

**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-13-13

Sandra and Michael Jalbert

Rezone A-1 to AR-6

Zoned A-1

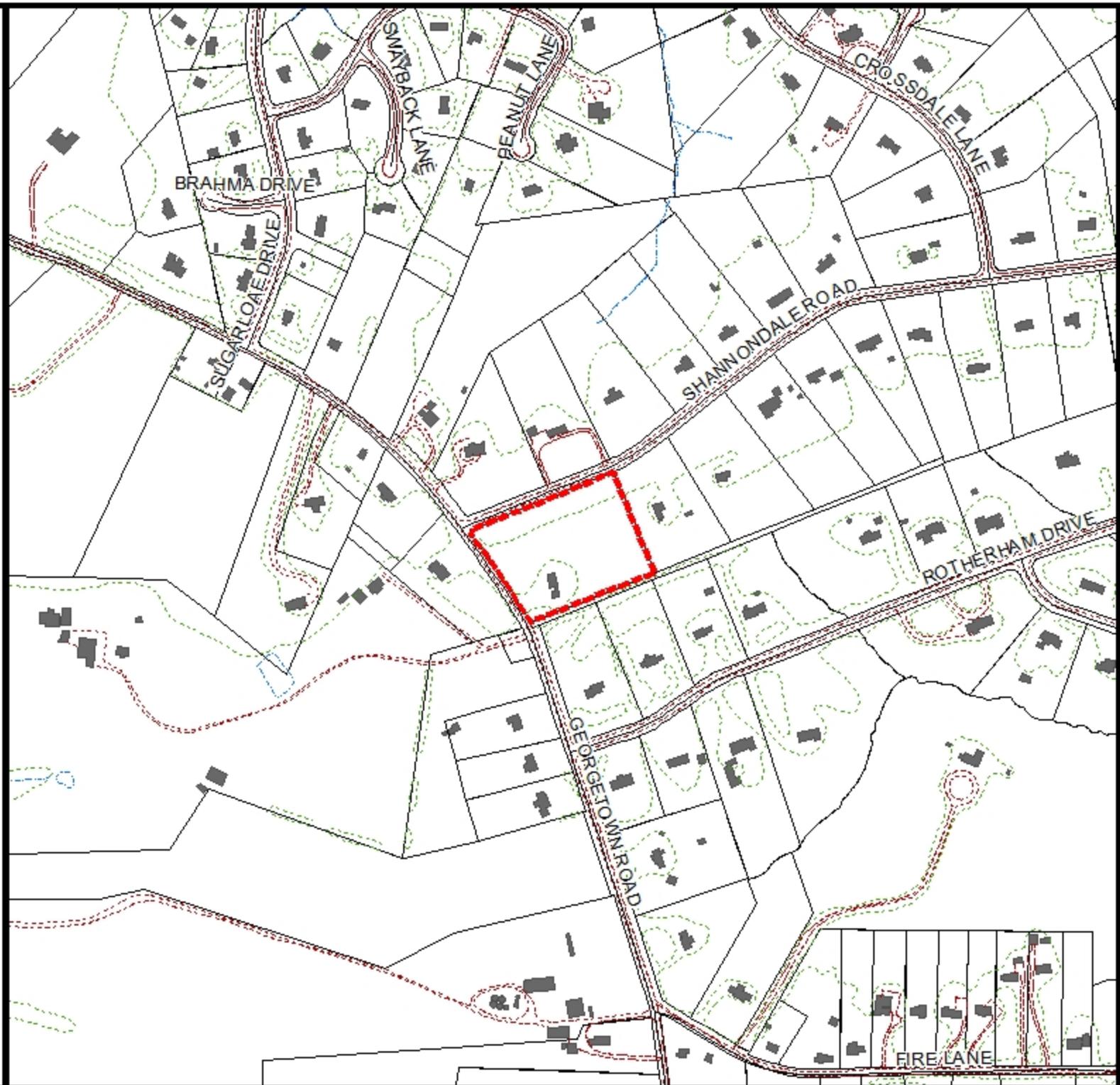
GPIN: 8717-58-3801

Henry Magisterial District



1 inch = 500 feet

October 31, 2013



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-13-13

Sandra and Michael Jalbert

Rezone A-1 to AR-6

Zoned A-1

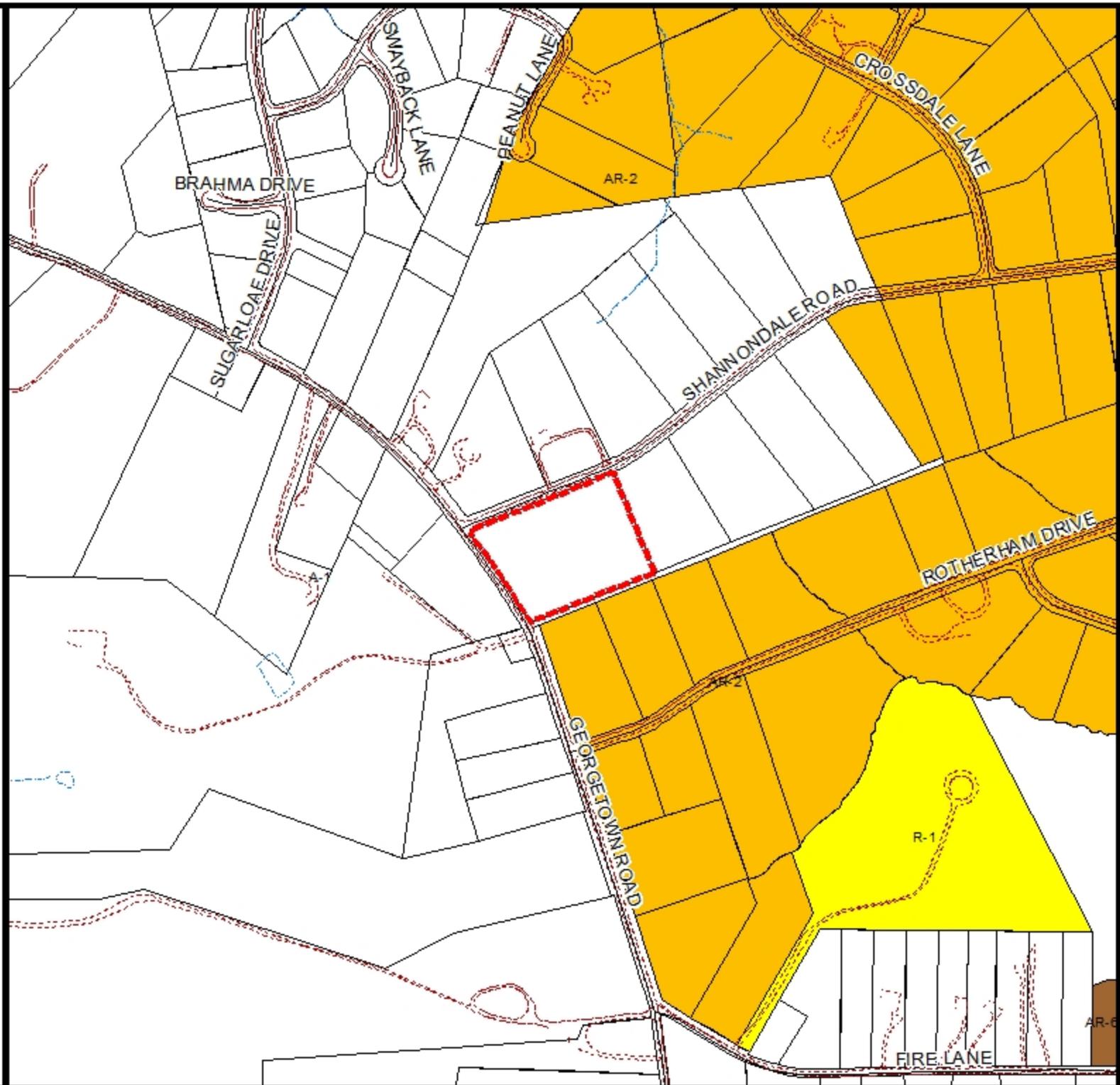
GPIN: 8717-58-3801

Henry Magisterial District



