

# 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-5-14**

Linda and Joseph Doane

Rezone A-1 to AR-6

Agricultural Land Use

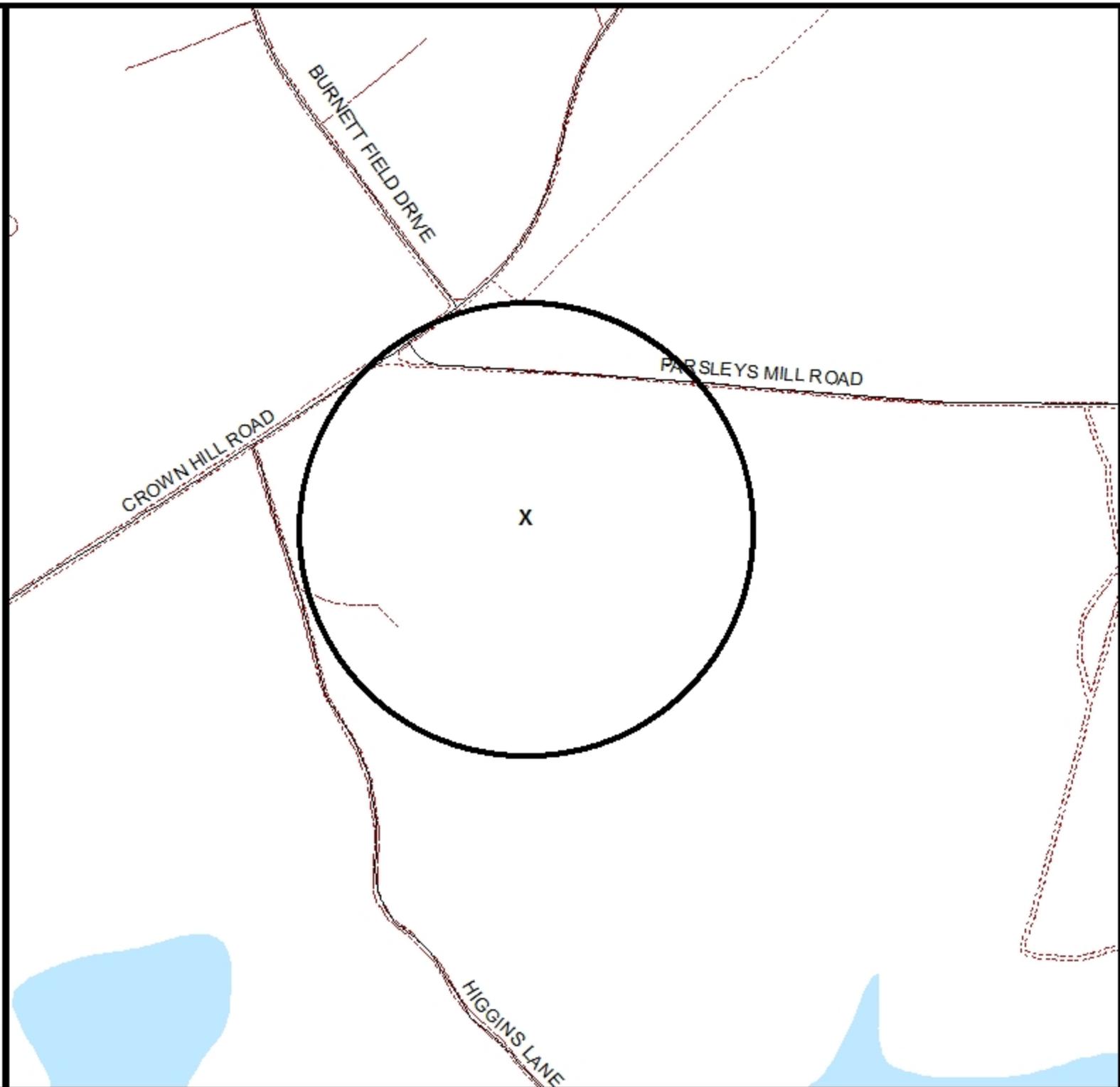
GPIN: 8744-75-0551

Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-5-14**

