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-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

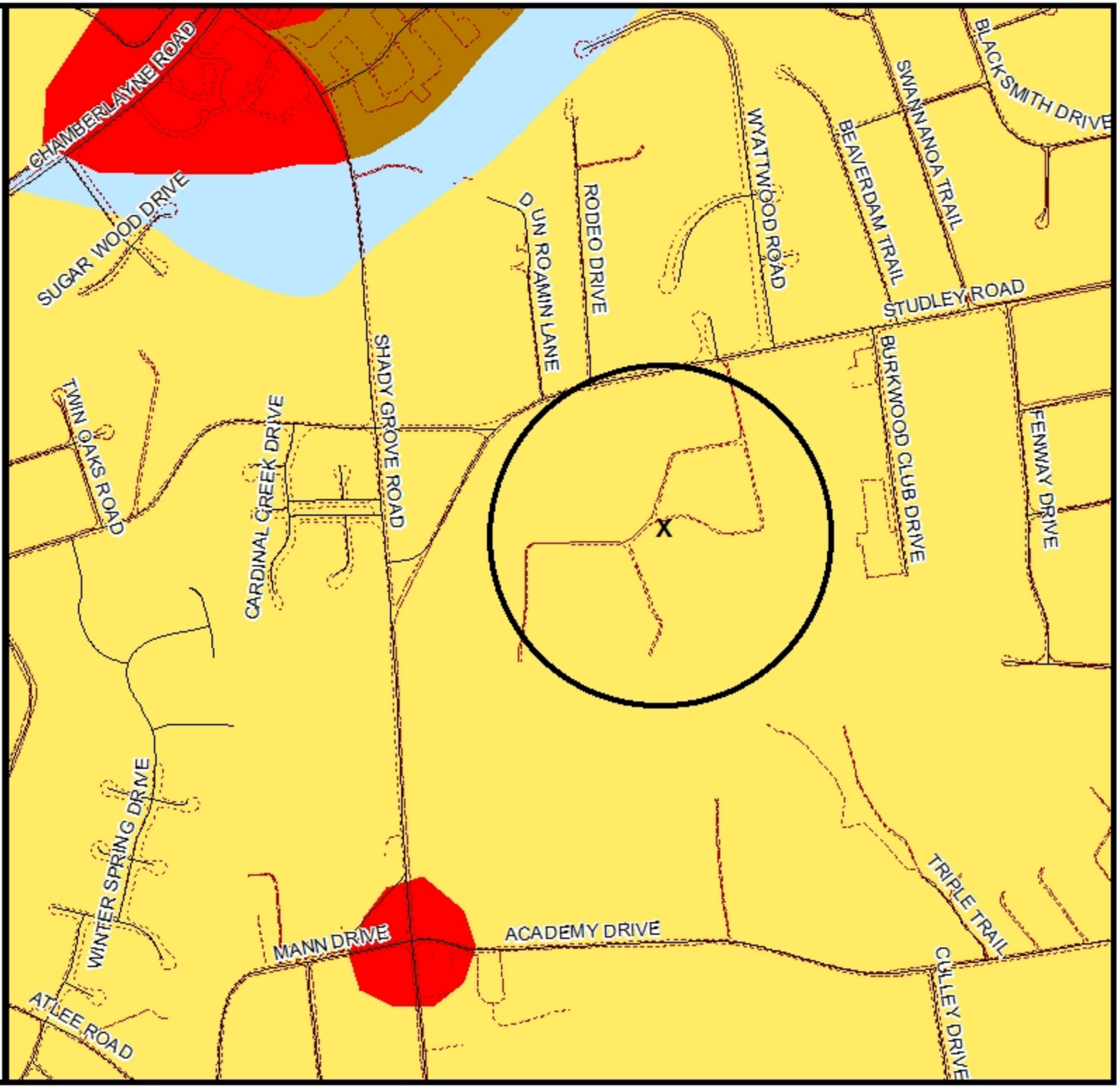
Suburban General Land Use

GPIN's: 8706-72-1235, 8706-82-0535 & 8706-72-4928

Chickahominy Magisterial District

1 inch = 700 feet

March 05, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

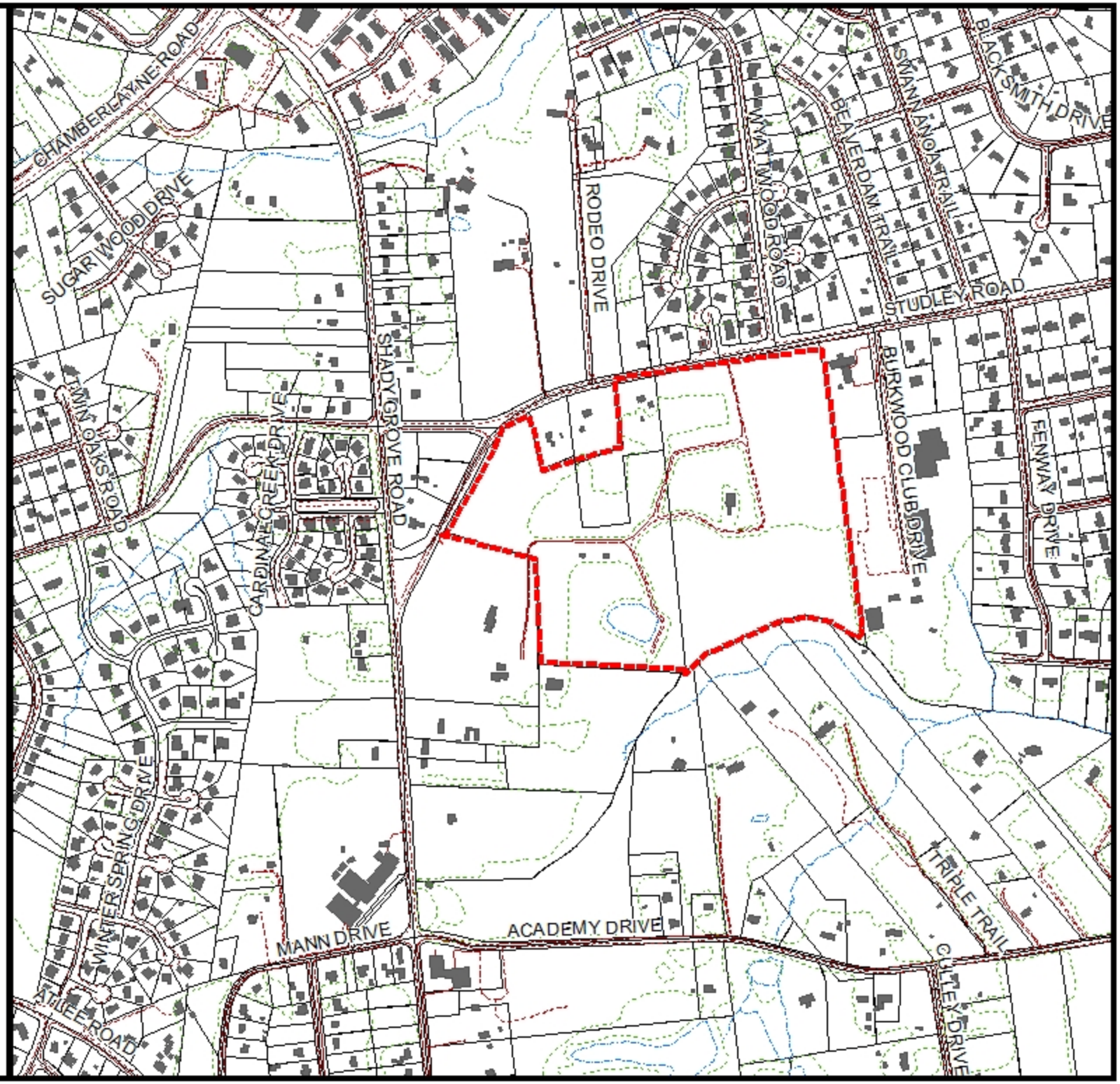
Zoned A-1

GPIN's: 8706-72-1235, 8706-82-0535 & 8706-72-4928

Chickahominy Magisterial District

1 inch = 700 feet

March 05, 2014



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

C-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

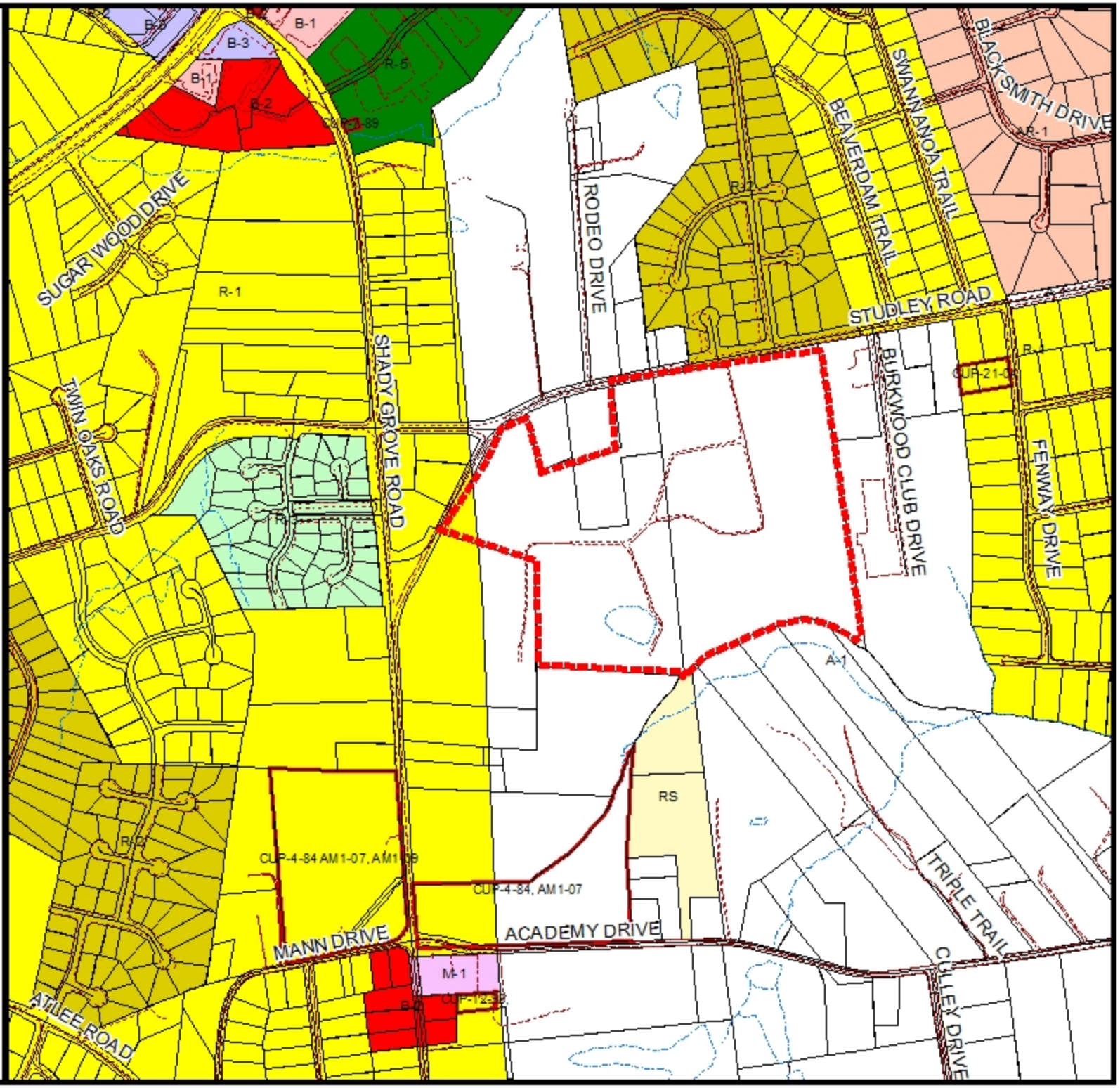
Zoned A-1

GPIN's: 8706-72-1235, 8706-82-0535 & 8706-72-4928

Chickahominy Magisterial District

1 inch = 700 feet

March 05, 2014



C-3-14 Meridian Land Company, et al.

2013 Aerial

