

# 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-15-14

Barbara and Paul Brown

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

Agricultural Land Use

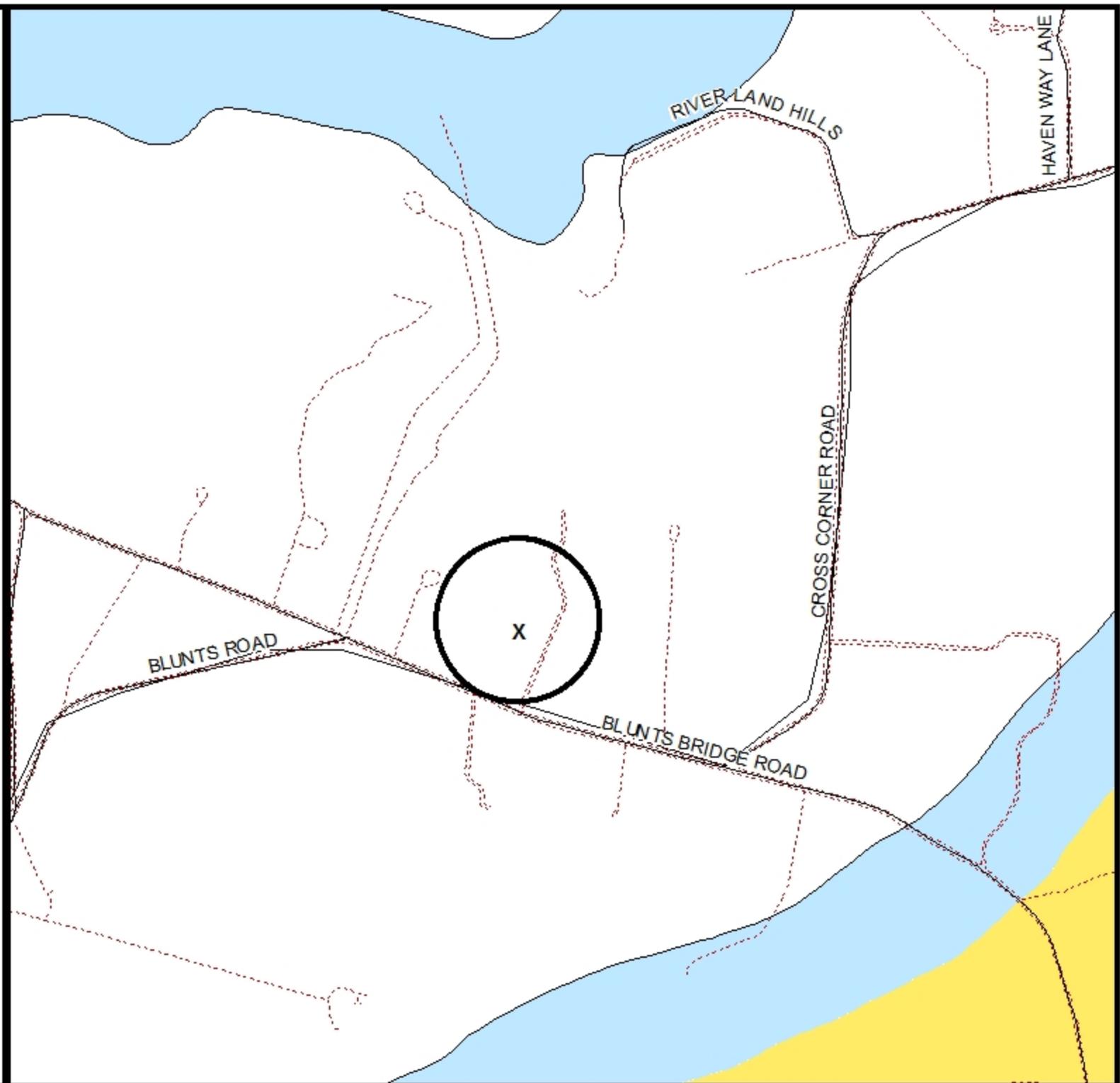
GPIN: 7871-34-5289

Beaverdam Magisterial District



1 inch = 700 feet

August 28, 2014



Hanover County,  
