

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-25-14

Ophelia E. Lewis

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

Agricultural Land Use

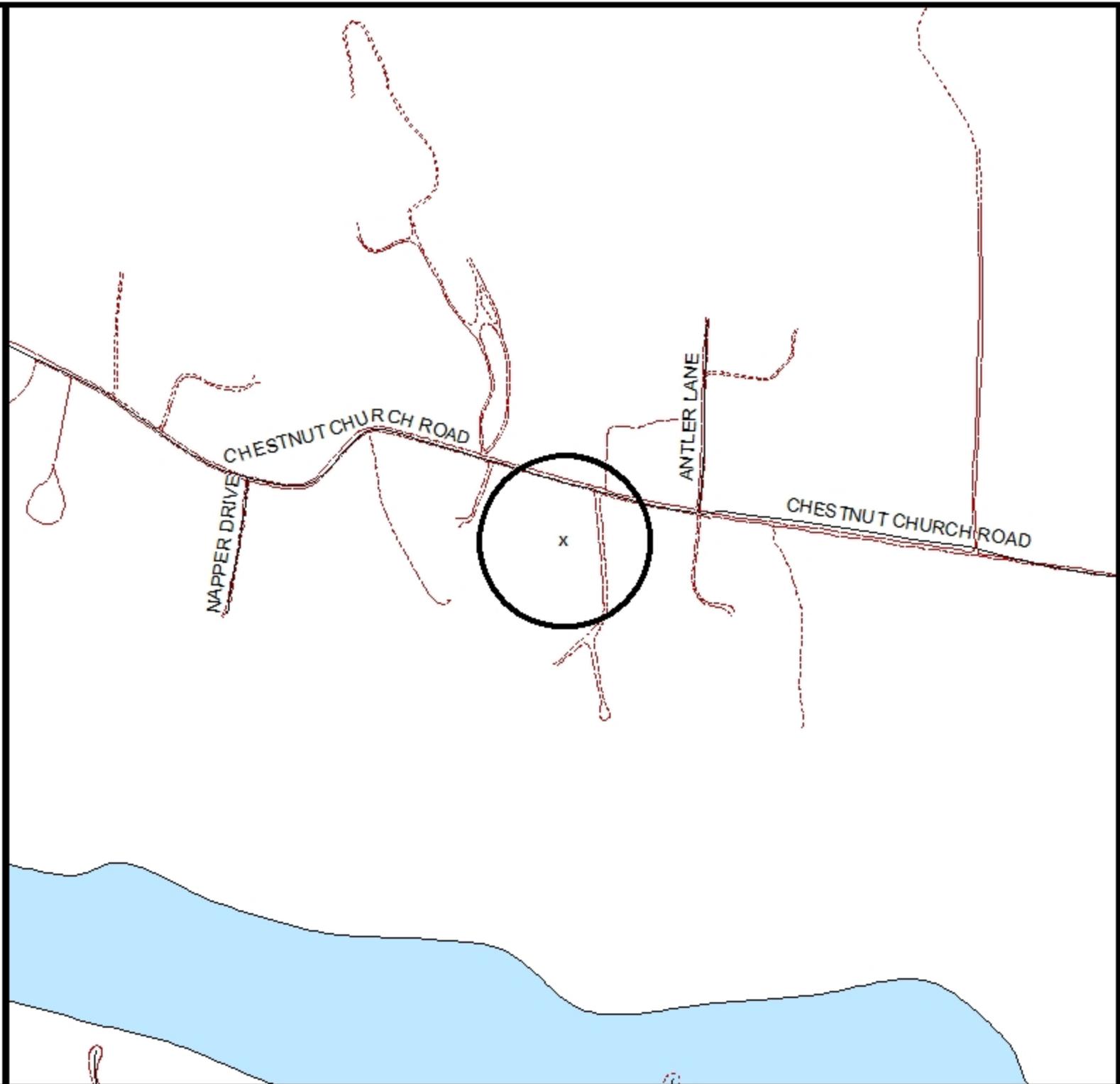
OPIN: 8718-73-0486

Henry Magisterial District



1 inch = 600 feet

December 01, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-25-14

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(1 lot non-family)