C-3-14(c), WILLIAM H. GARRISON, ET AL. (MERIDIAN LAND COMPANY)

Residential Rezoning Report
Chickahominy Magisterial District
Board Meeting Date: September 24, 2014

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District with conditions
Requested Density	2.29 units per acre
Acreage	62.04
Location	South line of Studley Road (State Route 606) approximately 1,300 feet east of its intersection with Shady Grove Road (State Route 640)
GPINs	8706-82-0535, 8706-72-1235 and 8706-72-4928
General Land Use Plan	Suburban General (1-4 dwelling units)
Major Thoroughfare Plan	Studley Road (a Major Collector w/100' Row) and Old Oaklawn Drive (a 50' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone approximately 62 acres located generally in the southeast quadrant of the intersection of Studley Road and Shady Grove/Old Oaklawn Drive, from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions. The proposed subdivision will include 142 residential lots and 17.5 acres of common open space, which exceeds the requirement (20% = 12.41 acres). Amenities include a centrally located multi-use playing field, tot lot playground, pavilion, and pond that is being improved to serve as a stormwater detention facility for the community and wooded common area to be preserved. Sidewalks and pedestrian trails are also being provided through the community.

The applicants are requesting preliminary plat approval with the rezoning.

Recommendations

Staff

APPROVAL subject to the proffers submitted on September 3, 2014, and the conceptual plan, dated March 3, 2014, and revised September 3, 2014.

Planning Commission

APPROVAL subject to the proffers submitted on September 3, 2014, and the conceptual plan, dated March 3, 2014, and revised September 3, 2014.