Virginia

General Parcel Map

Legend

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

C-15-14

Barbara and Paul Brown

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

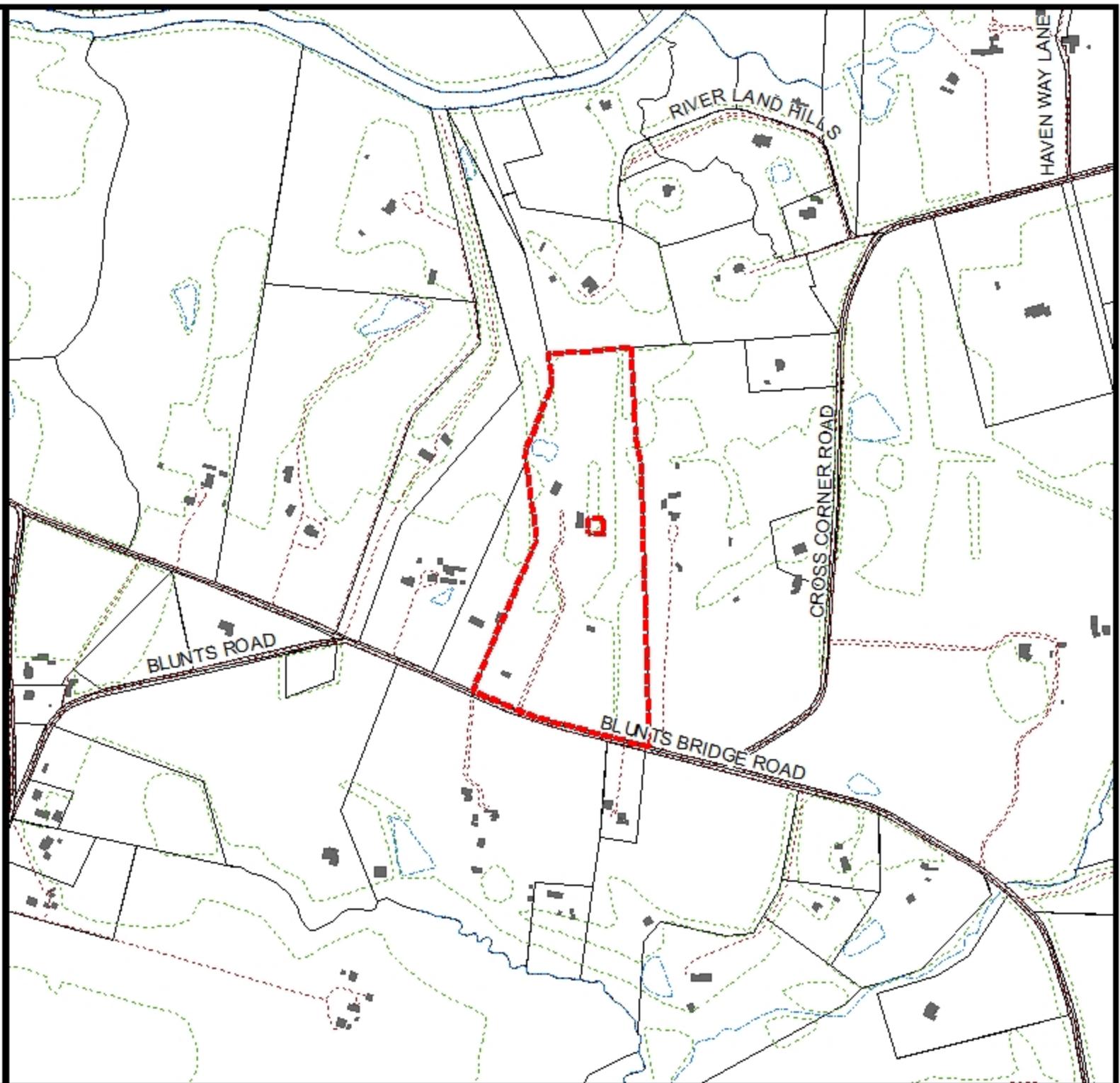
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Beaverdam Magisterial District



