

# 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-20-15

HCBS Public Utilities

Rezone A-1 to RS

Suburban General Land Use

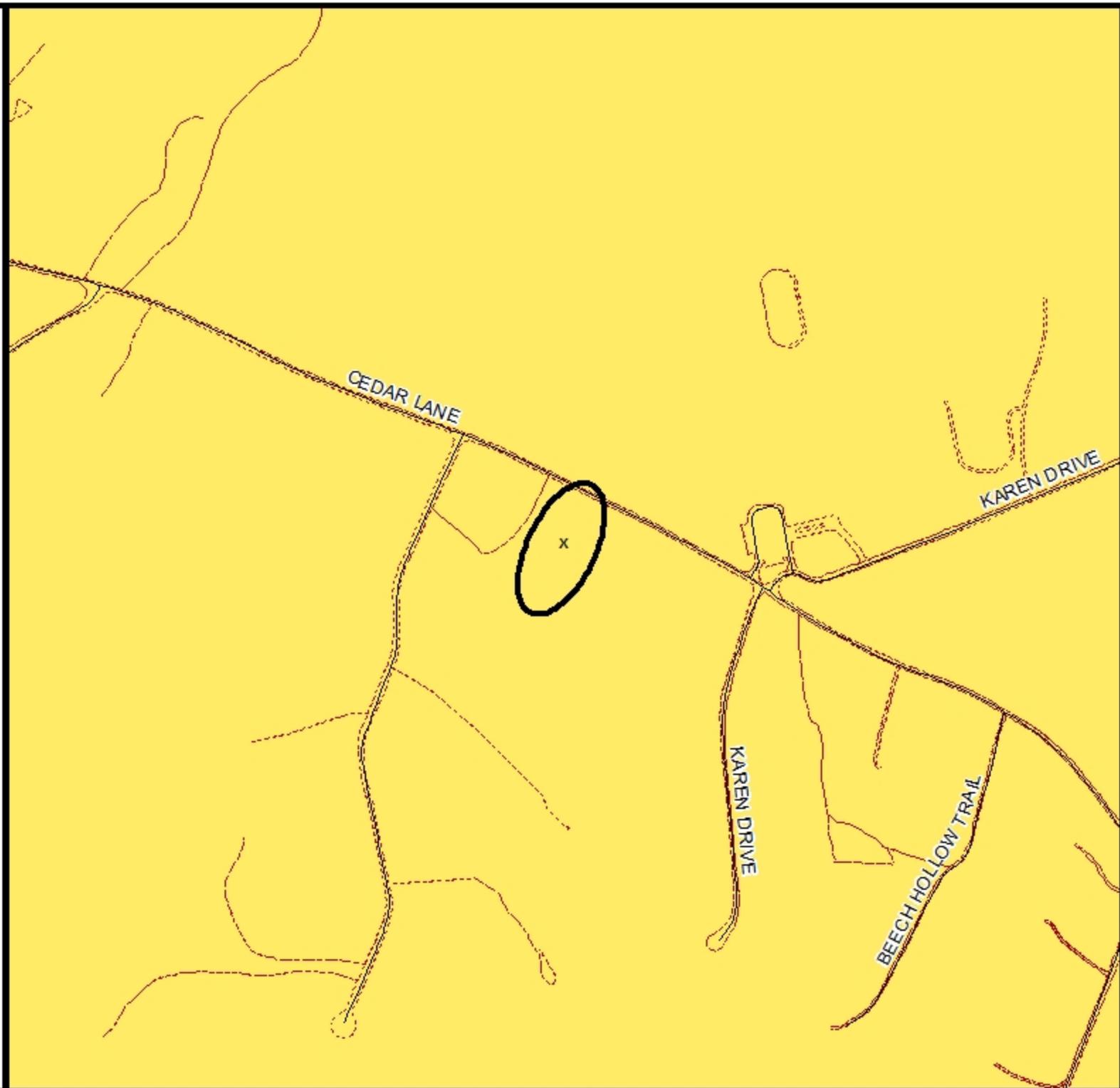
OPIN: 7763-94-1966

South Anna Magisterial District



1 inch = 500 feet

July 06, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-20-15**

HCBS Public Utilities

Rezone A-1 to RS

OPIN: 7768-94-1986

South Anna Magisterial District



1 inch = 500 feet

July 06, 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-20-15

HCBS Public Utilities

Rezone A-1 to RS

OPIN: 7763-94-1986

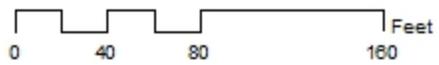
South Anna Magisterial District



1 inch = 500 feet

July 06, 2015





# C-20-15, HANOVER COUNTY BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)



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

## Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS, Single Family Residential District
Acreage	2.05 acres
Location	Located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772)
GPIN	7768-94-1986
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

## Executive Summary

This request for RS, Single Family Residential District zoning has been submitted as a companion request to CUP-7-15, which is an application to permit a water storage tank and pump station. The setback requirements in the RS District are significantly lower than the A-1, Agricultural District, setbacks and will allow the applicant to more efficiently utilize the site.

## Recommendations

### *Staff*

**APPROVAL** as submitted.

### *Planning Commission*

**APPROVAL** as submitted.

**Planning Analysis**

The front yard setback in the A-1 District on Cedar Lane is 100’ from the ultimate right-of-way line, which is measured at a point 50’ from the centerline of the road. All structures and fences greater than 4’ in height must meet the front yard setback requirement. The setback requirement for the RS District is 50’ from the ultimate right-of-way line. RS allows the applicant to make better use of the 2.05 acre site, adding approximately 7,750 square feet of usable area to the compound.

**Agency Analysis**

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

**Proffers**

No proffers were submitted as part of this request. The use of the property is limited to a water storage tank and pump station by CUP-7-15 and the required sketch plan.

**Planning Commission Recommendation**

At their meeting of August 20, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Ms. Winborne, voted to recommend **APPROVAL** of the request to rezone to RS, Single-Family Residential District, on GPIN 7768-94-1986, consisting of approximately 2.05 acres.

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



**ORDINANCE C-20-15**

**OWNER OF RECORD: HANOVER COUNTY BOARD OF SUPERVISORS**  
**(DEPARTMENT OF PUBLIC UTILITIES)**

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 by the rezoning of the property described as GPIN 7768-94-1986, consisting of 2.05± acres located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to RS, Single Family Residential District.

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-20-15, Hanover County Board of Supervisors (Department of Public Utilities) 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-20-15, 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