

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-10-15

Sharyn G. and Thomas E. Bengel

Rezone A-1 to RS
(1 lot family)

Suburban General Land Use

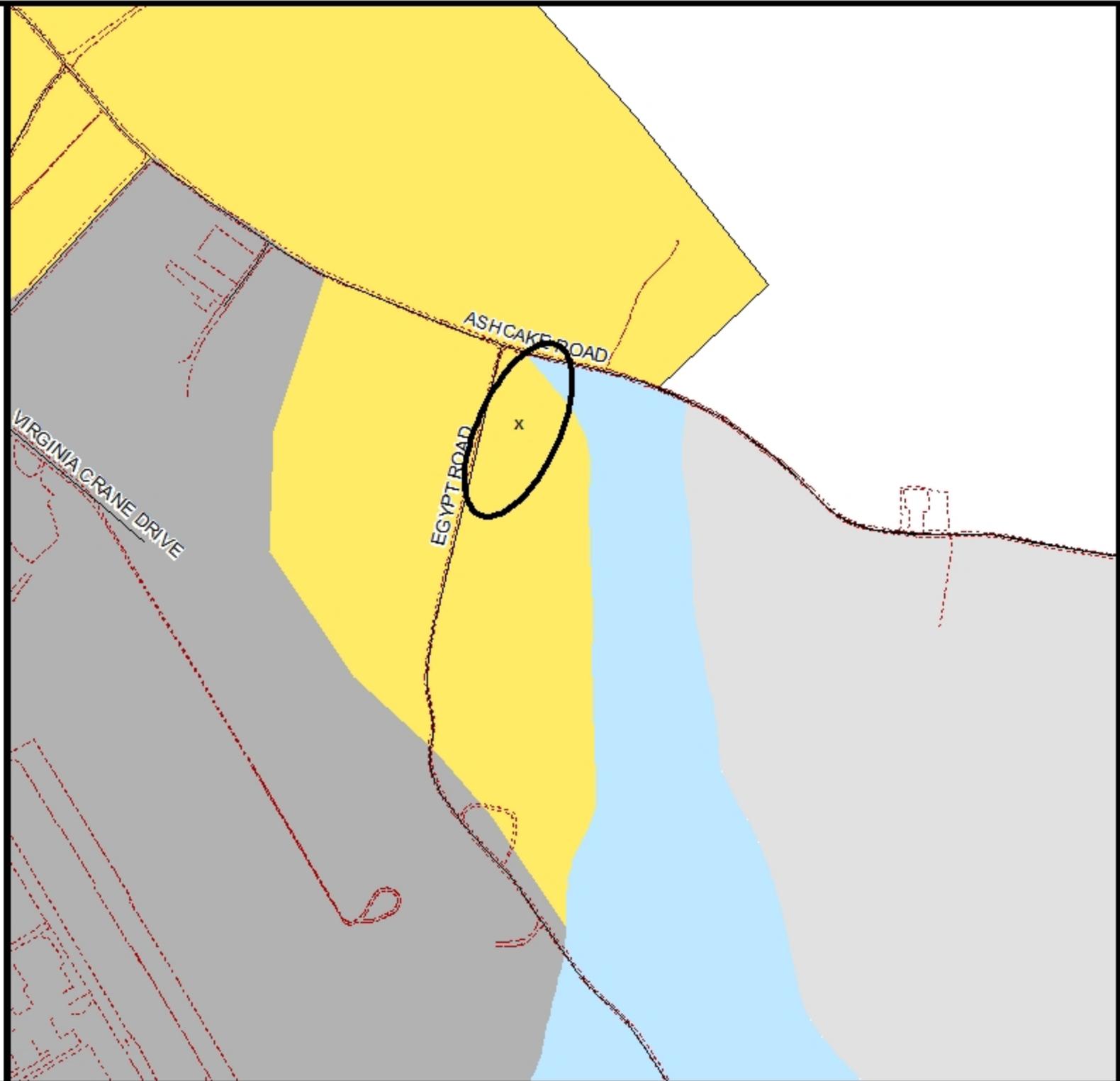
OPIN: 7798-16-7439

Ashland Magisterial District



1 inch = 600 feet

April 06, 2015

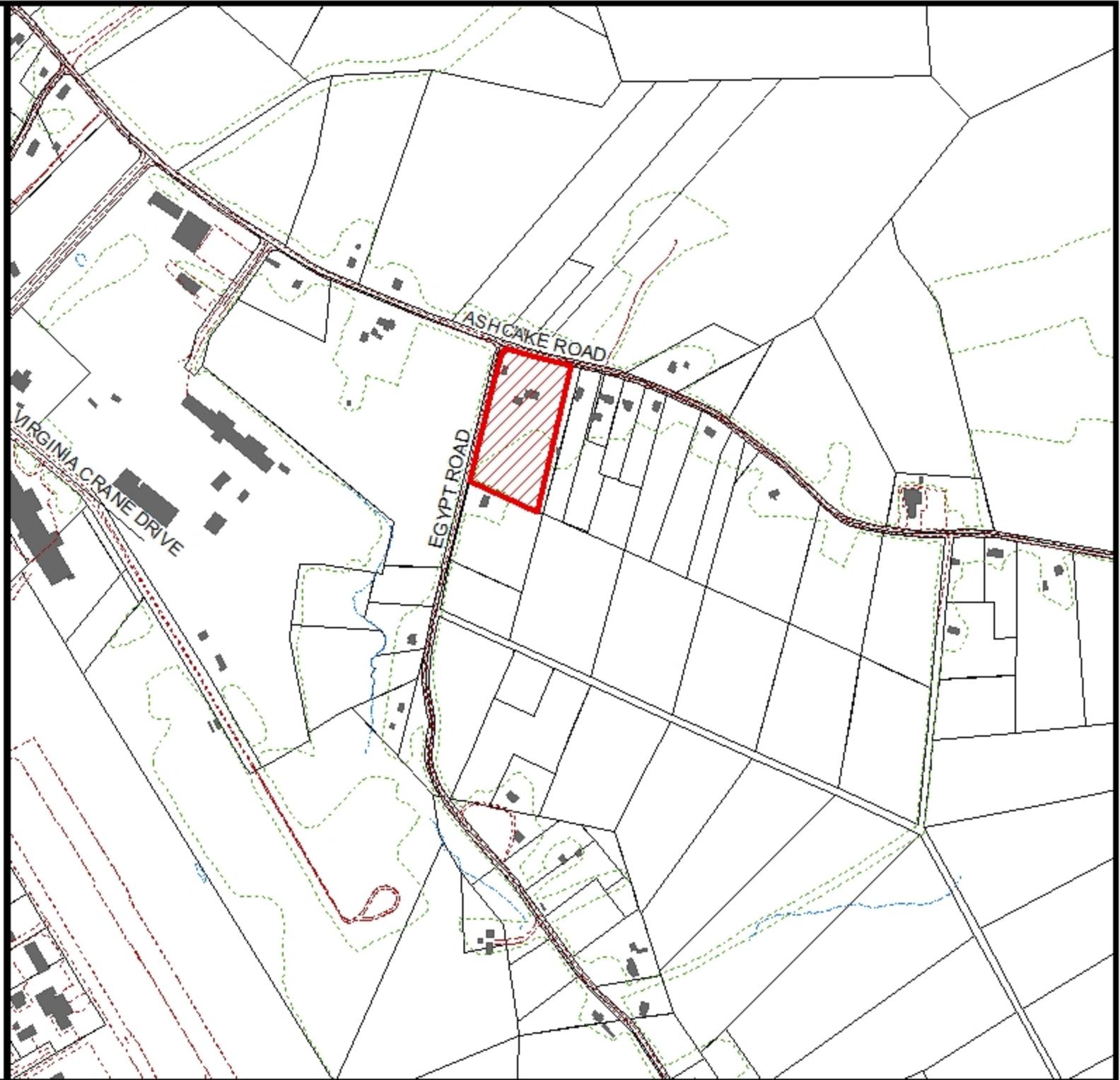


**Hanover County,
Virginia**

General Parcel Map

Legend

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



