



NELSON COUNTY PLANNING COMMISSION

Meeting Agenda

December 18, 2024

General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovingston

- **7:00 – Meeting Convenes / Call to Order**
- **Public Hearing:**
 - **Rezoning #240289 – Sunny Mountain Store – A-1 to B-1**
- **2025 Schedule**
- **Board of Supervisors Report**
- **Next Regular Meeting: January 22, 2025**

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: December 18, 2024

Re: REZ #240289 – Sunny Mountain Store – A-1 to B-1

BACKGROUND: This is a request to rezone property from A-1 Agriculture to B-1 Business to align the zoning designation with the current use, and allow for additional permitted sign area.

Public Hearings Scheduled: PC – December 18 / Board – January 14 (tentative)

Location / Election District: 10761 Thomas Nelson Hwy / East Election District

Tax Map Number / Total acreage: 58-A-7, 7A / 1.7 acres +/- total

Owner Information: Raj Singla (Andy), 10761 Thomas Nelson Hwy, Lovington, VA / Sapna Bansal, 4630 Manor Glen Way, Glen Allen, VA

Comments: This property is commonly referred to as the “Sunny Mountain Store,” which operates as a convenience store, gas station, and restaurant (Indian Oven); all legally vested nonconforming uses. The owners are proposing to rezone the property from A-1 Agriculture to B-1 Business to align the zoning designation with the current uses. This rezoning would also allow them to expand their signage. In the A-1 District, only 50 square feet of sign area is permitted for businesses. The B-1 zoning designation would allow for up to 150 square feet of sign area. In 2023, the owners replaced the freestanding sign for Marathon, which totals close to the 50 square feet limit. They would like to expand the signage on the existing freestanding sign for additional advertisement of the business on site.

DISCUSSION:

Land Use / Floodplain: The subject parcel is zoned A-1 Agriculture, and is adjoined by A-1 Agriculture zoning. There are regulatory flood zones on these properties, which restricts development through the Flood Hazard Ordinance. No additional uses are proposed for the properties.

Access and Parking: This property is currently accessed on Thomas Nelson Hwy (Route 29). VDOT will be required to review the proposed signage along the highway.

Comprehensive Plan: This property is within the Lovington Designation of the Future Land Use Map. The core concept is to prioritize regional scale development, redevelopment, and infill to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life. Primary land use types include commercial such as retail, shopping, and dining, and business and employment. One planning guideline identified is to preserve existing structures and traditional patterns of development while allowing for a mix of uses.

Proffers: There are no proffers submitted with this request.

The approval of rezoning requests should be based on one or more of the following factors:

1. Good Zoning Practice
2. Public Necessity
3. General Welfare
4. Convenience

Attachments:

Application

Zoning / Floodplain Map

Marathon Sign Approval

Google Street View



PERMIT APPLICATION:

Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: REZ # 240289
application type application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- | | |
|--|--|
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Rezoning from <u>A1</u> to <u>B1</u> | <input type="checkbox"/> Site Plan – Minor |
| <input type="checkbox"/> Conditional Rezoning from _____ to _____ | <input type="checkbox"/> Site Plan – Major |
| <input type="checkbox"/> Other: _____ | |

Reason(s) for request:

This location operates as C-Store, Gas Station and
Restaurant business.

want to add additional signage

(Please use reverse or attach additional sheet if more space is needed.)

2. Applicant(s) and Property Owner(s):

(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)

☐ Applicant ☒ Property Owner Name: RAJ SINGLA (Andy)

Mailing Address: 10761 THOMAS NELSON HWY LOVINGSTON, VA 22949

Telephone #: 714 812 3125 Email Address: rajgarg smountaininv@gmail.com

Relationship (if applicable): _____

☐ Applicant ☐ Property Owner Name: SAPNA BANSAL

Mailing Address: 4630 MANOR GLEN WAY, GLEN ALLEN, VA 23059

Telephone #: 804 490 1722 Email Address: bansal.sapna81@gmail.com

Relationship (if applicable): _____

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)

3. Location and Characteristics of Subject Property:

a. Address of Property (specific location, route numbers, street names, voting district, etc.):

10761 THOMAS NELSON HWY LOVINGSTON VA 22949

b. Official tax map number: 58 A 7, 7A

c. Acreage of property: 1.81 Acres

d. Present use: C-Store, Gas Station and Restaurant

e. Present zoning classification: 58 A 7

f. Zoning classification of surrounding properties:

4. Affidavit: The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Ray Singla Printed Name: RAJ SINGLA

Signature: Sapna Bansal Printed Name: SAPNA BANSAL

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)

