

# 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

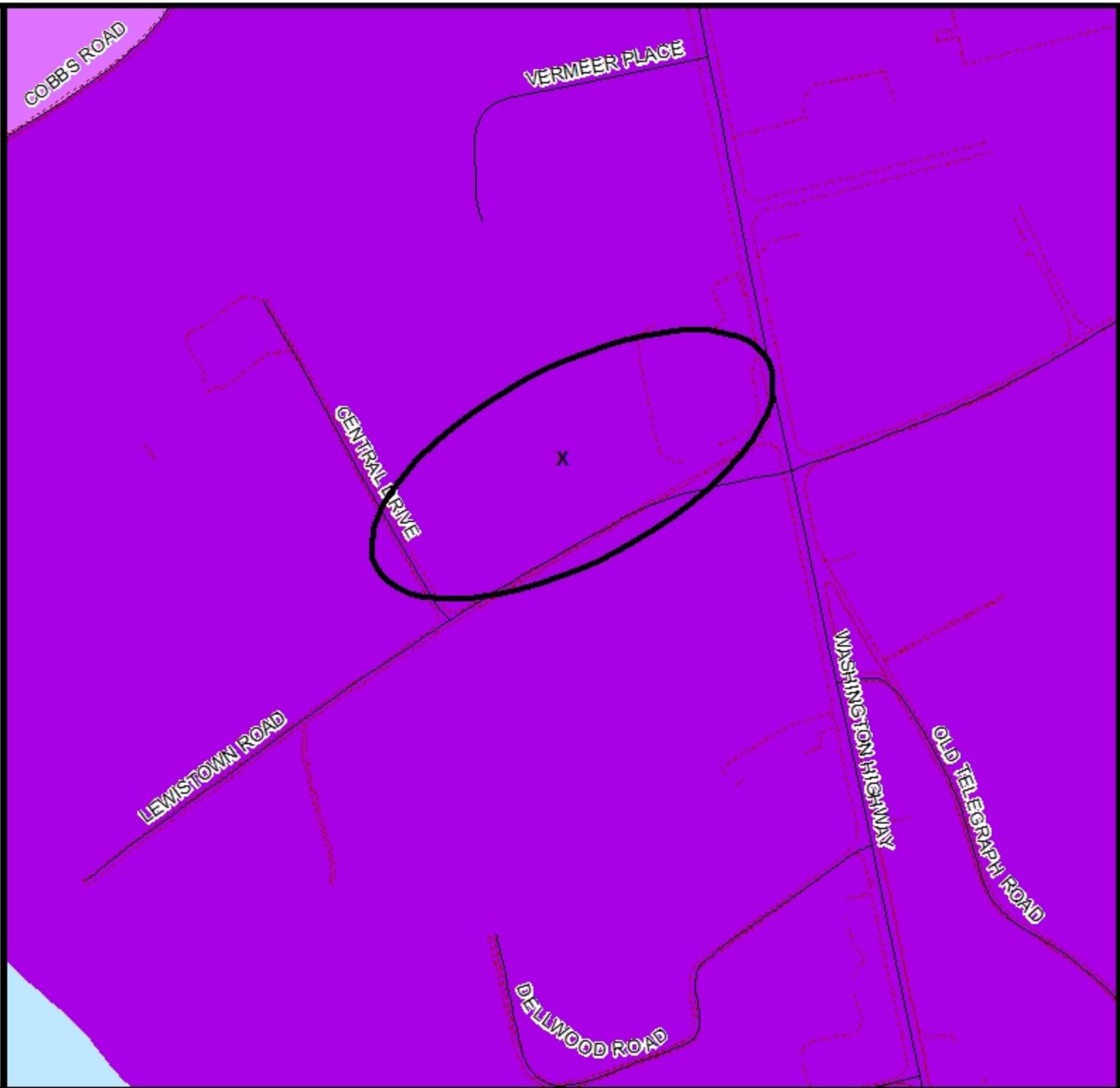
GPIN: 7788-05-0451

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**

Wayne Hazzard and James A. Hill

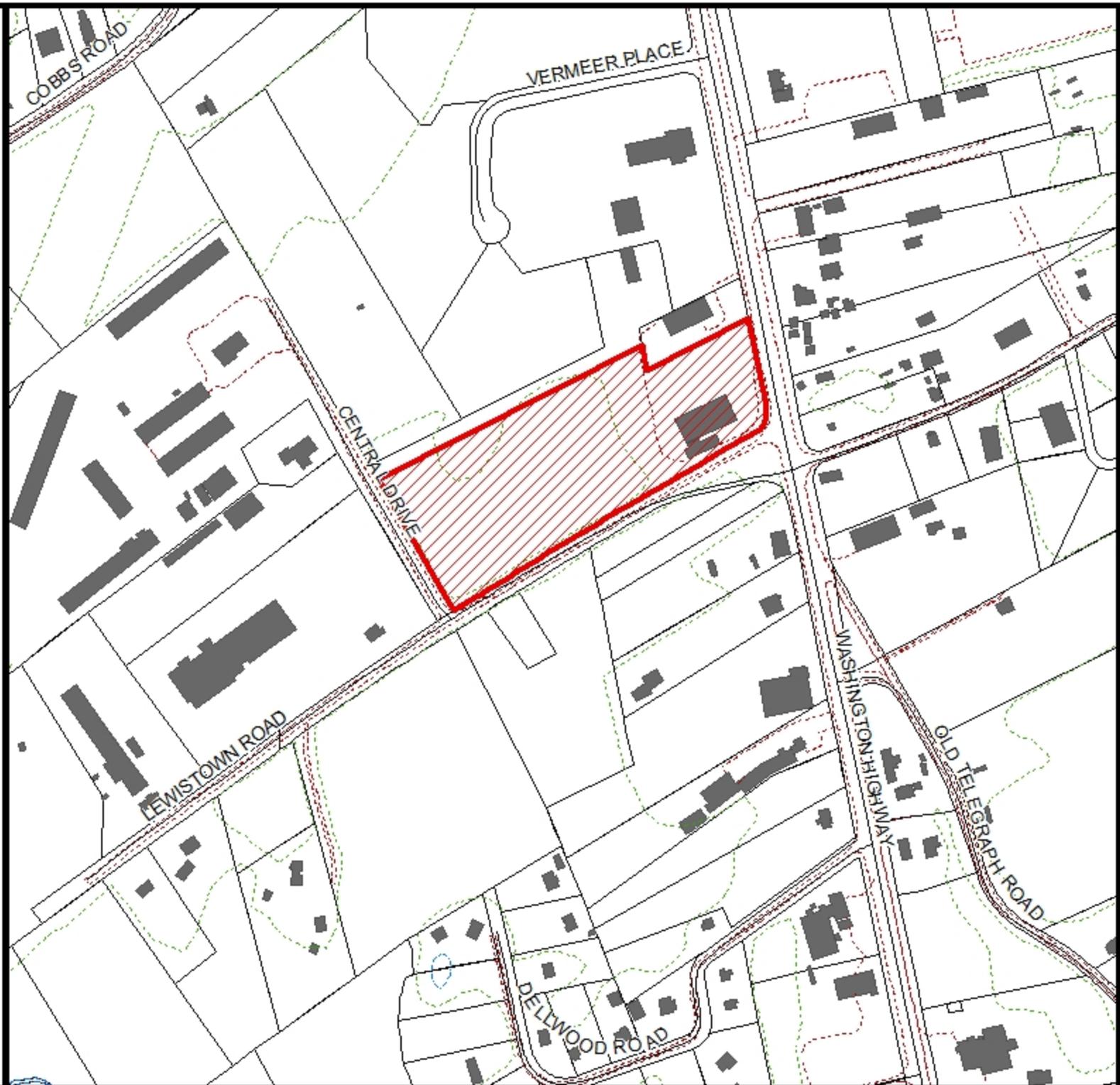
Rezone M-1 to M-2

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

Wayne Hazzard and James A. Hill

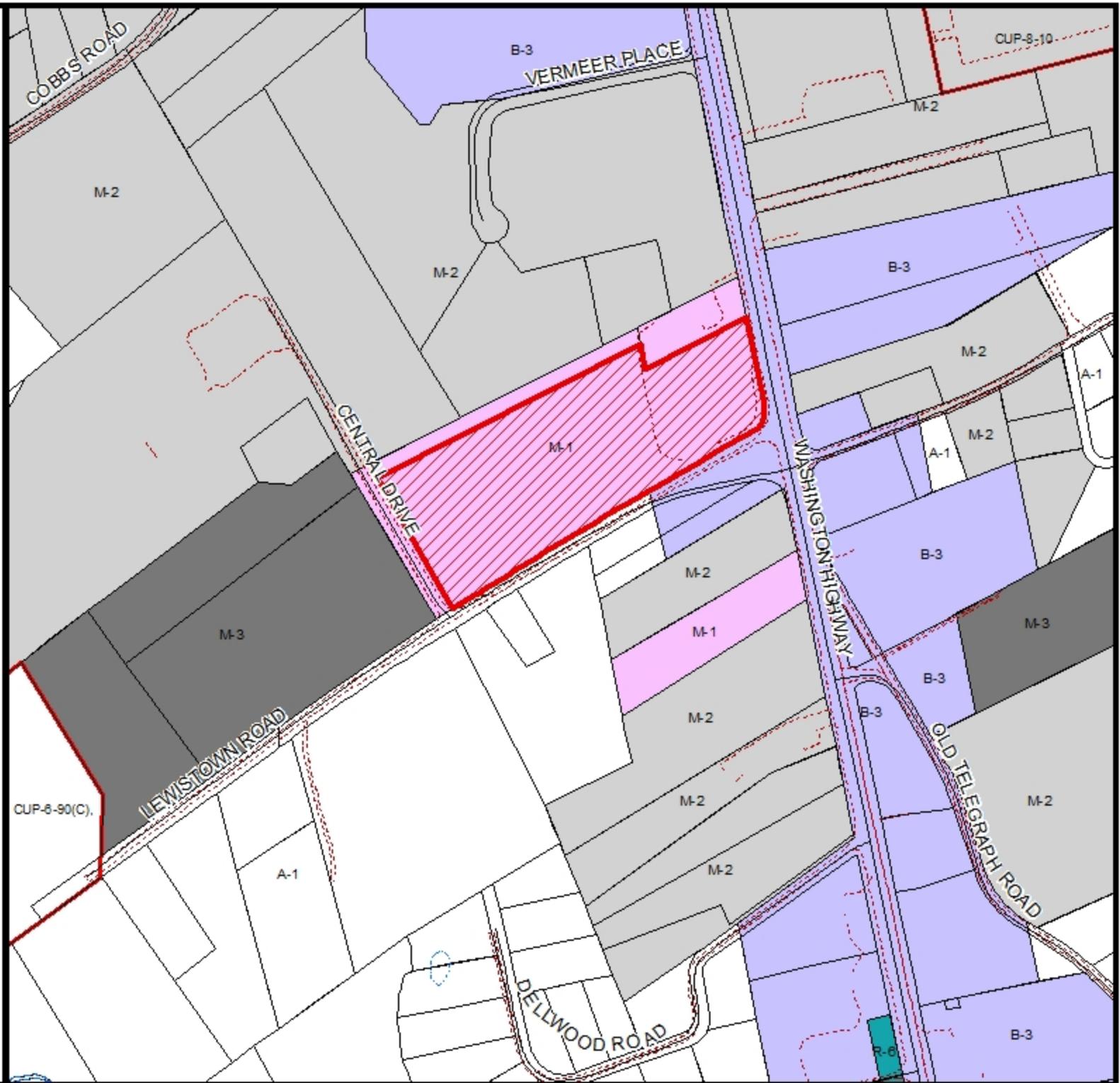
Rezone M-1 to M-2

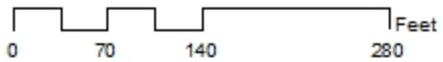
OPIN: 7788-05-0451  
South Anna Magisterial District



1 inch = 400 feet

February 02, 2015





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

Industrial Rezoning Report  
South Anna Magisterial District  
PC Meeting Date: March 19, 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.

### Staff Recommendation

**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 that all freestanding signage shall be a monument style.

Staff recommends approval of the submitted proffers, dated February.

CDC/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

**PROFFERS for C-3-15(c), Wayne T. Hazzard, et al.:**

The undersigned, Wayne T. Hazzard and James A. Hill, owners of the parcel designated GPIN 7788-05-8451 ("the Property"), voluntarily agrees for themselves, their agents, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from M-1, Limited Industrial District, to M-2(c), Light Industrial District with conditions, the development and use of the Property shall be subject to the following conditions:

1. Use Restrictions. The following M-2 uses shall not be permitted:
  - a. Coal and wood yards, coke storage and sales; and,
  - e. 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 of 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.

Wayne T. Hazzard

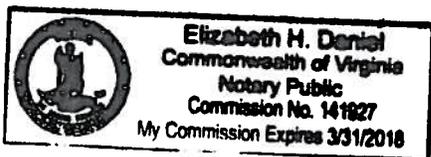


COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, Elizabeth H. Daniel, do hereby certify that the foregoing Proffers were acknowledged before me, by Wayne T. Hazzard, this 25<sup>th</sup> day of February, 2015.

