

# 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-13-14**

Stacy Riedt

Rezone A-1 to B-1

Rural Village Land Use

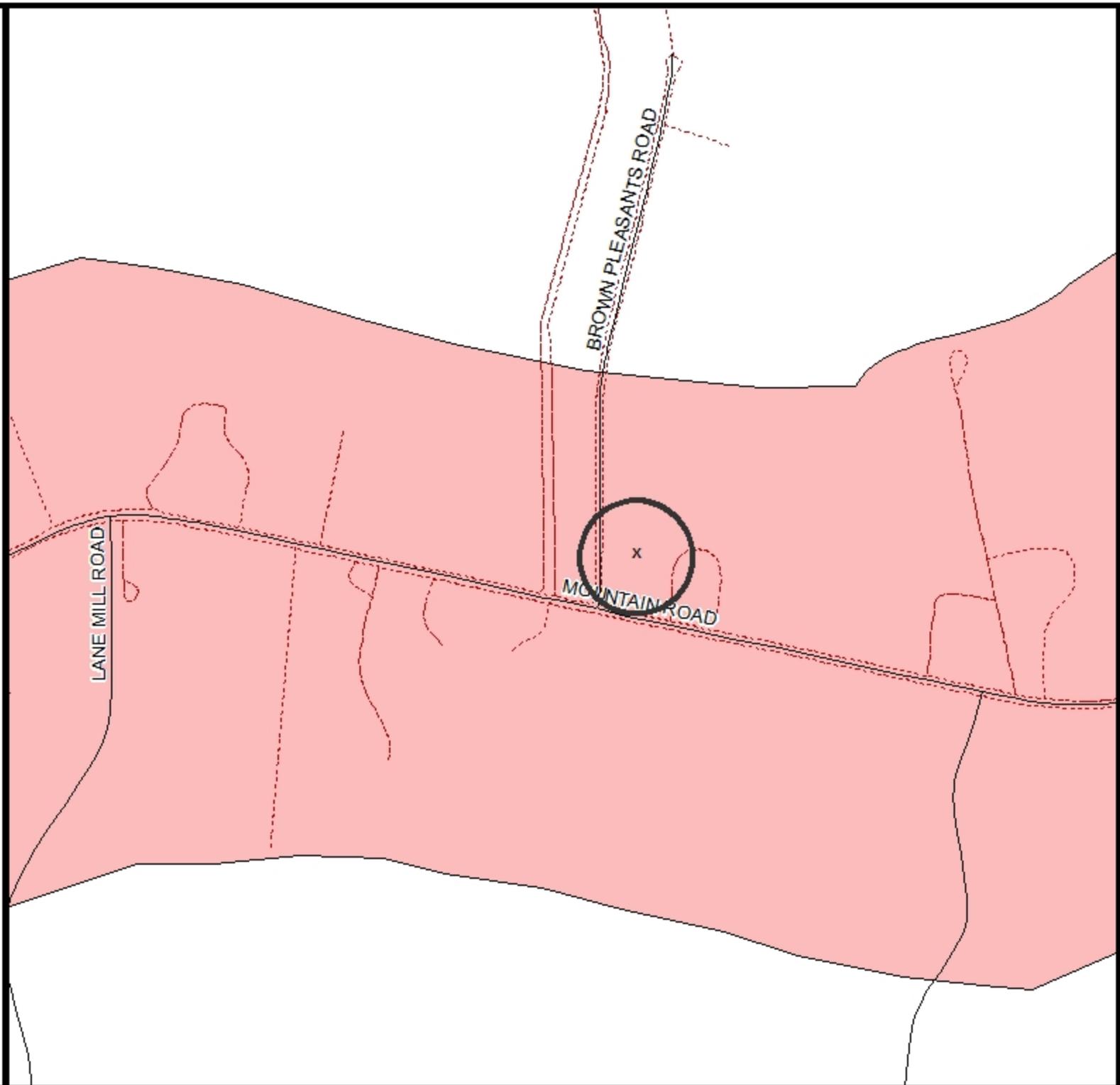
GPIN: 7822-31-1414

Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-13-14**

Stacy Riedt

Rezone A-1 to B-1

Zoned A-1

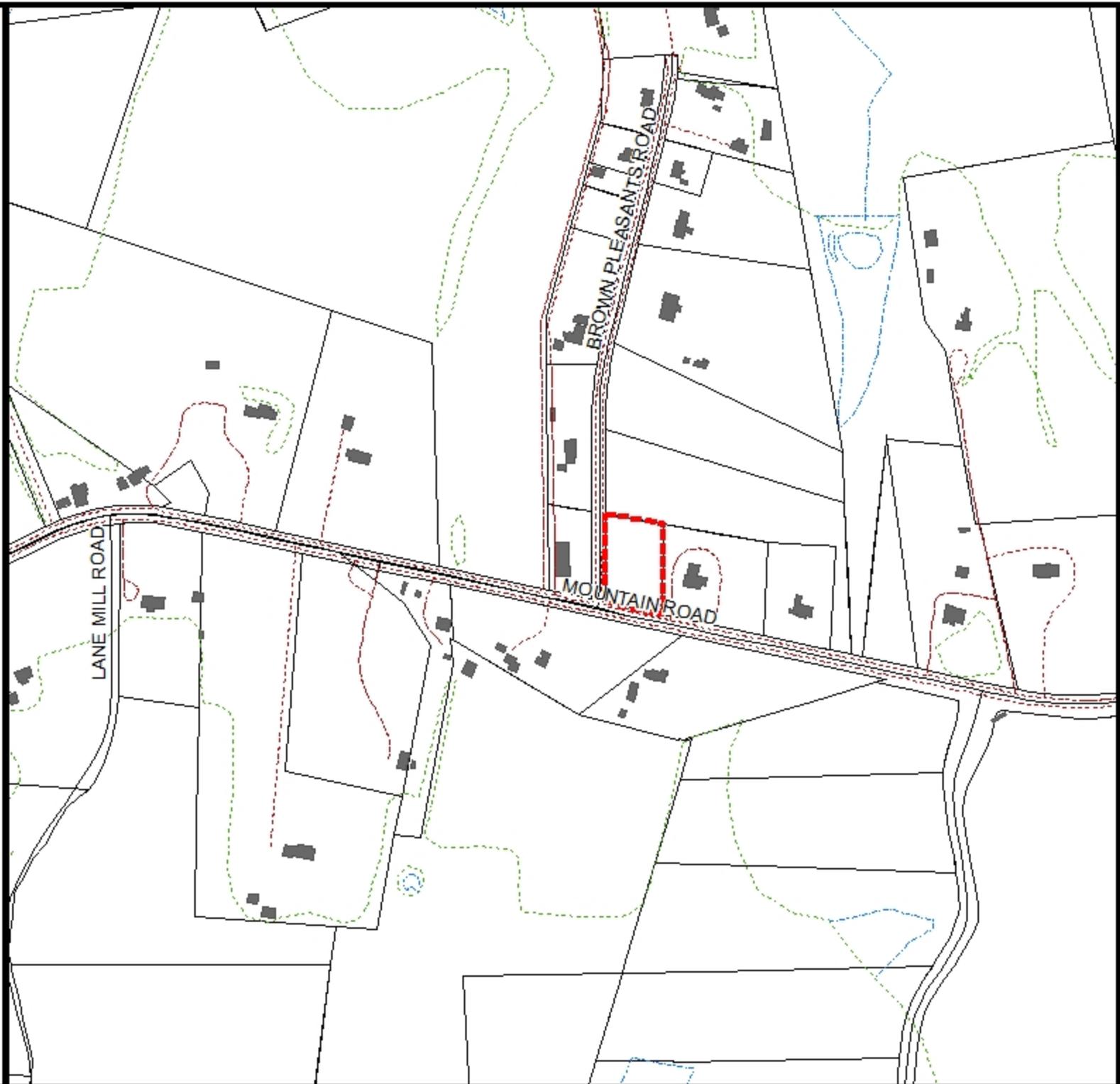
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July 07, 2014



# 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-13-14**

Stacy Riedt

Rezone A-1 to B-1

Zoned A-1

GPIN: 7822-31-1414

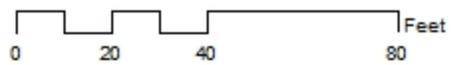
Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014





## C-13-14(c), STACY RIEDT

Commercial Rezoning Report  
Beaverdam Magisterial District  
Board Meeting Date: September 24, 2014



### Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	1.035 acres
Location	North line of Mountain Road (U.S. Route 33) and east of its intersection with Brown Pleasants Road (State Route 791)
GPIN	7822-31-1414
General Land Use Plan	Rural Village
Major Thoroughfare Plan	U.S. Route 33, a Minor Collector (60' ROW)
Suburban Service Area	Outside
Case Planner	Claudia Cheely

### Executive Summary

This is a request to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, to permit conversion of a single family dwelling to medical offices. Elevations and a conceptual plan have been provided and proffered, along with other proffers that address appropriate limitations to the proposed use at this location. The applicant is working with the Building Inspector's Office to provide the proper modifications of the structure for medical office use, and building permit applications for that work are in progress, pending the outcome of this zoning request.

