

# 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-12-14

Betsy T. and Ray L. Marshall

Rezone A-1 to B-3

Multi-Use Land Use

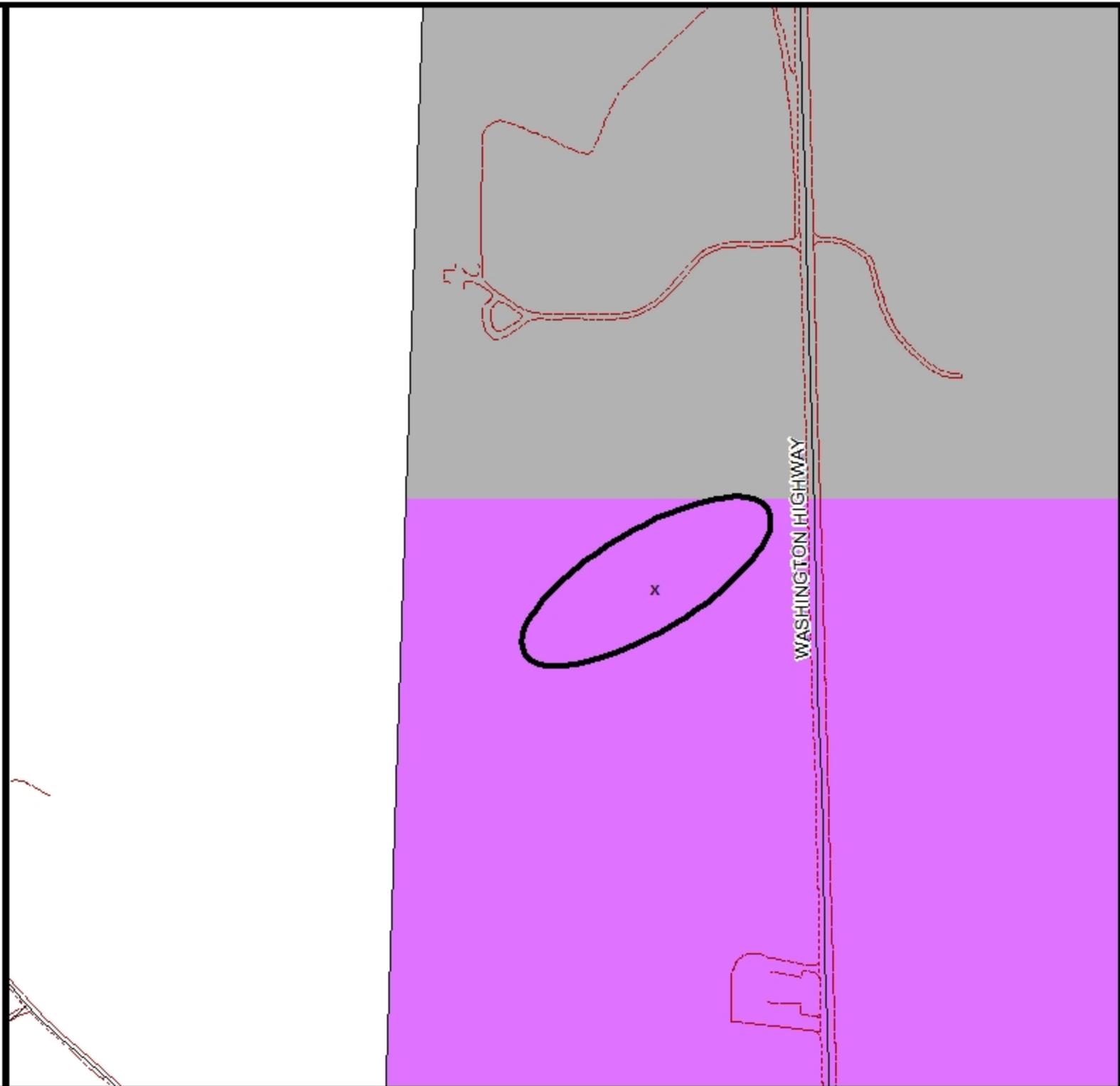
GPIN's: 7883-16-1033 (part) &  
7883-15-7758 (part)

Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-12-14**

**Betsy T. and Ray L. Marshall**

**Rezone A-1 to B-3**

**Zoned A-1**

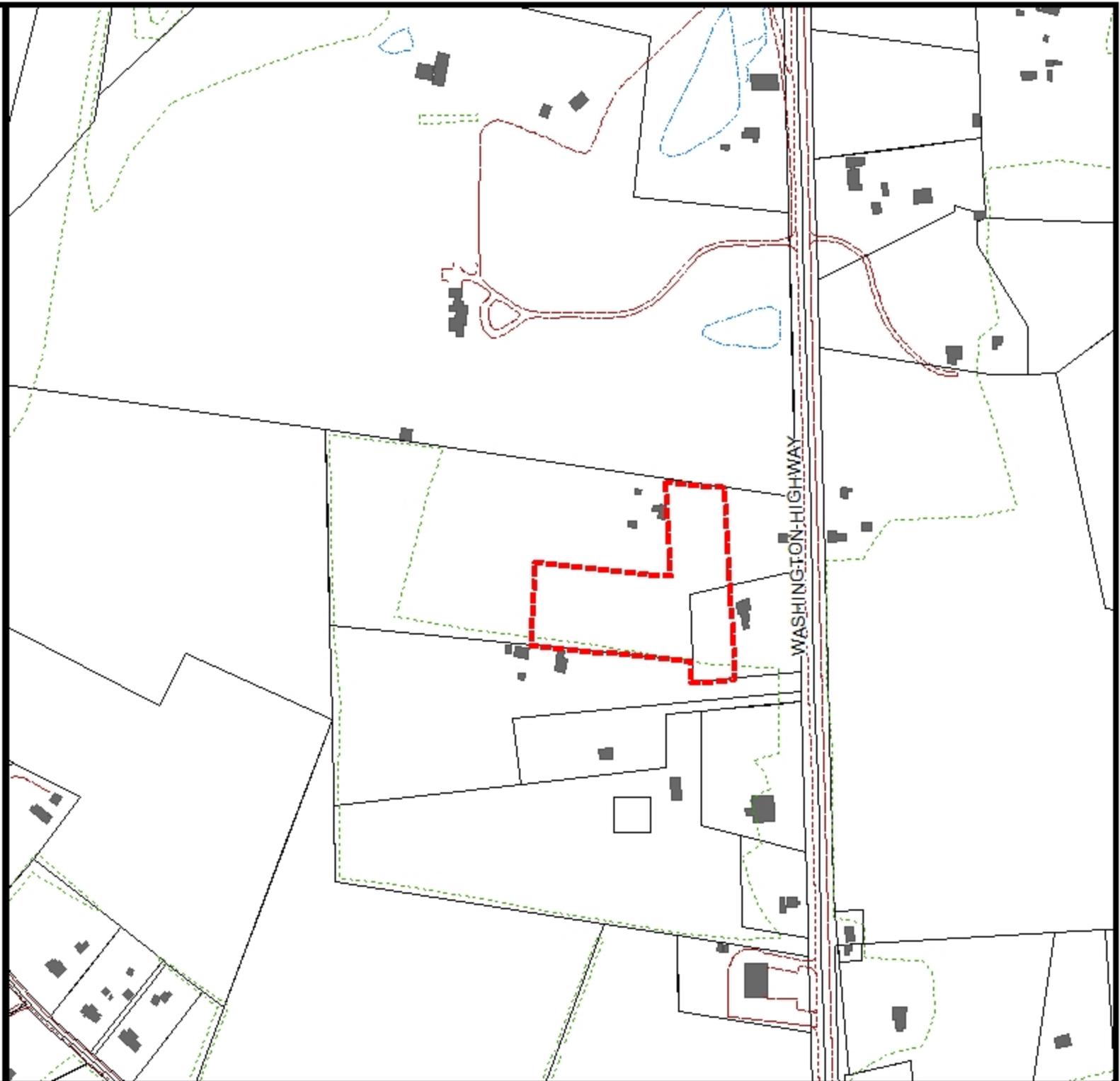
GPIN's: 7883-16-1033 (part) &  
7883-15-7758 (part)