1 inch = 700 feet

August 28, 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-15-14

Barbara and Paul Brown

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

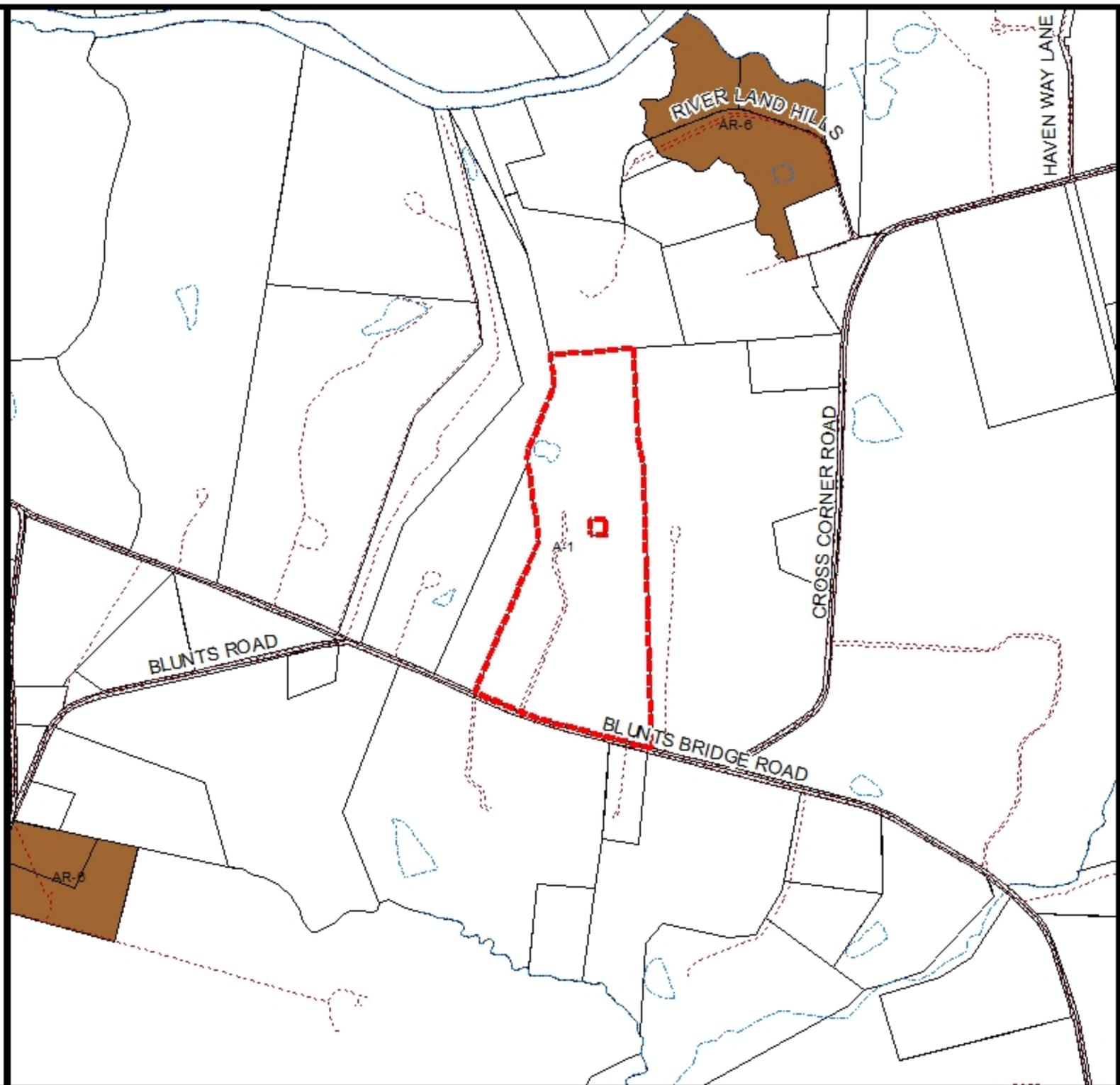
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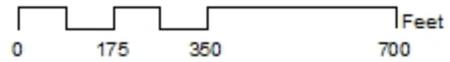
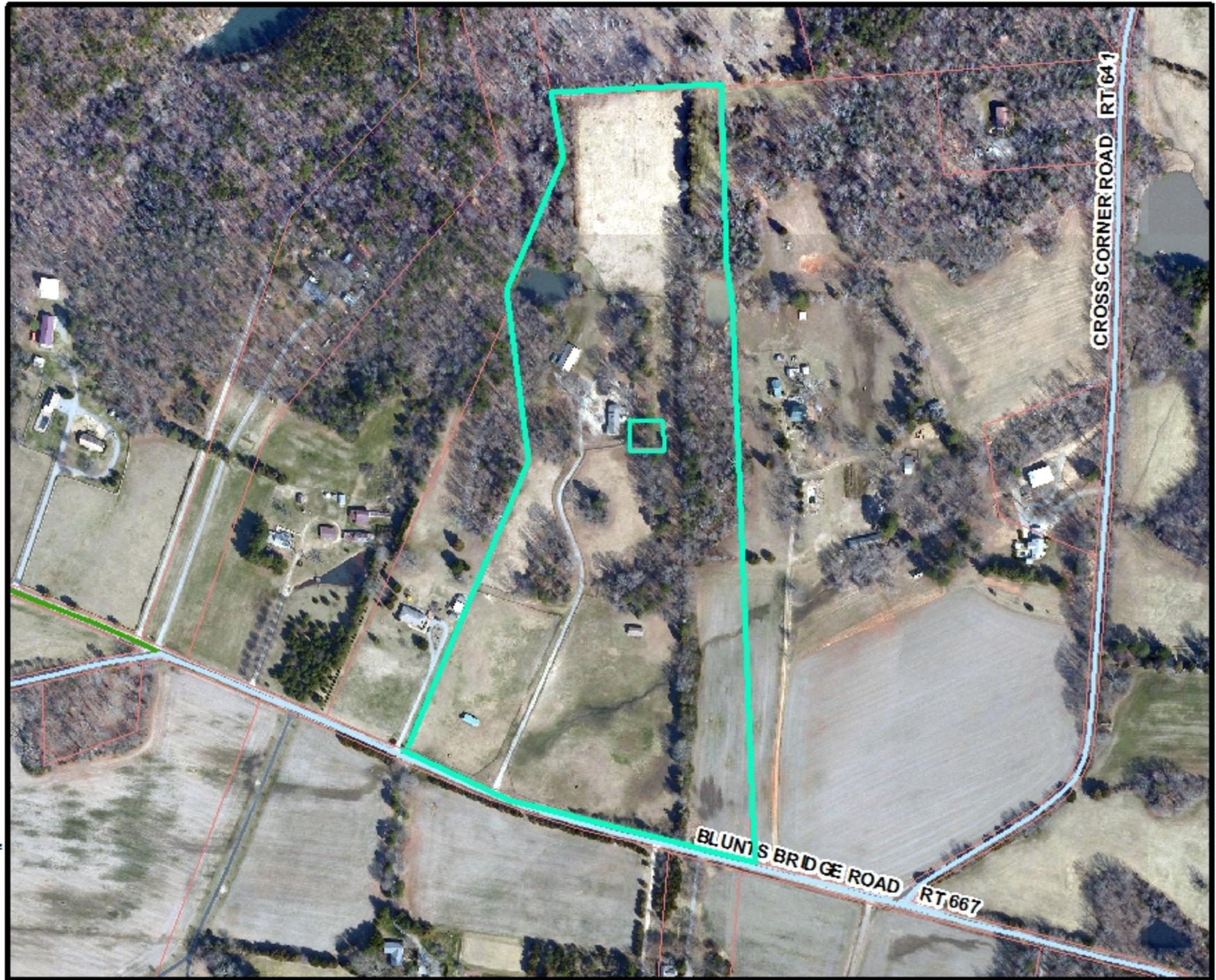
Beaverdam Magisterial District



