



3.24 ACRES

LAKE SAPONI DRIVE

SEMINOLE TRAIL

**FOR
SALE**

Seminole Trail/Lake Saponi Drive
Ruckersville, VA 22968



COMMONWEALTH
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PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY

- › High traffic and visibility in the growing Ruckersville market
- › Corner of U.S. Route 29 (Seminole Trail) & Lake Saponi Drive
- › In Greene County Comprehensive Plan for Mix Use Residential
- › Sale Price: \$875,000

FOR MORE INFORMATION:

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Information contained herein is deemed reliable but not guaranteed



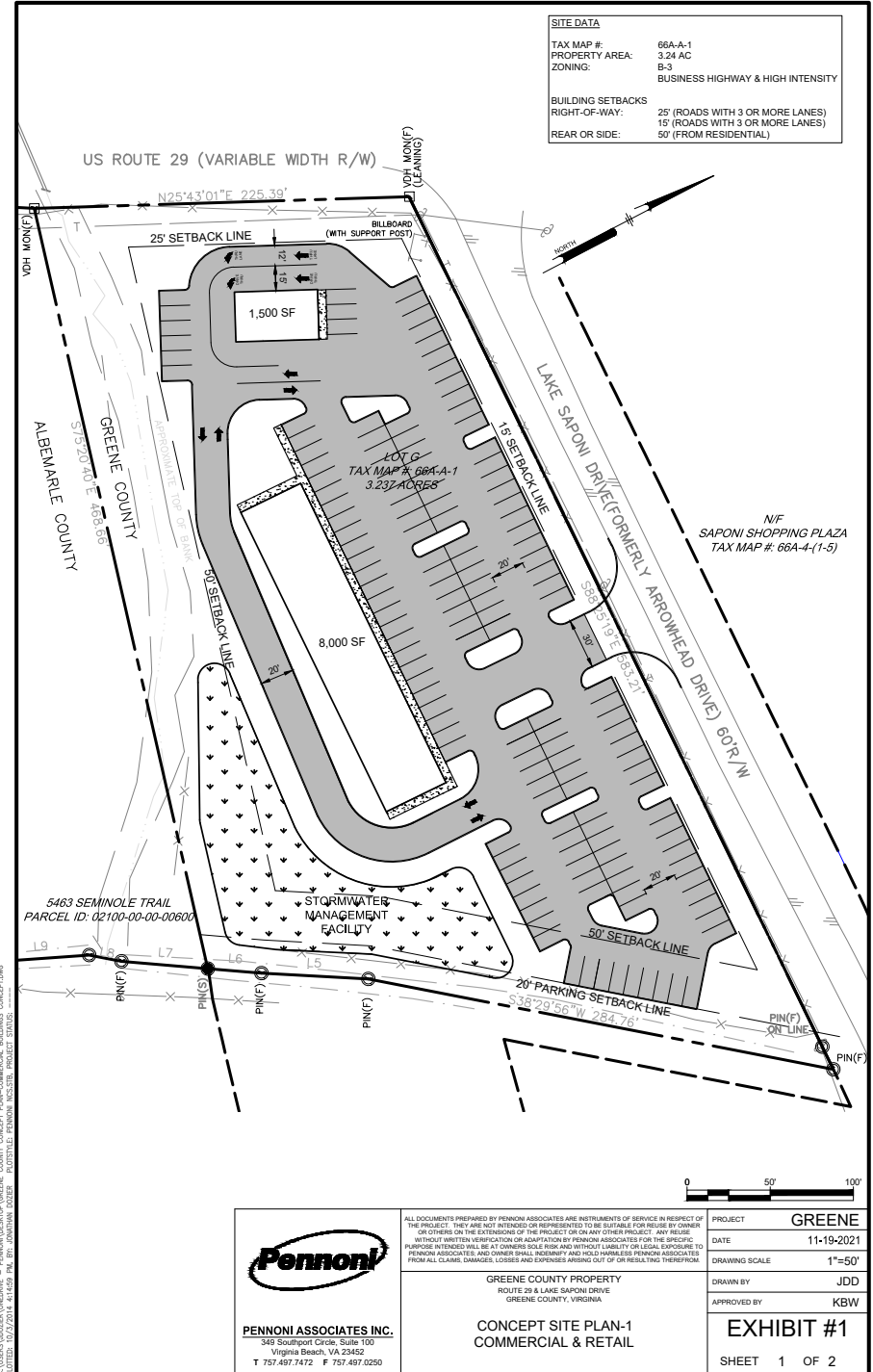
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CONCEPTUAL SITE PLAN

COMMERCIAL RETAIL



 **COMMONWEALTH COMMERCIAL**
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ZONING

FOR SALE: PRIME HIGHWAY COMMERCIAL LAND (B-3 ZONING)

✓ Zoning: Business Highway and High-Intensity (B-3)

This high-exposure site is zoned B-3, offering a wide range of permitted uses suitable for businesses requiring frequent public access, high traffic, and trucking activity. This zoning includes all permitted uses from B-1 (Restricted Business) and B-2 (General Business), in addition to various high-intensity commercial and light industrial uses.