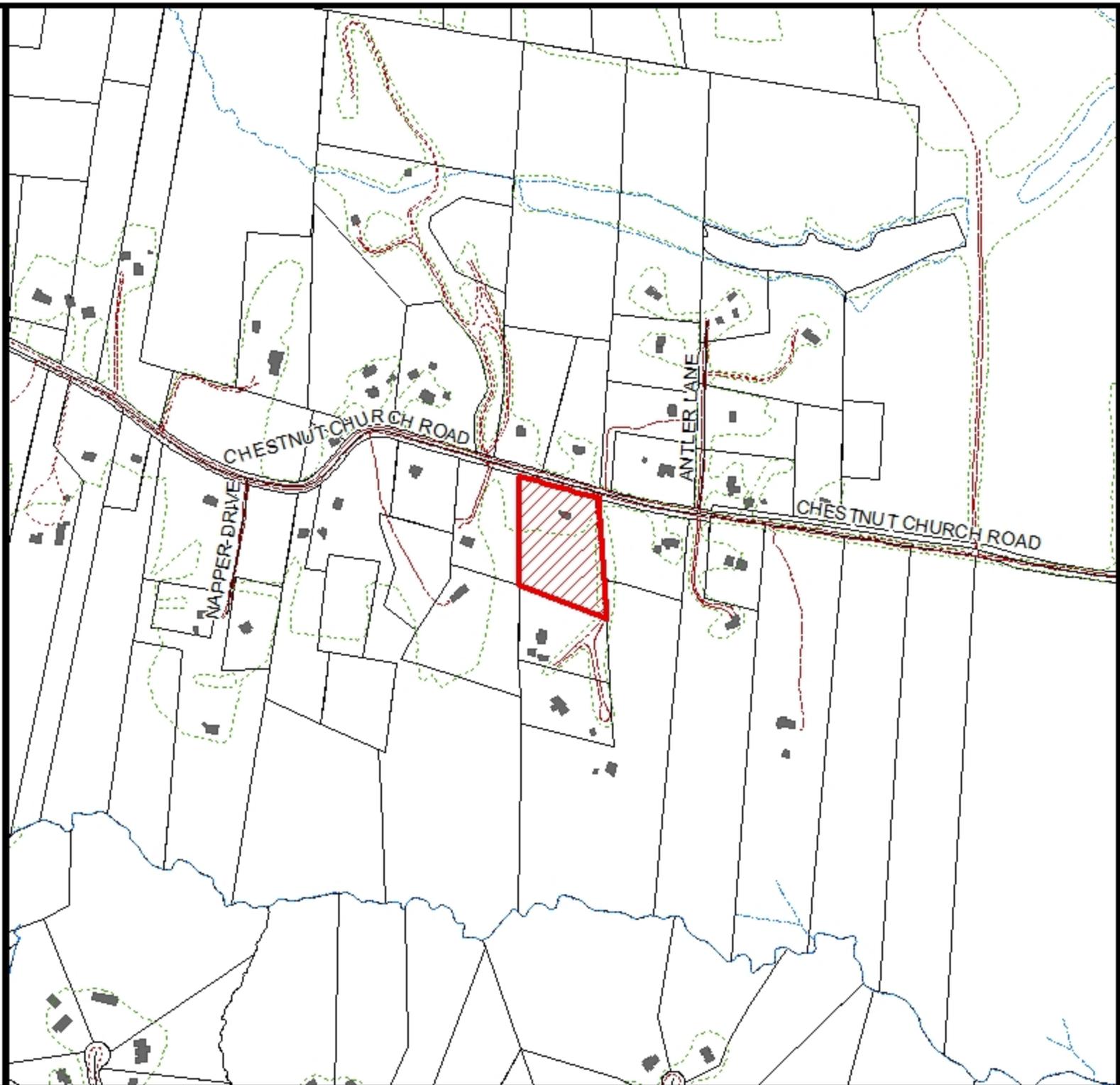
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December 01, 2014