Planning Analysis

The Comprehensive Plan designates this property for Suburban General with a recommended density of 1-4 dwelling units per acre. The proposed project's density falls within the middle of that density range at 2.29 units per acre. This request achieves the following objectives of the comprehensive plan:

- Compact and contiguous development that maximizes the efficient use of public facilities;
- Convenient and safe accessibility to homes, services and employment centers; and,
- A suburban environment with abundant open space that is appropriately located and designed to provide opportunities for active and passive recreation.

The size of the lots in the proposed subdivision will range from approximately .20 acres in size to approximately .5 acre. This is consistent with at least two detached single-family home subdivisions in the area. The lots in the oldest A-1, AR-1 and R-1 subdivisions are generally larger than the proposed project, as are some of the later R-2 and R-3 subdivisions, which have lots that are generally as small as .2 to .35 acres, but include a few lots as large as 1.6 acres. However, those nearby subdivisions were developed under zoning regulations that are no longer available in the County, which included most of the gross acreage in area of the lots, with no common open space.

The current residential zoning classification, RS, Single Family Residential District, does require common open space, which results in a reduction of average lot sizes, but provides areas in each subdivision that are suitable for preservation of natural resources and creation of open for the recreational use of the residents. The current zoning regulations allow a subdivision to be designed around the natural, cultural or historic features that are preserved for the benefit of the community and the environment, while still providing a property owner the same density allowed without the open space provision.

The elevations submitted with this request show that the homes will be constructed of a variety of quality materials, and should be compatible to those in surrounding subdivisions.

Schools Statistics and Projections

The following schools will serve this development. Enrollment and projection figures are from the School Board Office.

Population Increase					
General Population	142 units	x	2.68 (avg. persons per household)	=	381 persons
School Children	381persons	x	20% (avg. % of children per pop.)	=	77 children

School Enrollment Forecast				
Schools Affected	*Capacity*	*2013*	*2014*	*2015*
Washington Henry Elementary	500	509	479	448
Chickahominy Middle	1280	1187	1170	1172
Atlee High	1725	1608	1601	1619

RS District Requirements

The following table summarizes the RS District requirements for the proposed project:

District Requirement	Required	Proposed
Density	1-4 DU per acre	2.29 DU per acre
Open Space	20% (12.41 acres)	28.2% (17.5 acres) provided
Curb & gutter	Yes	Provided
Street Trees	Yes	Provided
Pedestrian paths	Yes	Provided
Street Buffers	Yes (50' along Studley; 25' along Old Oaklawn)	Provided
Street Lights	Yes (at both entrances to the project)	Provided

As indicated in the table above, the proposed project provides all required features for the RS zoning district and will provide more than the required open space. The common open space is centrally located, provides for both active and passive recreational uses, and includes preservation of a majority of the wooded areas on the southern side of the parcel as well as the wetlands in that area. The existing pond is being incorporated and improved to provide stormwater detention for the project. Other amenities for the community include sidewalks throughout, pedestrian trails that access all of the community's open spaces and include exercise stations, a landscaped central multi-purpose field, a tot lot playground and a nearby pavilion overlooking the pond. Street buffers have been provided along the property's two road frontages, which include additional landscaping and pedestrian trails. Typical landscaping cross sections and materials are provided in the plan set. To continue the aesthetic from adjacent properties in this area, a 3-board white fence is shown on the interior edges of the street buffer as well as occasional berms. A boulevard styled entrance road with a landscaped median is provided at each entrance road.

Where lots are near adjacent parcels, a 5-foot open space buffer strip has been provided, which will incorporate a 6' solid fence to provide some screening of the development from those adjacent parcels. Staff recommends that this proposed screening fence be bonded with other subdivision improvements. To provide for future maintenance, this fence must be within the common open space. The applicants have chosen to place that fence on the common property line between the common open space and the future building lots. The 5-foot open space buffer strip will allow the space needed to maintain the fencing from the outside, and the developer will have to create an easement on the building lots to access the fence on the other side for maintenance purposes.

Staff notes that the applicants have made a minor adjustment at the cul-de-sac of Hennepin Trail since the Planning Commission meeting, moving the pedestrian trail from the southern boundary of Lot 22 to its northern boundary. This change was due to topography. In addition, they have added twelve trees adjacent to Burkwood at the request of that club to provide some screening. The Director of Planning has determined that these changes are minor enough that the layout is still consistent with the conceptual plan and will not affect the applicant's preliminary plat approval.

More than a dozen elevations have been provided showing a variety of housing styles and proposed materials, including stone, brick and siding. Most elevations include porches, and all include attached front or side loaded garages. The elevations can be reviewed on sheets A-1 and A-2 of the conceptual plan.