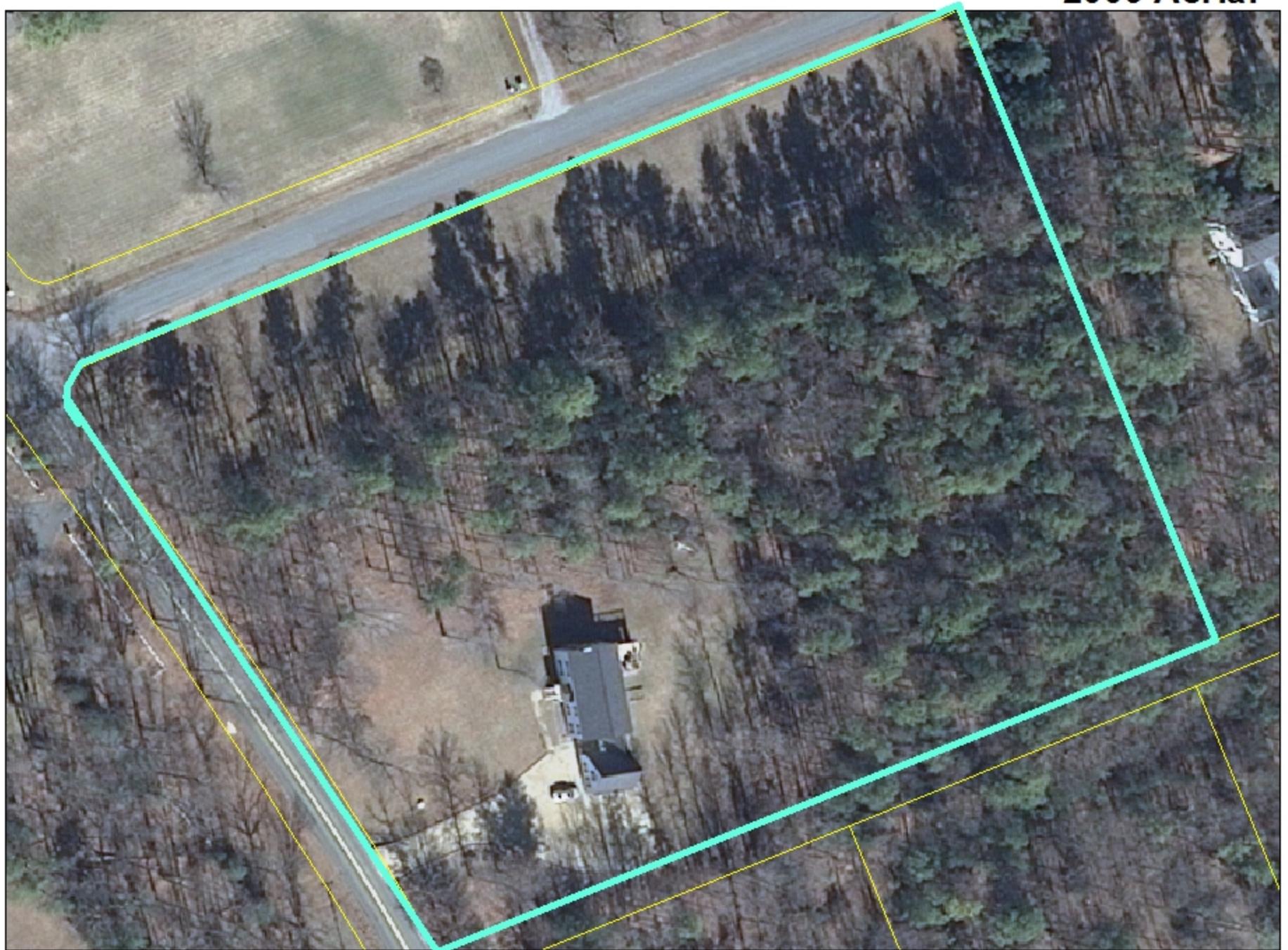
1 inch = 500 feet

October 31, 2013



C-13-13 Sandra and Michael Jalbert

2009 Aerial



C-13-13(c), SANDRA B. AND MICHAEL A. JALBERT

Residential Rezoning Report

Henry Magisterial District

PC Meeting Date: January 16, 2014



Overview

Request	To permit the creation of one additional lot
Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 2.43 acres
Acreage	4.86
Location	In the southeast quadrant of the intersection of Shannondale Road (State Route 1763) and Georgetown Road (State Route 651)
GPINs	8717-58-3801
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Shannondale Road – not a major thoroughfare Georgetown Road – Minor Collector (60' right-of-way)
Suburban Service Area	Outside
Conservation 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 one additional lot.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated December 13, 2013.

