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-24-14

Sheehy Auto Stores, Inc.

Rezone A-1 to B-3

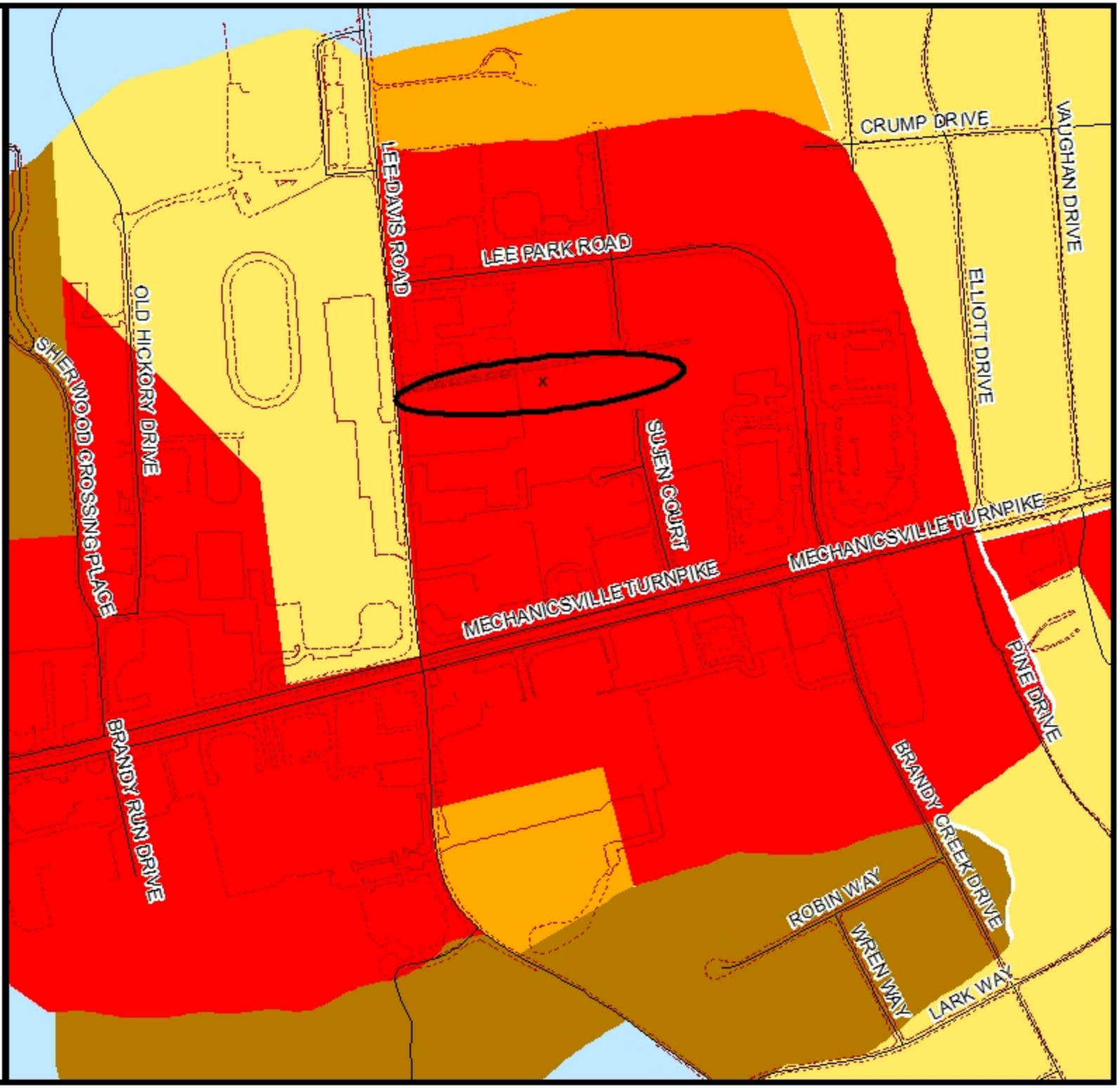
Commercial Land Use

GPIN's: 8714-99-7488 & 8714-99-5533

Henry Magisterial District

