

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-3-15

Wayne Hazzard and James A. Hill

Rezone M-1 to M-2

Business Industrial Land Use

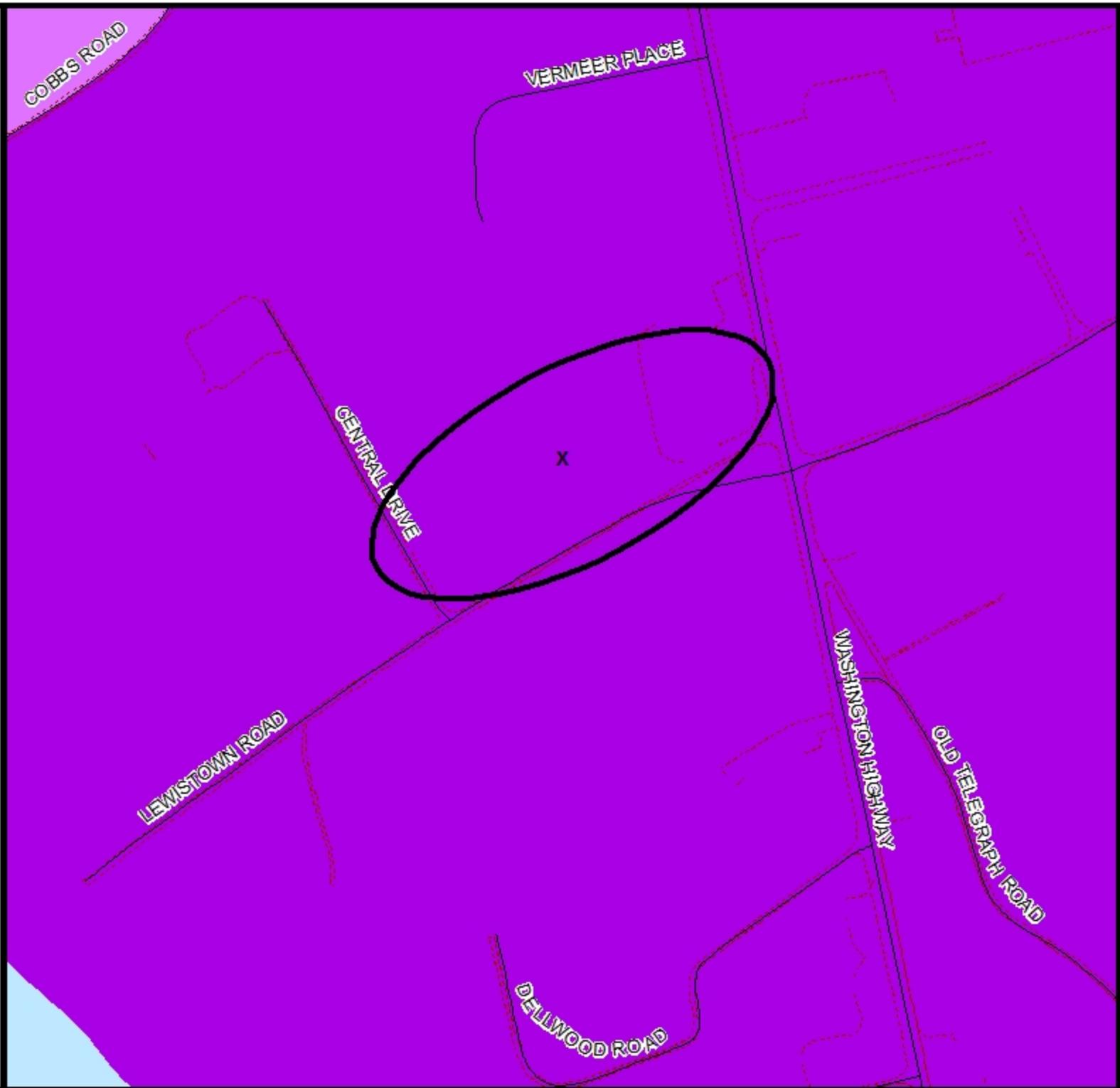
GPIN: 7788-05-0451

South Anna Magisterial District



1 inch = 400 feet

February 02, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-3-15

