

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 (H C/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

A-1 to AR-6
(family division)

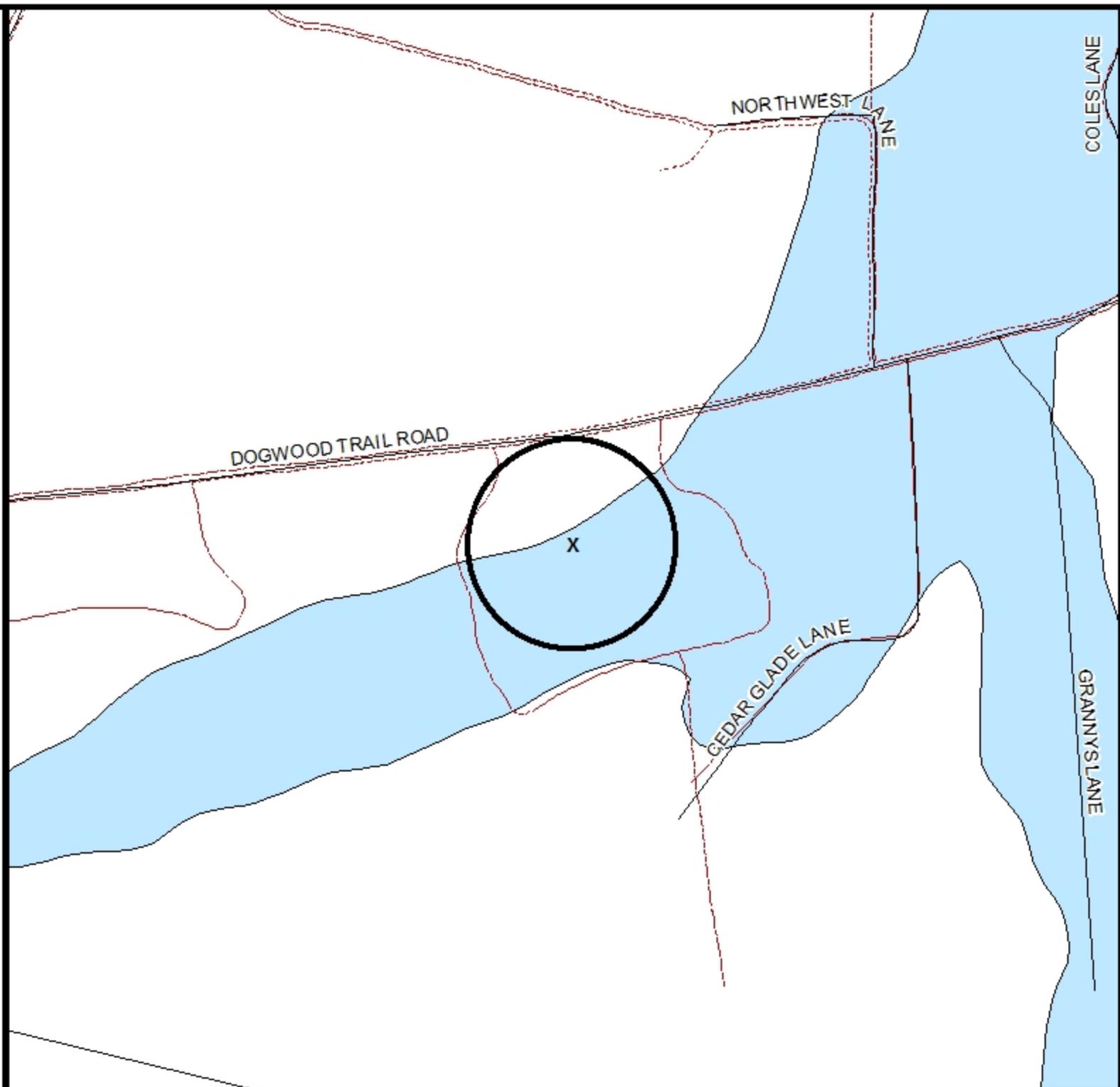
Agricultural & Flood Plain Land Use