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-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

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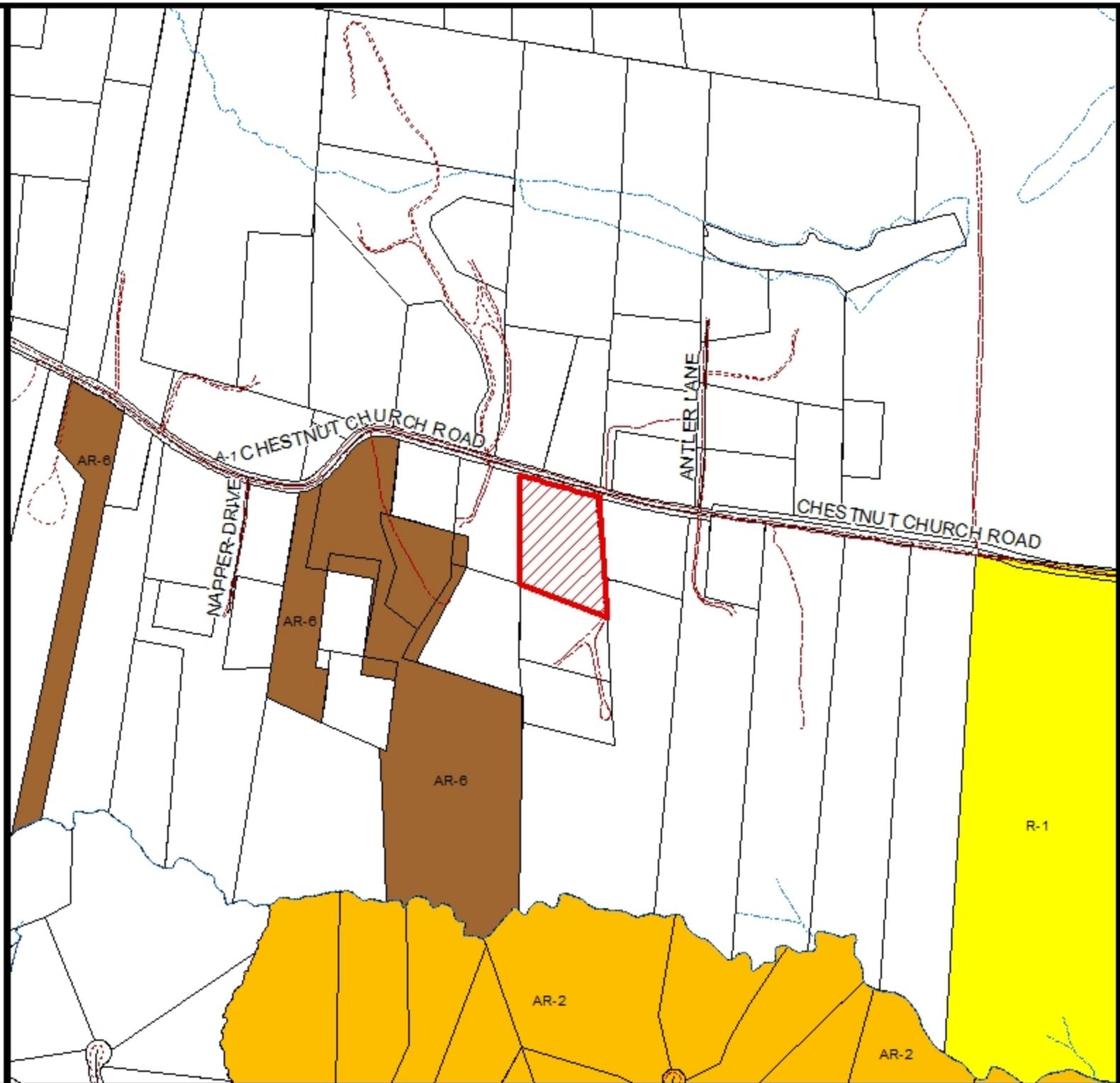
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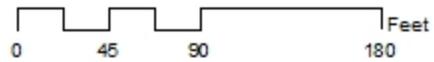
Henry Magisterial District



1 inch = 600 feet

December 01, 2014





C-25-14(c), OPHELIA E. LEWIS

Residential Rezoning Report
Henry Magisterial District
Board Meeting Date: March 25, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One dwelling unit per 2.5 acres
Acreage	5.0
Location	On the south line of Chestnut Church Road (State Route 750) approximately 1,350 feet east of its intersection with Napper Drive (private road)
GPIN	8718-73-0486
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Chestnut Church Road is a rural road with 50' of ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant is proposing to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions to permit the creation of one additional lot.

