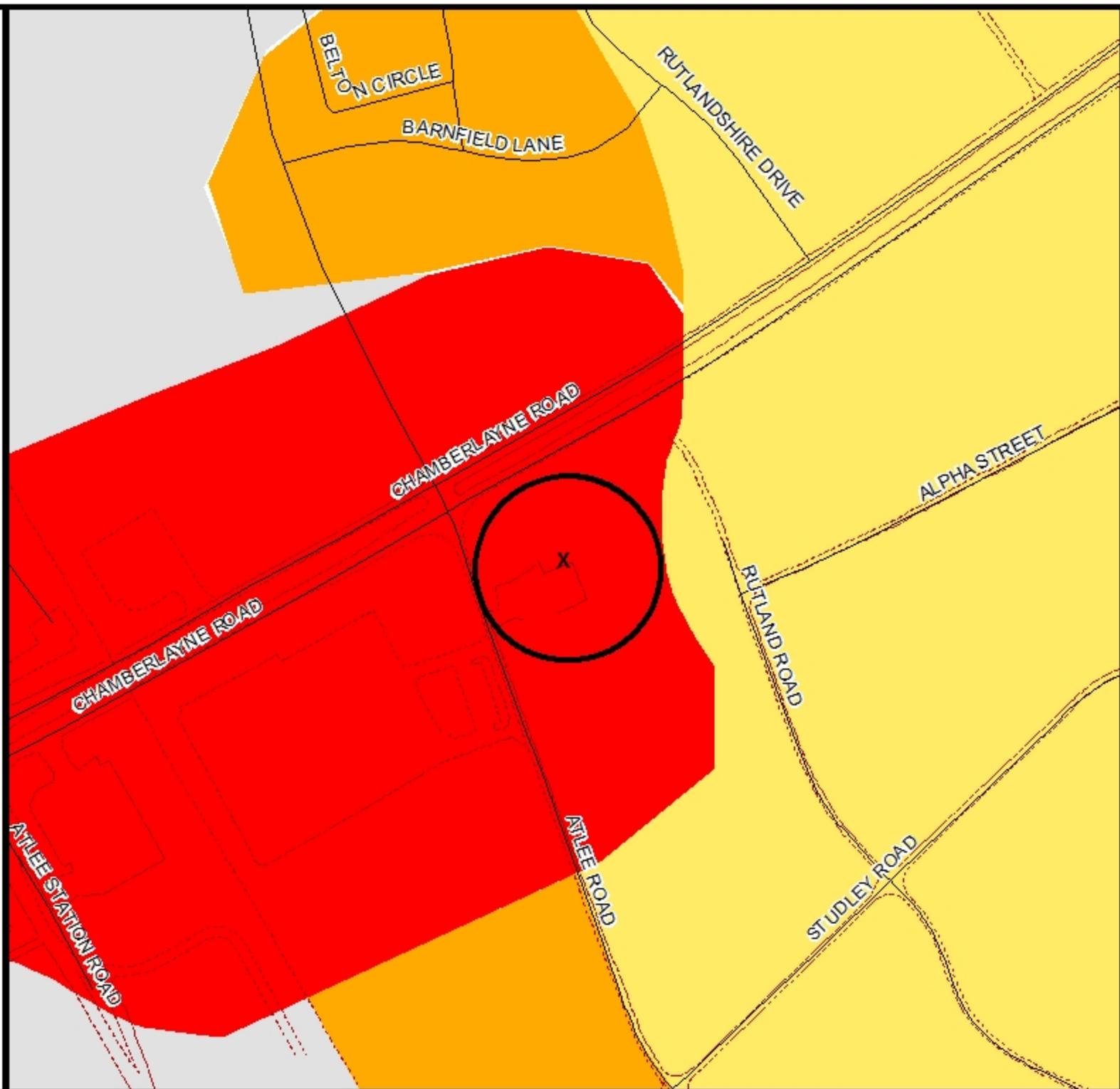
GPIN's: 8706-12-7167 & 8706-12-8045

Chickahominy Magisterial District



1 inch = 300 feet

February 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-2-14