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Rezone A-1 to RS
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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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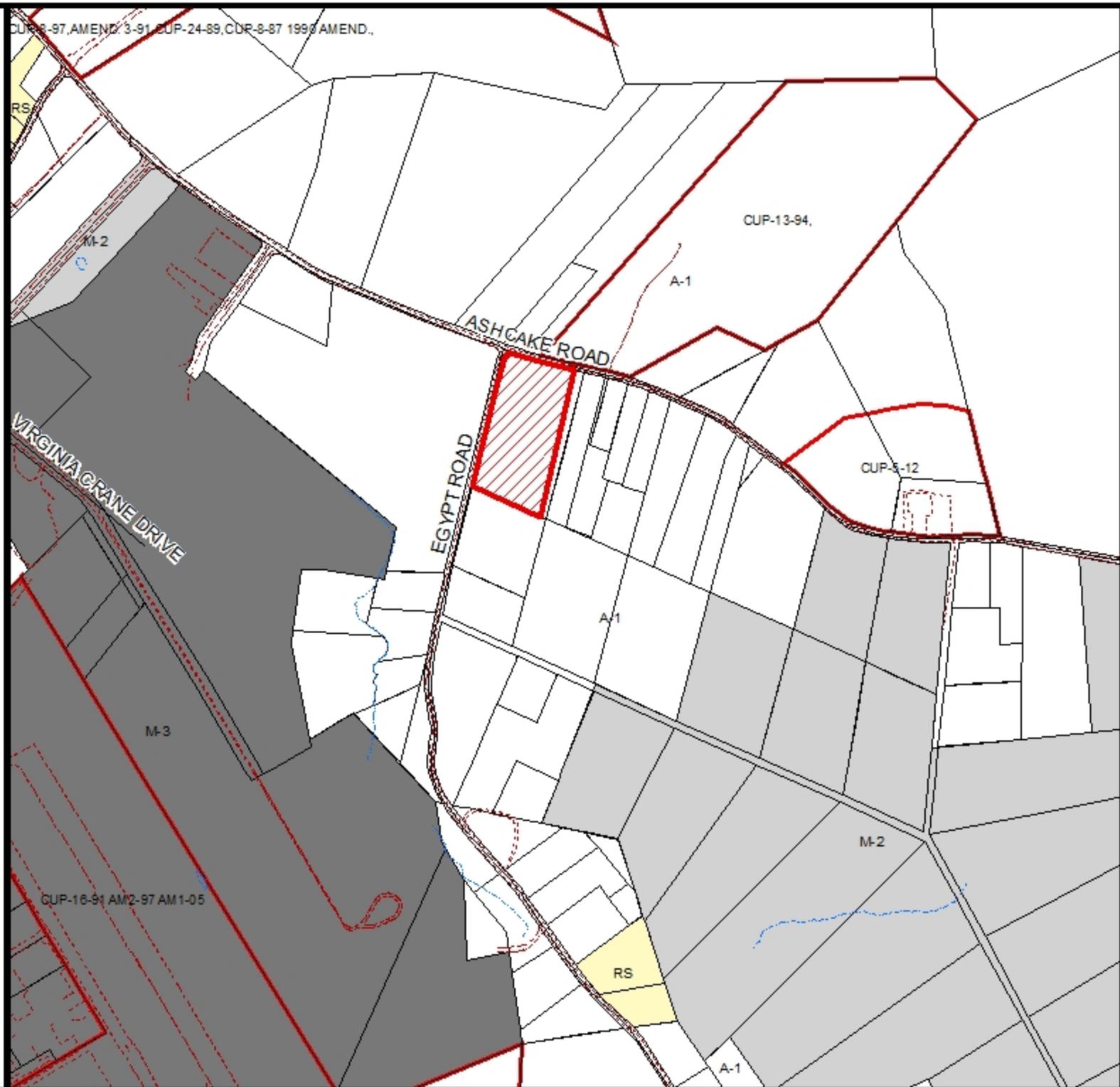
Rezone A-1 to RS
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1 inch = 600 feet

April 06, 2015





CUP-13-94

ASHCAKE ROAD RT 657

LOWRIE ROAD RT 744



0 60 120 240 Feet

C-10-15(c), SHARYN G. AND THOMAS E. BENDEL

Residential Rezoning Report
Ashland Magisterial District
Board Meeting Date: July 22, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District
Requested Density	1 dwelling unit per 2.44 acres
Acreage	4.88 acres
Location	Southeast quadrant of the intersection of Ashcake Road (State Route 657) and Egypt Road (State Route 741)
GPIN	7798-16-7439
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Ashcake Road – Minor Collector (60' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