Recommendations

Staff

APPROVAL subject to the submitted proffers submitted on January 23, 2015, and the conceptual plan titled, "Lewis/Battle Conceptual Plan," prepared by Christina Battle, dated January 23, 2015.

Planning Commission

APPROVAL subject to the submitted proffers submitted on January 23, 2015, and the conceptual plan titled, "Lewis/Battle Conceptual Plan," prepared by Christina Battle, dated January 23, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 5.0 acre parcel to be divided into a 3.0 acre lot with the existing house and a new 2.0 acre lot. The existing home is centered on the 5.0 acre parcel, and has an established driveway next to it. There is an easement along the eastern boundary that serves three adjacent lots, which the contract purchaser of the new lot does not want to use; an owner of one of the adjacent lots has a towing business and large trucks traverse that easement. The purchaser of the new lot would like to have an access easement to Chestnut Church Road along the western boundary of the property for safety purposes. Individual access for each lot generally exists in this area. VDOT has not requested shared access for this request.

This application for AR-6 zoning for one additional lot is consistent with the Agricultural land use designation in the Comprehensive Plan and should not impact the existing rural residential character of the area. The proposed lots are similar in size to 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:

Schools Affected	Capacity	2014 Enrollment
Rural Point Elementary	739	457
Oak Knoll Middle	1184	886
Hanover High	1765	1264

Agency Analysis

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

Proffers

The applicant has submitted proffers that provide for substantial conformity to the conceptual plan, reservation of 25 feet of right-of-way for future road widening, tree preservation and the standard contribution for road improvements. Staff recommends approval of the submitted proffers submitted on January 23, 2015.

Planning Commission Recommendation

At their meeting of February 19, 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 from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8718-73-0486, consisting of approximately 5.0 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

