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-9-15

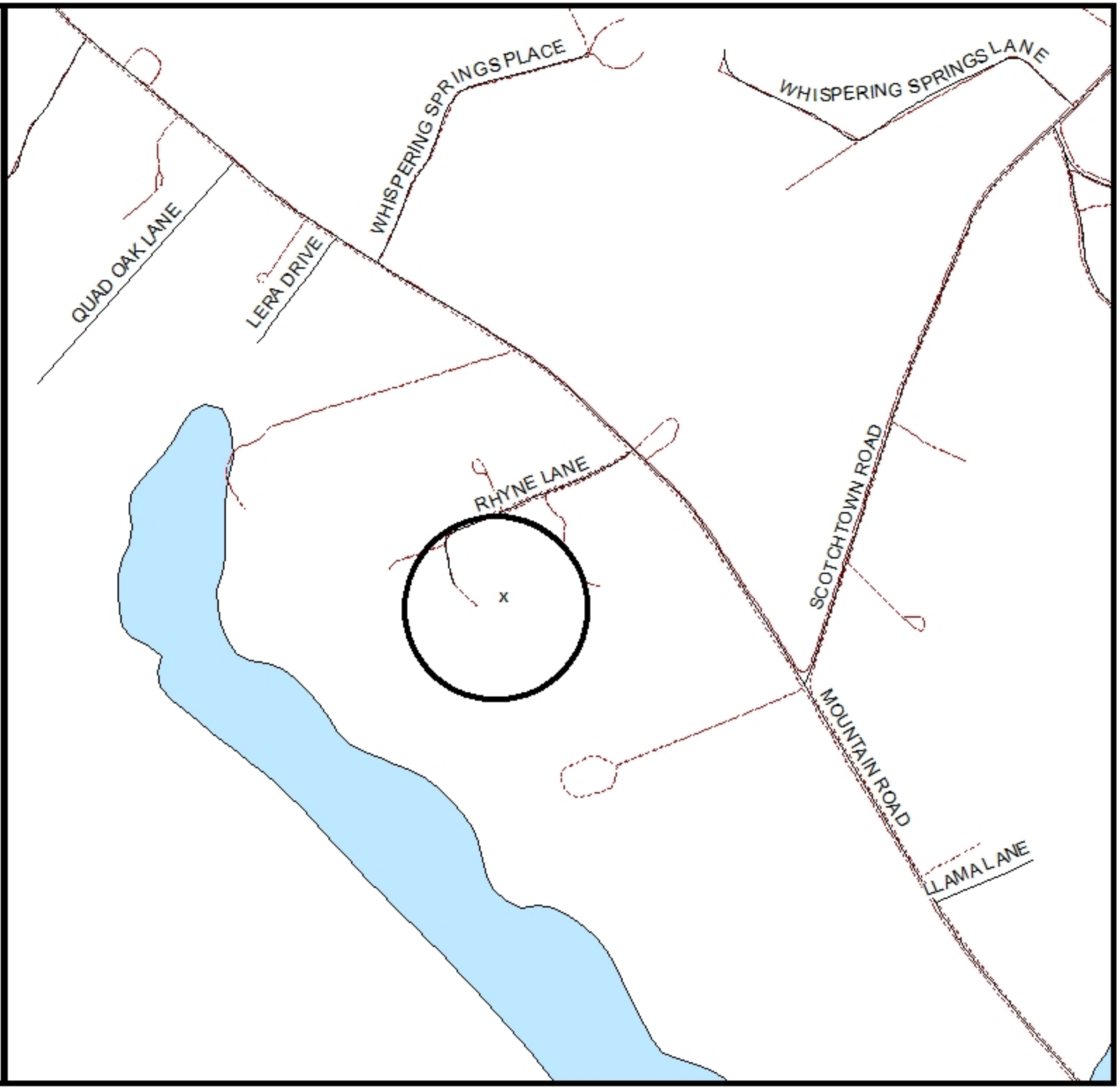
Selma R. and RandyT. Davis

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

Agricultural Land Use
GPIN: 7830-54-9610
South Anna Magisterial District