Linda and Joseph Doane

Rezone A-1 to AR-6

Zoned A-1

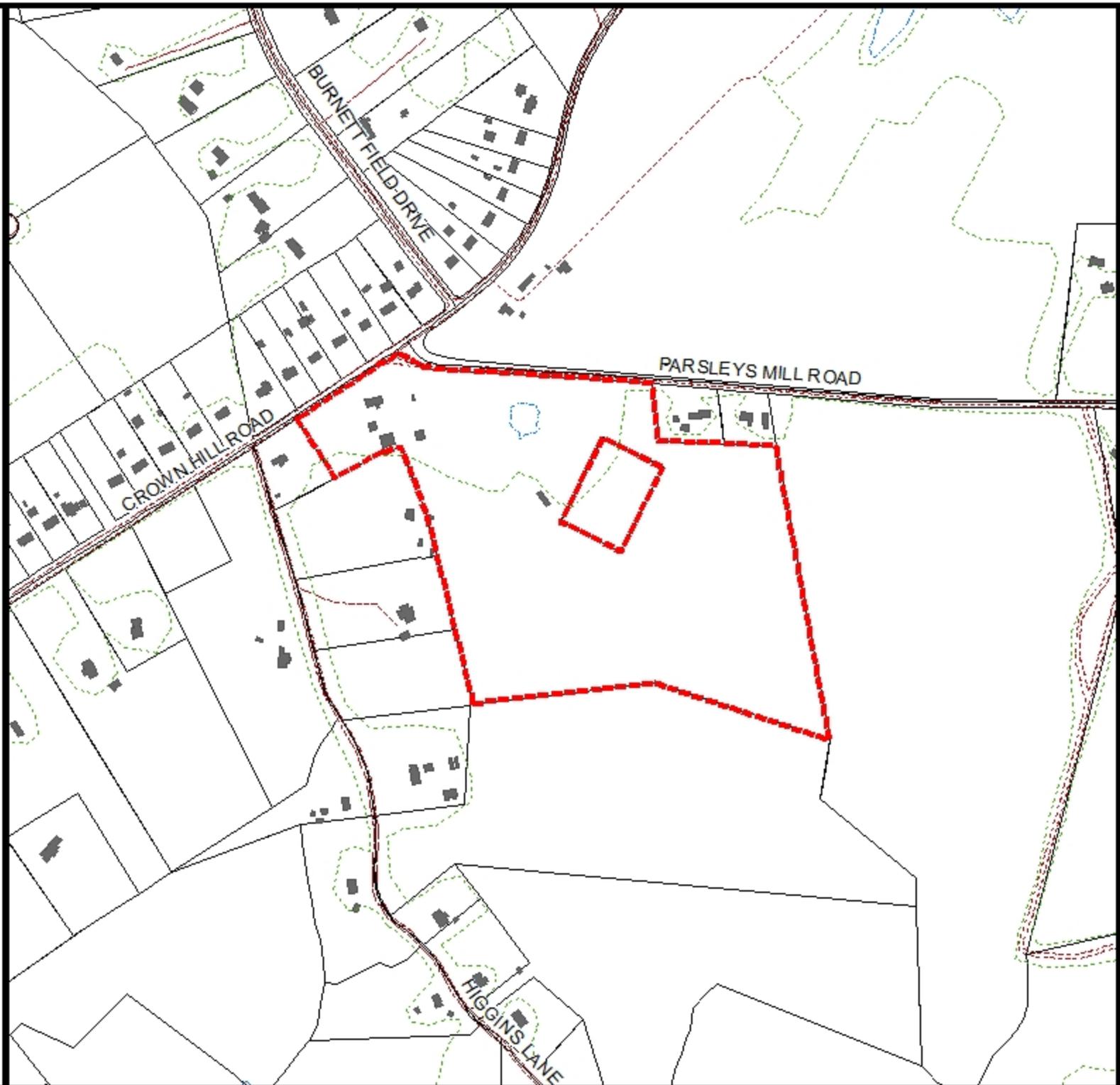
GPIN: 8744-75-0551

Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 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	

