

# 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-18-15

Patricia B. and John H. Clements

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

Agricultural Land Use

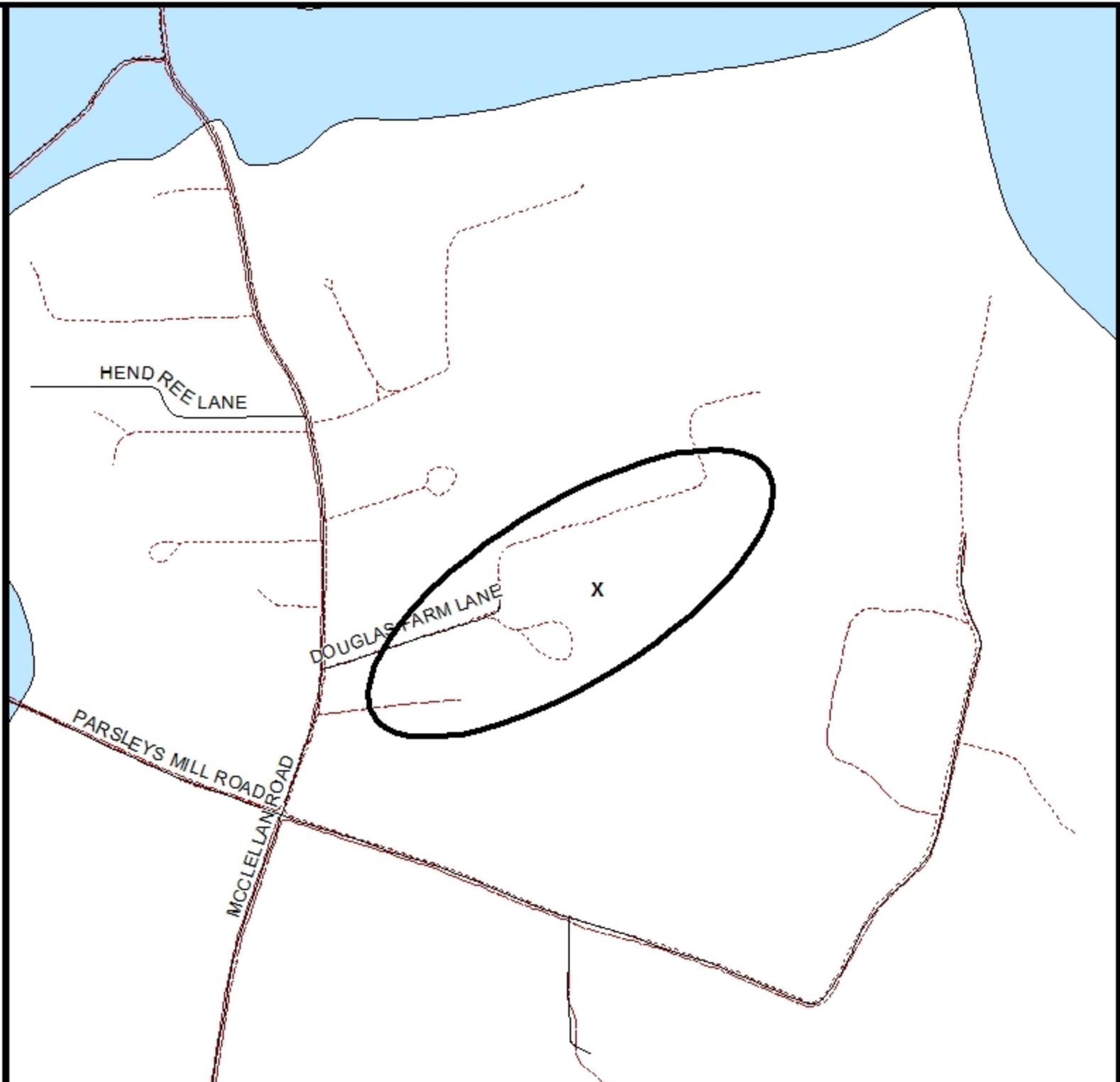
GPIN's: 8754-56-6324 & 8754-55-5981

Cold Harbor Magisterial District