GPIN: 7708-25-1332
South Anna Magisterial District



1 inch = 400 feet

May 29, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

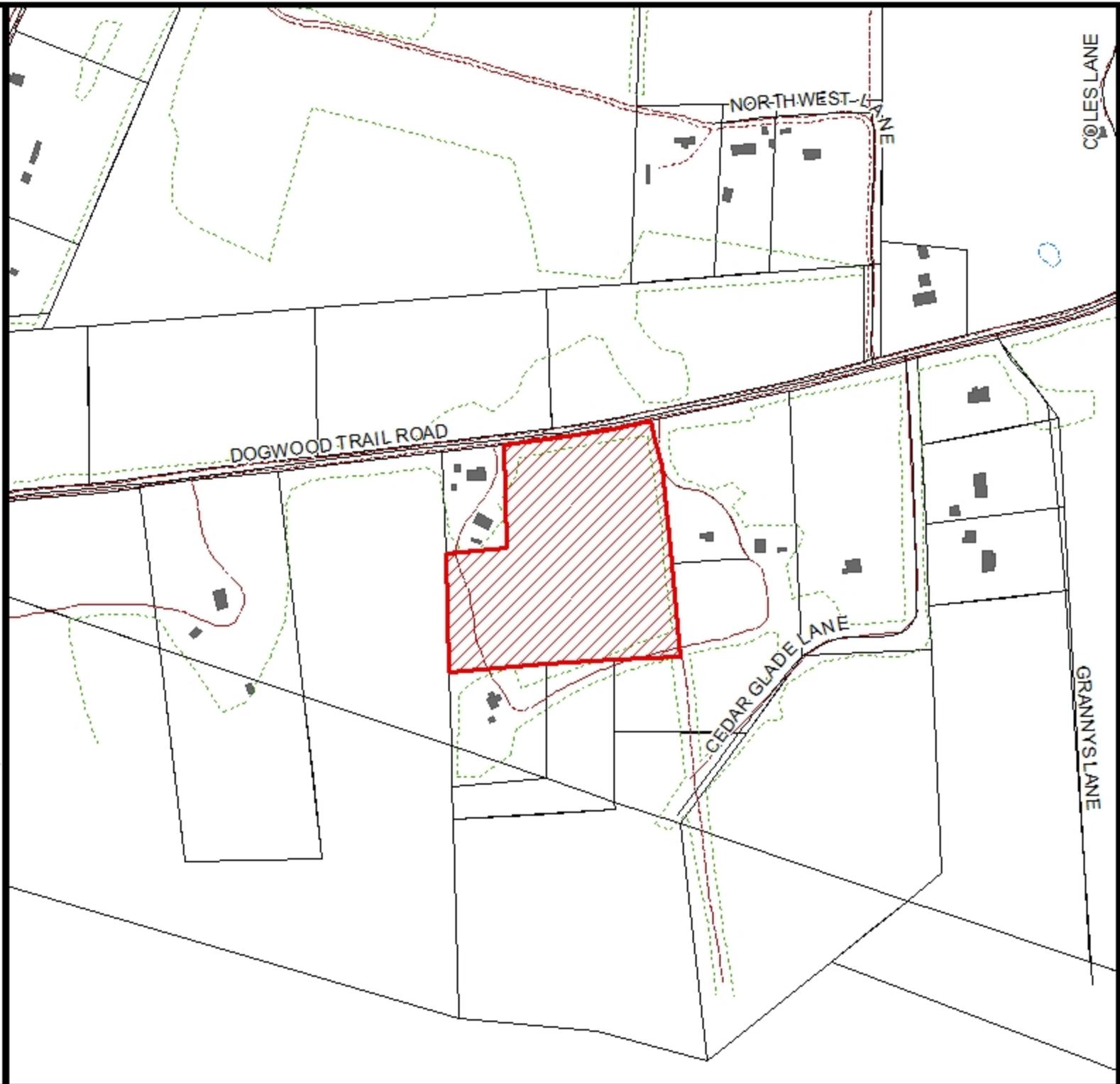
A-1 to AR-6
(family division)