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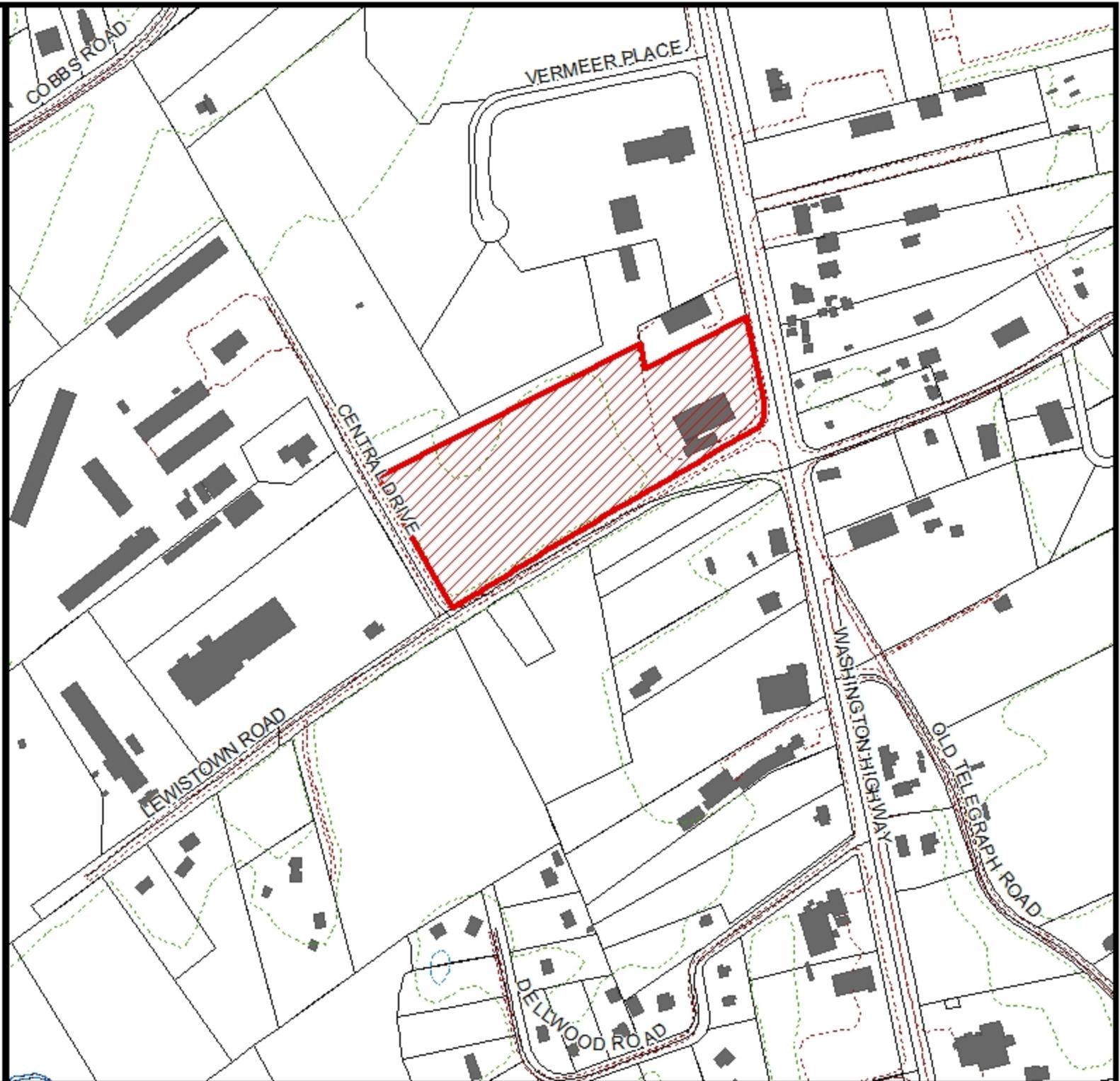
Rezone M-1 to M-2

GPIN: 7788-05-8451
South Anna Magisterial District



1 inch = 400 feet

February 02, 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-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-3-15

