

# 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-13-15

Tanya P. Melton, et al.

Rezone A-1 to AR-6  
(1 lot family)

Agricultural Land Use

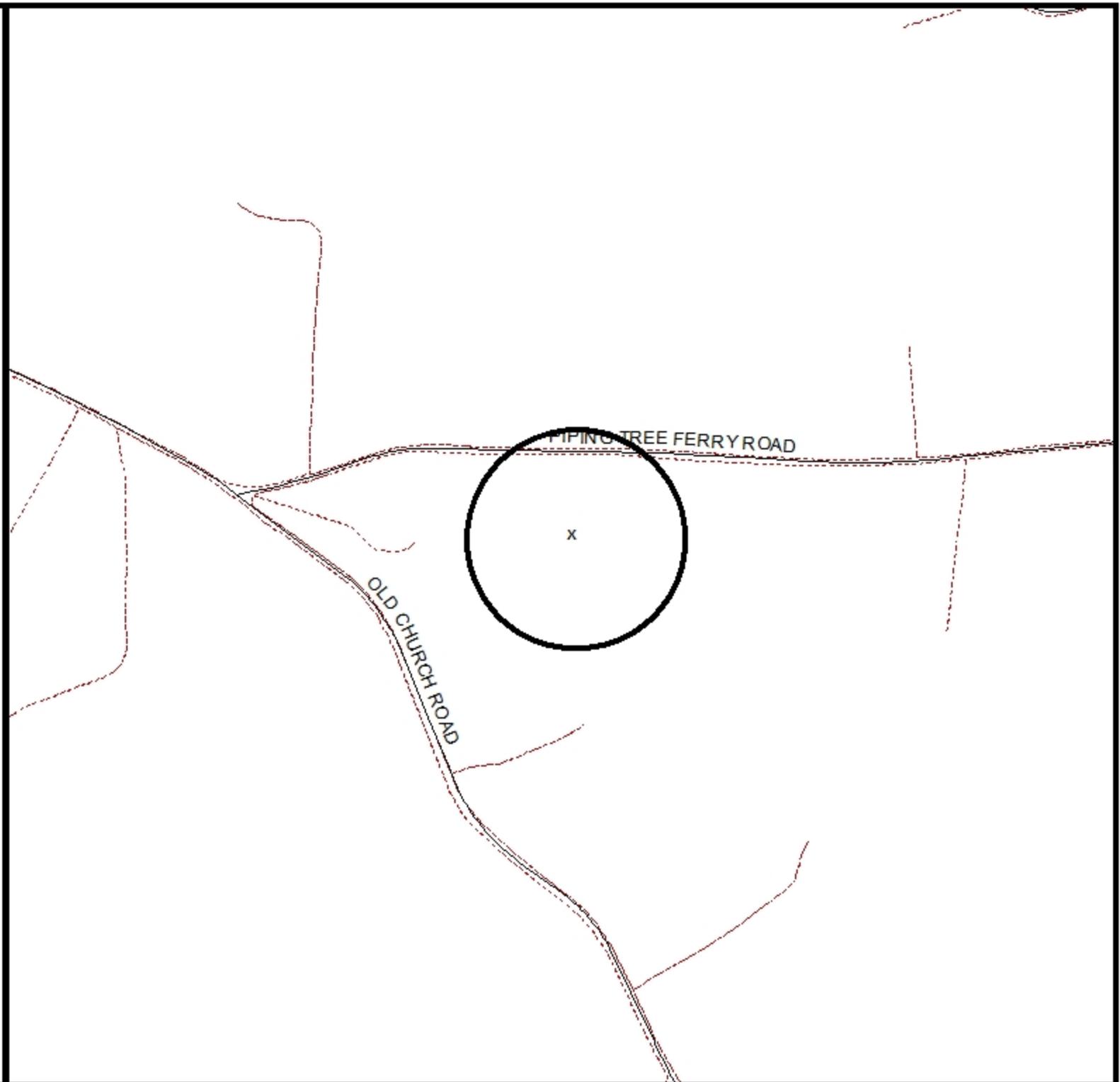
OPIN: 8765-19-6891

Henry Magisterial District



1 inch = 400 feet

May 04, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-13-15**

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Rezone A-1 to AR-6  
(1 lot family)