GPIN: 7708-25-1332
South Anna Magisterial District



1 inch = 400 feet

May 29, 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	

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

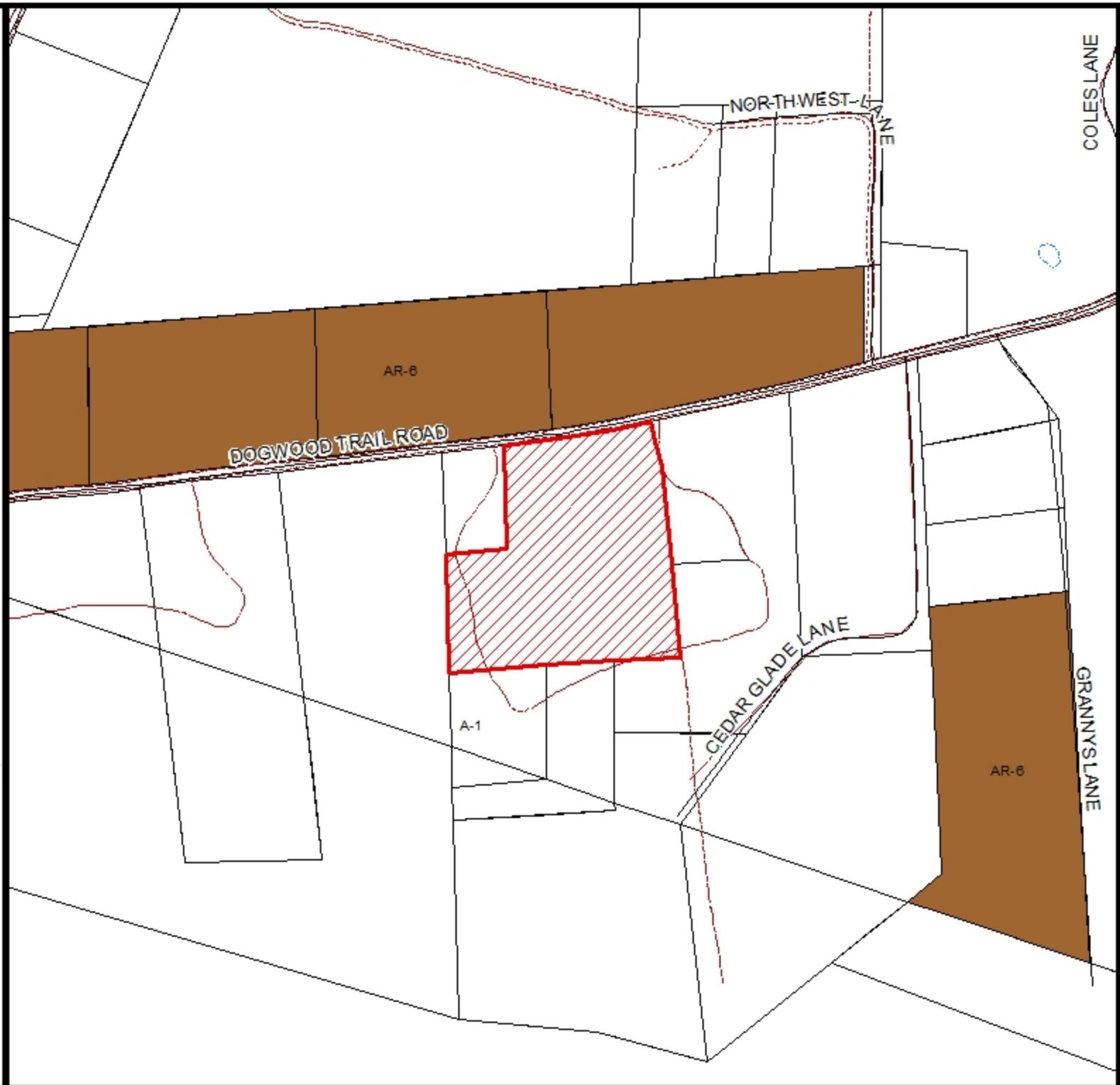
A-1 to AR-6
(family division)

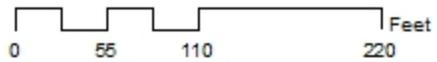
GPIN: 7708-25-1332
South Anna Magisterial District



1 inch = 400 feet

May 29, 2015





C-16-15(c), HOWARD D. NUCKOLS, JR.