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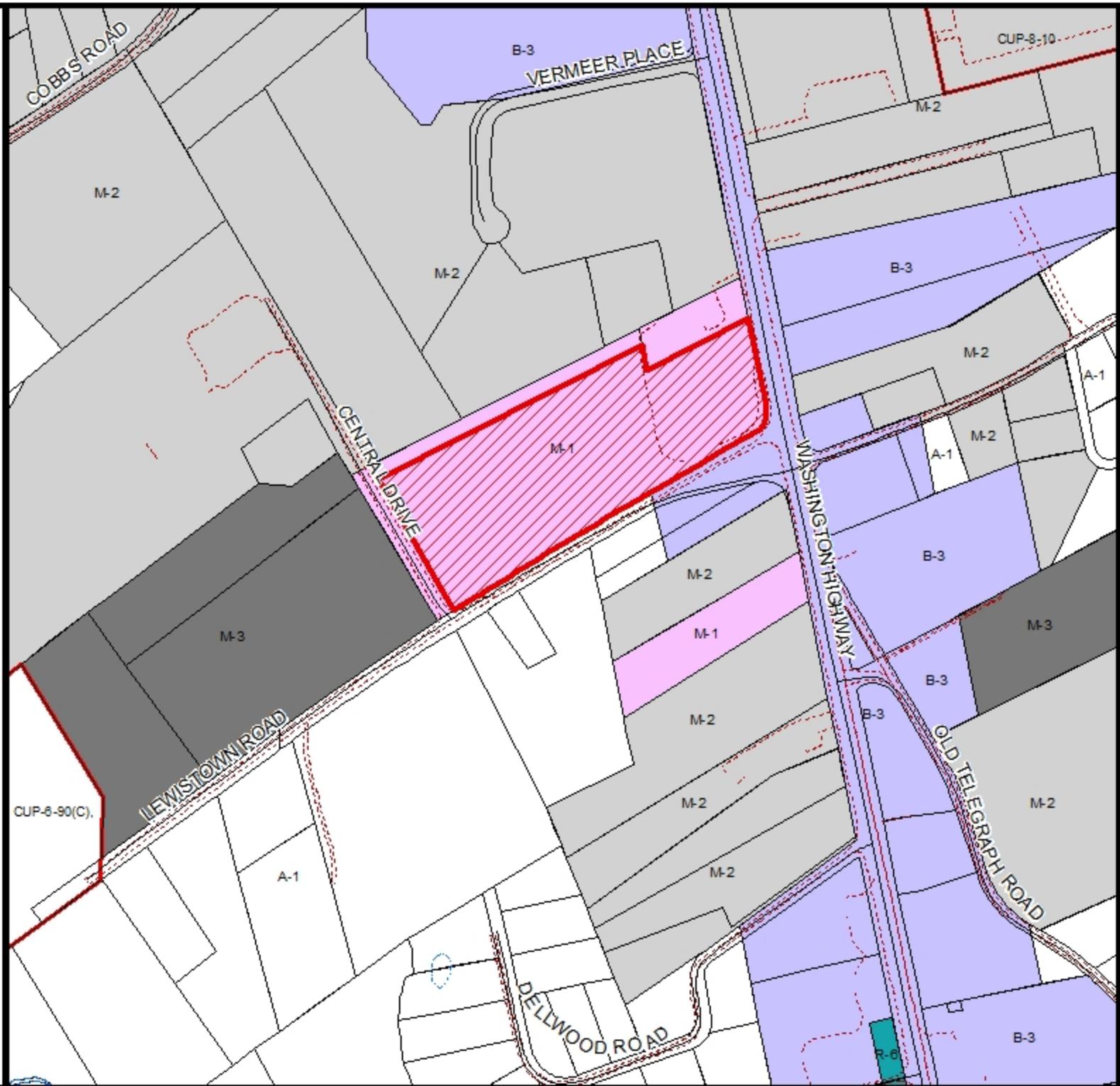
Rezone M-1 to M-2

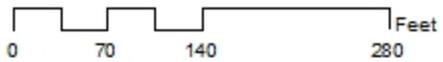
OPIN: 7788-05-0451
South Anna Magisterial District



1 inch = 400 feet

February 02, 2015





C-3-15(c), WAYNE T. HAZZARD ET. AL.