1 inch = 600 feet

June 01, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-18-15**

Patricia B. and John H. Clements

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

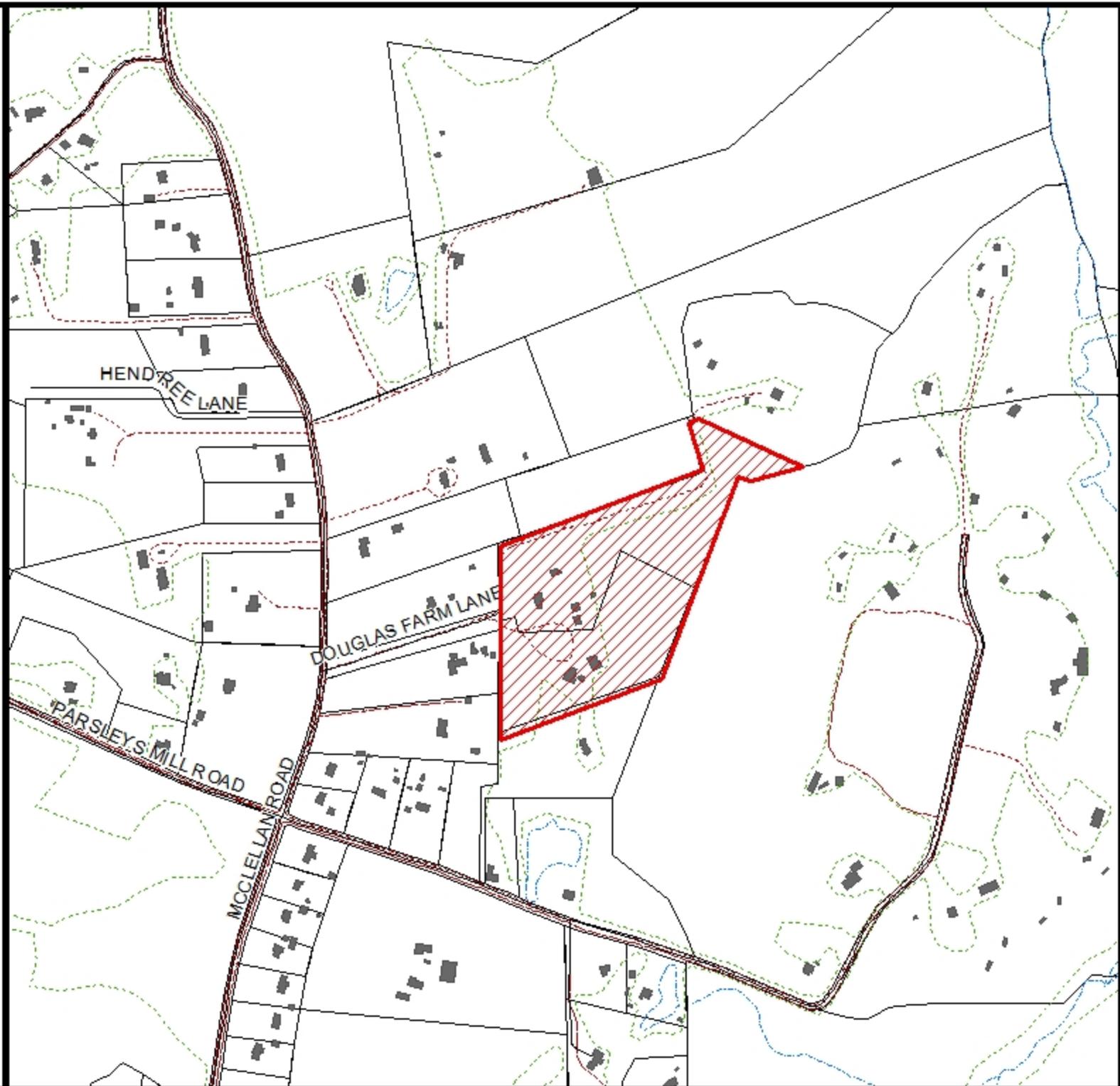
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# Hanover County, Virginia