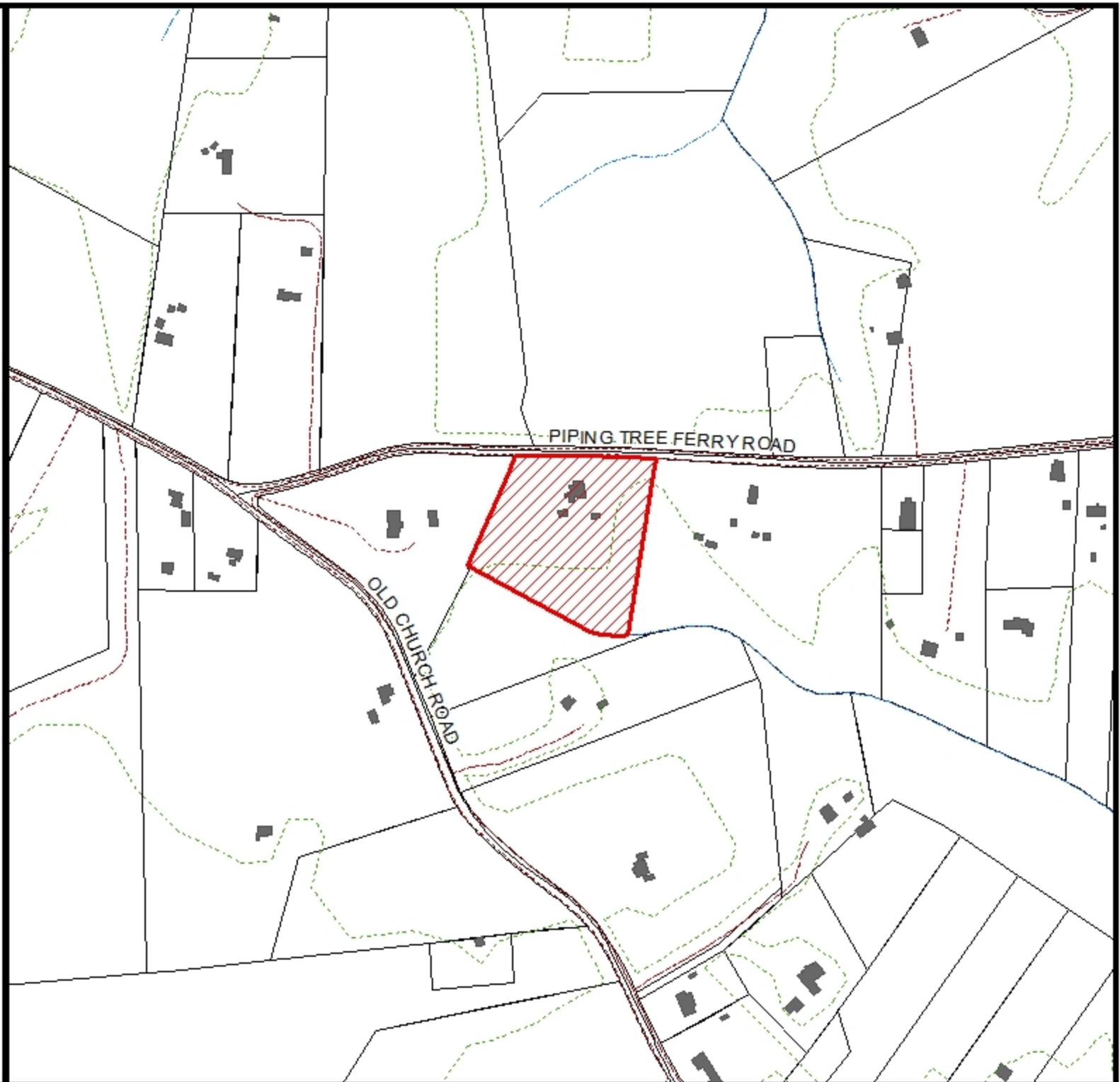
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1 inch = 400 feet