1 inch = 500 feet

December 01, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

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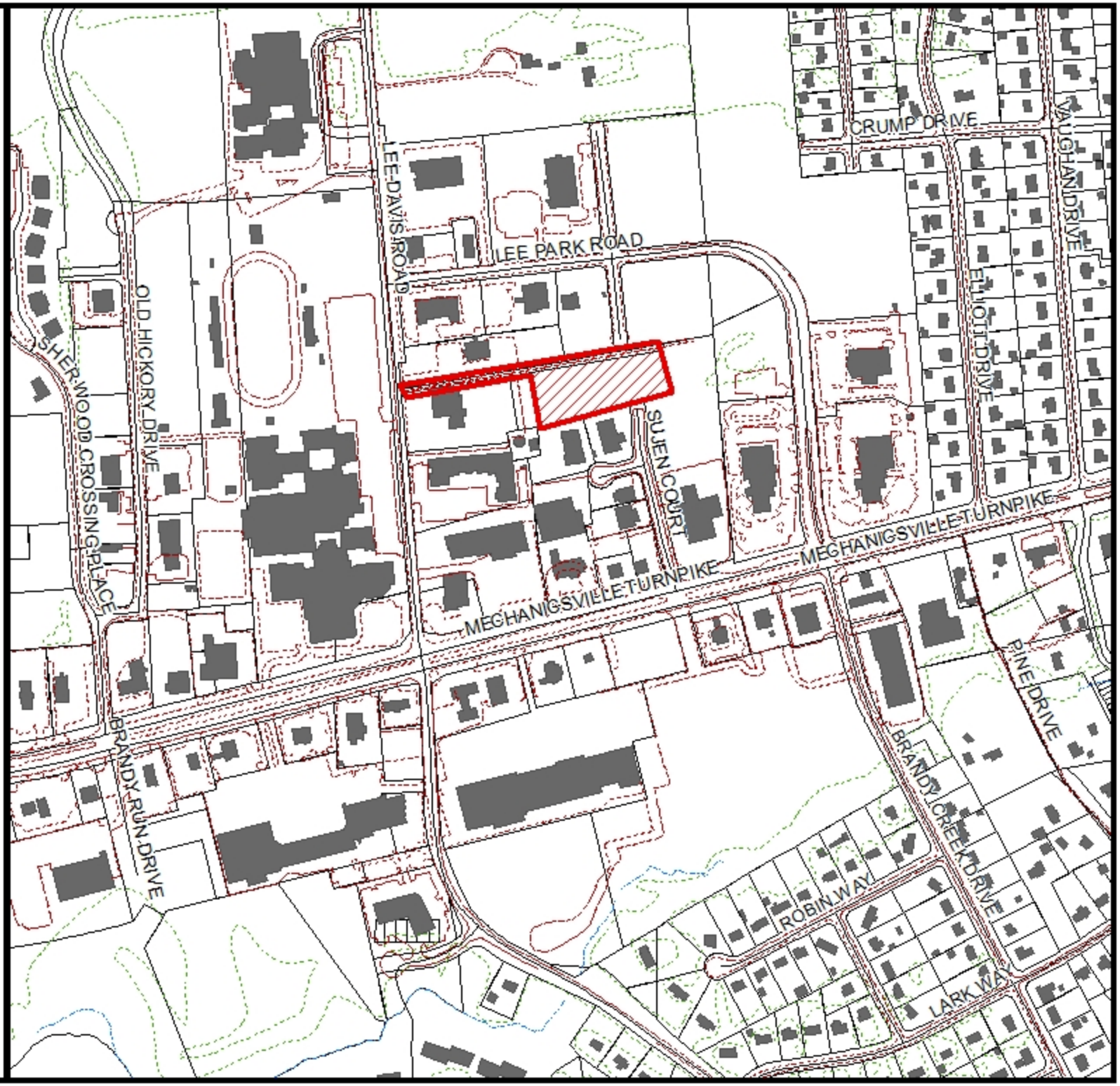
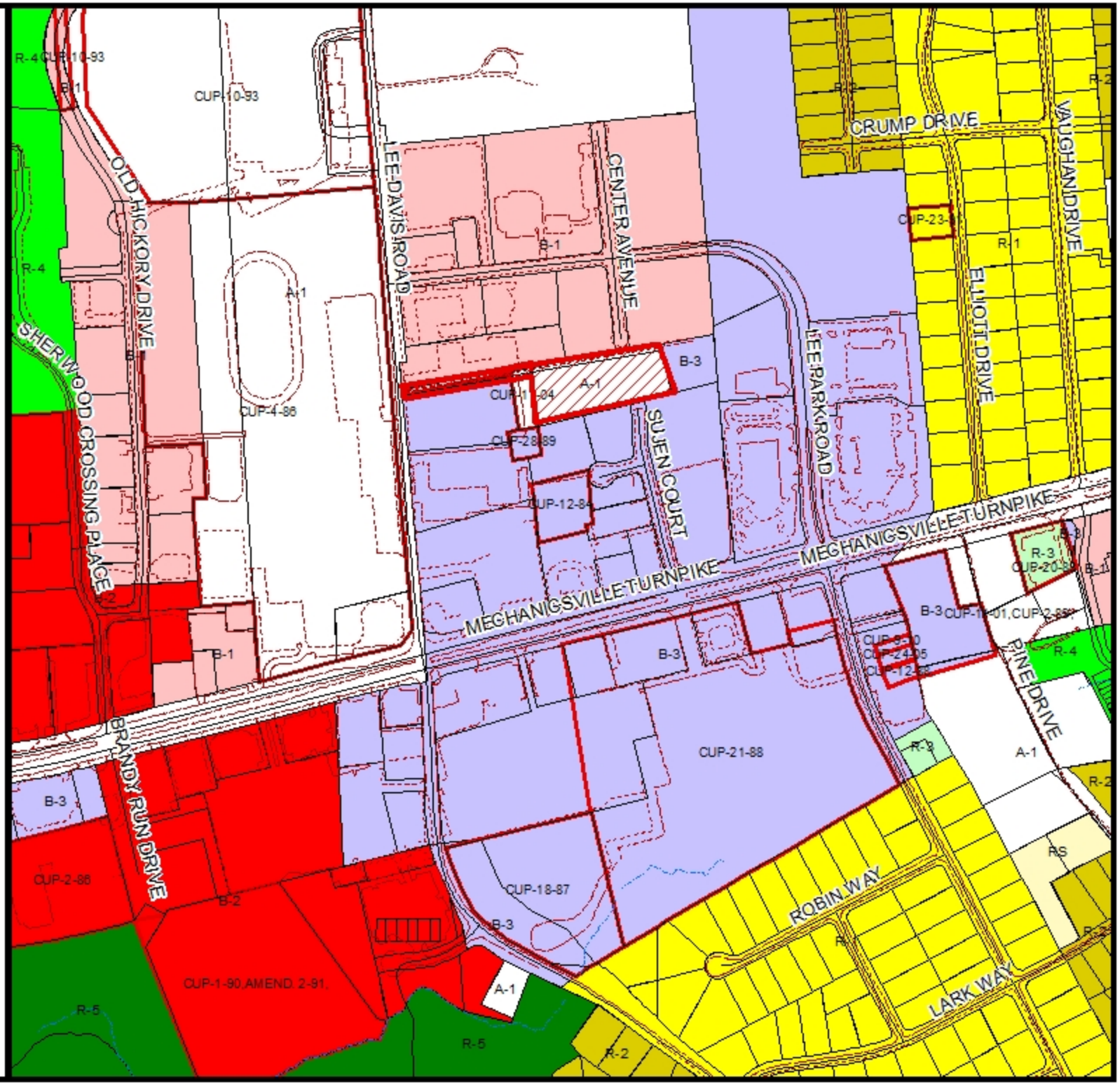


Hanover County, Virginia

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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	



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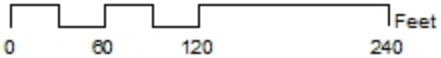
C-24-14 Sheehy Auto Stores, Inc.