Transportation

A traffic impact analysis (TIA) was prepared by the applicant's engineer, reviewed by VDOT and revised per VDOT's comments. The TIA found that the development would produce 48 westbound vehicles in the AM peak hour and 22 eastbound vehicles in the PM pear hour. The signalized intersection of Shady Grove and Studley Roads was able to accommodate these added traffic volumes, and field observations showed that the turning movements are accommodated with no delay. No improvements were determined to be needed at that intersection.

The TIA recommended dedication of right-of-way along Old Oaklawn Drive, and the addition of a 100' right turn lane with a 100' taper at the project entrance on Studley Road. This turn lane is sized in accordance with the right turn lane warrant analysis. In addition to the recommended improvements, the applicant shows dedication of right-of-way along Studley Road in accordance with the County's Major Thoroughfare Plan.

Staff notes that the conceptual plan does not show a future roadway connection to the large parcel to the south of this project that would normally be required per VDOT's Secondary Street Acceptance Requirements. This was discussed with the applicants, but they indicate a roadway connection in that direction would be difficult due to environmental constraints. While it is the overall staff and policy recommendation that suburban residential projects allow for interconnection with existing and future developments, in this instance, the applicants have received a waiver from VDOT from providing a roadway connection to the south.

Community Meeting

The applicant held a community meeting on June 18, 2014. The major issues raised at the meeting included the following topics (italics), and staff has provided brief remarks on each:

- *Proposed lot sizes are not the same as those in some of the surrounding subdivisions/density concerns.* Staff has discussed this issue above.
- *Traffic - Residents of existing subdivisions along Studley Road indicated an issue with exiting from their subdivisions onto Studley Road during the hours of peak traffic volumes.* As noted in the TIA, a right turn lane is being added at the project's entrance, which will take traffic into the proposed subdivision and out of the eastbound travel lane, so the additional traffic from this proposed subdivision to the roadway should not slow eastbound Studley Road traffic. In addition, staff believes that vehicles from the proposed subdivision having difficulty exiting onto Studley Road will learn to take the alternate exit onto Old Oaklawn to Shady Grove Road. Therefore, traffic from this subdivision may have little impact on Studley Road.
- *Water pressure concerns.* This development will be extending public utilities to the project, so this development will not impact water on adjacent properties.

- *Buffers were requested by adjacent A-1 parcels.* As negotiated with those owners, the applicant is showing a five-foot open space buffer that includes a six-foot solid privacy fence.
- *Water runoff towards existing bottom area.* Per County stormwater regulations, this site must be engineered to address stormwater runoff. These regulations will not permit off-site impacts, and often improve downstream drainage issues.

Agency Analysis

Agency	Comment Summary
Public Works	Questioned whether RPA existed on-site; applicant's engineer provided evidence that wetlands were non-RPA. New Stormwater Management regulations apply to this project. In response to new regulations, a meeting with DEQ and Corps of Engineers took place on June 3, resolving wetlands impacts.
Public Utilities	Extensions will be required for provision of public utilities, and two water supply points will be required; applicant met with Public Utilities to determine routing for public water and sewer extension lines. The Department recommends that the proffer provided by the applicants regarding public utility extension be modified by removing the size of the gravity sewer line, but that the proffer is otherwise satisfactory.
Fire/EMS	Require road widths of at least 26 feet, with cul-de-sacs with 96-foot diameter and 28-foot radius. The applicant indicates they have addressed this comment on the conceptual plan.
Historical Commission	The Commission determined that the request will not impact adjacent historic resources.

Proffers

The applicant has provided the following proffers with this request:

1. Roadway Improvements Cash proffer. Since there were no nearby roadway improvement projects identified by the Public Works Department to which this project could participate, the standard roadway improvements cash proffer was offered in the amount of $2,306.00 per dwelling unit.

2. Foundations. A proffer has been provided that all exterior foundations of homes shall be clad in brick or stone.

3. Off-site Sanitary Sewer. A proffer has been provided that states the developer shall design and install a gravity sewer, from the project to the existing Academy Creek sanitary sewer main, in accordance with the current standards of the Public Utilities Department.

4. Dedication of Right-of-Way. A proffer has been provided for dedication of right-of-way along the development frontage on Studley Road and on Old Oaklawn Drive for future road widening, free of cost to the County, upon request of the County or VDOT.

5. Road improvements. A proffer has been provided stating that the entrances and the right turn lane from Studley Road shall be constructed in substantial conformity with the conceptual plan. The right turn lane shall include at least 100' of storage and a 100' taper. All road improvements shall be designed and constructed by in accordance with VDOT standards and specifications.

6. Fencing. A proffer has been provided stating that the 6' solid fencing shown on the conceptual plan within the perimeter open space provided to adjacent property for screening purposes shall be bonded with other subdivision improvements, and shall be among those development improvements that are maintained by the homeowners' association.