This is a request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions to allow for the creation of one additional building lot for a family member.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated May 13, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated May 13, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 4.88 acre subject parcel to be divided into two lots: a 1.59 acre lot and a 3.29 acre lot, which will include the existing house and garage. The applicant intends to create a lot for a family member to build a house as a residence on the property. Lot 1 will continue to use their existing driveway on Ashcake Road, and Lot 2 will have access from Egypt Road. Should this rezoning application be approved, the applicant must submit a family division application for review and approval that is in substantial conformity with the proffered conceptual plan.

This application for RS zoning for one additional lot is consistent with the Suburban General land use designation in the Comprehensive Plan and should have little impact to this existing residential section of Ashcake Road.

Approval of this request could result in one additional dwelling unit. Schools affected are listed below:

School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
Elmont Elementary	540	385	381	371
Chickahominy Middle	1280	1179	1166	1149
Atlee High	1725	1677	1585	1525

Agency Analysis

Agency	Comment Summary
Health Department	AOSE must evaluate the property for a septic system.
Public Works	The lot is flat, and drainage will likely be a concern.
Public Utilities	The Water Code requires the new lot to connect to the County’s public water system.

Proffers

The applicant has submitted the standard proffers for a rezoning application to allow a family division. These proffers cover the following topics: conceptual plan, tree preservation, wetlands certification, perennality study, family division with a minimum 3-year residency, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated May 13, 2015.

Planning Commission Recommendation

At their meeting of June 18, 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 to RS(c), Single-Family Residential District on GPIN 7798-16-7439, consisting of approximately 4.88 acres, subject to the submitted proffers.

GJWB/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/Elevations/Conceptual Plan
- Ordinance

Available Upon Request

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

BENJEL CONCEPT PLAN

SKETCHED BY: TOM BENJEL
DATE APRIL 2, 2015

ASHCAKE ROAD

327.78'

149'

143'

100'

SEPTIC TANK

HOUSE

GARAGE

WELL

EXISTING

LOT 1 ± 3.29 ACRES

465.23

EGYPT ROAD
410.81'

345.27'

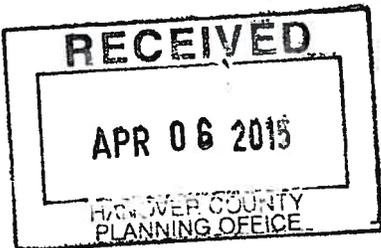
206'

PROPOSED

LOT 2 ± 1.59 ACRES

200'

345.27'



PROPOSED REZONING

1" = 100'

ORDINANCE C-10-15(c)

OWNER OF RECORD: SHARON G. AND THOMAS E. BENDEL

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 July, 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 7798-16-7439, consisting of 4.88± acres located in the southeast quadrant of the intersection of Ashcake Road (State Route 657) and Egypt Road (State Route 741) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, subject to the following conditions which were proffered by the Applicant on May 13, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Bengel Concept Plan," dated April 2, 2015, and prepared by Tom Bengel.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the wetlands certification.

4. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.
5. Family Division. The property shall only be divided for family, in accordance with Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.
6. Reservation of Right-of-Way. The Owner agrees to reserve twenty-five (25) feet of right-of-way from the centerline of Egypt Road (State Route) and thirty (30) feet of right-of-way from the centerline of Ashcake Road (State Route 657) to the property for the future road widening.

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-10-15(c), Sharyn G. and Thomas E. Bengel, as follows:

Vote:

Wayne T. Hazzard
 Aubrey M. Stanley
 Sean M. Davis
 Angela Kelly-Wiecek
 W. Canova Peterson, IV
 G. E. Via, III
 Elton J. Wade, Sr.

Public Hearings:

Planning Commission June 18, 2015
 Board of Supervisors July 22, 2015
 Adopted July 22, 2015

This is to certify that the above is a true copy of C-10-15(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors

GJWB/sm/hte