May 04, 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	

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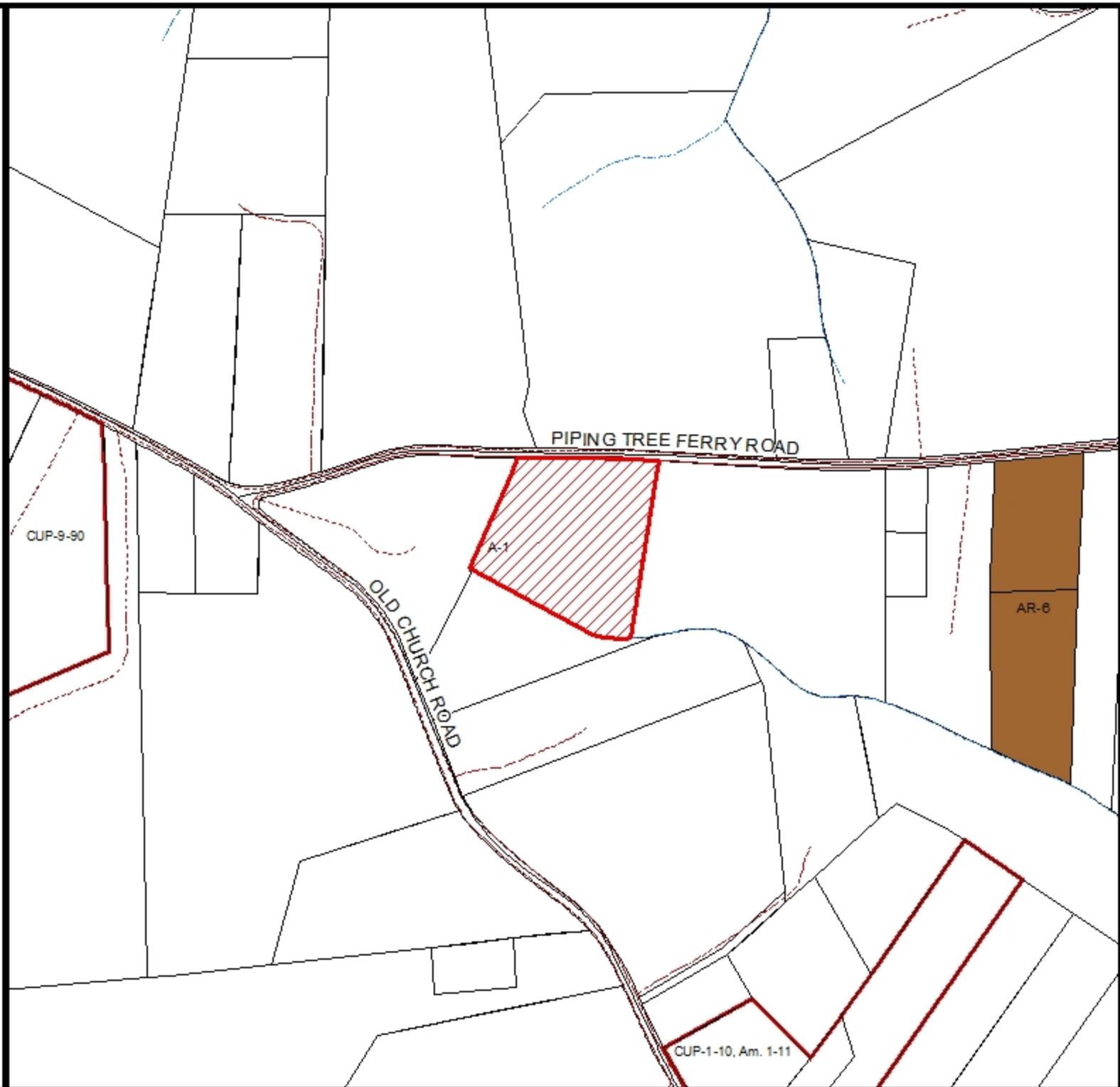