## 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-18-15

Patricia B. and John H. Clements

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

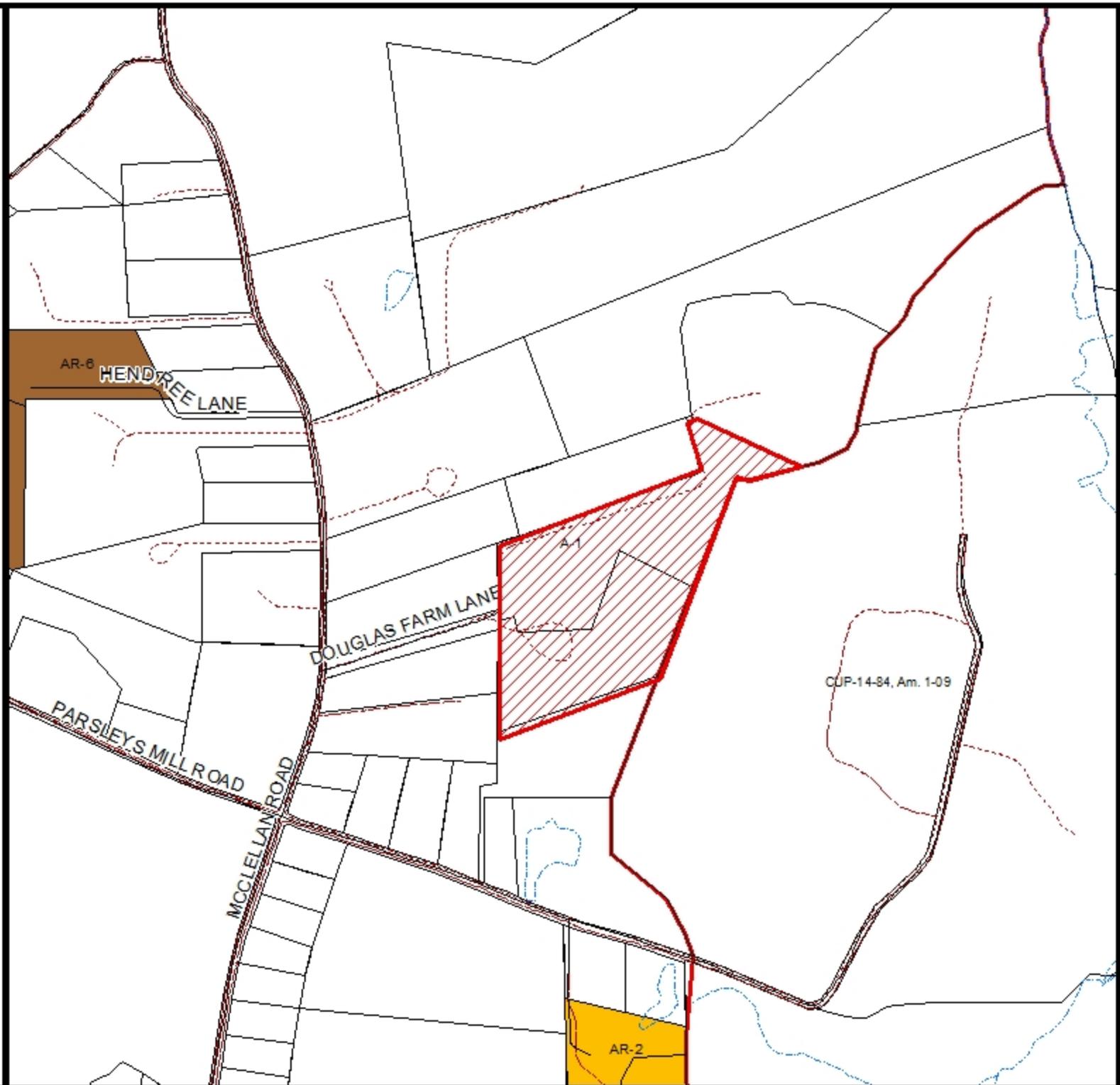