Elizabeth H. Daniel (SEAL)  
Notary Public

My Commission Expires: 3 / 31 / 2018  
My commission ID#: 141927



James A. Hill

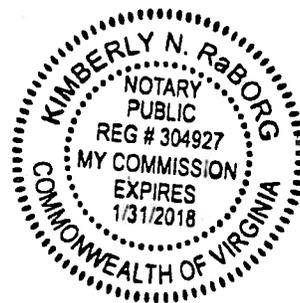
*[Signature]*

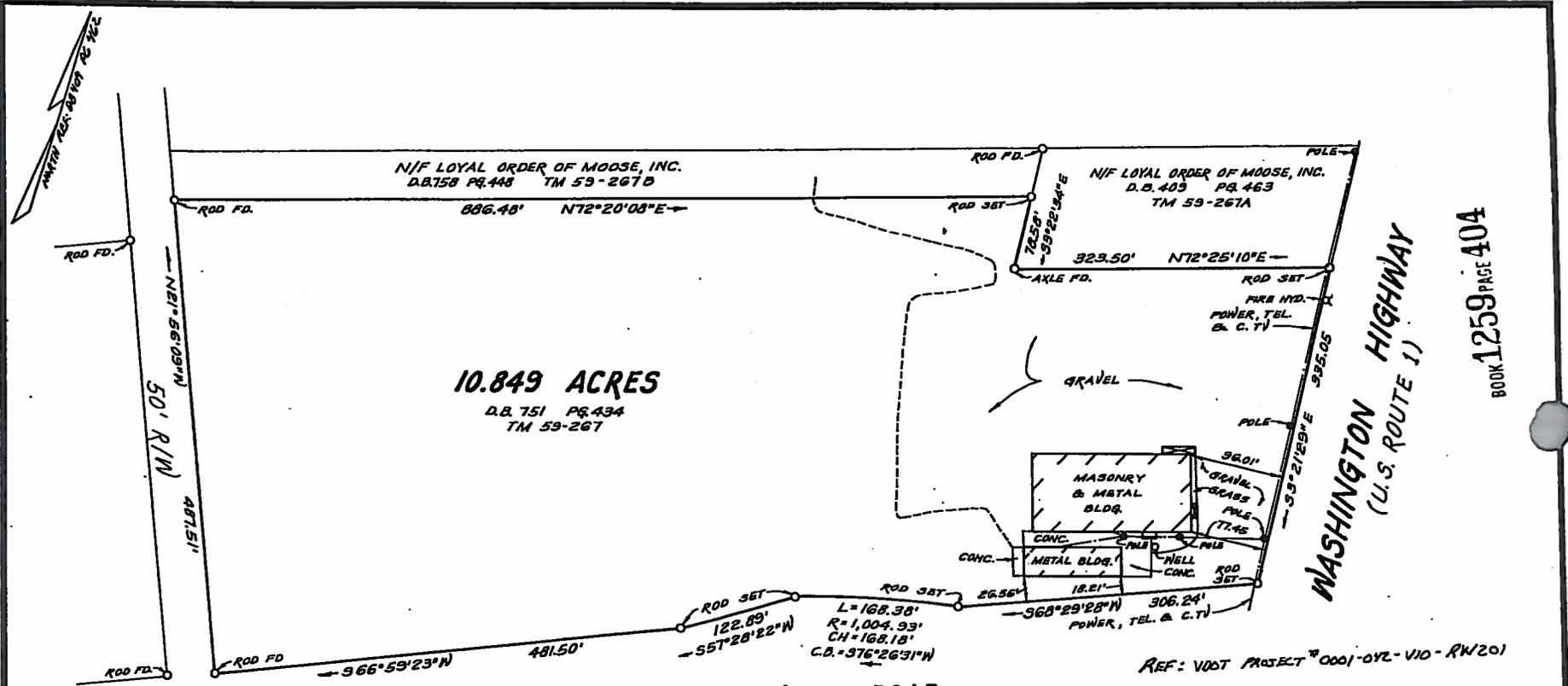
COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, Kimberly N. Raborg, do hereby certify that the foregoing Proffers were  
acknowledged before me, (by) James A. Hill, this 25 day of February 2015.

Kimberly N. Raborg (SEAL)  
Notary Public

My Commission Expires: 01/31/2018  
My commission ID#: 304927





**10.849 ACRES**  
 D.B. 751 P.G. 434  
 T.M. 59-267

**LEWISTOWN 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.

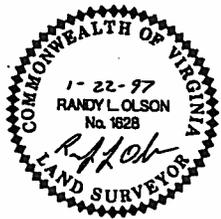
"This is to certify that on 1-22-97  
 I made an accurate survey of the  
 premises shown hereon and that there  
 are no easements or encroachments  
 visible on the ground other than  
 those shown hereon."  
 R.L.O.

I, Randy L. Olson, do certify

this property is NOT in  
 a H.U.D. defined flood hazard area.  
 Randy L. Olson, C.L.S.  
 IN ZONE "C"

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

REF: VDOT PROJECT # 0001-042-VIO-RW201



**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- H.E.C.	
P.BK- 335	PG- 42-44



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