Planning Commission Recommendation

At their meeting of August 22, 2014, the Hanover County Planning Commission, on a motion by Mr. Padgett, seconded by Mr. Whittaker, voted to recommend denial as submitted, but **APPROVAL** of the request to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPINs 8706-82-0535, 8706-72-1235 and 8706-72-4928, consisting of approximately 62.04 acres, subject to changes to the proffers and conceptual plan as recommended by staff.

The proffers and conceptual plan submitted for the Board of Supervisors' deadline are consistent with Planning Commission and staff recommendations.

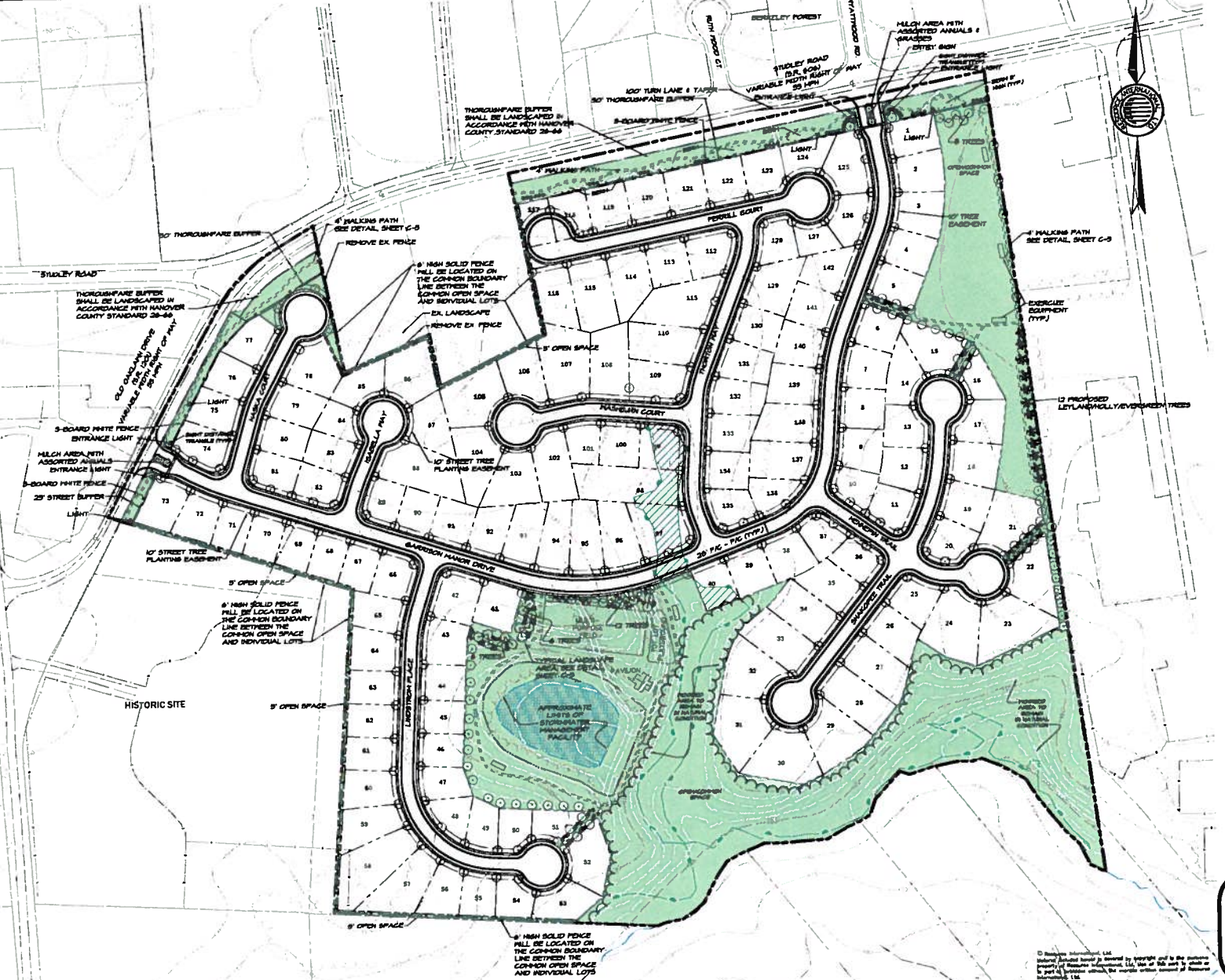
CDC/sm/HTE

Attachments

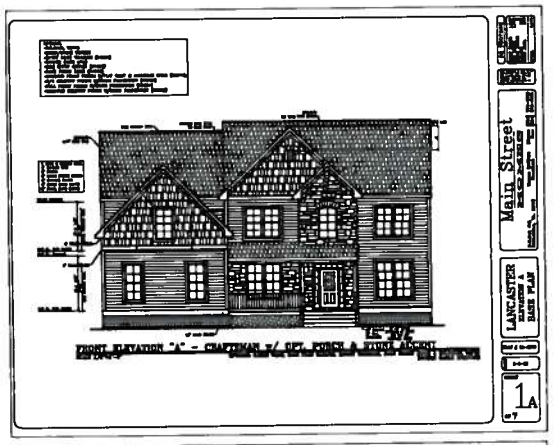
- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Historical Commission Recommendation
- ☑ Traffic Study – Exec. Summary
- ☑ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☑ Citizen Correspondence
- ☐ Photographs
- ☑ Proffers/Conceptual Plan
- ☑ Ordinance

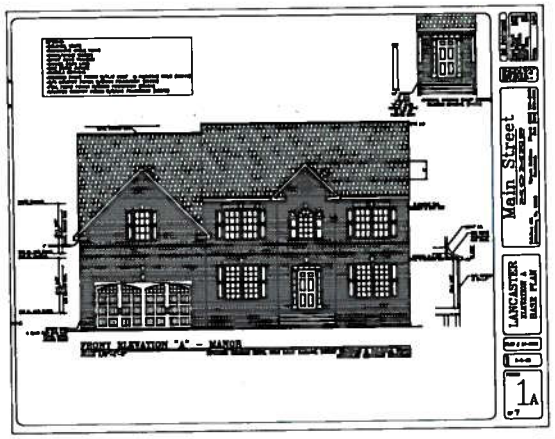
Available Upon Request

- ☑ Agency Review Comments
- ☑ Traffic Study – Full Copy
- ☑ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy



BERKELEY FOREST
RUTH FOOD CT
RYATTWOOD RD
MULCH AREA WITH ASSORTED ANNUALS & GRASSES
ENTRY SIGN
STUDLEY ROAD (S.R. 606) VARIABLE WIDTH RIGHT OF WAY 55 MPH
100' TURN LANE & TAPER
50' THOROUGHFARE BUFFER
ENTRANCE LIGHT