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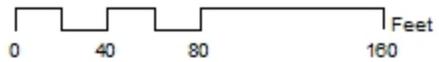
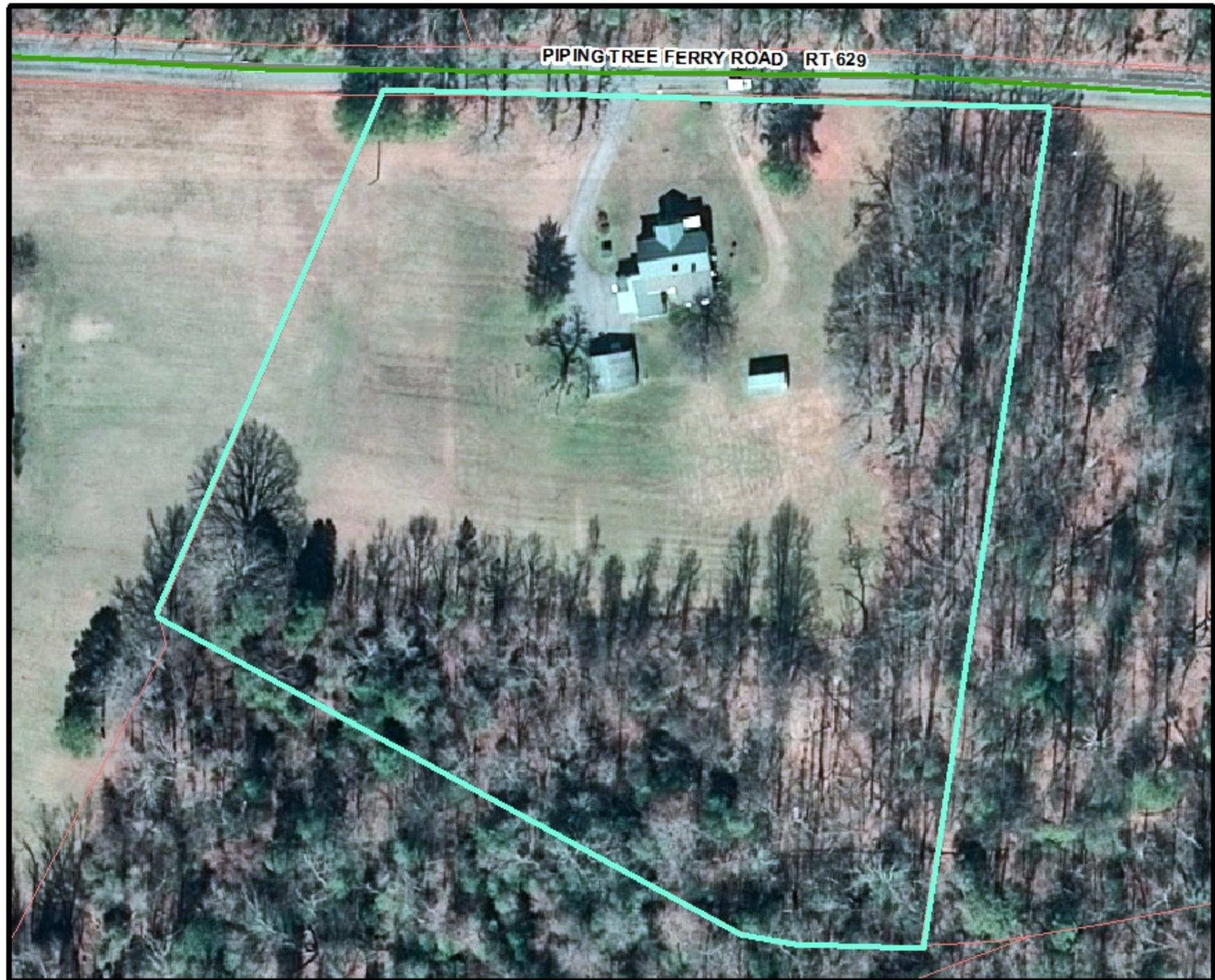
Henry Magisterial District



