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-7-15

John J. Molter, et al.

Rezone A-1 to AR-6

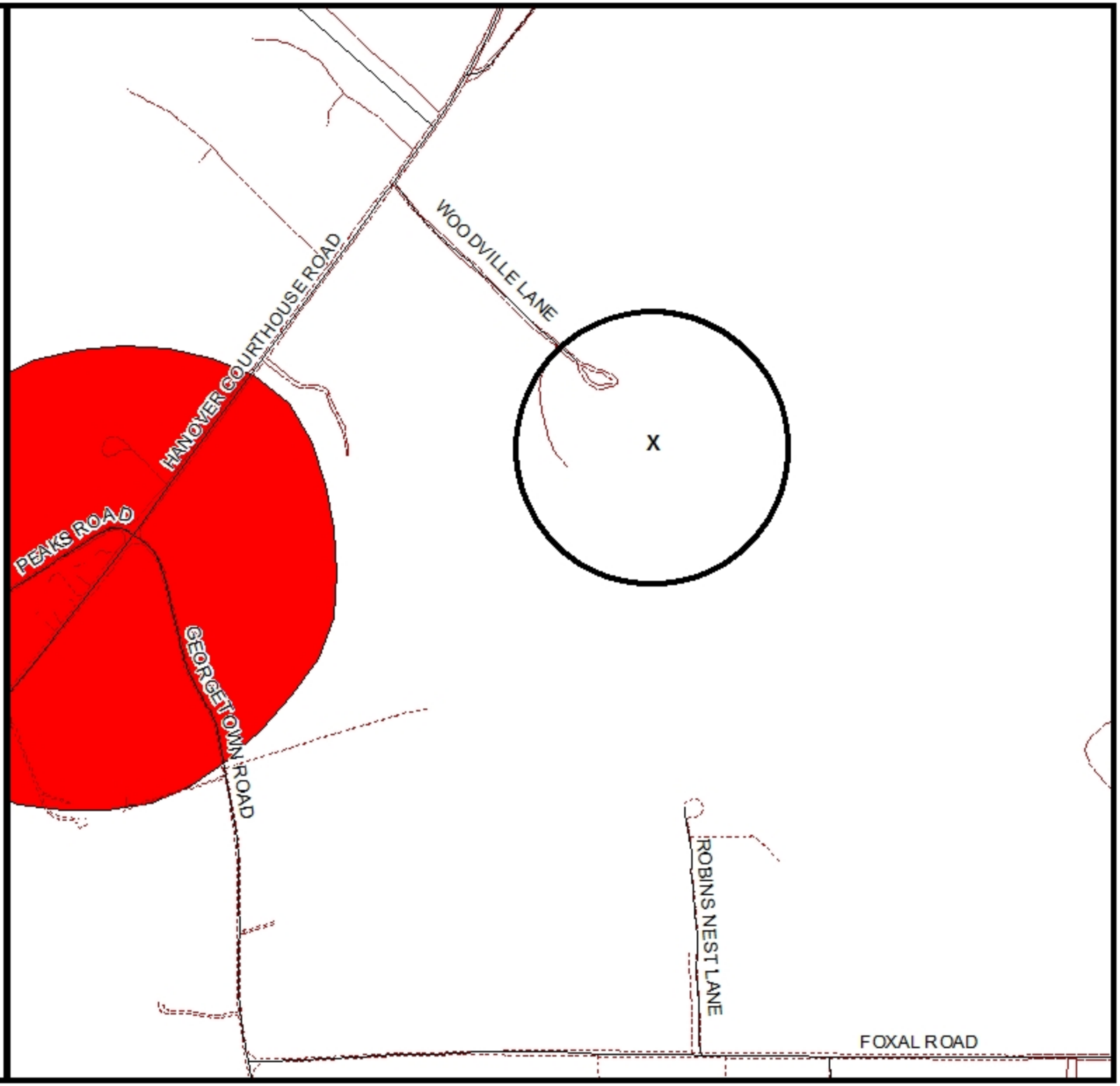
Agricultural Land Use

GPIN's: 8719-30-3541 & 8719-30-4870

Henry Magisterial District