2013 Aerial



C-24-14(c), EDNA M. MITCHELL (SHEEHY AUTO STORES, INC.)

Commercial Rezoning Report
Henry Magisterial District
PC Meeting Date: April 16, 2015

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	B-3(c), General Business District with conditions
Acreage	2.62
Location	At the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPINs	8714-99-7488 and 8714-99-5533
General Land Use Plan	Commercial
Major Thoroughfare Plan	Sujen Court and Center Ave – not major thoroughfares
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone 2.62 acres to B-3(c), General Business District with conditions to allow the site to be used for accessory vehicle storage for the adjacent automobile sales business. A companion Special Exception (SE-2-15) has also been submitted for consideration by the Board of Supervisors to allow the screening fence shown around the perimeter of the storage lot to be taller than four feet in the front yard.

This case was originally heard by the Planning Commission on February 19, 2015. The applicant requested a deferral at the March meeting of the Board of Supervisors to allow the Planning Commission to consider revisions to the proffered conceptual plan.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated April 6, 2015, and conceptual plan, dated January 5, 2015, revised April 3, 2015.

Planning Analysis

This request for B-3 zoning is appropriate, as the 2.6 acre subject property is mostly surrounded by B-1 and B-3 zoned parcels and is designated for Commercial use on the Comprehensive Plan. The 2.2 acre vacant parcel and a portion of the 0.5 acre parcel shall be used as a vehicle storage lot that is accessory to the adjacent automobile sales business southeast of the property. The remaining acreage of the 0.5 acre parcel is being rezoned as part of this request but will not be used as part of the vehicle storage lot. It will continue to serve mainly as access to Lee Davis Road for the Verizon telecommunications tower located on the adjacent property. Various drainage and utility easements are also located in this parcel.

The conceptual plan shows the entire vehicle storage lot screened with a fence. Because the screening fence will be taller than four (4) feet (the maximum height for a fence in the front yard), the applicant has submitted a companion Special Exception (SE) request to allow for a fence taller than permitted. The detail submitted with the SE application shows a six (6) foot board-on-board fence.

The plan shows the lot having gated access to GPIN 8724-09-1124, which is currently owned by Sheehy Nissan. Vehicles will be brought to the storage lot via Center Avenue, which currently stubs to the property with a temporary cul-de-sac. The plan shows that the temporary cul-de-sac will be replaced with a permanent hammerhead cul-de-sac, which must be constructed on the property in accordance with VDOT standards and approved by Fire and EMS. Sujen Court currently dead ends on the opposite side of the property to the south, and the plan shows the road to also be closed with a hammerhead cul-de-sac. Following approval of this rezoning, two resubdivision applications must be submitted for review and approval for two separate subdivisions: Lee Park Commercial Park Subdivision to show the revisions to Center Avenue and Harris Court Subdivision to show revisions to Sujen Court. A site plan of the vehicle storage lot may be reviewed concurrently with the resubdivision applications but the resubdivision plats must be recorded prior to site plan approval.

Agency Analysis

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

Proffers

Staff recommends approval of the following proffers, dated April 6, 2015:

1. Conceptual plan. The applicant proffered to develop the property in substantial conformity with the conceptual plan showing the vehicle storage lot.

2. Use restrictions. The property may only be used for accessory vehicle storage.

3. Right-of-way dedication. The applicant has proffered to dedicate right-of-way for the Center Ave cul-de-sac. The right-of-way shall be dedicated with the recordation of the resubdivision plat.

4. Adjacent property consolidation or zoning lot letter. Because the proposed use of the property is only permitted as an accessory use, the applicant has proffered to either consolidate the subject property with the Sheehy parcel or execute a document called a Zoning Lot Letter, which documents for the Planning Department that the two parcels are considered as one for zoning purposes.