Industrial Rezoning Report
South Anna Magisterial District
Board Meeting Date: April 22, 2015



Overview

Current Zoning	M-1, Limited Industrial District
Requested Zoning	M-2(c), Light Industrial District with conditions
Acreage	10.85
Location	On the northwest quadrant of the intersection of Washington Highway (U.S. Route 1) and Lewistown Road (State Route 783)
GPIN	7788-05-8451
General Land Use Plan	Business-Industrial
Major Thoroughfare Plan	Washington Highway is shown as a Major Arterial with 120' ROW; Lewistown Road is shown as a Major Collector with 100' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicants own the subject M-1 parcel located at the corner of U.S. Route 1 and Lewistown Road, but only utilize the front portion of the 10.85 acre parcel. They do not plan to make any changes to the area they currently use for production of outbuildings, but want to market the portion of the property that is currently undeveloped. The applicants want M-2 zoning to expand the list of potential uses of the property for marketing purposes.

The request is speculative and a conceptual plan has not been provided. However, this property is within the Suburban Service Area, so any future development will initiate all Zoning Ordinance requirements when site plans are submitted, as well as the requirements of all development review agencies, including Public Works, Public Utilities and VDOT. The applicants have provided proffers.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated February 25, 2015.

Planning Commission

APPROVAL subject to the submitted proffers dated February 25, 2015.

Planning Analysis

Comprehensive Plan

This request achieves the following objectives of the Comprehensive Plan:

- Contributes to compact and contiguous development that maximizes the efficient use of public facilities;
- Contributes to a viable business/employment center that attracts and retains businesses;
- Contributes to a diverse local economy that provides and expanding tax base and employment opportunities for Hanover citizens.

Compatibility with Surrounding Area

The subject parcel is located on Route 1 at its intersection with Lewistown Road. The owners do not plan to make changes to the portion of the property they are using, and the remainder is speculative. The future user of that portion of the property will have to address all County and State requirements when a development plan is submitted, and in the future when the corner portion of the property is redeveloped, it must also meet those requirements.

A majority of the parcels in the vicinity of this intersection are zoned Industrial, and most are zoned M-2, Light Industrial District. Most categories of uses permitted under M-1 and M-2 are represented somewhere along the Route 1 corridor. In the immediate area, some of the uses include office, warehouse, manufacturing, vehicle repair and sales, landscaping, machine shops, fabrication of products, vehicle storage, nursery (plant materials) and various commercial uses. The proposed zoning would allow all M-2 uses except: 1) coal and wood yards, coke storage and sales; and, 2) poultry packing and slaughtering (wholesale). Because this site is surrounded with other M-2 uses, the uses permitted would be compatible.

Agency Analysis

There were no substantive comments from the reviewing agencies. Since a conceptual plan has not been provided or a user identified, all federal, State and local regulations will be required to be met when plans of development are submitted for site plan review.

Proffers

The applicants have submitted proffers that restrict the use of the property, provide dedication of right-of-way along both U.S. Route 1 and Lewistown Road, and restrict all freestanding signage to a monument style.

Planning Commission Recommendation

At their meeting of March 19, 2015, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to rezone from M-1, Limited Industrial District to M-2(c), Light Industrial District with conditions, on GPIN 7788-05-8451, consisting of approximately 10.85 acres, subject to the submitted proffers, dated February 25, 2015.