*Beaverdam Magisterial District*



1 inch = 400 feet

July 07, 2014



# 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	

### C-12-14

Betsy T. and Ray L. Marshall

Rezone A-1 to B-3

Zoned A-1

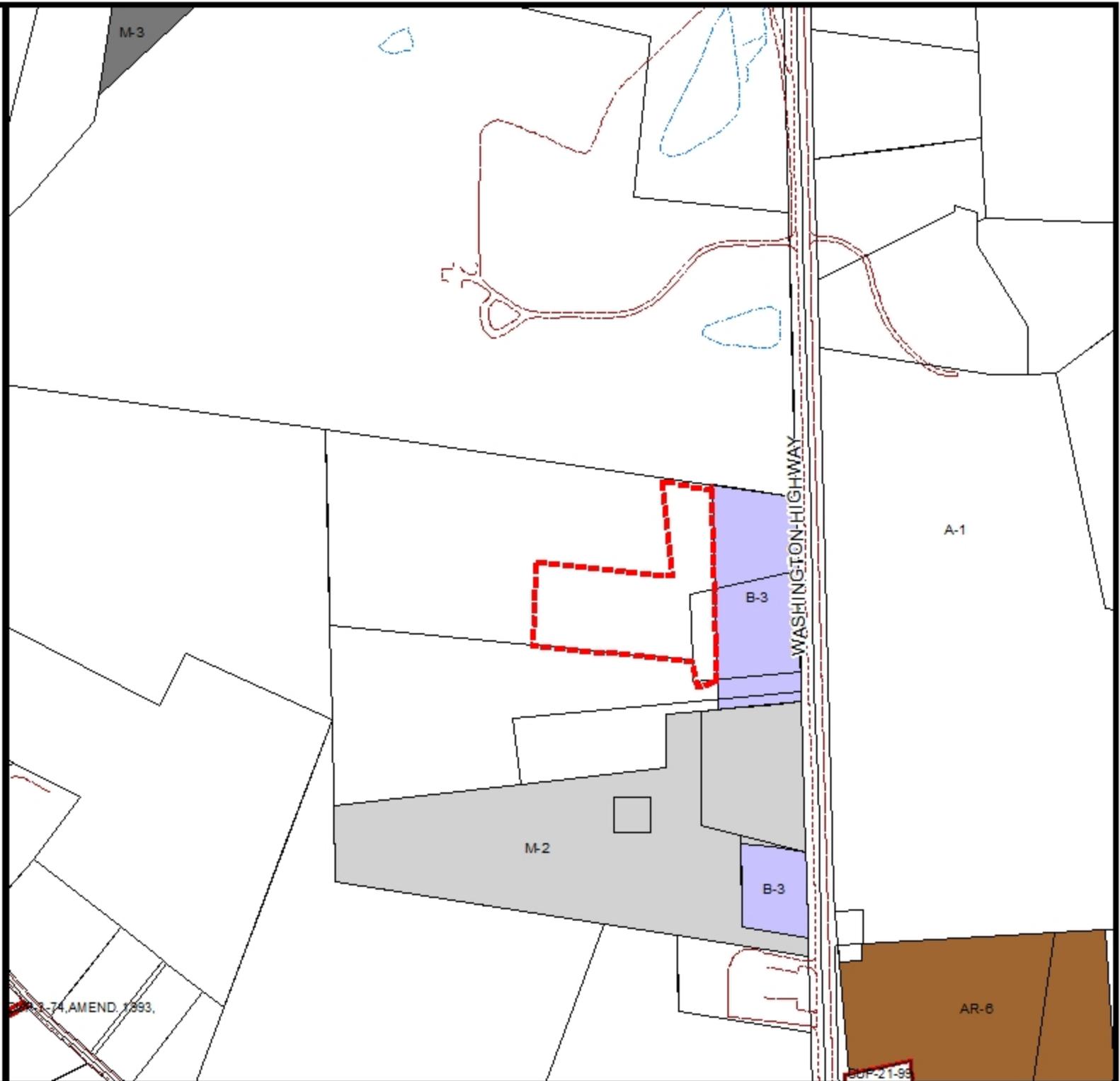
GPIN's: 7883-16-1033 (part) &  
7883-15-7758 (part)