1 inch = 600 feet

April 01, 2015



Hanover County, Virginia

General Parcel Map

Legend

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

C-7-15

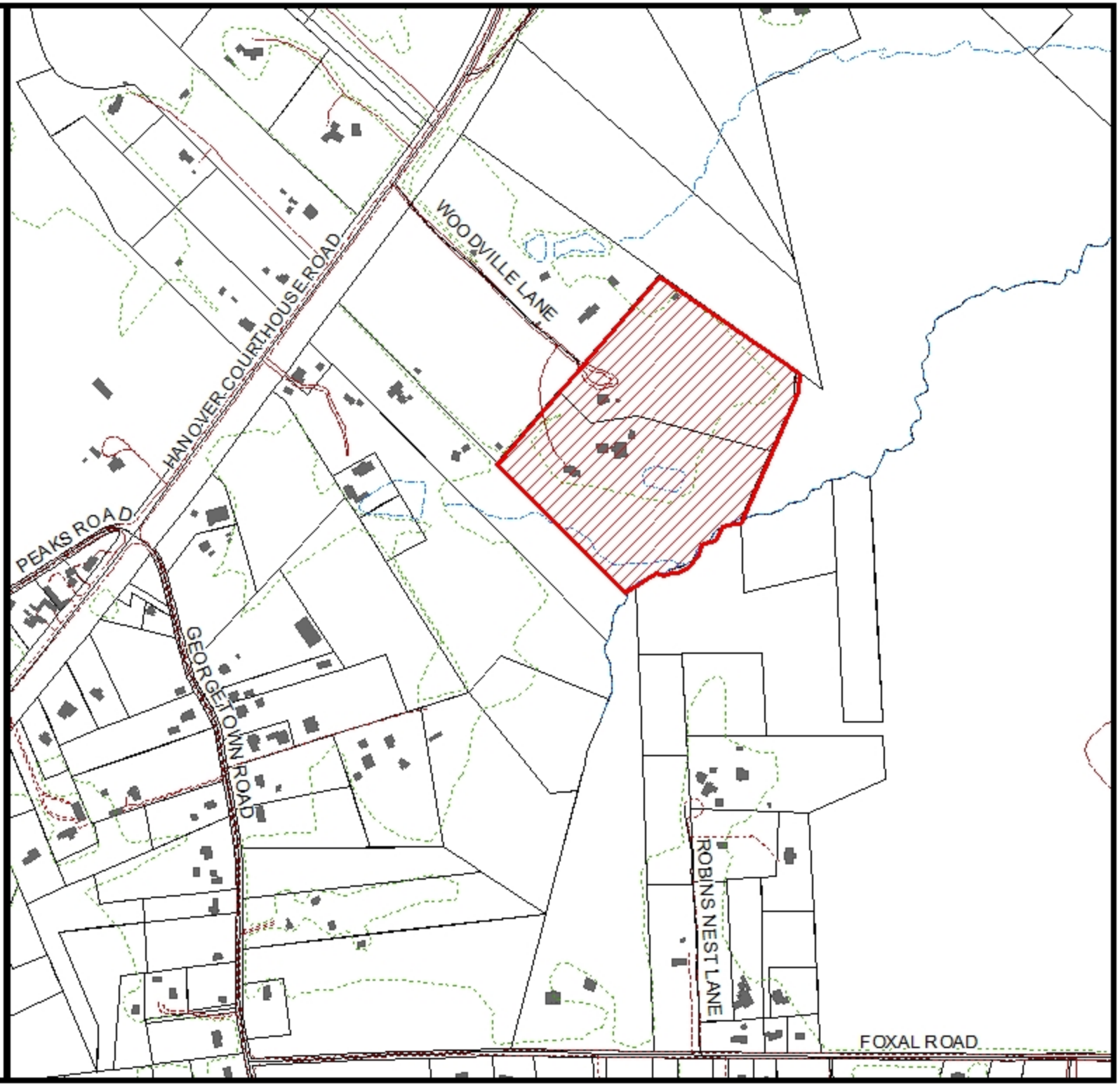
John J. Molter, et al.