CDC/sm/HTE

Attachments

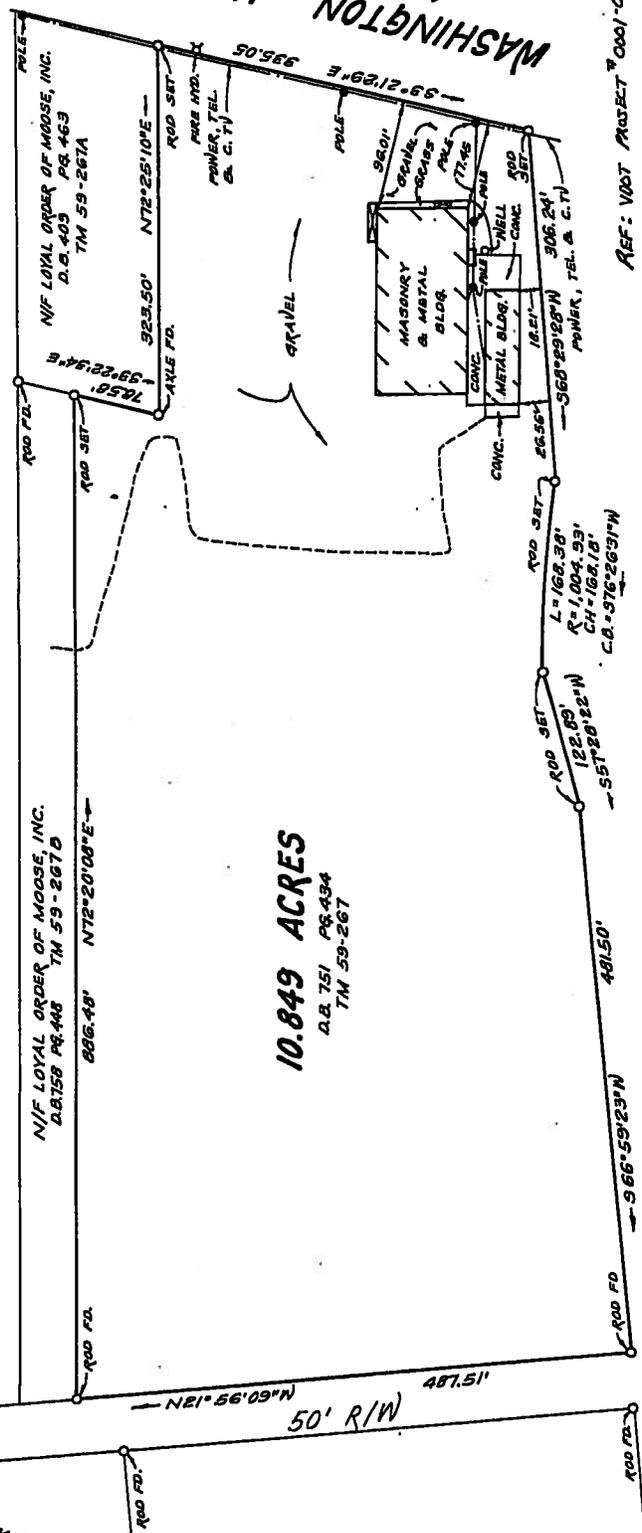
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers
- Ordinance

Available Upon Request

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

BOOK 1259 PAGE 404

WASHINGTON HIGHWAY
(U.S. ROUTE 1)



10.849 ACRES
D.B. 751 PG. 434
TM 59-267

LEWINSTOWN ROAD
(ROUTE 783)

PLAT OF 10.849 ACRES
SITUATED ON THE WEST LINE OF
WASHINGTON HIGHWAY (U.S. ROUTE 1)
CHICKAHOMINY DISTRICT
HANOVER COUNTY, VA.

This is to certify that on 1-22-97
I made an accurate survey of the
premises and that there
are no easements or other
rights visible on the ground other than
those shown hereon.

R. Olson

I, Randy L. Olson, do certify
this property is not in
a HUD defined flood hazard area.
Randy L. Olson, C.L.S.
IN W. VA.



The Survey is subject to any
easement of record and other
pertinent facts which a title
search might disclose.

REF: VOST PROJECT 0001-012-VIO-RN/201

HARVEY L. PARKS, INC.
LAND SURVEYORS
4508 W. HUNDRED RD.
CHESTER, VA.
748-8641 748-0515

DATE: 1-22-97 SCALE: 1" = 100'
DRAWN BY: T.L.G.
CHECKED BY: M.E.C.
P. INC. 335 PG. 42-44



ORDINANCE C-3-15(c)

OWNER OF RECORD: WAYNE T. HAZZARD, ET AL.

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 22nd day of April, 2015, 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 7788-05-8451, consisting of 10.85± acres located on the northwest quadrant of the intersection of Washington Highway (U.S. Route 1) and Lewistown Road (State Route 783), (a detailed description is filed with the Board's papers) from M-1, Limited Industrial District, to M-2(c), Light Industrial District with conditions, subject to the following conditions which were proffered by the Applicant on February 25, 2015, and accepted by the Board:

1. Use Restrictions. The following M-2 uses shall not be permitted:
 - a. Coal and wool yards, coke storage and sales; and,
 - b. Poultry packing and slaughtering (wholesale).
2. 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 and 50 feet right-of-way from the centerline of Lewistown Road (State Route 783) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
3. Signage. All freestanding signage shall be monument style.

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-3-15(c), Wayne T. Hazzard, et al., 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 March 19, 2015
Board of Supervisors April 22, 2015
Adopted April 22, 2015

This is to certify that the above is a true copy of C-3-15(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