1 inch = 400 feet

May 04, 2015





**C-13-15(c), TANYA P. MELTON, ET. AL.**

Residential Rezoning Report  
Henry Magisterial District  
Board Meeting Date: August 26, 2015



**Overview**

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 2.1 acres
Acreage	4.2 acres
Location	On the south line of Piping Tree Ferry Road (State Route 629) approximately 850 feet east of its intersection with Old Church Road (State Route 606)
GPIN	8765-19-6891
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Piping Tree Ferry Road – not a major thoroughfare
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

**Executive Summary**

This is a request to rezone to AR-6(c), Agricultural Residential District, to allow for the creation of one additional building lot for a family member.

**Recommendations**

*Staff*

**APPROVAL** subject to the submitted proffers, dated July 23, 2015.

*Planning Commission*

**APPROVAL** subject to the submitted proffers, dated July 23, 2015.

**Planning Analysis**

The applicant has submitted a conceptual plan showing the 4.2 acre subject parcel to be divided into two lots. The plan shows Lot 1 containing the existing house and accessory buildings. Lot 2 will be conveyed to a family member to allow them to build a new house in which to reside. Access to both lots will be provided by a 20’ access easement. The minimum yard requirements for the new house on this lot are a 60’ front yard, 25’ side yard, and 30’ rear yard. 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 AR-6 zoning for one additional lot is consistent with the Agricultural land use designation in the Comprehensive Plan and should have little impact to the existing rural residential character of the area. The proposed lots are similar in size or larger than others in the area, and a tree preservation proffer has been submitted to limit the clearing of large trees on the property.

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

<b>School Enrollment Forecast</b>				
<b>Schools Affected</b>	<b>Capacity</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Battlefield Park Elementary	670	462	451	460
Stonewall Jackson Middle	1,235	1,091	1,062	1,083
Lee Davis High	1,650	1,552	1,532	1,563

**Agency Analysis**

There were no substantive comments from any of the reviewing agencies.

**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, perenniality study, family division, reservation of right-of-way, and access. Staff recommends approval of the submitted proffers, dated June 5, 2015.

**Planning Commission Recommendation**

At their meeting of July 16, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to rezone to AR-6, Agricultural Residential District with conditions on GPIN 8765-19-6891, consisting of approximately 4.2 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