### Recommendations

#### *Staff*

**APPROVAL** subject to the proffers received on August 29, 2014 and the conceptual plan, dated June 12, 2014, and revised August 19, 2014.

#### *Planning Commission*

**APPROVAL** subject to the proffers received on August 29, 2014 and the conceptual plan, dated June 12, 2014, and revised August 19, 2014.

## **Planning Analysis**

The request to rezone to B-1(c), Neighborhood Business District with conditions, for the proposed conversion of a residential structure to a medical office building is compatible with the surrounding rural residential area. The proposed change to office use is similar to what has occurred with other structures that front on Route 33. In the immediate area of the property, the adjacent parcels consist of a dental office in a converted residential structure and a veterinary establishment. Residential development exists behind these structures. This request will provide a commercial use that provides necessary services for the surrounding rural community. Because the structure started as a residential structure, it is at a scale and of a rural architectural design that complements the unique character of the village area. In addition, neighborhood medical offices have hours of operation that should not impact nearby residential uses.

The proposed change in use to commercial offices achieves the following objectives of the comprehensive plan:

- Maintains a sense of place and unique character of the village area with regard to scale, architecture, materials, color and texture
- Encourage a mix of uses, including neighborhood commercial, residential, and churches and other civic buildings
- Ensure provision of adequate and safe vehicular access to thoroughfares

Staff notes that since this structure is being converted to office use, a certificate of occupancy will not be issued until the structure has been inspected and approved by the Building Inspector's office for the proposed use.

### *Conceptual Plan and Elevations*

The elevations provided show the residential structure that was built and is now proposed for conversion to offices. The conceptual plan shows that access to the site will be from the side road, Brown Pleasants Road, and that the entrance and exit are designed for one-way traffic and will align with the entrance and exit at Pawcienda across that street, as required by VDOT. The plan shows the structure meets setbacks, and provides commercial site plan requirements such as parking, landscaping, stormwater detention, and the 25' thoroughfare buffer along the Route 33 frontage.

## **Agency Analysis**

The only substantive comment from the reviewing agencies was from VDOT, which noted that the entrance location on Brown Pleasants Road must align with the entrance to the commercial site across at road.

## **Proffers**

Staff recommends approval of the proposed proffers, received August 29, 2014. The proffers provide for:

- conformity to a conceptual plan;
- similar architecture should expansion of the existing structure be proposed in the future;
- limitation to B-1 signage;
- dedication of right-of-way along both Mountain Road and Brown Pleasants Road, limitation to office uses;
- screening of HVAC from view of neighboring property owners and roadways; and,
- limitation to the height of any lighting to no more than 25 feet.

## **Planning Commission Recommendation**

At their meeting of August 22, 2014, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 7822-31-1414, consisting of approximately 1.04 acres, subject to the submitted proffers, conceptual plan and elevations.