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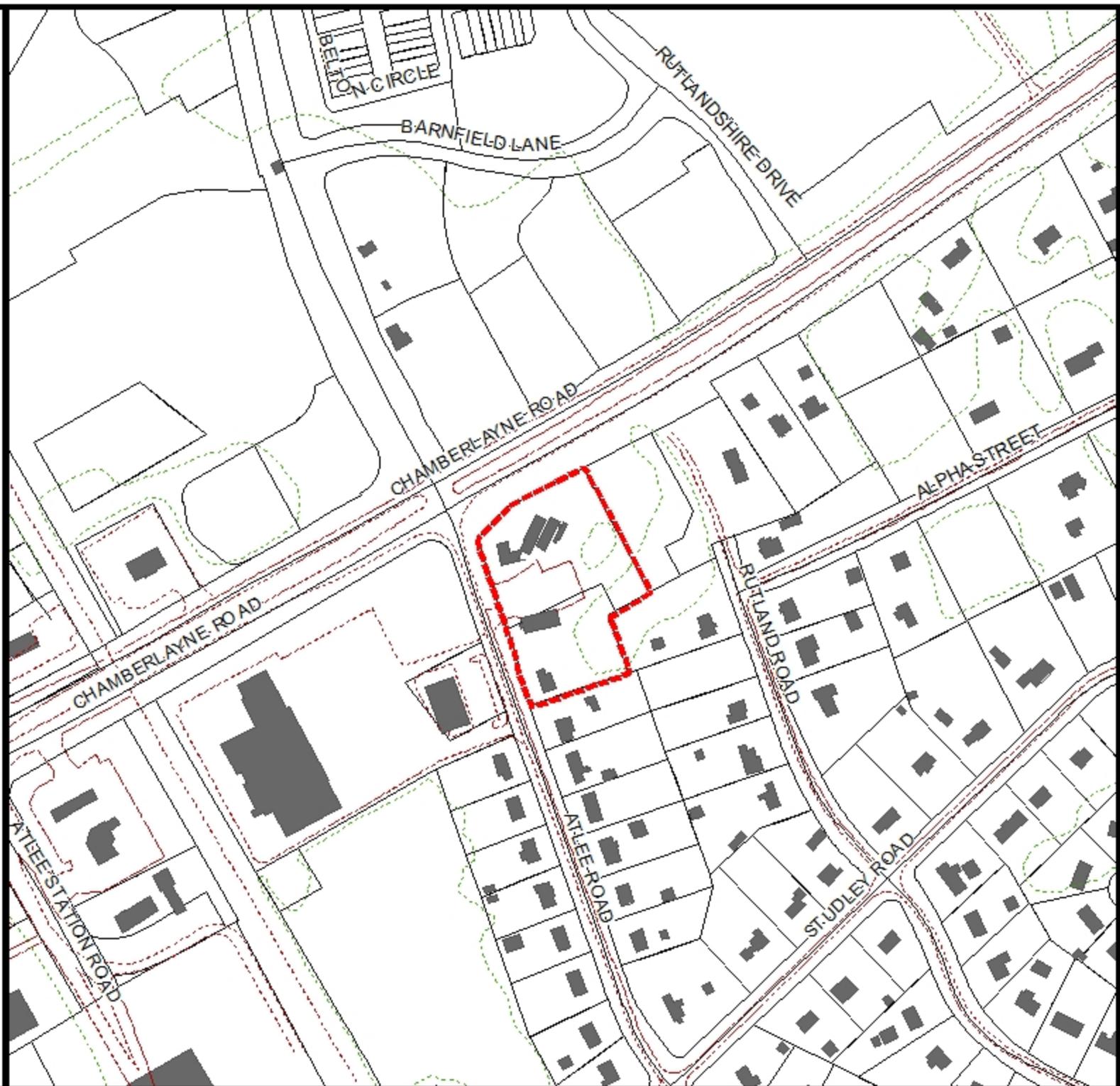
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Hanover County, Virginia