### C-5-14

Linda and Joseph Doane

Rezone A-1 to AR-6

Zoned A-1

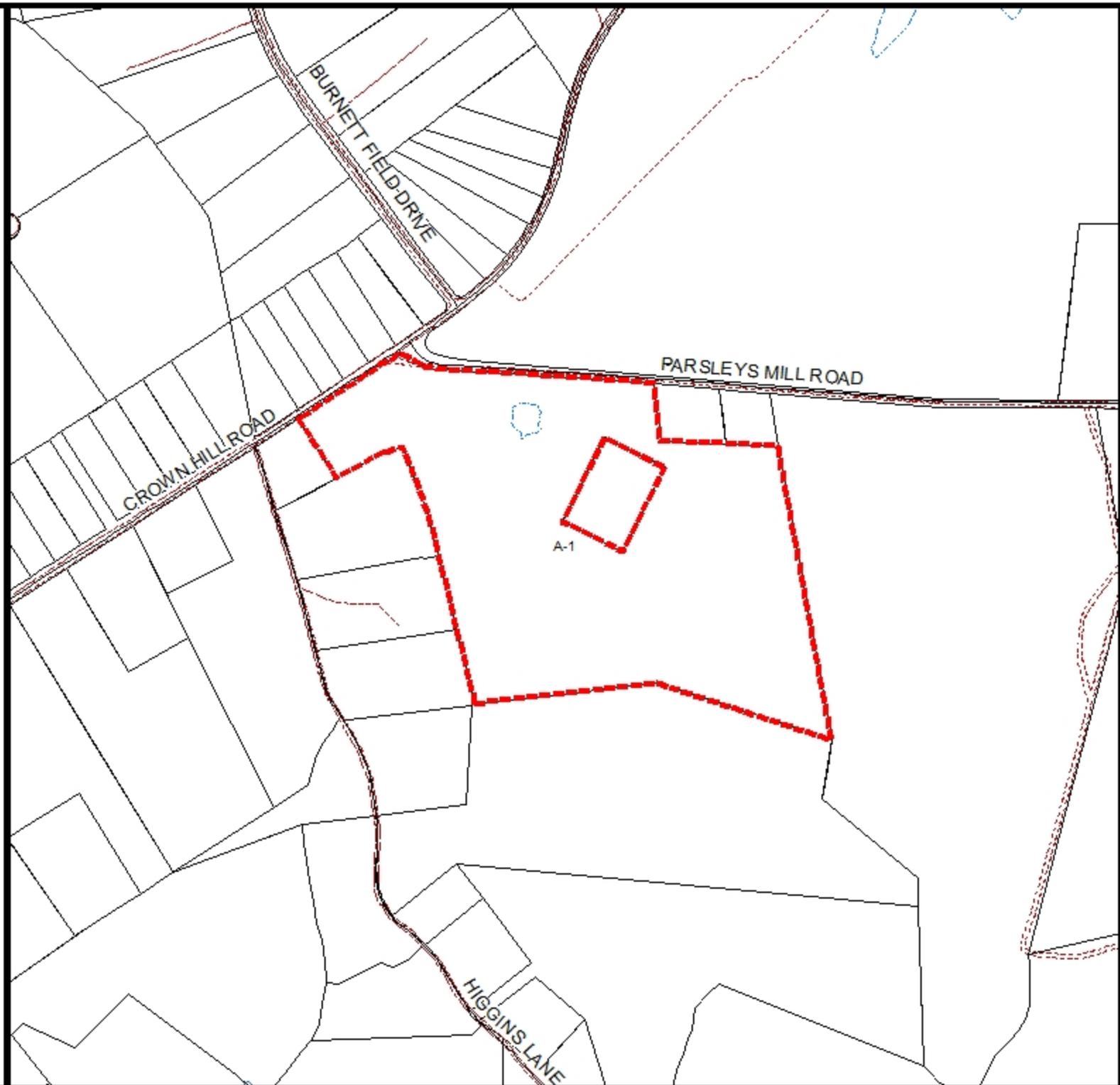
GPIN: 8744-75-0551

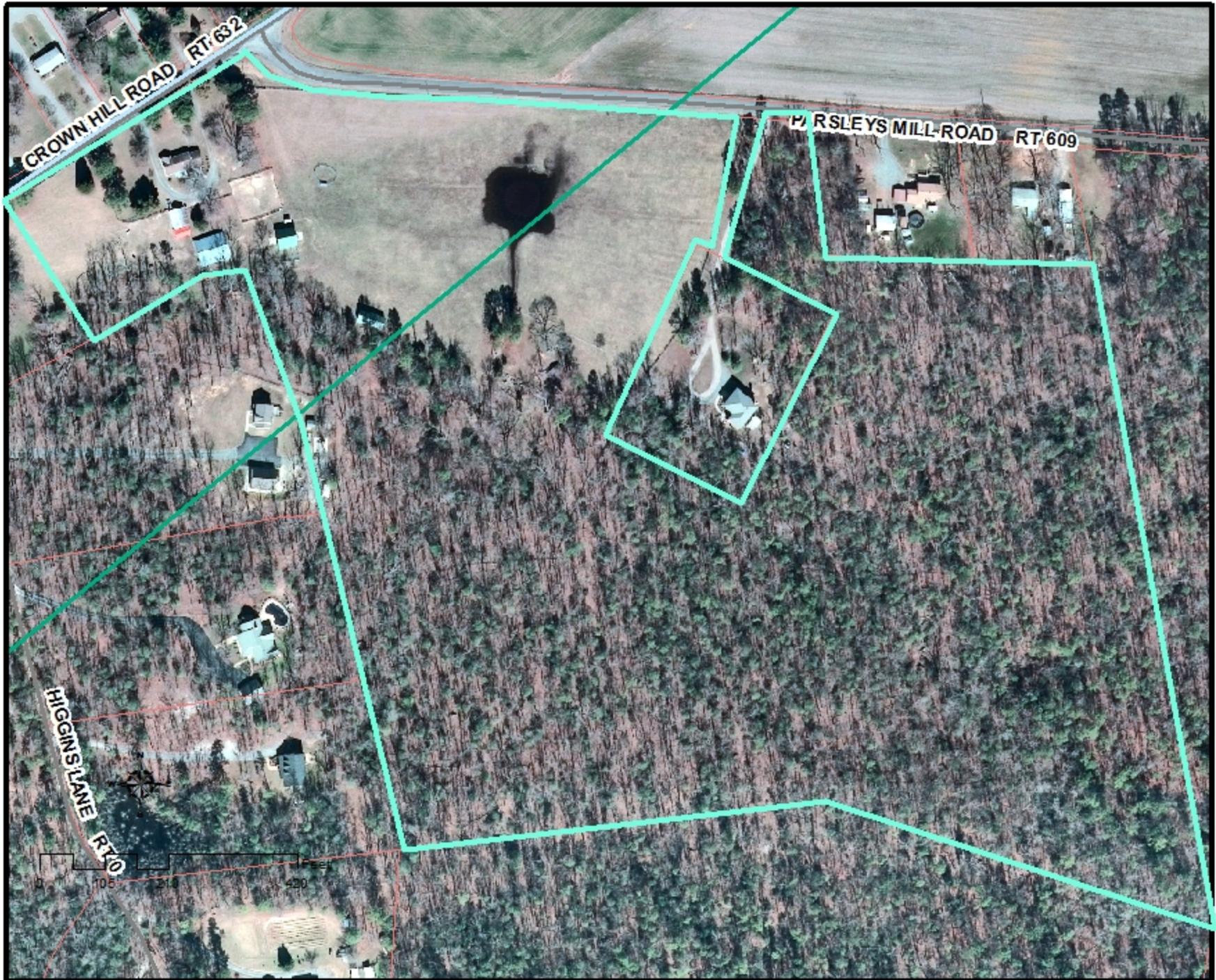
Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 2014





## C-5-14(c), LINDA AND JOSEPH DOANE

Residential Rezoning Report  
Cold Harbor Magisterial District  
Board Meeting Date: August 27, 2014



### Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 19.93 acres
Acreage	39.86
Location	On the south line of Parsleys Mill Road (State Route 609) at its intersection with Crown Hill Road (State Route 632)
GPIN	8744-75-0551
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Parsleys Mill Road – Not a major thoroughfare Crown Hill Road – Minor Collector (60' right-of-way), Scenic Road
Suburban Service Area	Outside
Case Planner	Gretchen W. Biernot

### Executive Summary

The applicant is proposing to rezone to AR-6(c), Agricultural Residential District with conditions to permit the creation of a 5.43 acre lot with the existing house and a 34.43 acre lot.

### Recommendations

#### *Staff*

**APPROVAL** subject to the submitted proffers, dated June 19, 2014, conceptual plan, dated April 29, 2014, and revised June 2, 2014.

#### *Planning Commission*

**APPROVAL** subject to the submitted proffers, dated June 19, 2014, conceptual plan, dated April 29, 2014, and revised June 2, 2014.