1 inch = 700 feet

April 07, 2015



Hanover County, Virginia

General Parcel Map

Legend

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

C-9-15

Selma R. and Randy T. Davis

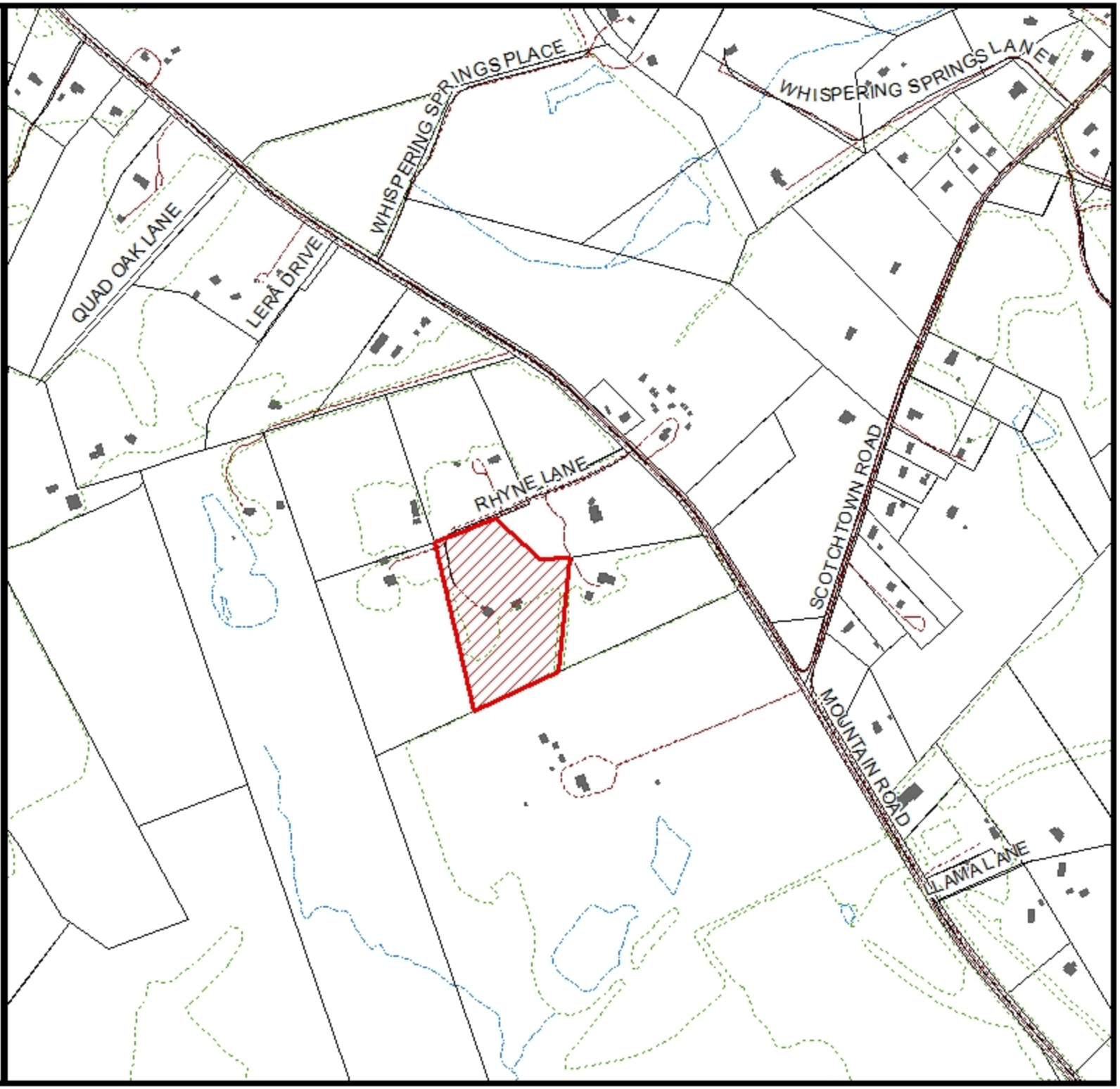
Rezone A-1 to AR-6
(1 lot family)