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	

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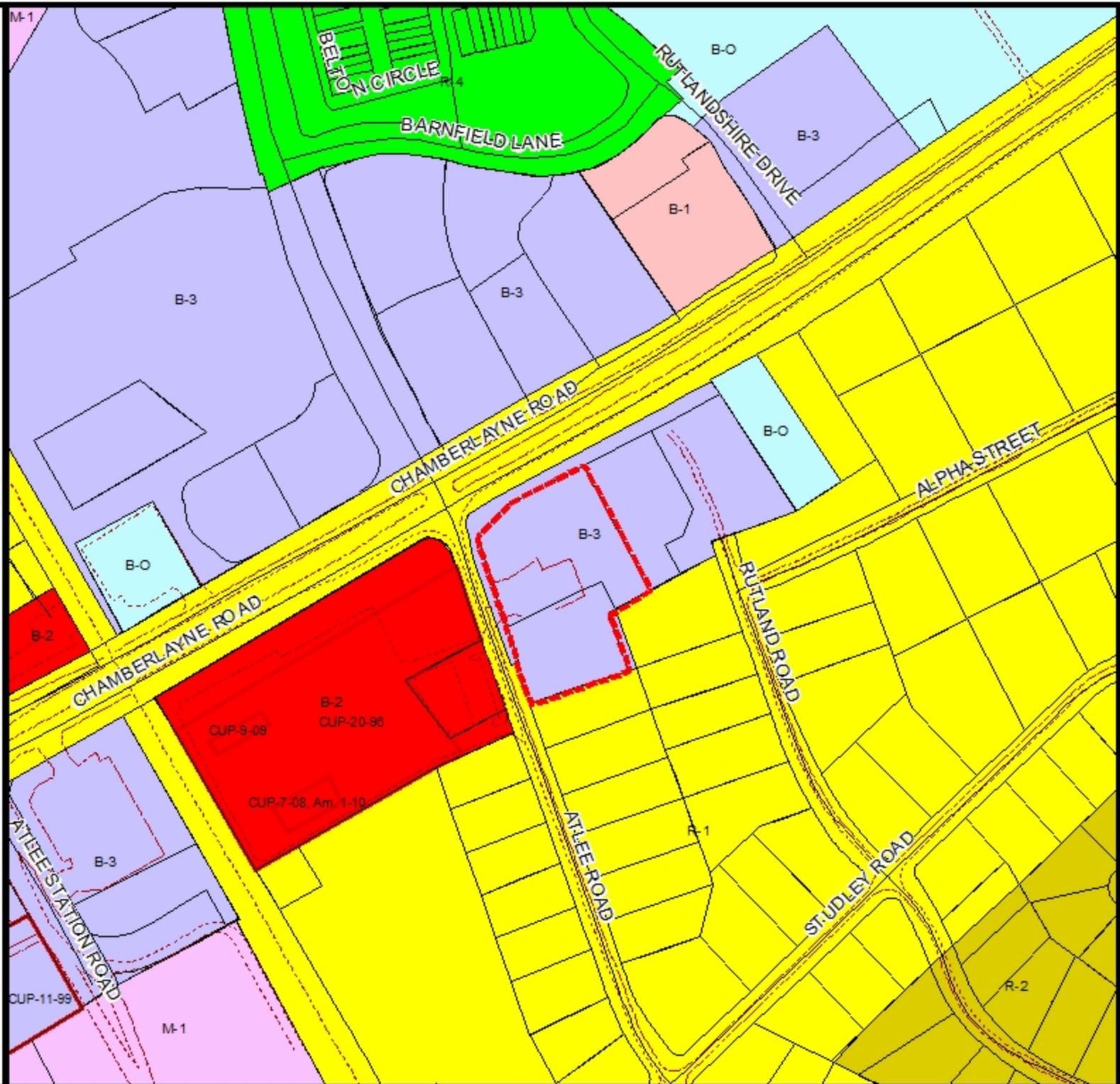
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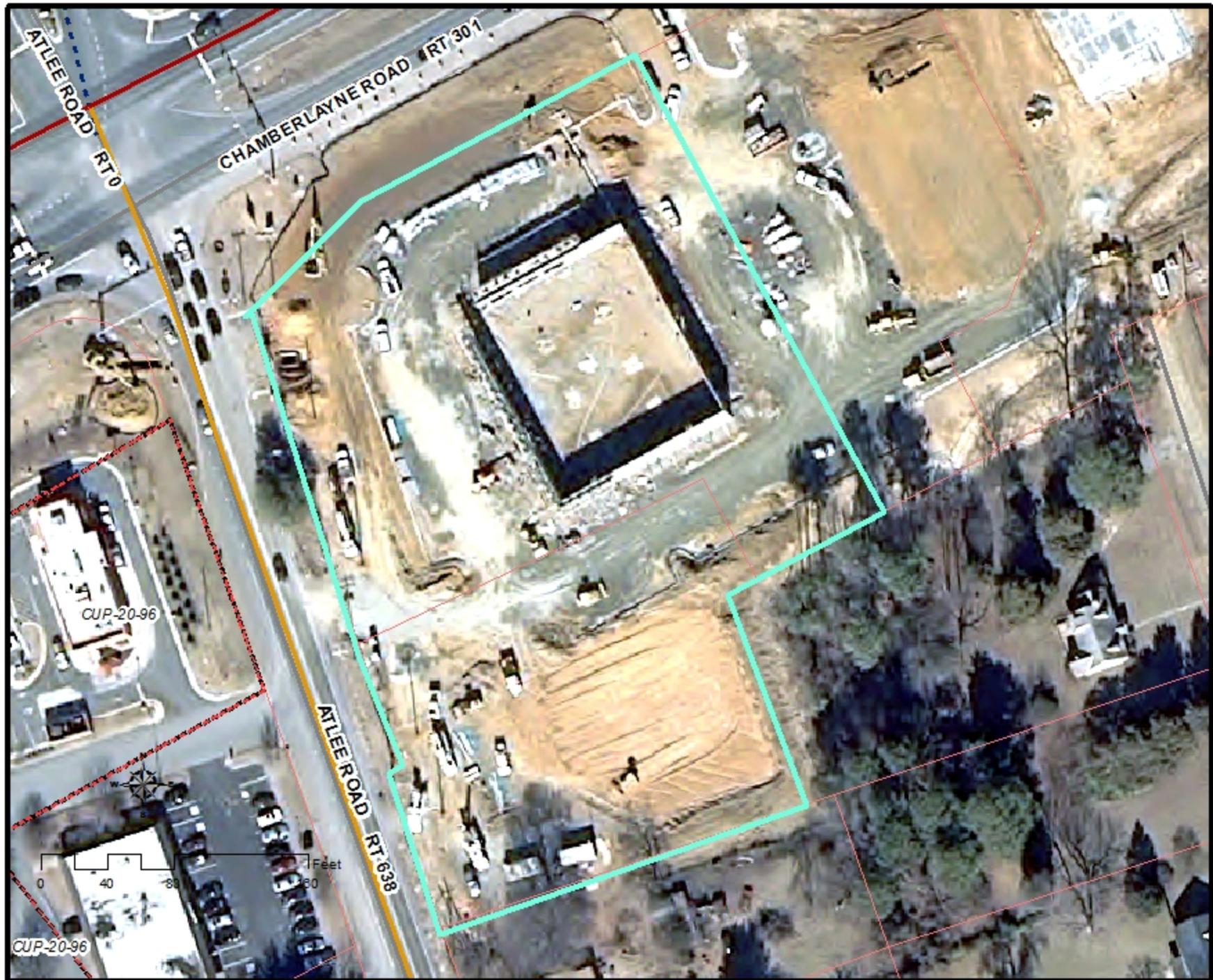
Chickahominy Magisterial District