## **Planning Analysis**

The conceptual plan shows the 39.58 acre subject parcel to be divided into a 34.43 acre lot and a 5.43 acre lot. The applicant intends to sell the 5.43 acre lot, which includes the existing house and accessory buildings. The existing driveway to Crown Hill Road shall remain with the 5.43 acre lot. At this time, the applicant has no plans to build on the 34.43 acre lot so there should be no noticeable changes to the property for the near future. The only exception would be to expand the existing pasture, and the applicant has addressed the limits of tree clearing for this purpose in the tree preservation proffer. Should this rezoning application be approved, the applicant must submit a subdivision plat application for review and approval that is in substantial conformity with the proffered conceptual plan.

While only two lots are proposed with this rezoning request, AR-6 zoning permits a density of one lot per 6.25 acres (a maximum of six lots from a 39.58 acre parcel). However, further development of the 34.43 acre lot would require an amendment to this rezoning case because the applicant has proffered to divide the property in substantial conformity with the conceptual plan that shows only two lots.

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 or no impact to 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.

## **Agency Analysis**

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

## **Proffers**

The applicant has submitted the proffers pertaining to the conceptual plan, tree preservation, \$2,306 contribution to road improvements, and right-of-way dedication. Staff recommends approval of the submitted proffers, dated June 19, 2014.

## **Planning Commission Recommendation**

At their meeting of July 17, 2014, the Hanover County Planning Commission, on a motion by Ms. Winborne, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District with conditions on GPIN 8744-75-0551, consisting of approximately 39.86 acres, subject to the submitted proffers and conceptual plan.

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

**CROWN HILL ROAD**  
STATE ROUTE #632  
30' R/W

**PARSLEYS MILL ROAD**

STATE ROUTE #609  
45' R/W  
CB=585°08'47"E L=104.02'  
1°02'38" R=5708.58' L=104.02'