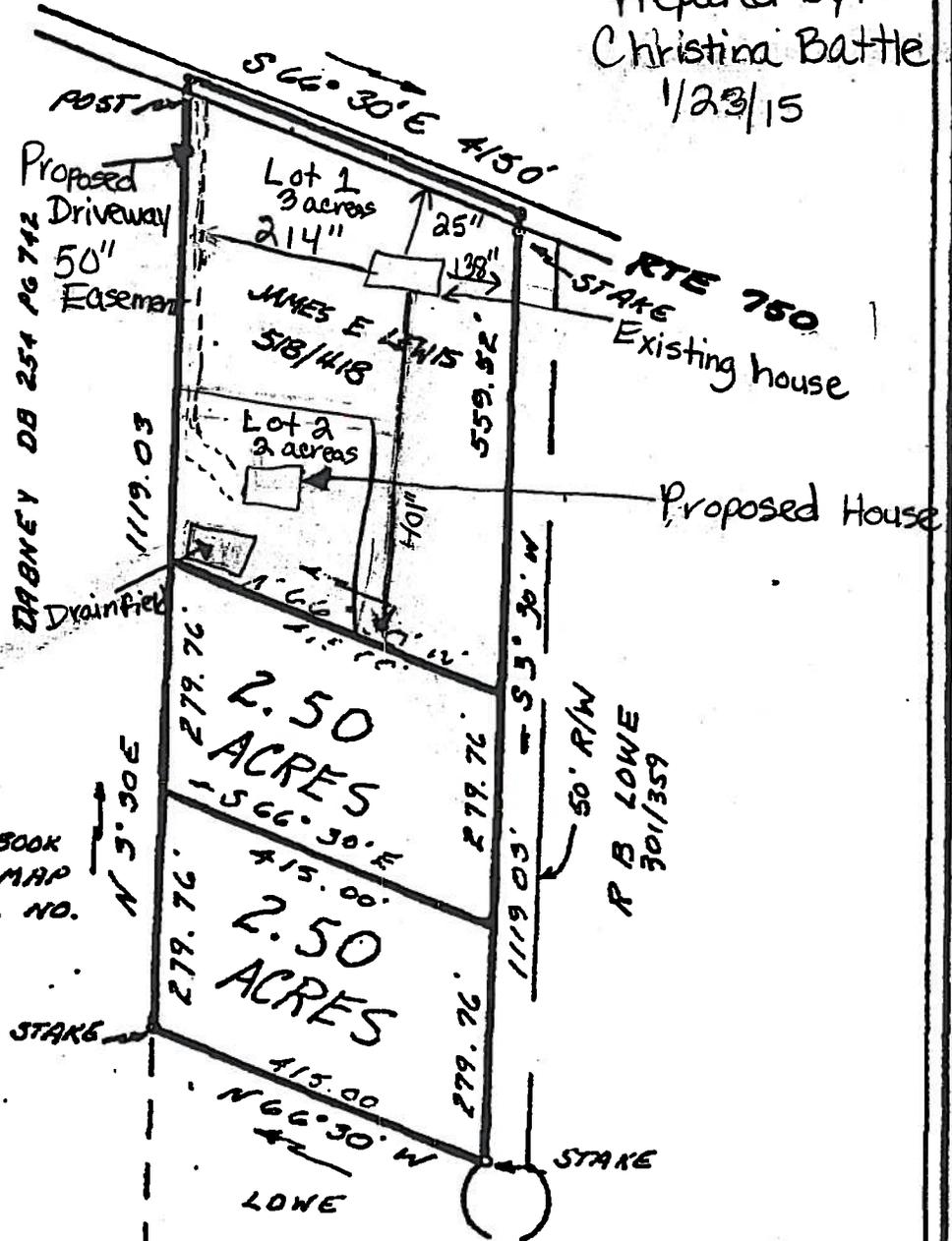
- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

Lewis/Battle Conceptual Plan

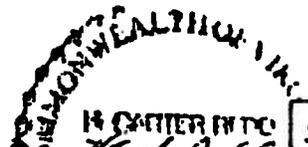
Prepared by:
Christina Battle
1/23/15

SCALE: 1" = 200'
BEARING BASE: PLAT BY
W.H. REDD, DATED APRIL,
1958. O.B. 212 RE. 291.

REFERENCE: DEGD BOOK
301 PAGE 359. TAX MAP
SECTION 74 PARCEL NO.
70A



COMPOSITE PLAT SHOWING THE DIVISION
OF A FIVE ACRE TRACT OF LAND IN
HENRY DISTRICT, HANOVER COUNTY, VIRGINIA,
STANDING IN THE NAME OF R.B. & H.F.
LOWE. COMPILED FROM A PLAT BY W.H.
REDD DATED APRIL 5, 1958. DRAWN ON
APRIL 14, 1984



RECEIVED

ORDINANCE C-25-14(c)

OWNER OF RECORD: OPHELIA E. LEWIS

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 25th day of March, 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 8718-73-0486, consisting of 5.0± acres located on the south line of Chestnut Church Road (State Route 750) approximately 1,350 feet east of its intersection with Napper Drive (private road), (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 January 23, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Lewis/Battle Conceptual Plan," prepared by Christina Battle, dated January 23, 2015.
2. Reservation of Right-of-way. The Property Owner agrees to reserve twenty-five feet (25') of right-of-way from the centerline of Chestnut Church Road (State Route 750) to the property for future road widening.
3. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead, hazardous, or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, fencing, driveways, drainfields, or drainage facilities.

4. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

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-25-14(c), Ophelia E. Lewis, 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 _____ February 19, 2015
Board of Supervisors _____ March 25, 2015
Adopted _____ March 25, 2015

This is to certify that the above is a true copy of C-25-15(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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