GJWB/sm/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

control plan is typically part of the site plan, or subdivision process but can be obtained separately. An erosion and sediment control inspection fee and an erosion and sediment control bond are required prior to permit issuance.

2) Any project that includes a minimum of 2500 square feet of land disturbance in a Chesapeake Bay Preservation Act Area or includes more than 1 acre of land disturbance will need to obtain a Virginia Stormwater Management Program (VSMP) permit prior to commencement of land disturbing activities. In situations where the project is outside of a CBPA area, but more than 1 acre of land disturbed, water quality requirements per the VSMP permit will need to be addressed.

3) The state Chesapeake Bay Preservation Act and regulations require all projects that will disturb 2500 square feet of land in a Chesapeake Bay Preservation Act area will require a Water Quality Impact Assessment (WQIA). Completion of the WQIA will require that all drainage ways to be evaluated by a qualified professional for perennial stream status, and that all wetlands be located and delineated. For cases where a building permit will be issued and construction plans will not be required, these items will be required prior to approval of a building permit for the new lot(s).

4) The state Chesapeake Bay Preservation Act and regulations require compliance with water quality requirements for all proposed developments including single family homes and accessory structures within Chesapeake Bay resource management and preservation areas, as well as all land disturbance activities over 1 acre, regardless of whether in a CBPA area or not. . Until July 1, 2014, for sites within the 2007 Suburban Services Area, in lieu of on-site treatment, participation in the Hanover County Regional Stormwater Program is an option.

5) The applicant will need to demonstrate that developed property and downstream properties and drainage ways shall be protected from damage from flooding accordance with applicable federal, state and codes

The following comments have been made based on the requirements of the Hanover County Drainage Design Handbook;

1) Ponds, lakes and impoundments within and / or affected by the proposed development must be evaluated and may require modification.

2) If a stormwater basin is required, the general size, location, and design shall be shown on the preliminary plan. A Maintenance Agreement will be required for any proposed basin. The limits of the "Maintenance and Easement Agreement" for impoundments and embankments shall be recorded.

3) All off-site improvements necessary to comply with drainage requirements that will necessitate easements must be recorded PRIOR to site plan or subdivision construction plan approval. On-site drainage easements for subdivision construction plans must be recorded at time of plat recordation. On-site public drainage easements must be recorded PRIOR to site plan approval. Dedication of public easements requires a title policy with all exceptions reviewed and approved by Public Works prior to recordation of easement. Title exceptions may not interfere with the intended use of the easement.

4) Residential building lots are required, through the Building Permit Application process, to submit lot grading plans in accordance with the Hanover County Drainage Design Handbook and requirements outlined in the Erosion and Sediment Control and Chesapeake Bay Permit Application, found in the Building Permit Application package.

Proffers: C-24-14, Edna M. Mitchell and W. Eugene Mitchell (Sheehy Auto Stores, Inc.)

The undersigned, owner of parcel designated GPIN 8714-99-7488 and 8714-99-5533, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to B-3, 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 ("the Plan") attached, titled "Sheehy Nissan Vehicle Storage Lot Expansion," dated January 5, 2015, last revised April 3, 2015 and prepared by Balzer & Associates.

2. Use restrictions. Use of the property shall be limited to accessory vehicle storage.

3. Right-of-way dedication. The Property Owner agrees to dedicate the cul-de-sac at the terminus of Center Avenue (State Route 1367) as shown on the Plan, free of cost to the County, upon request of the County or VDOT.

4. Adjacent property consolidation or zoning lot letter. Prior to site plan approval, the Property shall either be consolidated with GPIN 8724-09-1124 or a Zoning Lot Letter shall be executed and submitted to the Planning Department.

Owner by power of attorney — 4-6-15 Date

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

I, Kathleen M. Thomas, do hereby certify that Jennifer D. Mullen as power of attorney for the Property Owner has acknowledged the foregoing Proffers before me, this 6th day of April, 2015.