Residential Rezoning Report
South Anna Magisterial District
Board Meeting Date: September 23, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District
Requested Density	One (1) dwelling unit per 4.19 acres
Acreage	8.37 acres
Location	South line of Dogwood Trail Road (State Route 620) approximately 0.32 mile east of its intersection with Watkins Road (State Route 721)
GPIN	7708-25-1332
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Dogwood Trail Road is a rural road designated as a 50' ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, to permit the creation of one additional lot for a family member.

Recommendations

Staff

APPROVAL subject to the submitted proffers received on July 16, 2015, and conceptual plan dated May 27, 2015, and revised July 13, 2015.

Planning Commission

APPROVAL subject to the submitted proffers received on July 16, 2015, and conceptual plan dated May 27, 2015, and revised July 13, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the division of his 8.37-acre parcel into two lots, one 3.4-acre lot and one 4.97-acre lot. The applicant plans to convey the smaller parcel to a family member. A 50' access easement is shown to the rear lot. The front lot already has an entrance drive that was approved by VDOT and constructed by the applicant (shown at the center of the front line of Lot 1). Should this rezoning 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. School affected are listed below:

School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
South Anna ES	732	440	420	390
Liberty MS	1131	1077	1024	1031
Patrick Henry HS	1669	1482	1474	1450

Agency Analysis

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

Proffers

The applicant has submitted the standard proffers for a rezoning to allow a family division. The proffers cover the following topics: conceptual plan, access easement, 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, submitted July 16, 2015.

Planning Commission Recommendation

At their meeting of August 20, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District, on GPIN 7708-25-1332, consisting of approximately 8.37 acres, subject to the submitted proffers and conceptual plan.

CDC/sm/HTE

Attachments

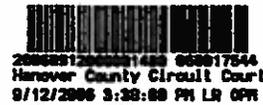
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers/Conceptual Plan
- Ordinance