1 inch = 700 feet

August 28, 2014





## C-15-14(c), BARBARA AND PAUL BROWN, SR.

Residential Rezoning Report  
Beaverdam Magisterial District  
PC Meeting Date: November 20, 2014



### Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	Two (2) additional building lots for a gross density of one (1) dwelling unit per 7.83 acres
Acreage	23.49
Location	On the north line of Blunts Bridge Road (State Route 667) approximately 450 feet west of its intersection with Cross Corner Road (State Route 641)
GPIN	7871-34-5289
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Blunts Bridge Road – Minor Collector (60' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

### Executive Summary

The applicant is proposing to rezone to AR-6(c), Agricultural Residential District with conditions to permit the creation of two additional building lots. An existing dwelling would be on the third lot.

### Staff Recommendation

**APPROVAL** subject to the submitted proffers, dated November 3, 2014, conceptual plan, dated August 1, 2014, and revised October 8, 2014.

## **Planning Analysis**

The applicant has submitted a conceptual plan showing the 23.49 acre subject parcel to be divided into three total lots. Staff would note that this is the maximum number of lots that could be created on the parcel under the AR-6 zoning district. The two proposed building lots are shown to be located at the front of the property along Blunts Bridge Road in an area currently used as a horse pasture. The parcel with the existing house will have approximately 18+/- acres. A 50' access easement would run along the existing driveway and provide access to all three lots. 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.

An existing family cemetery is located in the center of the property and is identified on the conceptual plan to remain on the parcel with the existing house. The cemetery must also be shown on the subdivision plat. Section 57-27.1 of the Code of Virginia requires that reasonable access be provided to family members who wish to visit family cemeteries located on private property.

This application for AR-6 zoning for two additional lots 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.

## **Agency Analysis**

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

## **Proffers**

The applicant has submitted proffers pertaining to the conceptual plan, tree preservation, \$2,306 contribution to road improvements, right-of-way reservation, access, and house orientation. Staff recommends approval of the submitted proffers, dated November 3, 2014.

GJWB/sm/HTE

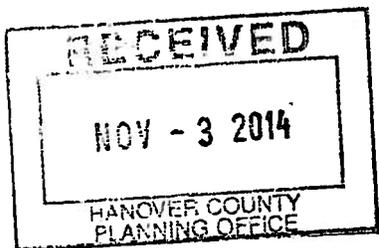
## **Attachments**

- 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: Barbara and Paul Brown**

The undersigned, owners of parcels designated GPIN 7871-34-5289, (“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 “Brown Conceptual Plan,” dated August 1, 2014, revised October 8, 2014, and prepared by Randon Spence.
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. 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. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Blunts Bridge Road (State Route 667) to the property for the future road widening.
5. Access. Access to Lots 1, 2, and 3 shall be provided by a 50’ access easement, as shown on the Conceptual Plan.
6. Houses to Face Blunts Bridge Road. The fronts of the houses constructed on Lots 2 and 3 as shown on the Conceptual Plan shall be oriented to face Blunts Bridge Road (State Route 667).



Paul M Brown  
Owner

11/3/2014  
Date

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

I, Angela W. Pitts, do hereby certify that  
Paul M Brown has acknowledged the foregoing Proffers  
before me, this 3rd day of November, 2014.

Angela W Pitts (SEAL)  
Notary Public

My Commission Expires: 3/31/15



Barbara Brown  
Owner 11/3/2014  
Date

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

I, Angela W. Pitts, do hereby certify that  
Barbara Brown has acknowledged the foregoing Proffers  
before me, this 3rd day of November, 2014.