✓ Permitted Uses (By Right)

- Retail & Service Businesses: General stores, pharmacies, restaurants (including drive-thru), coffee shops, liquor stores, and clubs.
- Auto & Equipment: Vehicle sales, service, and rental, repair garages, equipment rental, and leasing (screening required).
- Hospitality & Entertainment: Hotels/motels, movie theaters, nightclubs, and dance halls.
- Professional & Public Services: Banks, offices, funeral homes, pet grooming, and nursing homes.
- Industrial & Storage: Mini-storage units, building material sales, service contractors, and modular building sales.
- Other Uses: Farmer's markets, temporary events (permit required), and light industrial ($\leq 25,000$ sq. ft.).

✓ Uses Permitted by Special Use Permit

- High-Intensity Businesses: fuel distribution centers, portable sanitation storage.
- Medical & Institutional: Hospitals, outdoor recreation facilities, auction galleries.
- Heavy Equipment Storage: Heavy vehicle parking and storage yards.
- Industrial & Manufacturing: Light industrial (over 25,000 sq. ft.), research, and development.

✓ Notable Development Regulations

Setback Regulations

- From roads with three or more lanes: Minimum 25 feet.
- From roads with two or more lanes: Minimum 15 feet.
- Side and Rear Yards: Minimum 50 feet when adjacent to residential, agricultural, or conservation zones.
- Accessory Uses (including parking): Must be at least 20 feet from side and rear lot lines.

Building Height & Maximum Allowable Increase

- Standard Maximum Height: 35 feet.
Extended Maximum Height: Up to 50 feet, provided that:
- For every additional 1 foot in height above 35 feet, an additional 1 foot of setback is required.
- Example: A 40-foot building requires a minimum 40-foot setback from applicable lot lines.
- A 50-foot building requires a minimum 50-foot setback.

Sewer Regulations

- Any use exceeding 5,000 gallons/day sewage demand must connect to a central sewer facility.
- New construction within 350 feet of an available sewer line must connect.

Site Development & Parking Requirements

- Site Plan: A development plan must be submitted before a building permit is issued.
- Off-Street Parking: Required as per Article 16 of the zoning ordinance.
- Interior Circulation Aisles: Minimum 20 feet wide for safe traffic flow.
- Shared Access: Internal aisles should provide access to adjoining commercial uses where feasible.

Light Industrial Use Requirements

- Outdoor storage must be screened.
- All activities must be inside enclosed buildings.
- Loading bays must be screened and not visible from roadways.
- Deliveries restricted in residential-adjacent areas between 11:00 PM - 6:00 AM.
- Lighting must be dark-sky compliant and no taller than 25 feet.



SURROUNDING AREA

Proffers have been offered to the County to exclude the following uses on the parcel:

- › Day care and child care facilities
- › Fireworks, temporary only
- › Laundry Services
- › Highway retail service centers/truck stops
- › Bus, truck and taxi terminals
- › Fuel distribution center

SEMINOLE TRAIL 32,000 VPD



Development	Unit Type, Zoning	# Units	Acreage	du/ac
RECENTLY COMPLETED				
Terrace Greene	Multi-family, R-2	350	29	12
Oxford Hills	Detached single family, R-1	120	63	2
Lily Ridge Apartments	family, R-1	120	63	2
Hawks Landing Apartments	Multi-family, PUD	48	3.93	12
The Knoll	Multi-family, PUD	50	4.04	12
Total		780		
RECENTLY APPROVED				
Creekside PUD	Townhomes and detached PUD	1,100	402	3
The Arbors Senior Apartments	Multi-family, R-2	120	8	15
Judo Drive Townhomes	Townhomes, R-2	165	17	9.7
Cedar Run Townhomes	Townhomes, R-2	55	7	7
Benchmark Townhomes	Townhomes, R-2	19	3	6
Four Seasons, Phase 2	Senior Residential, detached	129	47	3
Villages At Terrace Greene	Townhomes, PUD	282	20	14
The Grange	Detached	27		
Woodpark	Townhomes and detached	600		
Blue Ridge	TH and Detached	439	152.75	
Pastures	Detached	28		
Total		2964		

1. Terrace Green mixed use development
2. Ruckersville
3. Four Seasons is a resort-style community

4. Terrace Greene Apartments
 5. The Knoll at Stone View Apartments
- Subject Property