Planning Analysis

The applicant has submitted a conceptual plan showing the 4.86-acre subject parcel to be divided into a 2.54-acre lot and a 2.15-acre lot. Currently, the applicant has a driveway on Georgetown Road to the existing house, which shall remain. Access to the new lot shall be provided by Shannondale Road, the main access road to Shannondale Subdivision. An existing twenty (20) foot right-of-way runs along the southern boundary of the property, and the applicant has proffered that no lot shall use this right-of-way for access. 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.

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. 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, access, \$2,306 contribution to road improvements, and right-of-way dedication. Staff recommends approval of the submitted proffers, dated December 13, 2013.

GJWB/sm/HTE

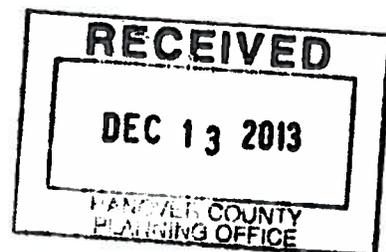
Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Proffers /Conceptual Plan

Proffers for Jalbert Rezoning

The undersigned, Sandra and Michael Jalbert, owners of parcel designated GPIN 8717-58-3801, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property is rezoned from A-1 to AR-6, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for a two lot division of GPIN 8717-58-3801 located at the Southeast Corner of Georgetown and Shanondale Road in Henry District Hanover County," dated October 3, 2011, and prepared by Goodfellow, Jalbert, Beard, and Associates.
2. 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. Suppressed and overcrowded trees may be thinned out to improve forest health and/or provide vistas. Any additional clearing for forestal health purposes shall be conducted under the guidance of the Department of Forestry, and such guidance shall be submitted to the Hanover County Planning Department prior to implementation of the recommended forestry practice.
3. Access. No lot shall have access to the existing 20' right-of-way that runs along the southern boundary of the Property.
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.
5. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Georgetown Rd. (Route 651) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.



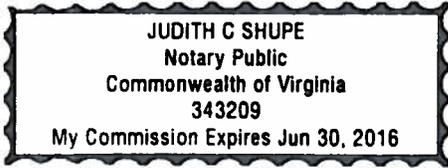
Handwritten signature/initials

Michael A. Gilbert
Owner

December 11, 2013
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Judith C Shupe, do hereby certify that
Michael A Gilbert has acknowledged the foregoing Proffers
before me, this 11 day of Dec, 2013.



Judith C Shupe (SEAL)
Notary Public

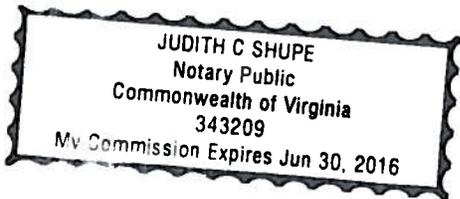
My Commission Expires: 6/30/2016

Sandra B. Gilbert
Owner

December 11, 2013
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Judith C Shupe, do hereby certify that
Sandra B Gilbert has acknowledged the foregoing Proffers
before me, this 11 day of Dec, 2013.