5. Additional information: (Please attach separate sheet for additional details, explanations, etc.)

6. Please note: In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

-----TO BE COMPLETED BY PLANNING & ZONING STAFF-----

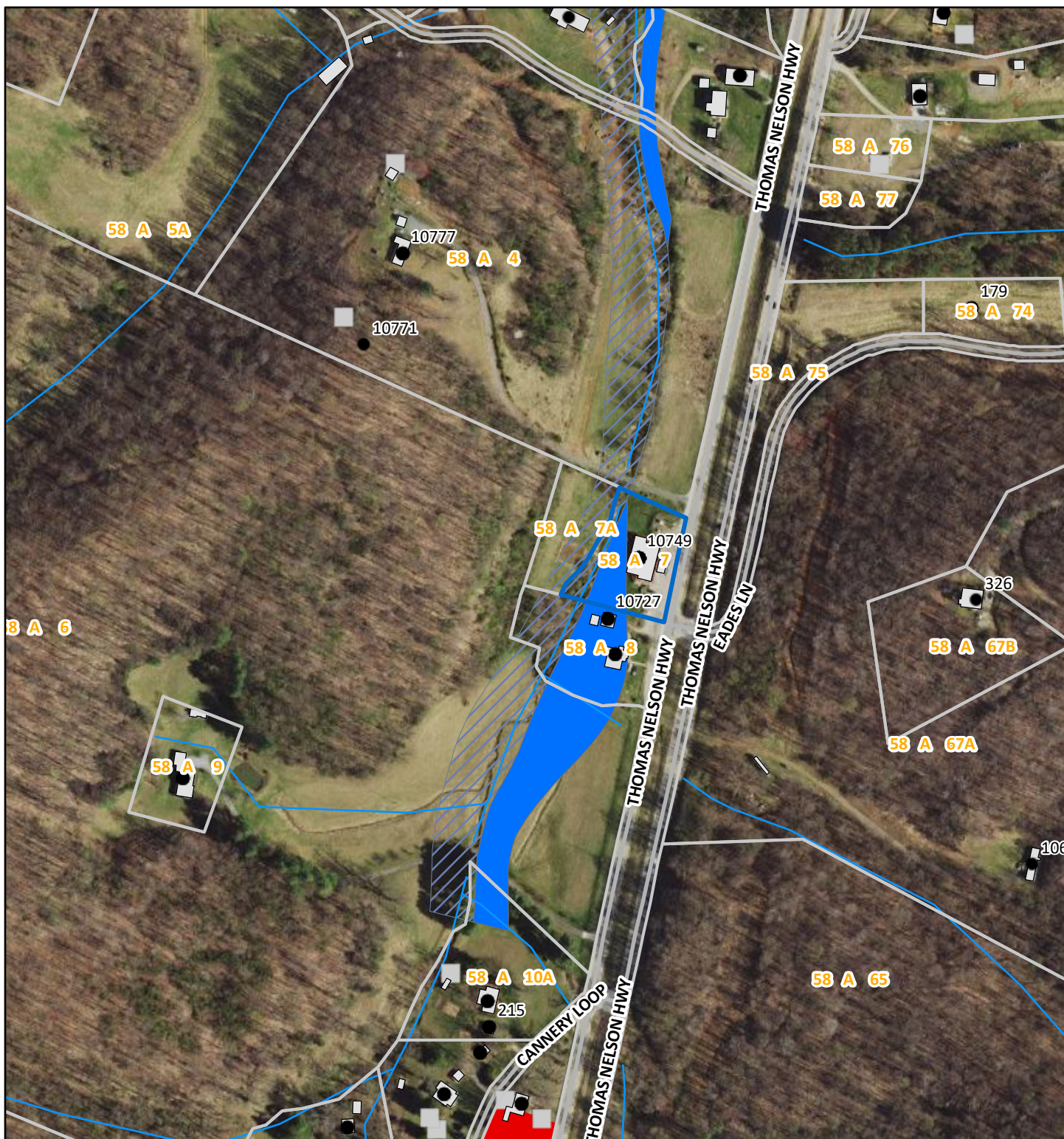
Pursuant to Article _____, Section _____ of the Nelson County Zoning Ordinance.
Pursuant to Section _____, Subsection _____ of the Nelson County Subdivision Ordinance.

- ☐ Completed application and fee (\$ _____) received on _____
- ☐ Hearing Notice published on _____
- ☐ Planning Commission action: Date of Meeting / Hearing: _____
Recommendation: _____
- ☐ Board of Supervisors action: Date of Hearing: _____ Date of Decision: _____
Action: _____

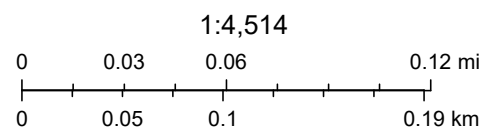
Nelson County Planning & Zoning Department

(Mailing Address) P.O. Box 558, Lovingston, Virginia 22949 | (Physical Address) 80 Front Street, Lovingston, Virginia 22949
(Telephone Number) 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | (Fax Number) 434 263-7086

<http://www.nelsoncounty-va.gov/departments/planning-zoning/>



December 18, 2024



Zoning Approval

Nelson County

80 Front Street - PO Box 558

Lovingsston, VA 22949

(434) 263-7090

Date Received: 08/22/2023



Project Location: 10761 THOMAS NELSON HWY

City,State,Zip: LOVINGSTON, VA 22949

Acres: .71

Zoning District: 2

Floodplain on Property: Yes

Structure in Floodplain: No

Front Setback: 5'

Rear Setback:

Min. Right Setback:

Min. Left Setback:

Accessory: 15' from all property lines: ☐

Description: HORSLEY-FLOYD DB 198/398

Applicant Name: Sara Montgomery

Address: 1990 Rockford St

City,State,Zip: Mount Airy, NC 27030

Phone: 336-789-3069

Email: sara@interstatesign.com

Owner: SS ROUNDTREE LLC

Address: 4630 MANOR GLEN WAY

City,State,Zip: GLEN ALLEN, VA 23059

Phone:

Email:

Conditions

Zoning Approval #1034. 4-1-14 permits Business Signs, up to fifty (50) sq ft in total area. Must obtain a Building Permit.

All other applicable local, state, and federal regulations shall be complied with.

Emily [Signature]
Planning & Zoning

08/28/2023

Date

48"H x 97"W Cabinet
8" tall red digits



$4' \times 8.0833' = 32.33$ sq ft for the Marathon, Fuel Price Sign