GPIN: 7830-54-9610

South Anna Magisterial District

1 inch = 700 feet

April 07, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

C-9-15

Selma R. and Randy T. Davis

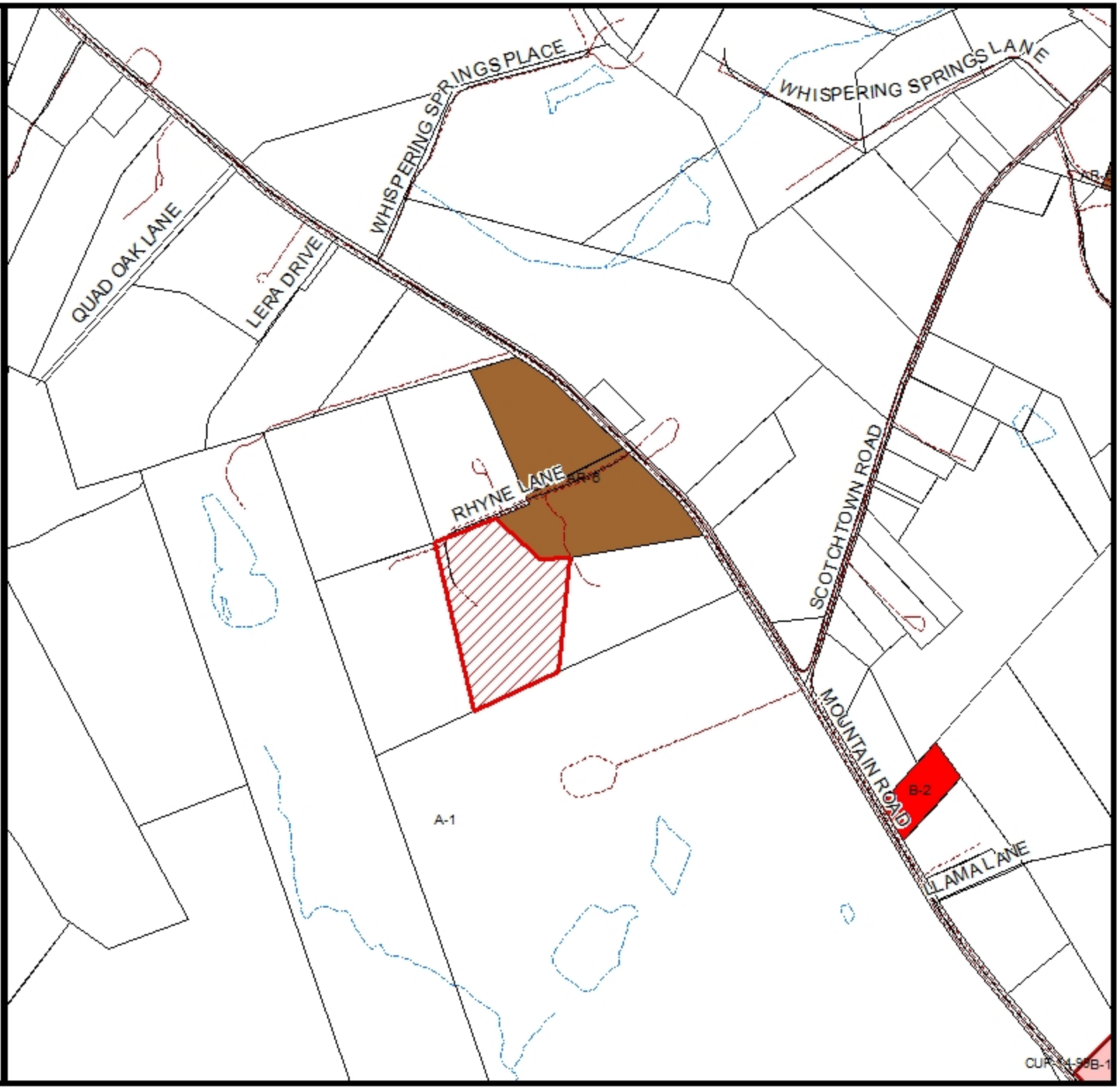
Rezone A-1 to AR-6
(1 lot family)