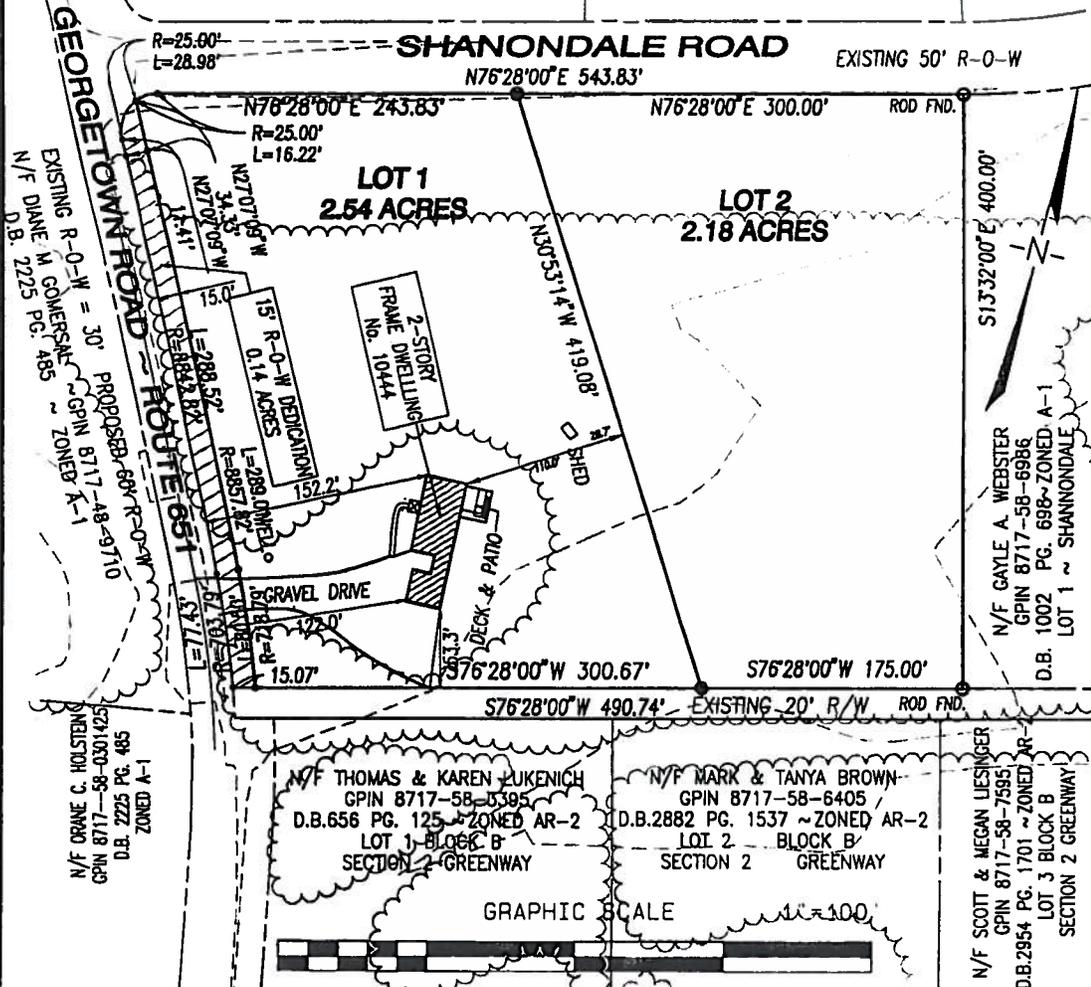


Judith C Shupe (SEAL)
Notary Public

My Commission Expires: 6/30/2016

N/F RENEE REID &
TIMOTHY HANDY
GPIN 8717-59-0118
D.B. 2995 PG. 2201 ~ ZONED A-1
LOT 11 ~ SHANNONDALE

N/F ALAN & VERONICA ARIKIAN
GPIN 8717-59-2334
D.B. 885 PG. 695 ~ ZONED A-1
LOT 10 ~ SHANNONDALE



PRESENT OWNERS : MICHAEL A. & SANDRA B. JALBERT
DEED BOOK 408 PAGE 397 ~ GPIN 8717-58-3801 ~ ZONED A-1

**CONCEPTUAL PLAN FOR A TWO LOT DIVISION OF
GPIN 8717-58-3801 LOCATED AT THE SOUTHEAST CORNER
OF GEORGETOWN AND SHANNONDALE ROAD
IN THE HENRY DISTRICT, HANOVER COUNTY**

DATE : OCTOBER 03,, 2011 SCALE : 1" = 100' JOB No. 5099-0016