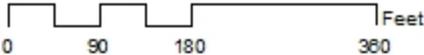
Beaverdam Magisterial District



1 inch = 400 feet

July 07, 2014





# C-12-14(c), BETSY T. AND RAY L. MARSHALL

Commercial Rezoning Report  
Beaverdam Magisterial District  
Board Meeting Date: October 22, 2014



## Overview

Current Zoning	A-1, Agricultural
Requested Zoning	B-3, General Business District
Acreage	4.82
Location	On the west line of Washington Highway (U.S. Route 1) approximately 0.5 miles south of its intersection with Doswell Road (State Route 688)
GPINs	7883-15-7758(part) and 7883-16-1033(part)
General Land Use Plan	Multi-Use and Agricultural
Major Thoroughfare Plan	Washington Highway, a Major Arterial (120' ROW)
Suburban Service Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

The applicants own two parcels consisting of 17.35 acres on the west line of Washington Highway. Approximately 2.5 acres are zoned B-3 to a depth of approximately 200 feet from the property frontage. The request is to expand the B-3 zoning by approximately 4.8 acres for a total of 7.3 acres.

## Recommendations

### *Staff*

**APPROVAL** subject to the proffers submitted on September 29, 2014, and the conceptual plan, dated August 18, 2014.

### *Planning Commission*

**APPROVAL** subject to the proffers submitted on September 29, 2014, and the conceptual plan, dated August 18, 2014.

## **Planning Analysis**

### *Comprehensive Plan and Compatibility with Surrounding Area*

The General Land Use Plan map shows that most of the area of the two parcels is shown for Multi-use, and under that land use designation, a request for B-3 zoning is appropriate. The rear portion of the larger parcel is shown for Agricultural. Currently, this parcel is surrounded by A-1 parcels, with the exception of two nearby M-2 parcels. The land uses in this area are predominantly rural residential type uses, but include a few small industrial sites, governmental use, and church use.

### *Conceptual Plan and Elevations*

A conceptual plan has been provided, but not proffered, that shows the two parcels and the portions of each that are currently zoned B-3, the area to be rezoned to B-3, and the residual 10.0-acre A-1 lot with its 50' access easement from Route 1. However, proffers have been provided to address architectural standards or the quality of materials to be used, and that access to the commercial parcel(s) shall be from a single commercial entrance that has been located, designed and constructed in accordance with VDOT standards and specifications. Beyond the conditions set by the two proffers, subdivision and site plan requirements will regulate the layout and development of this property.

Staff notes that the frontage for both parcels is currently zoned B-3 and is not part of this request. The Planning Department's general practice in situations where the applicant requests to expand the zoned area is to recommend that both the zoned area and the expansion area be included in the rezoning so that both areas operate under uniform development standards. Those standards would be created through proffered conditions that would apply to the area of the entire rezoning.