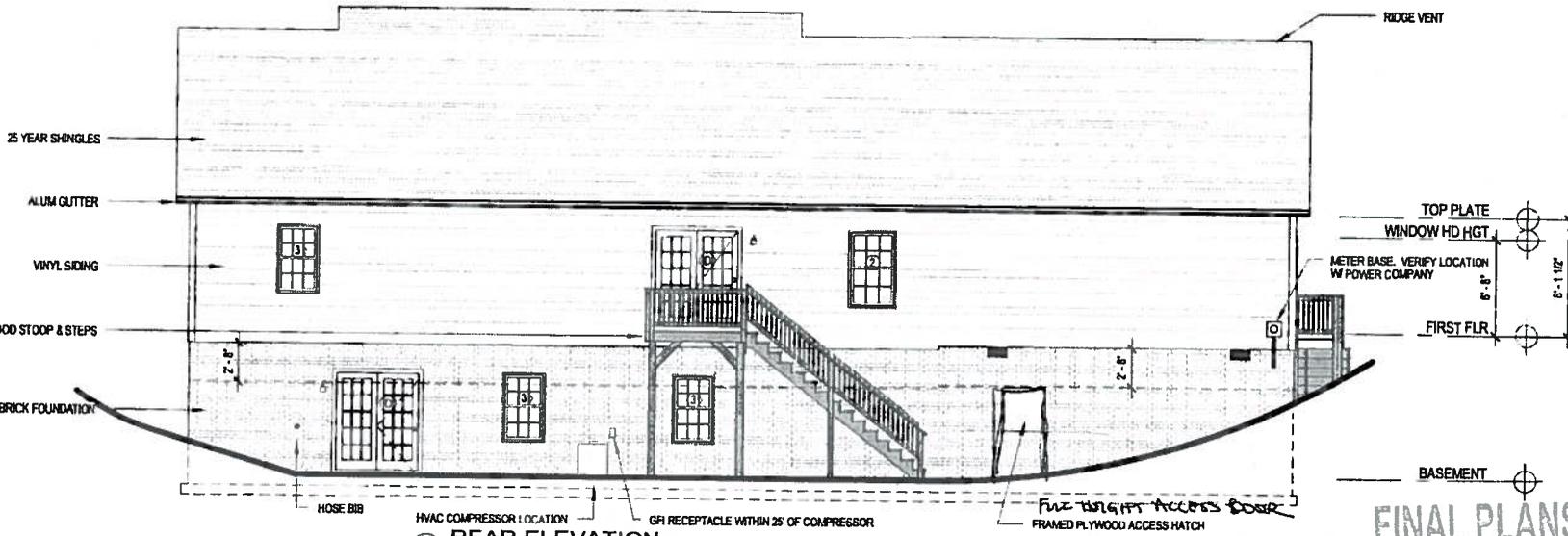
CDC/sm/HTE

### **Attachments**

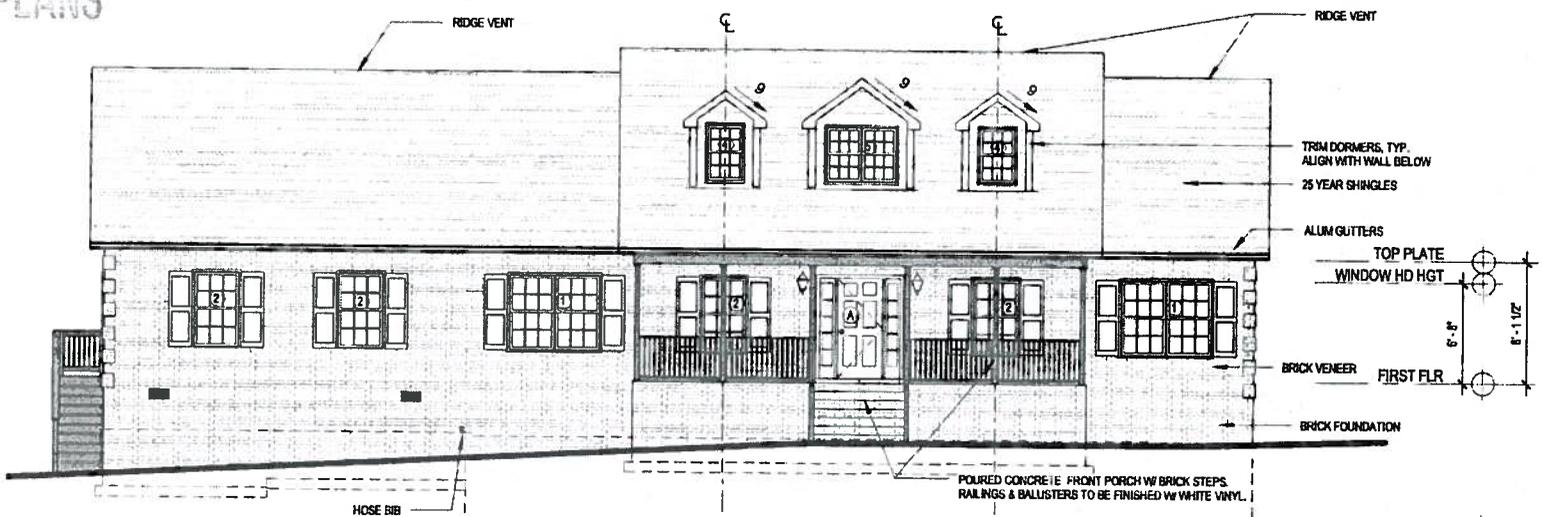
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers/Elevations/Conceptual Plan
- Ordinance

### **Available Upon Request**

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



② REAR ELEVATION  
1/8" = 1'-0"