Rezone A-1 to AR-6

GPIN's: 8719-30-3541 & 8719-30-4870
Henry Magisterial District

1 inch = 600 feet

April 01, 2015



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-7-15

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Rezone A-1 to AR-6

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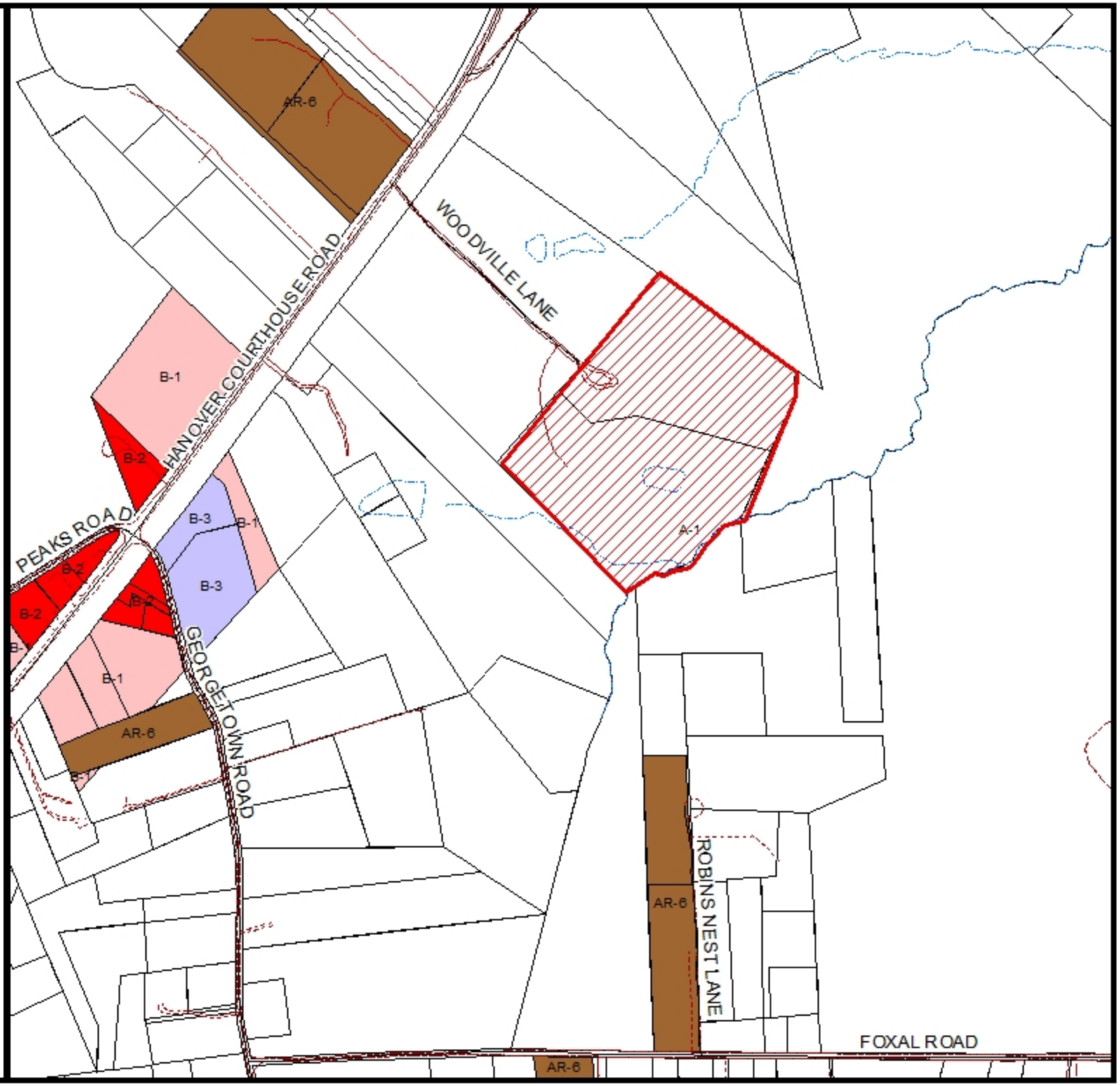
Henry Magisterial District

1 inch = 600 feet

April 01, 2015

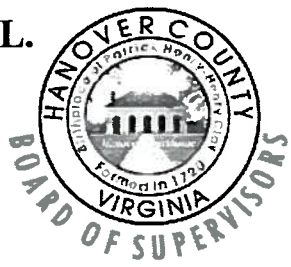


C-7-15 John J. Molter, et al.