THOROUGHFARE BUFFER SHALL BE LANDSCAPED IN ACCORDANCE WITH HANOVER COUNTY STANDARD 26-66
5-BOARD WHITE FENCE
4' WALKING PATH
PERRILL COURT
OPEN/COMMON SPACE
10' TREE EASEMENT
4' WALKING PATH SEE DETAIL SHEET C-5
EXERCISE EQUIPMENT (TYP.)
12 PROPOSED LEYLAND/HOLLY/EVERGREEN TREES
50' THOROUGHFARE BUFFER
4' WALKING PATH SEE DETAIL SHEET C-5
REMOVE EX. FENCE
6' HIGH SOLID FENCE WILL BE LOCATED ON THE COMMON BOUNDARY LINE BETWEEN THE COMMON OPEN SPACE AND INDIVIDUAL LOTS
EX. LANDSCAPE
REMOVE EX. FENCE
STUDLEY ROAD
THOROUGHFARE BUFFER SHALL BE LANDSCAPED IN ACCORDANCE WITH HANOVER COUNTY STANDARD 26-66
OLD OAKLAWN DRIVE (S.R. 1301) VARIABLE WIDTH RIGHT OF WAY 55 MPH
5' OPEN SPACE
MASHBURN COURT
THORNTON WAY
HASKA COURT
ISABELLA WAY
10' STREET TREE PLANTING EASEMENT
5-BOARD WHITE FENCE
ENTRANCE LIGHT
MULCH AREA WITH ASSORTED ANNUALS
ENTRANCE LIGHT
5-BOARD WHITE FENCE
25' STREET BUFFER
LIGHT
10' STREET TREE PLANTING EASEMENT
GARRISON MANOR DRIVE
28' F/C - F/C (TYP.)
HENNEPIN TRAIL
SHAWCREEK TRAIL
5' OPEN SPACE
6' HIGH SOLID FENCE WILL BE LOCATED ON THE COMMON BOUNDARY LINE BETWEEN THE COMMON OPEN SPACE AND INDIVIDUAL LOTS
HISTORIC SITE
5' OPEN SPACE
LINDSTROM PLACE
TYPICAL LANDSCAPE AREA SEE DETAIL SHEET C-2
APPROXIMATE LIMITS OF STORMWATER MANAGEMENT FACILITY
OPEN/COMMON SPACE
5' OPEN SPACE
6' HIGH SOLID FENCE WILL BE LOCATED ON THE COMMON BOUNDARY LINE BETWEEN THE COMMON OPEN SPACE AND INDIVIDUAL LOTS