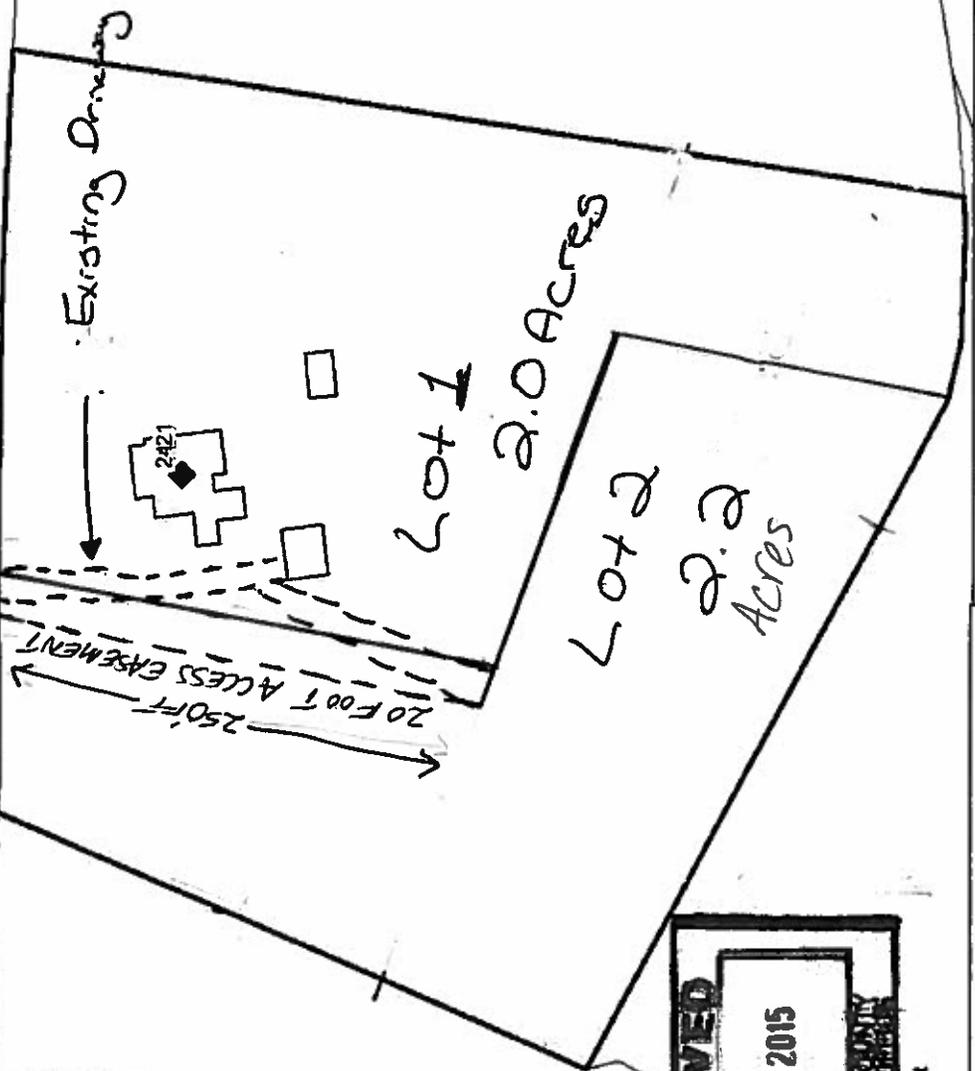
**Available Upon Request**

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

Project: Melton Rezoning  
Prepared by: Tanya Melton 4/20/2015

Revised June 5, 2015

Piping Tree Ferry Road



- Addresses
- Streets
- County Boundary
- Ashland Corp Boundary
- Parcels
- Buildings



RECEIVED  
JUN - 5 2015

Hanover County, VA - GIS Mapping System

RECEIVED  
MAY - 4 2015  
HANOVER COUNTY  
PLANNING OFFICE

**ORDINANCE C-13-15(c)**

**OWNER OF RECORD:** TANYA P. MELTON, ET AL.

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 26<sup>th</sup> day of August, 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 8765-19-6891, consisting of 4.2± acres located on the south line of Piping Tree Ferry Road (State Route 629) approximately 850 feet east of its intersection with Old Church Road (State Route 606), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on July 23, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Melton Rezoning," dated April 20, 2015, revised June 5, 2015, and prepared by Tanya Melton.
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 Piping Tree Ferry Road (State Route 629) to the property for the future road widening.
7. Access. Access to both lots shall be limited to the twenty (20) foot access easement as shown on the Conceptual Plan.

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-13-15(c), Tanya P. Melton, et al., 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 \_\_\_\_\_ July 16, 2015

Board of Supervisors \_\_\_\_\_ August 26, 2015

Adopted \_\_\_\_\_ August 26, 2015

This is to certify that the above is a true copy of C-13-15(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