2013 Aerial

C-7-15(c), JOHN J. MOLTER REVOCABLE TRUST, ET AL.

Residential Rezoning Report
Henry Magisterial District
Board Meeting Date: July 22, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	25 acres
Location	At the terminus of Woodville Lane (private road) approximately 1,000 feet east of intersection with Hanover Courthouse Road (U.S. Route 301)
GPINs	8719-30-3541 and 8719-30-4870
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Woodville Lane – not a major thoroughfare
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone to AR-6(c), Agricultural Residential District with conditions to allow a reconfiguration of two parcels that would reduce the acreage of one parcel to less than 10 acres.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated May 27, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated May 27, 2015.

Planning Analysis

The applicant is requesting to reconfigure two parcels of land, which are currently 12.0 acres and 13.01 acres in size. The 13.01 acre parcel will be reduced to 5.0 acres, and the remaining 8.01 acres will be added to the adjacent 12.0 acres to create a 20.01 acre parcel. A rezoning to AR-6 is necessary to reduce the 13.01 acre parcel to less than 10 acres, which is the minimum lot size in A-1. The conceptual plan demonstrates that all building setbacks from the new property line are in compliance with Zoning Ordinance requirements.

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. 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 applicant has submitted proffers that cover the following topics: conceptual plan and a six-month deadline to record the final subdivision plat. Staff recommends approval of the submitted proffers, dated June 1, 2015.

Planning Commission Recommendation

At their meeting of June 18, 2015, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mrs. Iverson, voted to recommend **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District with conditions on GPINs 8719-30-3541 and 8719-30-4870, consisting of approximately 25 acres, subject to the submitted proffers.

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

This is to certify that on 2/5/15 I made an accurate field survey of the known premises shown hereon; that all improvements, known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

COMMONWEALTH OF VIRGINIA
GREGORY A. HAROCOPOS
No. 2031
2/5/15
LAND SURVEYOR

NOTE:
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumberances on the property.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE A AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5108SC0143D

LINE	BEARING	DISTANCE
L1	N 47°25'21" E	115.22'
L2	N 47°25'43" E	33.14'
L3	S 07°07'50" E	116.92'
L4	S 02°33'50" W	159.20'

8719-41-5612
Catherine W. Tucker
D.B.3006 Pg.816

8719-80-2086
Susan H. Schmetzer
D.B.2003 Pg.1903

8718-38-8718
George C. III & Darlene G. Taylor
D.B.1688 Pg.597

8719-31-2585
Tami M. Baldacci
D.B.2922 Pg.948

8719-20-5316
Jeffrey A. Duling
D.B.2933 Pg.568

8719-20-4966
Sheryl F. Molter Tr. Of The John J. Molter
D.B.2905 Pg.474

S 39°43'05" W 267.0' +/-
261.38' To Tie Line
S 39°43'05" W 250.13'
S 04°05'36" E 210.15'
Survey Tie Line
S 64°15'10" W 243.98'
P/L 810.0' +/- Along C/L Of Creek
Survey Tie Line
401.12' S 60°37'46" W
N 37°53'22" W 287.23' +/-
To Tie Line
275.83'
S 47°14'13" E 747.97'
S 65°21'40" E 662.50'
Original Property Line
(1) Thru (D)
To Be Vacated
C/L Of Branch
S 32°06'38" W 341.26'
S 37°53'22" E 305.62'
N 89°09'00" E 185.17'
N 47°25'13" E 583.13'
549.99'
N 47°25'15" E 550.87'
435.85'
234.38'
543.36'
N 37°53'22" W
S 37°41'00" E 350.90'
210.04'
138.65'
S 07°07'50" E 116.92'
L1
L2
L3
L4
P.O.B
25.48'
88.25'
201.22'

Pond

Parcel 2
12.000 Acres Before Adjustment
20.01 +/- Acres After Adjustment
8719-30-4870
Service Centers Inc
D.B.1411 Pg.554