Kathleen M. Thomas (SEAL)
Notary Public

My Commission Expires: 06/30/2019

Kathleen M. Thomas
Commonwealth of Virginia
Notary Public
Commission No. 7923933
My Commission Expires 6/30/2019

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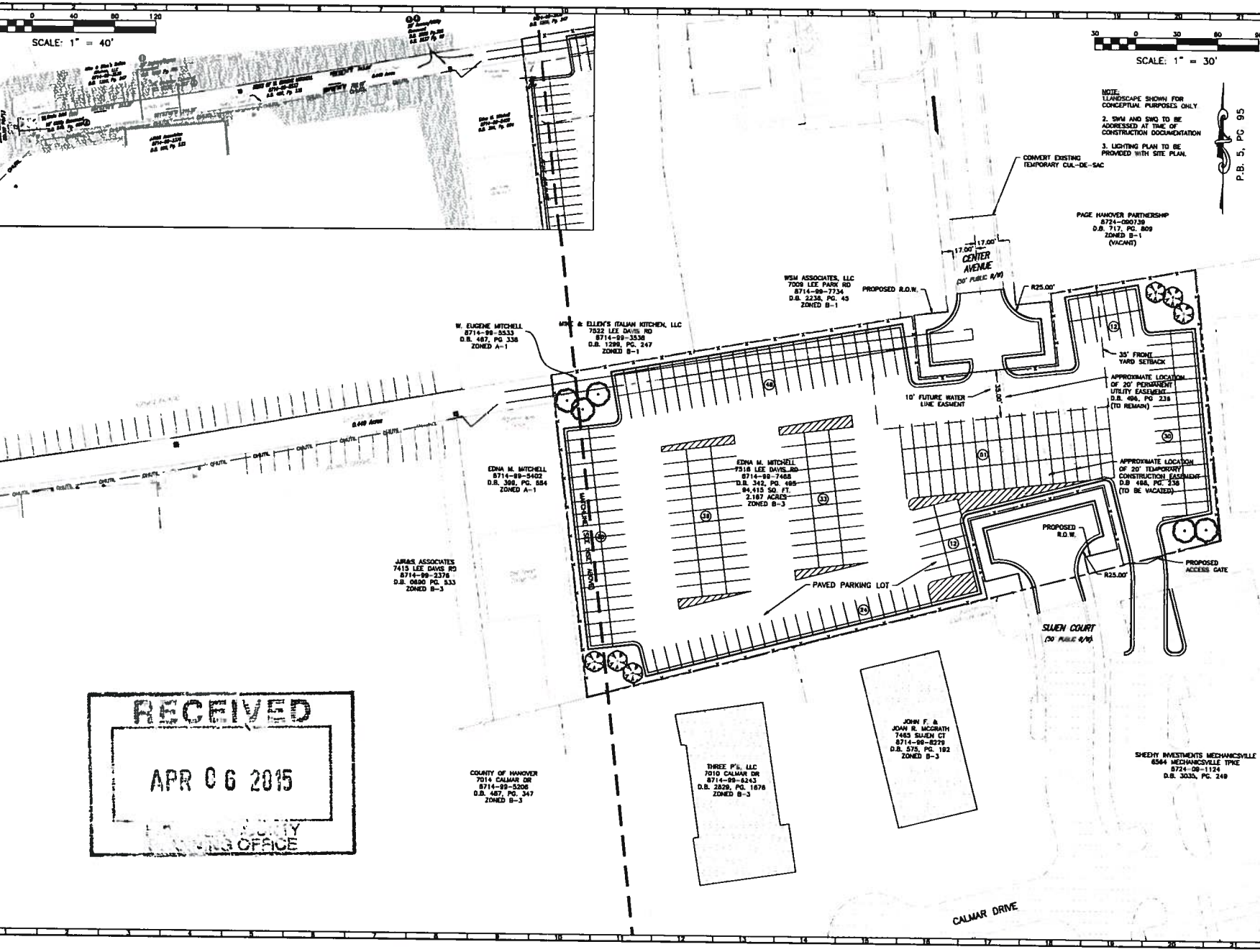
PLANNING



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PLANNING OFFICE