## **Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	For any future development, all stormwater and drainage requirements must be met.
Public Utilities	Connection not required unless proffered through zoning.
Health Department	Well and Septic must be evaluated for any proposed uses.
VDOT	Access needs to be shown on the conceptual plan.
Site Planning	After zoning, subdivision is required to create the 10-acre A-1 parcel. When a development is proposed, all site planning requirements must be met and the comments detail some of that.
Historical Commission	The Commission noted that while all three of the historic structures could potentially be negatively impacted by the rezoning, of particular concern are the Old Tea House and the Glascock House because they are within the area zoned B-3. The Loving House will remain for residential use on the proposed residual 10-acre A-1 lot. The Commission determined that the increase of the unconditional B-3 zoned area from 2.534 acres to 7.354 acres will allow more intensive uses permitted under that classification since the B-3 area will almost triple in size. With those uses, the Commission anticipates that the demolition of both the Old Tea House and the Glascock House are likely in

<b>Agency</b>	<b>Comment Summary</b>
Historical Commission cont.	<p>the future to make way for B-3 development. Of particular concern to the Commission is the fact that the applicants are not offering any proffers to mitigate the negative impacts of the future B-3 development, so inappropriate uses are not being restricted, and no protections are being offered for the historic structures. Of the three structures, the most important structure that should be saved is the Glascock House.</p> <p>Portions of the Glascock House date to the early 19<sup>th</sup> or 20<sup>th</sup> centuries, and the north end is the oldest. The house began is an early log cabin that has been enlarged with additions over time. The log house is notable as one of the few remaining houses of this type in the County. The middle portion of the house dates to the early 20<sup>th</sup> century, but includes some of the most interesting features of the house: interior wood trim, flooring, and the staircase from the historic Bullfield house, which was the home the Doswells, who from 1850 to 1890 were owners, breeders, and trainers of race horses famous from New Orleans to Saratoga, and who were hosts each year at Bullfield of lavish spring trial meets. The features reconstructed at the Glascock House are the only known remaining parts of Bullfield.</p> <p>The Commission recommends that the owners mitigate the impacts of the proposal through proffers that accomplish the following:</p> <ul style="list-style-type: none"> <li>• Provide adjacent historic and residential uses visual vegetative screening;</li> <li>• Limitation of lighting heights;</li> <li>• Restriction of the more intensive B-3 uses including new or used motor vehicle, boat, RV, and heavy equipment sales, or other more intensive B-3 uses that would be inappropriate adjacent to historic or residential uses; and,</li> <li>• Protection of the Glascock House from demolition. However, if protection from demolition cannot be accomplished, the owners proffer to offer the standard proffer language that would provide for an advertised offering of the Glascock house to the public for relocation to another site (should be offered at no cost to taker since the fees for moving historic structures of this size and type would be high); if no one responds to move the Glascock house, that it be salvaged by a professional experienced in the salvaging and preservation of historic architectural features and/or materials. Prior to relocation or disassembly of the structure, staff shall be allowed to photo document both the interior and exterior of the structure.</li> </ul>

**Planning Commission Recommendation**

At their meeting of September 18, 2014 the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Bailey, voted to recommend **DENIAL** of the request as submitted, but **APPROVAL** to rezone from A-1, Agricultural District to B-3(c), General Business District with conditions on GPINs 7883-15-7758(part) and 7883-16-1033(part), consisting of approximately 4.82

acres, subject to the addition of proffers that address access to the commercial property being limited to one commercial entrance per VDOT standards and specifications, and to provide some standards related to the architecture and materials for any future structures. The applicant agreed to such proffers at the Planning Commission meeting.

**Proffers**

The applicant submitted the proffers recommended by the Planning Commission on September 29, 2014. In accordance with the recommendation of the Planning Commission, the applicant provided the following proffers:

1. Access. The applicants have proffered that ingress and egress from U.S. Route 1 to the Property and all future parcels created from it shall be limited to one commercial entrance, which shall be located, designed and constructed in accordance with VDOT standards and specifications. The A-1 residual parcel shall be provided a 50' access easement from that entrance.
  