GPIN's: 8754-56-6324 & 8754-55-5981

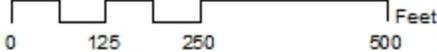
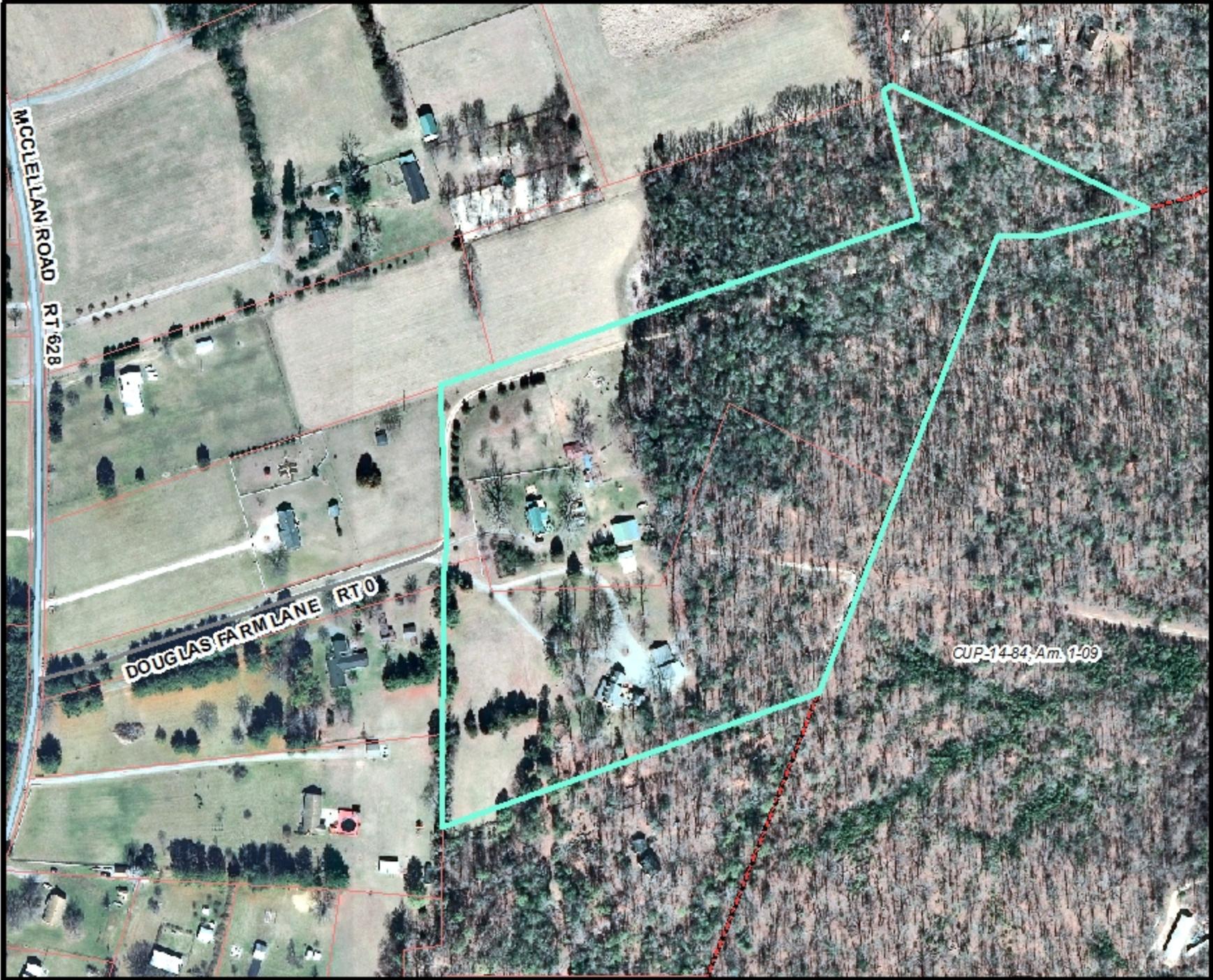
Cold Harbor Magisterial District