GPIN: 7830-54-9610

South Anna Magisterial District

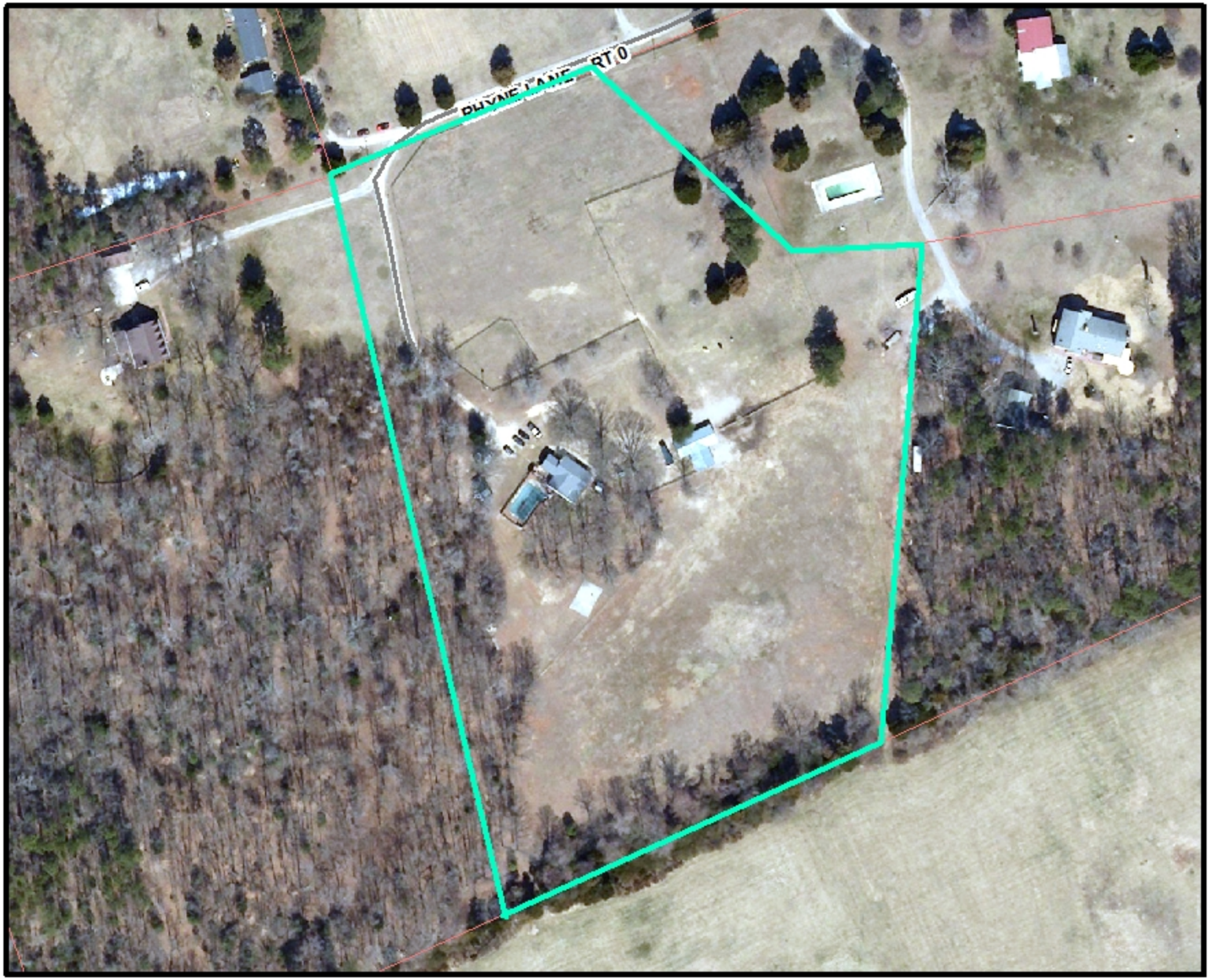
1 inch = 700 feet

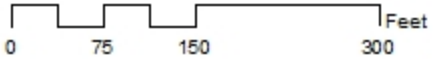
April 07, 2015



C-9-15 Selma R. and Randy T. Davis

2013 Aerial





C-9-15(c), SELMA R. AND RANDY T. DAVIS

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

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District
Requested Density	One (1) dwelling unit per 5.1 acres
Acreage	10.2 acres
Location	On the south line of Rhyne Lane (private road) approximately 775 feet west of its intersection with Mountain Road (U.S. Route 33)
GPIN	7830-54-9610
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Rhyne 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, to allow for the creation of one additional building lot for a family member. The Board of Supervisors approved a similar request for rezoning (C-1-12(c), Jane Rhyne) on the adjoining property in 2012.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated June 29, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated June 29, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 10.2 acre subject parcel to be divided into two lots: a 2.19 acre lot and an 8.0 acre lot, which includes the existing house and outbuildings. The applicant intends to create a lot for a family member to build a house as a residence on the property. Both lots shall use the proposed 20' access easement for ingress and egress that runs along the western property line. The conceptual plan demonstrates that the proposed lots meet the minimum lot size, width, and depth requirements of the Zoning Ordinance. Should this rezoning application be approved, the applicant must submit a family division application for review and approval that is in substantial conformity with the proffered conceptual plan.

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 impact to the existing rural residential character of the area.

Approval of this request could result in one additional dwelling unit. Schools affected are listed below:

School Enrollment Forecast				
Schools Affected	**Capacity**	**2015**	**2016**	**2017**
South Anna Elementary	730	636	576	551
Liberty Middle	1235	1056	1054	1053
Patrick Henry High	1650	1479	1446	1452

Agency Analysis

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

Proffers

The applicant has submitted the standard proffers for a rezoning application to allow a family division. These proffers cover the following topics: conceptual plan, tree preservation, wetlands certification, perenniality study, and family division with a minimum 3-year residency. Staff recommends approval of the submitted proffers, dated June 29, 2015.

Planning Commission Recommendation

At their meeting of June 18, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District with conditions on GPIN 7830-54-9610, consisting of approximately 10.2 acres, subject to the submitted proffers.