Parcel 1
8719-30-3541
13.01 +/- Acres Before Adjustment
5.000 Acres After Adjustment
Sheryl F. Molter Tr. Of The John J. Molter
D.B.2905 Pg.474

Black Barn
Metal Barn
Frame Shed
Frame Barn
Glass Porch
1 Story Vinyl # 7351
2 Story Alum W/ Basement # 7336
Proposed 25' Ext'l. For Ingress / Egress
Existing Drainfield

50' R/W For Ingress And Egress

WOODVILLE LANE

215' +/- To Route # 701

Vicinity Map
Site
Woodville Ln
Hanover Town Dr
Cedar Crest Rd
Extreme Way
Arbuckle Rd
Travail Rd
Rte 651
Vicinity 1"=200'

Meridian North & Assoc. P.C. 1991
Youngblood/Tyler

LEGEND
- Rod/S
- Power Pole
- Rod/F
- Well

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Sheryl F. Molter Tr. Of John J. Molter

LEGAL DESCRIPTION

All those 2 parcels of land containing a total of 25.010 +/- acres more or less located in the Henry District of Hanover County , Virginia and being further described as ;

Parcel 1 Starting at a point in the center line of Woodville Lane 215.00' +/- from Route # 701; Thence proceeding S 47 25'15"W for a distance of 33.14' to the place and point of beginning; Thence S 01 35'01"E for a distance of 350.90' to a point; Thence S 37 53'22"E for a distance of 305.62' to a point; Thence S 52 06'38"W for a distance of 341.26' to a point; Thence N 37 53'22"W for a distance of 543.36' to a point; Thence N 47 25'15"E for a distance of 550.87' to the place and point of beginning. and containing a total of 5.000 Acres.

Parcel 2 Starting at a point in the center line of Woodville Lane 215.00' +/- from Route # 701; Thence proceeding S 47 25'15"W for a distance of 33.14' to the place and point of beginning; Thence N 47 25'13"E for a distance of 583.13' to a point; Thence S 47 14'13"E for a distance of 747.97' to a point; Thence S 04 05'38"E for a distance of 210.15; Thence S 39 43'05"W for a distance of 517.13' +/- to the C/L of a creek, Thence fallowing the C/L of the creek in a Westwardly direction 810.0' +/- to a point; Thence N 37 53'22"W for a distance of 287.23' +/- to a point; Thence N 52 06'38"E for a distance of 341.26' to a point; Thence N 37 53'22"W for a distance of 305.62' to a point; Thence N 01 35'01"W for a distance of 350.90' to the place and poit of beginning. containing a total of 20.01 +/- Acres.

SURVEY OF
LOT LINE ADJUSTMENT BETWEEN TAX PARCELS 8719-30-3541
8719-30-3541 AND 8719-30-4870
CONTAINING A TOTAL OF 25.010 +/- ACRES
HENRY DISTRICT
HANOVER COUNTY, VIRGINIA

0 100 200 300

JN 44403

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT
4920 FAIRGROUNDS PKWY, SUITE 200 - MIDLOTHIAN, VA. 23112
Office: 804.744.2970 FAX: 804.744.2972
E-MAIL: AGHAROCOPOS@VERIZON.NET

Scale 1"=100' Date 2/5/15 Drawn by GAH

ORDINANCE C-7-15(c)

OWNER OF RECORD: JOHN J. MOLTER REVOCABLE TRUST ET AL.

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 22nd day of July, 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 8719-30-3541 and 8719-30-4870, consisting of 25± acres located at the terminus of Woodville Lane (private road) approximately 1,000 feet east of intersection with Hanover Courthouse Road (U.S. Route 301), (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 May 27, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Survey of Lot Line Adjustment Between Tax Parcels 8719-30-3541 and 8719-30-4870," dated February 5, 2015, and prepared by A. G. Harocopos & Associates, P.C.

2. Property Line Adjustment. A subdivision plat shall be recorded within six (6) months of the date of zoning approved by the Board of Supervisors.

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-7-15(c), John J. Molter Revocable Trust, et al., 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 June 18, 2015

Board of Supervisors July 22, 2015

Adopted July 22, 2015

This is to certify that the above is a true copy of C-7-15(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