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February 03, 2014





SE-2-14, ATLEE ROAD REALTY, L.L.C.

Special Exception Report
Chickahominy Magisterial District
Board Meeting Date: March 12, 2014



Overview

Request	To allow two entrances along a property frontage that is less than 600 feet in length and to relocate the required landscaping
Zoning	B-3(c), General Business District with conditions
Acreage	2.9
Location	On the southeast quadrant of the intersection of Chamberlayne Road (U.S. Route 301) and Atlee Road (State Route 638)
GPINs	8706-12-7167 and 8706-12-8045
General Land Use Plan	Commercial
Major Thoroughfare Plan	Access is provided from Atlee Road (State Route 638), a Minor Arterial with 100' ROW, and Chamberlayne Road (U.S. Route 301), a Major Arterial with 120' ROW
Suburban Service Area	Inside
Case Planner	Claudia D. Cheely

Executive Summary

The subject commercial development, Patriots Corner Shopping Center, is fully developed. It provided right-of-way, thoroughfare buffers and site development as required at the time of its development. The Hanover Department of Public Works and Virginia Department of Transportation have a road project to improve Atlee Road and its intersection with U.S. Route 301. Exhibits showing the roadway improvements to Atlee Road were provided with the application and are included with the background to this report. The roadway project proposes conversion of the full movement access drive at the center of the site's Atlee Road frontage to a right-in/right-out only access drive. To address the loss of the left turn lane into the site at that location, a new full movement entrance at the southern end of the site is shown and it enters into the parking lot for Stevie B's pizza. Per Section 26-257(c), one point of access is permitted per 300 feet of frontage; therefore, at least 600 feet of frontage would normally be required to permit a second entrance. The subject property has less than 400 feet of frontage on Atlee Road. In addition, the new entrance affects the layout of the shopping center's parking lot as well as the landscaping required by the Zoning Ordinance for commercial sites.

The applicant requests a special exception permit in accordance with Section 26-337(6), which allows for an exception for access and landscaping standards.

Staff Recommendation

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

Planning Analysis

Sketch Plan

The sketch plan shows the existing developed shopping center, the modifications to the existing entrance adding the 'pork chop' island to enforce the new right-in/right-out operation of that entrance, the additional full movement entrance at the southern end of the property as well as modifications needed to replace parking spaces, modification of parking islands and provision of the required landscaping. No further modifications are recommended by staff.

Agency Analysis

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

In accordance with Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Patriots Corner Shopping Center Entrance and Parking Modifications," dated January 30, 2014, and prepared by Hanover County [Department of Public Works]."

Staff's Recommended Conditions

Staff recommends approval with the following conditions:

1. The site plan for Patriots Corner Shopping Center shall be amended to show the modifications shown on the sketch plan titled, "Patriots Corner Shopping Center Entrance and Parking Modifications," dated January 30, 2014, and prepared by Hanover County [Department of Public Works].
2. The improvements shown on the sketch plan to the Patriots Corner Shopping Center site shall be completed within six (6) months of the completion of the Atlee Road improvement project.
3. To allow for the timing of the Atlee Road improvement project, this Special Exception Permit shall be valid for three (3) years following the date of approval. The permit shall then be void unless the Director of Planning approves an extension beyond that time pursuant to written application. If approved, all original conditions of approval shall continue in effect, unless modified by the Director.
4. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Sketch Plan

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



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PLANNING OFFICE