GJWB/sm/HTE

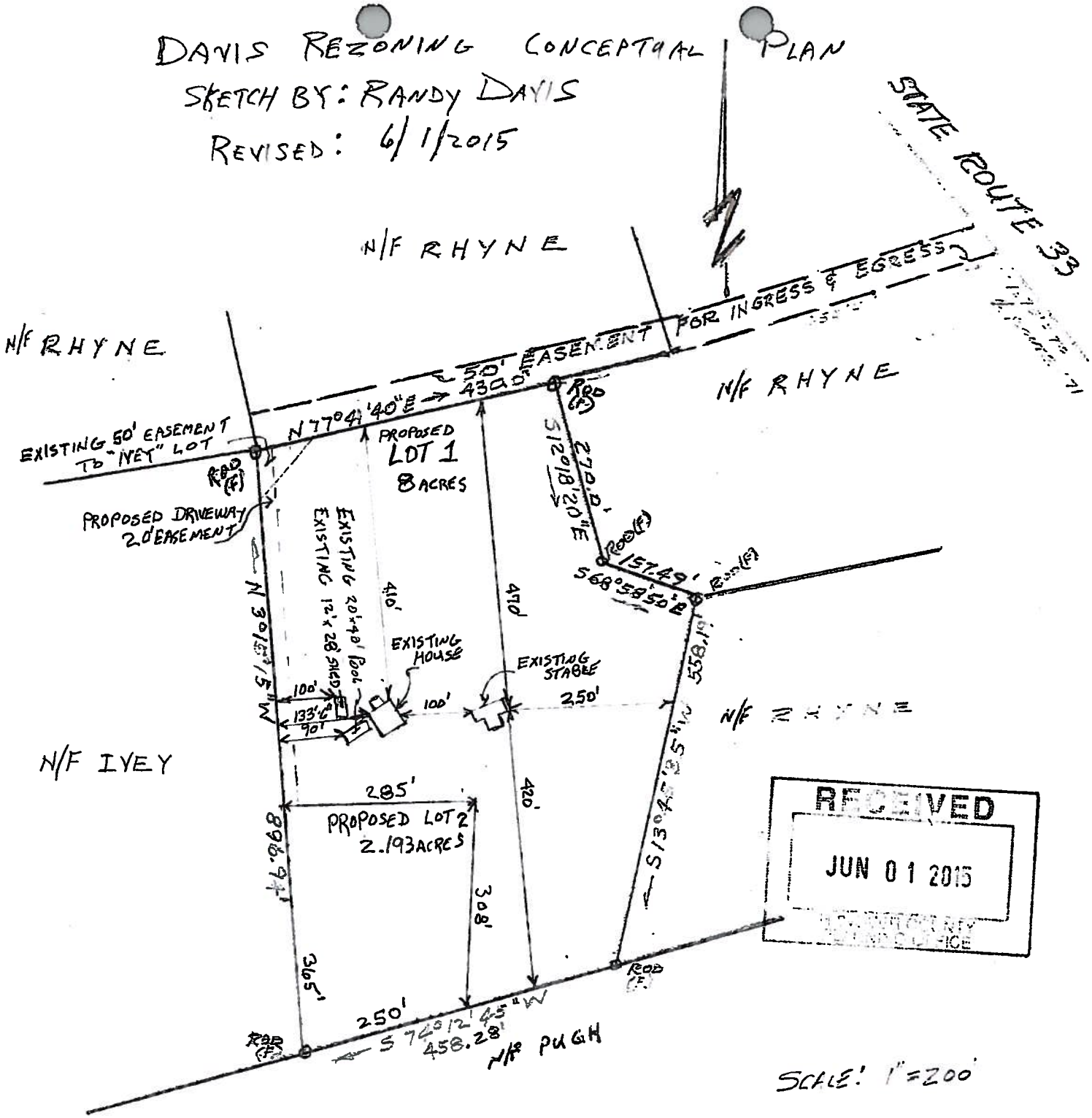
Attachments

- ☑ 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

DAVIS REZONING CONCEPTUAL PLAN
SKETCH BY: RANDY DAVIS
REVISED: 6/1/2015



RECEIVED
JUN 01 2015
HANOVER COUNTY
TAX MAP OFFICE

COMPOSITE PLAT SHOWING THE DIVISION OF A TEN ACRE TRACT OF LAND IN THE SOUTH ANNA DISTRICT OF HANOVER COUNTY, VA., STANDING IN THE NAME OF RANDY T. & SELMA R. DAVIS. COMPILED FROM A PLAT AS SURVEYED BY KENNETH COX, DATED JAN. 30, 1985

ORDINANCE C-9-15(c)

OWNER OF RECORD: SELMA R. AND RANDY T. DAVIS

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 GPIN 7830-54-9610, consisting of 10.2± acres located on the south line of Rhyne Lane (private road) approximately 775 feet west of its intersection with Mountain Road (U.S. Route 33), (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 11, 2015, revised June 29, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Davis Rezoning Conceptual Plan," dated June 1, 2015, and prepared by Randy Davis.

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.

3. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval along with the submission of an application for a Subdivision Ordinance Exception. The Subdivision Ordinance Exception shall not be issued unless the Department of Public Works approves the wetlands certification.

4. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval along with the submission of an application for a Subdivision Ordinance Exception.

5. Family Division. The property shall only be divided for family, in accordance with Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.

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-9-15(c), Selma R. and Randy T. Davis, 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-9-15(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