MARY V. LEDBETTER  
GPN 8744-75-4836  
ZONED A-1

STY. FR DWELLING #4335

HAY BARN

STABLE

**LOT 1**  
5.43 ACRES

50' INGRESS & EGRESS EASEMENT

BARN

JOSEPH B. AND  
DANE B. DOANE  
GPN 8744-75-1657  
D.B.2616, PG.768  
ZONED A-1  
2.00 ACRES

ARNOLD C. COFFMAN D.  
GPN 8744-  
D.B.1179,  
ZONED

MERRY BOYETT  
8744-65-9768  
2886, PG.1117  
ZONED A-1

OLYN LONG  
GPN 8744-85-1576  
D.B.3020, PG.794  
ZONED A-1

JOSEPH B. AND  
LINDA B. DOANE  
GPN 8744-65-2256  
D.B.1110, PG.377  
ZONED A-1

**LOT 2**  
34.43 ACRES

RAY AND ELIZABETH TERRELL  
GPN 8744-65-3040  
D.B.2768, PG.224  
ZONED A-1

DEERPOEG, WEBB  
N & RICHARD  
8744-56-8048  
2956, PG.219  
ZONED A-1

WON, PATTY DOBBINS  
8744-56-9128  
2979, PG.1110  
ZONED A-1

BELL, GREGORY C.  
GPN 8744-66-1308  
DB 3072 PG 2344  
ZONED A-1

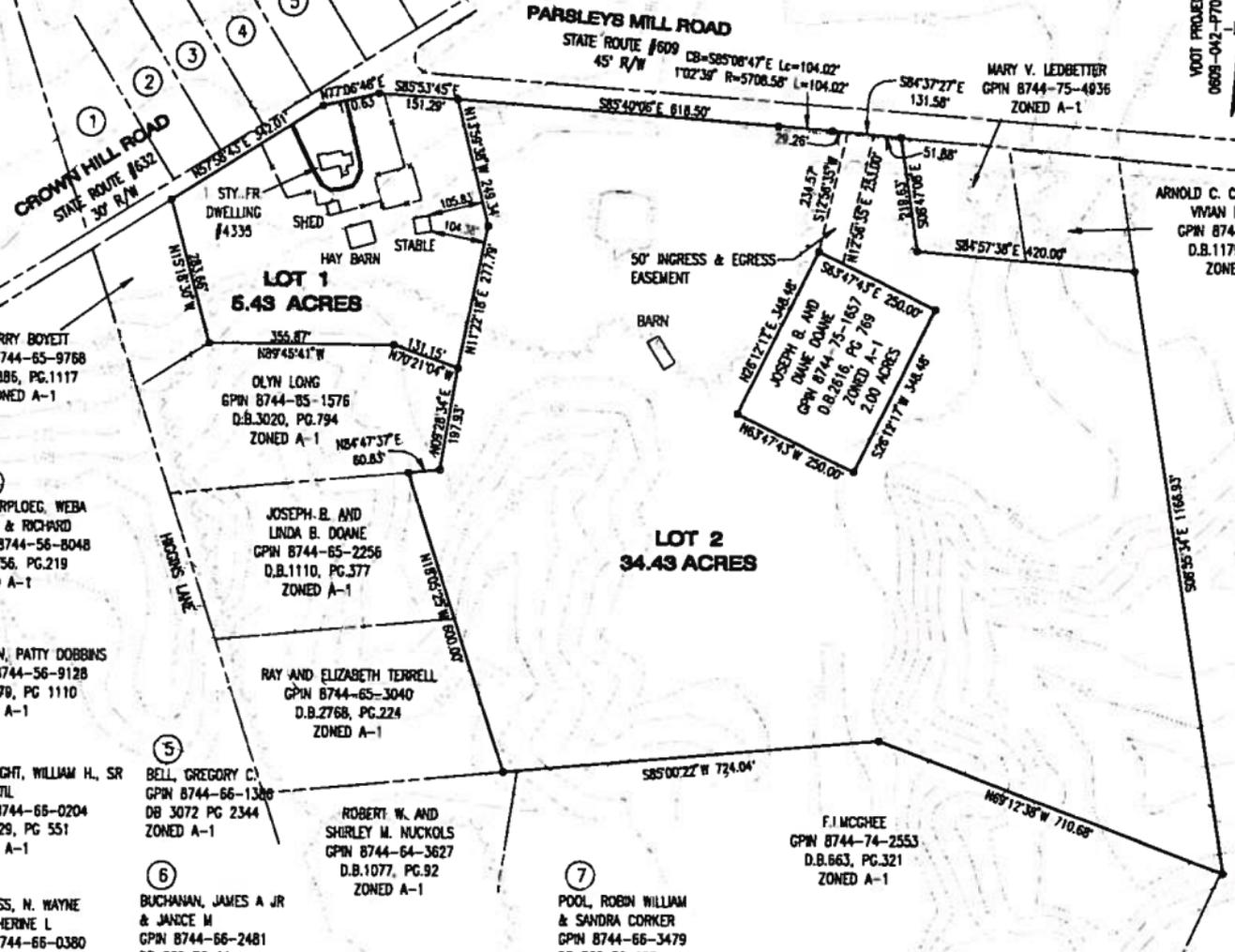
ROBERT W. AND  
SHIRLEY M. NUCKOLS  
GPN 8744-64-3627  
D.B.1077, PG.92  
ZONED A-1

F.I. MCCHEE  
GPN 8744-74-2553  
D.B.663, PG.321  
ZONED A-1

WESS, N. WAYNE  
ATHERINE L.  
8744-66-0380  
819, PG.496

BUCHANAN, JAMES A JR  
& JANCIE M  
GPN 8744-66-2481  
DB 860 PG 11

POOL, ROBN WILLIAM  
& SANDRA CORKER  
GPN 8744-66-3479  
DB 562 PG 128



**ORDINANCE C-5-14(c)**

**OWNER OF RECORD:** LINDA AND JOSEPH DOANE

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 27<sup>th</sup> day of August, 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 GPIN 8744-75-0551, consisting of 39.86± acres located on the south line of Parsleys Mill Road (State Route 609) at its intersection with Crown Hill Road (State Route 632), (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 June 19, 2014, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Compiled Plat & Conceptual Plan for Rezoning of GPIN 8744-75-0551 for Joseph & Linda Doane," dated April 27, 2014, revised June 2, 2014, and prepared by Goodfellow, Jalbert, Beard and Associates (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. With the exception of areas found to be located in Chesapeake Bay Resource Protection Areas (RPA), tree removal for the purposes of expanding the pasture shall be limited to areas no lower than the 172' contour, as generally depicted on the Conceptual Plan.

3. 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.
  
4. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Crown Hill Road (State Route 632) and twenty-five (25) feet of right-of-way from the centerline of Parsleys Mill Road (State Route 609) to the property for future road widening, free of cost to the County, upon request of the County of VDOT.

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-5-14(c), Linda and Joseph Doane, 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 July 17, 2014  
 Board of Supervisors August 27, 2014  
 Adopted August 27, 2014

This is to certify that the above is a true copy of C-5-14(c), 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