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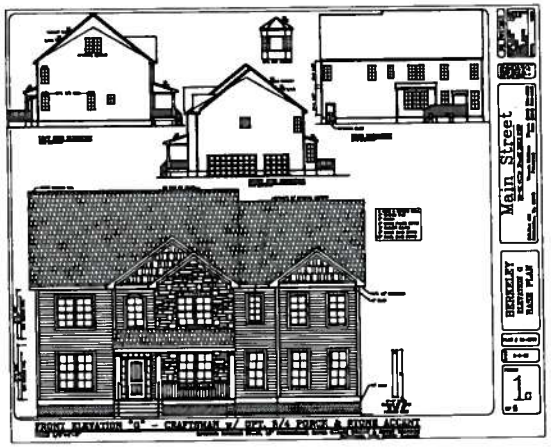

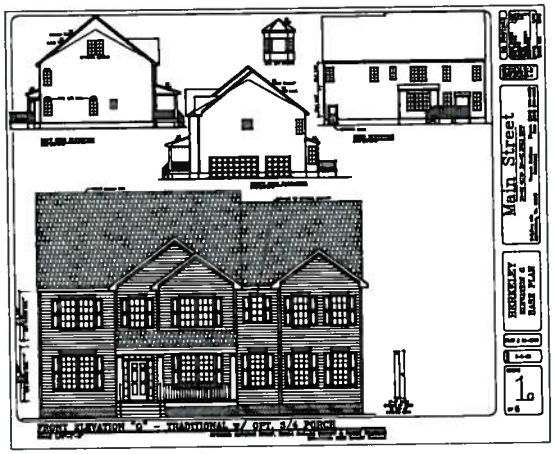

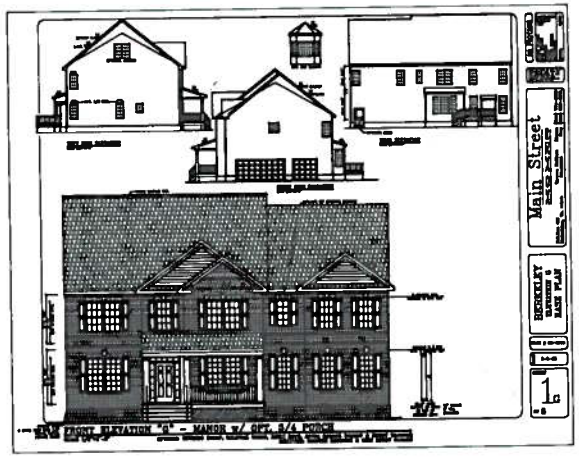

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ORDINANCE C-3-14(c)

OWNER OF RECORD: WILLIAM H. GARRISON, ET AL.

CONTRACT PURCHASER: MERIDIAN LAND COMPANY

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 24th day of September, 2014, 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 8706-82-0535, 8706-72-1235 and 8706-72-4928, consisting of 62.04± acres located on the south line of Studley Road (State Route 606) approximately 1,300 feet east of its intersection with Shady Grove Road (State Route 640) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, subject to the following conditions which were proffered by the Applicant on September 3, 2014, and accepted by the Board:

1. Cash Proffers. The Developer, for itself, and its successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy, the amount of Two Thousand Three Hundred Six and 00/100 ($2,306.00) per single family unit built on the RS zoned 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.

2. Foundations. The exterior of all foundations of homes shall be clad in brick or stone.

3. Offsite Sanitary Sewer. The Developer shall design and install a gravity sewer, from the project to the existing Academy Creek sanitary sewer main, in accordance with the current standards of the Department of Public Utilities.

4. Dedication of Right-of-Way. The Owner agrees to dedicate fifty feet (50') of right-of-way from the centerline of Studley Road (State Route 606) to the property and 25 feet of right-of-way from the centerline of Old Oaklawn Drive (State Route 1201) for future road widening, free of cost to the County, upon request of the County or VDOT.

5. Road Improvements. The entrances and the right-turn lane from Studley Road shall be constructed in substantial conformity with the conceptual plan. The right turn lane shall include at least 100' of storage and a 100' taper. All road improvements shall be designated and constructed in accordance with VDOT standards and specifications.

6. Fencing. The 6' solid fencing shown on the conceptual plan within the perimeter open space provided to the adjacent property for screening purposes shall be bonded with other subdivision improvements, and shall be among those development improvements that are maintained by the homeowner's association.

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-3-14(c), William H. Garrison, et al. (Meridian Land Company) 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 August 21, 2014

Board of Supervisors September 24, 2014

Adopted September 24, 2014

This is to certify that the above is a true copy of C-3-14(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