Available Upon Request

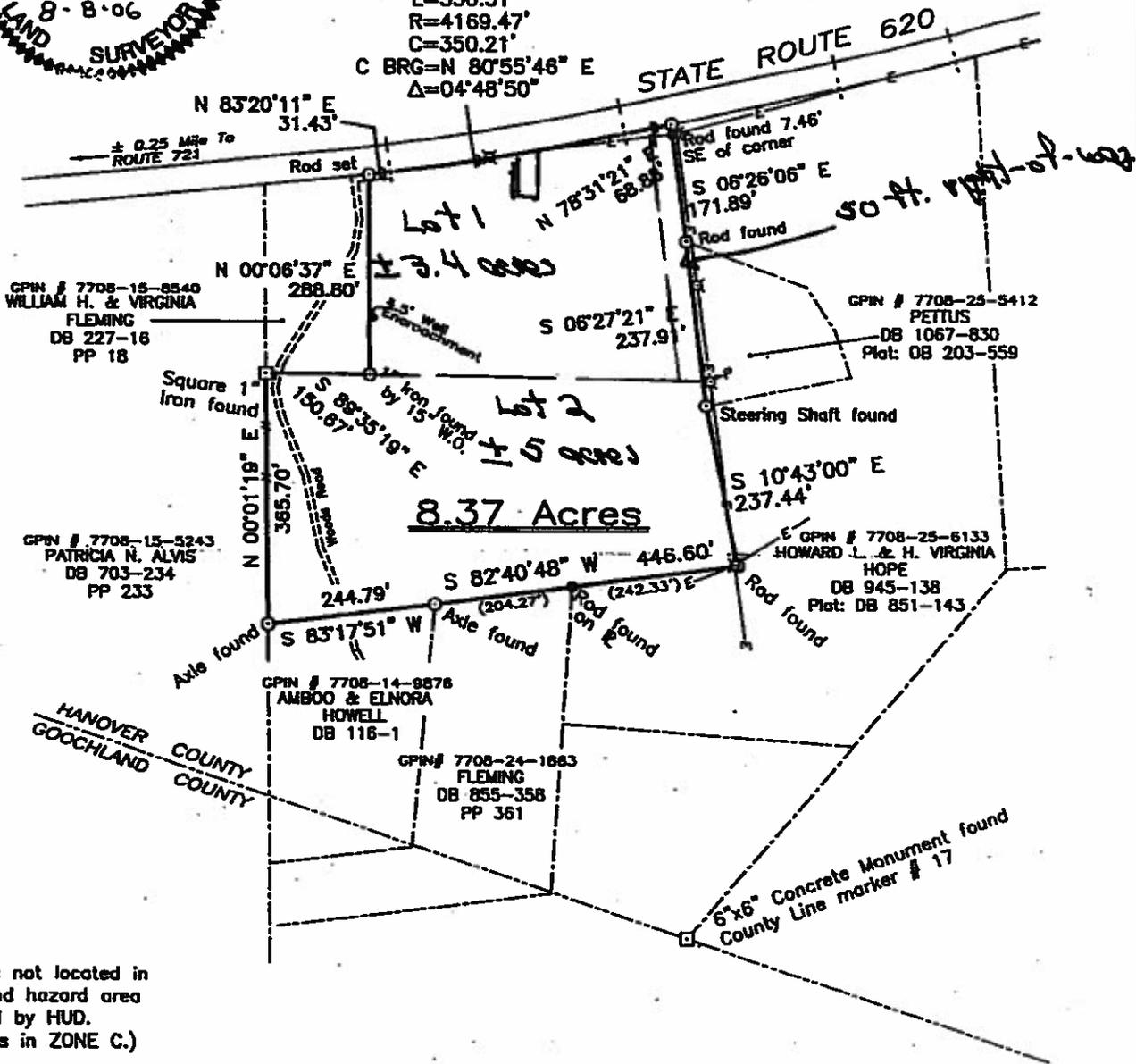
- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



Recorded 9/12/06
Plot Book 37, Page 507
(See DB 2768, PG 461)



L=350.31'
R=4169.47'
C=350.21'
C BRG=N 80°55'48" E
Δ=04°48'50"



NOTE:
This parcel is not located in a special flood hazard area as designated by HUD.
(This parcel is in ZONE C.)

Physical Survey of 8.37 Acres South of STATE ROUTE 620

INSTRUMENT #060017544
South Anna District Hanover County, RECORDED IN THE CLERK'S OFFICE OF HANOVER ON

Scale: 1"=200' 31 July 2006 SEPTEMBER 12, 2006 AT 03:38PM

MICHAEL L. PARRISH & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
GOOCHLAND, VIRGINIA

FRANK D. HARGROVE, JR., CLERK
RECORDED BY: RPB

JOB # 53H7 C03A

FB # 77

K.A.S.

Nuckols Rezoning Case
Prepared by Suzanne B. Nuckols and Howard D. Nuckols, Jr.
Dated: May 27, 2015
Revised: July 13, 2015

ORDINANCE C-16-15(c)

OWNER OF RECORD: SUZANNE B. and HOWARD D. NUCKOLS, JR.

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 23rd day of September, 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 7708-25-1332, consisting of 8.37± acres located on the south line of Dogwood Trail Road (State Route 620) approximately 0.32 mile east of its intersection with Watkins Road (State Route 721), (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 16, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan titled, "Nuckols Rezoning Case," prepared by Suzanne B. Nuckols and Howard D. Nuckols, Jr., dated May 27, 2015, revised July 13, 2015.
2. Access. An access easement to Lot 2 shall be provided that has at least twenty feet (20') of width and shall be located as shown on the conceptual plan.
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 Dogwood Trail Road (State Route 602) 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-16-15(c), Suzanne B. and Howard D. Nuckols, Jr., 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 _____ August 20, 2015 _____
 Board of Supervisors _____ September 23, 2015 _____
 Adopted _____ September 23, 2015 _____

This is to certify that the above is a true copy of C-16-15(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