2. Elevations and Materials. The applicants have proffered that future structures shall include architectural details, fenestration or other features that create architectural interest and not appear as a blank wall. Typical building materials have been listed in this proffer. Elevations for future structures shall be submitted for review and approval by the Director of Planning prior to site plan approval.

CDC/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/Conceptual Plan
- Ordinance

**Available Upon Request**

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

THIS PLAT IS COMPILED FROM PLATS RECORDED IN DEED BOOK 2346 PAGE 101 AND DEED BOOK 975 PAGE 62 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA.

D.B. 2346 PG. 101

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD.

GPIN: 7883-16-1033  
 ADDRESS: 16307 WASHINGTON HIGHWAY  
 DOSWELL, VA. 23047  
 OWNER: RAY L. & BETSY MARSHALL  
 ACQUISITION: D.B. 2346 PG. 101  
 ZONED: A-1, B-3  
 ACREAGE: 15.7 ACRES PER COUNTY RECORDS

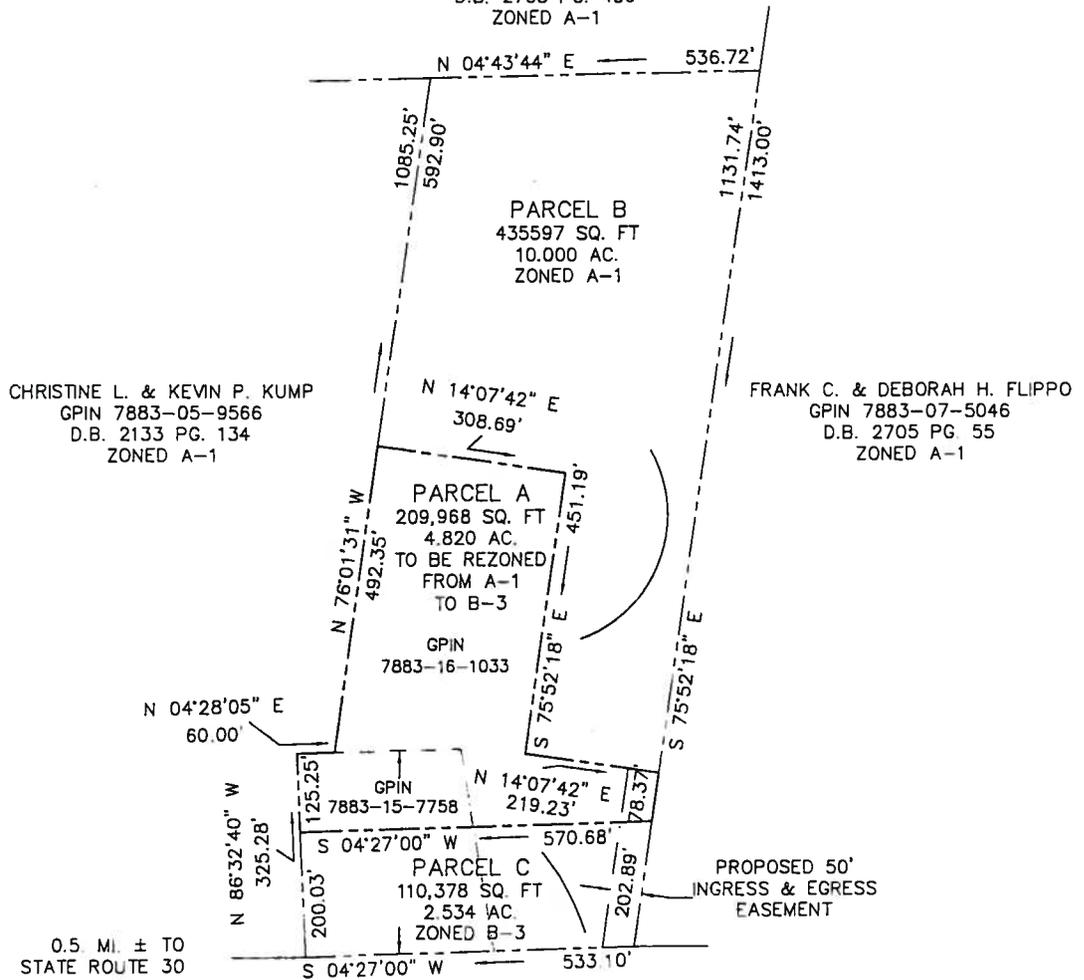
GPIN: 7883-15-7758  
 ADDRESS: 16297 WASHINGTON HIGHWAY  
 DOSWELL, VA. 23047  
 OWNER: RAY L. & BETSY MARSHALL  
 ACQUISITION: D.B. 3092 PG. 3224  
 ZONED: A-1, B-3  
 ACREAGE: 2 ACRES PER COUNTY RECORDS