1 inch = 600 feet

June 01, 2015





# C-18-15, PATRICIA & JOHN CLEMENTS, ET.AL

Residential Rezoning Amendment Report  
Cold Harbor Magisterial District  
Board Meeting Date: September 23, 2015



## Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	19.76
Location	At the terminus of Douglas Farm Lane (private road) approximately 800 feet east of its intersection with McClellan Road (State Route 628)
GPINs	8754-56-6324 and 8754-55-5981
General Land Use Plan	Agricultural
Major Thoroughfare Plan	The property is accessed from Douglas Farm Lane, which is not a road on the Major Thoroughfare Plan
Suburban Service Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

This is a request to rezone to AR-6(c), Agricultural Residential District with conditions, to allow the reconfiguration of two existing parcels resulting in one of the parcels being less than 10 acres.

## Staff Recommendation

**APPROVAL** subject to the submitted proffers, received July 27, 2015, and the conceptual plan, dated May 28, 2015, and revised July 28, 2015.

## Planning Commission

**APPROVAL** subject to the submitted proffers, received July 27, 2015, and the conceptual plan, dated May 28, 2015, and revised July 28, 2015

## **Planning Analysis**

The applicants are requesting to reconfigure two parcels of land, which are 10.087 acres and 8.798 acres in size. The reconfiguration adds 2.842 acres to the northern parcel for a total of 11.64 acres and the southern parcel is reduced from 10.087 acres to 7.245 acres. A rezoning to AR-6 is necessary to allow the 10.087-acre parcel to be reduced below the minimum lot size of its current A-1 zoning classification and will bring the northern parcel into zoning compliance since it was already below ten acres. The conceptual plan demonstrates that all building setbacks from the new property line are in compliance with the requirements of the Zoning Ordinance.

Should this rezoning be approved, the applicant must submit a subdivision plat application for review and approval that is in substantial conformity with the proffered conceptual plan. Even though no new lots are being created, the Subdivision Ordinance requires a subdivision plat review for reconfigurations of properties where the boundaries are substantially changing.

## **Agency Analysis**

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

## **Proffers**

The applicants have submitted a standard proffer document that includes only a conceptual plan proffer; no other proffers are necessary as the property is already developed. Staff recommends approval of the proffer document submitted on July 27, 2015.

## **Planning Commission Recommendation**

At their meeting of August 20, 2015, the Hanover County Planning Commission, on a motion by Mrs. Peace, seconded by Ms. Winborne, voted to recommend **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District with conditions on GPINs 8754-56-6324 and 8754-55-5981, consisting of approximately 19.76 acres, subject to the submitted proffer and conceptual plan.

cdc/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



**ORDINANCE C-18-15(c)**

**OWNER OF RECORD: PATRICIA B. AND JOHN H. CLEMENTS, AND PHILLIP T. HUGHES**

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 23<sup>rd</sup> 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 GPINs 8754-56-6324 and 8754-55-5981, consisting of 19.76± acres located at the terminus of Douglas Farm Lane (private road) approximately 800 feet east of its intersection with McClellan Road (State Route 628), (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 27, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Plat Showing Improvements Thereon and a Boundary Line Adjustment between GPIN 8754-55-5981 and GPIN 8754-56-6324," prepared by Scott H. Alley, ASA Surveying & Mapping, dated May 28, 2015, and revised July 28, 2015

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-18-15(c), Patricia B. and John H. Clements, and Phillip T. Hughes, 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-18-15(c), adopted by the Hanover County Board of Supervisors on September 23, 2015.

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

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

CDC/sm/hte