GPN 7822-21-8822  
DAILY, PAUL JAMES  
ZONED: A-1

BM-TOP OF ROD  
ELEV.-329.10

APPROX. 100' SEPARATION  
ELECTRIC COOPERATIVE  
CASEMENT ON 1110, PG. 908

GPN 7822-31-3693  
DAVIS, BENJAMIN RUSSELL &  
APPE  
ZONED: AH-6

25' REAR YARD  
BUILDING SETBACK

S70°24'00"E 178.00'

REMOVE W/ W/ F/ R/ E  
SEE PROPPEN 44

REMOVE & RELOCATE  
POLES TO BE RELOCATED

SEE SHEETS SW SHEETS  
FOR BASIN DETAILS

GPN 7822-21-8428  
STONEMAN, JEFFREY S  
E. GAYLE  
ZONED: B-1

BROWN PLEASANT'S ROAD (ROUTE 781)

VARIABLE WIDTH RIGHT-OF-WAY  
SPEED LIMIT 25 MPH

PROVIDE R1-1 STOP SIGN  
AND STOP BAR AT EXT

GPN 7822-31-3450  
ROWE, JAMES S &  
DORRIS W  
ZONED: A-1

S06°03'52"W 248.84'

10' SIDE YARD  
BUILDING SETBACK

N70°24'00"W 186.34'

LIMIT OF  
DRAINAGE  
AREA

33' FRONT YARD  
BUILDING SETBACK

MOUNTAIN ROAD (ROUTE 33)  
VARIABLE WIDTH RIGHT-OF-WAY  
SPEED LIMIT 45 MPH

GPN 7822-21-8280  
SHEAD, ROBERT R.

**ORDINANCE C-13-14(c)**

**OWNER OF RECORD:** STACY L. RIEDT

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 24<sup>th</sup> day of September, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 7822-31-1414, consisting of 1.04± acres located on the north line of Mountain Road (U.S. Route 33) and east of its intersection with Brown Pleasants Road (State Route 791) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, subject to the following conditions which were proffered by the Applicant on August 29, 2014, and accepted by the Board:

1. Conceptual Plan. The property shall be developed in substantial conformity with the conceptual plan attached and titled "Virginia Family Practice Medical Building," prepared by Goodfellow, Jalbert, Beard and Associates, Inc., dated June 12, 2014, and revised August 19, 2014.
2. Elevations. Any expansion of the existing building shall be done in a manner that is architecturally compatible with the residential character and of the materials shown on the elevations titled, "The Riedt Residence, Hanover County, Virginia," dated September 27, 2013, and prepared by Mitchell Homes.
3. Signage. All freestanding signage in the B-1 District shall be monument style. Wall signs shall be designated in accordance with B-1 District standards.
4. Dedication of Right-of-Way. The Owner agrees to dedicate 30 feet of right-of-way from the centerline of Mountain Road (U.S. Route 33) to the property and 25 feet of right-of-way from the centerline of Brown Pleasants Road (State Route 791) for future road widening, free of cost to the County, upon request of the County or VDOT.

5. Use Prohibitions. Use of the property shall be for offices, business, governmental medical or professional only. Use of the property for the listed purposes shall not commence until after all permits, inspections and approvals required by the Building Inspector's Office have been obtained and a Certificate of Occupancy has been issued.
6. HVAC. Screening shall be designated so as to block such units from view by persons on any public streets immediately adjoining the B-1 zoned property, or from adjacent residential uses. Any units placed on the ground shall also be screened from view by a person on any public street, utilizing wing walls, fencing, or landscaping.
7. Lighting. Any lighting provided per the Zoning Ordinance requirements shall not be greater than twenty-five (25) feet in height, and such lighting shall be so arranged as to reasonably protect adjacent properties from direct glare.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the members of the Board of Supervisors voted to approve Ordinance C-13-14(c), Stacy Riedt, as follows:

Vote:

Sean M. Davis  
 Wayne T. Hazzard  
 Angela Kelly-Wiecek  
 W. Canova Peterson, IV  
 Aubrey M. Stanley  
 G. E. Via, III  
 Elton J. Wade, Sr.

**Public Hearings:**

Planning Commission August 21, 2014  
 Board of Supervisors September 24, 2014  
 Adopted September 24, 2014

This is to certify that the above is a true copy of C-13-14(c), adopted by the Hanover County Board of Supervisors on \_\_\_\_\_.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Cecil R. Harris, Jr.  
County Administrator / Clerk  
Hanover County Board of Supervisors

CDC/sm/hte