J. FRANKLIN JONES, JR. &  
 JUDITH JONES  
 GPIN 7873-96-7039  
 D.B. 2708 PG. 496  
 ZONED A-1

PARCEL A:  
 209,968 SQ. FT.  
 4.820 ACRES  
 PORTION OF GPIN 7883-16-1033  
 AND 7883-15-7758 ZONED A-1  
 REQUESTED TO BE REZONED B-3

PARCEL B:  
 435,597 SQ. FT.  
 10.000 ACRES  
 PORTION OF GPIN 7883-16-1033  
 TO REMAIN ZONED A-1

PARCEL C:  
 110,378 SQ. FT.  
 2.534 ACRES  
 PORTION OF GPIN 7883-16-1033  
 AND 7883-15-7758 ZONED B-3



U. S. ROUTE 1  
 WASHINGTON HIGHWAY

COMPILED PLAT SHOWING  
 PROPOSED REZONING OF A PORTION  
 OF TWO PARCELS OF LAND SITUATED  
 ON U. S. ROUTE 1 NORTH OF ROUTE 30  
 BEAVERDAM MAGISTERIAL DISTRICT  
 HANOVER COUNTY, VIRGINIA



## ORDINANCE C-12-14(c)

**OWNER OF RECORD:** BETSY T. AND RAY L. MARSHALL

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 22<sup>nd</sup> day of October, 2014, 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 GPINs 7883-15-7758(part) and 7883-16-1033(part), consisting of 4.82± acres located on the west line of Washington Highway (U.S. Route 1) approximately 0.5 miles south of its intersection with Doswell Road (State Route 688), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-3(c), General Business District with conditions, subject to the following conditions which were proffered by the Applicant on September 29, 2014, and accepted by the Board:

1. Access. Ingress and egress from U.S. Route 1 to the Property, and all future parcels created from it, shall be granted and limited to one (1) commercial entrance. Such entrance shall be located, designed and constructed in accordance with Virginia Department of Transportation standards and specifications. A 50' access easement to the 10-acre A-1 parcel shall be provided from this entrance.
2. Elevations and Materials. The architectural treatment for future structures shall include architectural details, fenestration, or other features that will create architectural interest and not appear as a blank wall. Building materials utilized for the front and side facades of the buildings shall be limited to brick, split-face block, metal, fluted block, tile, concrete tile, drivit or other simulated stucco (E.I.F.S.), real or simulated wood and/or glass. Metal may be used for not more than fifteen (15) percent of front and side building façade materials, exclusive of window frames and doorframes. Standard concrete masonry brick shall not be used for the front and side facades of any building. Elevations for proposed structures shall be submitted for review and approval by the Director of Planning prior to site plan approval.

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-12-14(c), Betsy T. and Ray L. Marshall, as follows:

Vote:

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

**Public Hearings:**

Planning Commission September 18, 2014  
Board of Supervisors October 22, 2014  
Adopted October 22, 2014

This is to certify that the above is a true copy of C-12-14(c), adopted by the Hanover County Board of Supervisors on \_\_\_\_\_.

Dated: \_\_\_\_\_

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

CDC/sm/hte