Angela W. Pitts (SEAL)  
Notary Public

My Commission Expires: 3/31/15



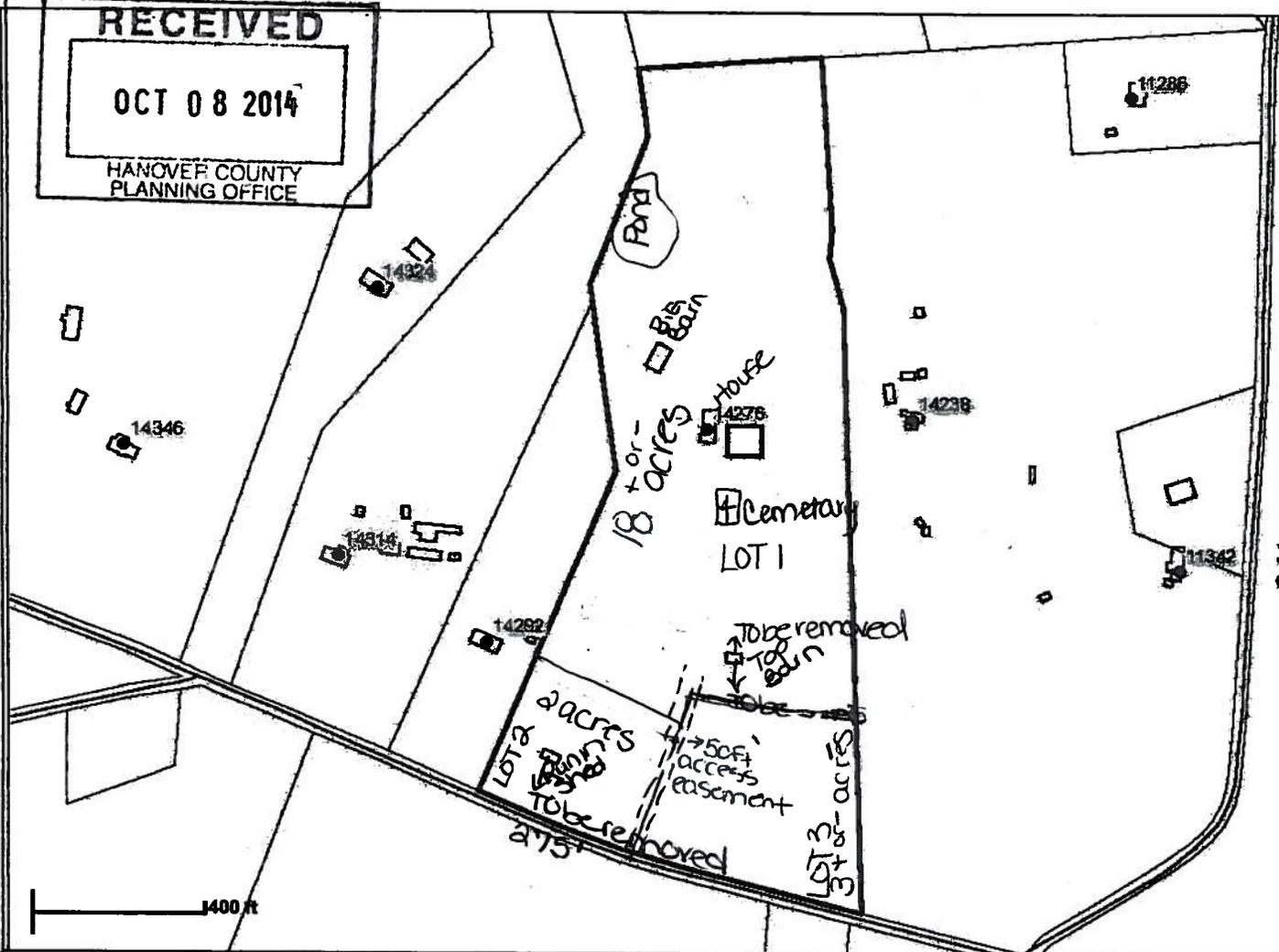
# Brown Conceptual Plan 8/1/14 Sketched by Randan Spence

Revised 10/8/14

**RECEIVED**  
OCT 08 2014  
HANOVER COUNTY  
PLANNING OFFICE



- Addresses
- Streets
- County Boundary
- Ashland Corp Boundary
- Parcels
- Buildings



**RECEIVED**  
AUG 11 2014  
HANOVER COUNTY  
PLANNING OFFICE