

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 (H C/LR)
	Business-Industrial
	Industrial
	Limited Industrial
	Planned Business
	Destination Commerce
	Flood Plain

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

A-1 to AR-6
(family division)

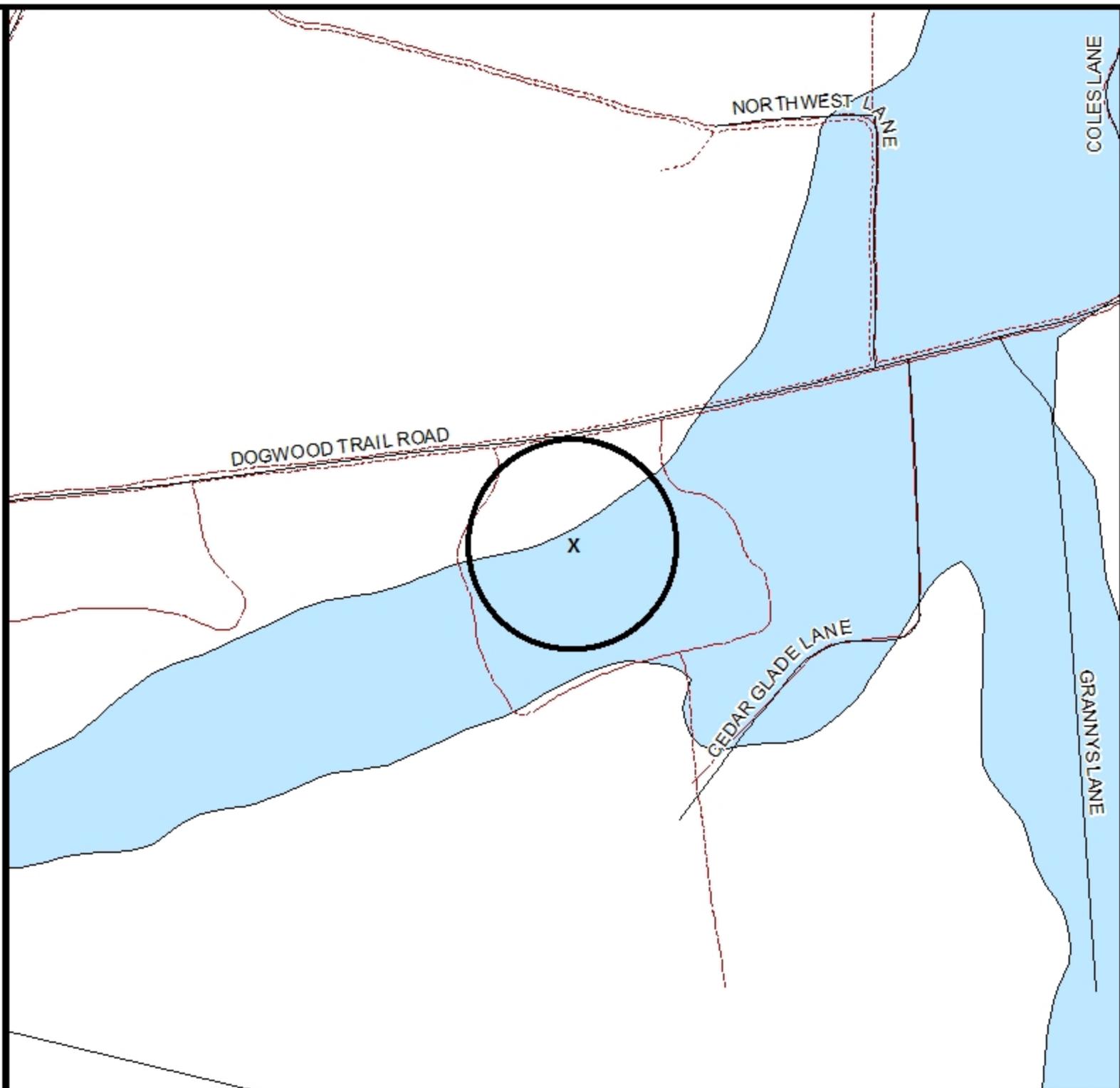
Agricultural & Flood Plain Land Use

GPIN: 7708-25-1332
South Anna Magisterial District



1 inch = 400 feet

May 29, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

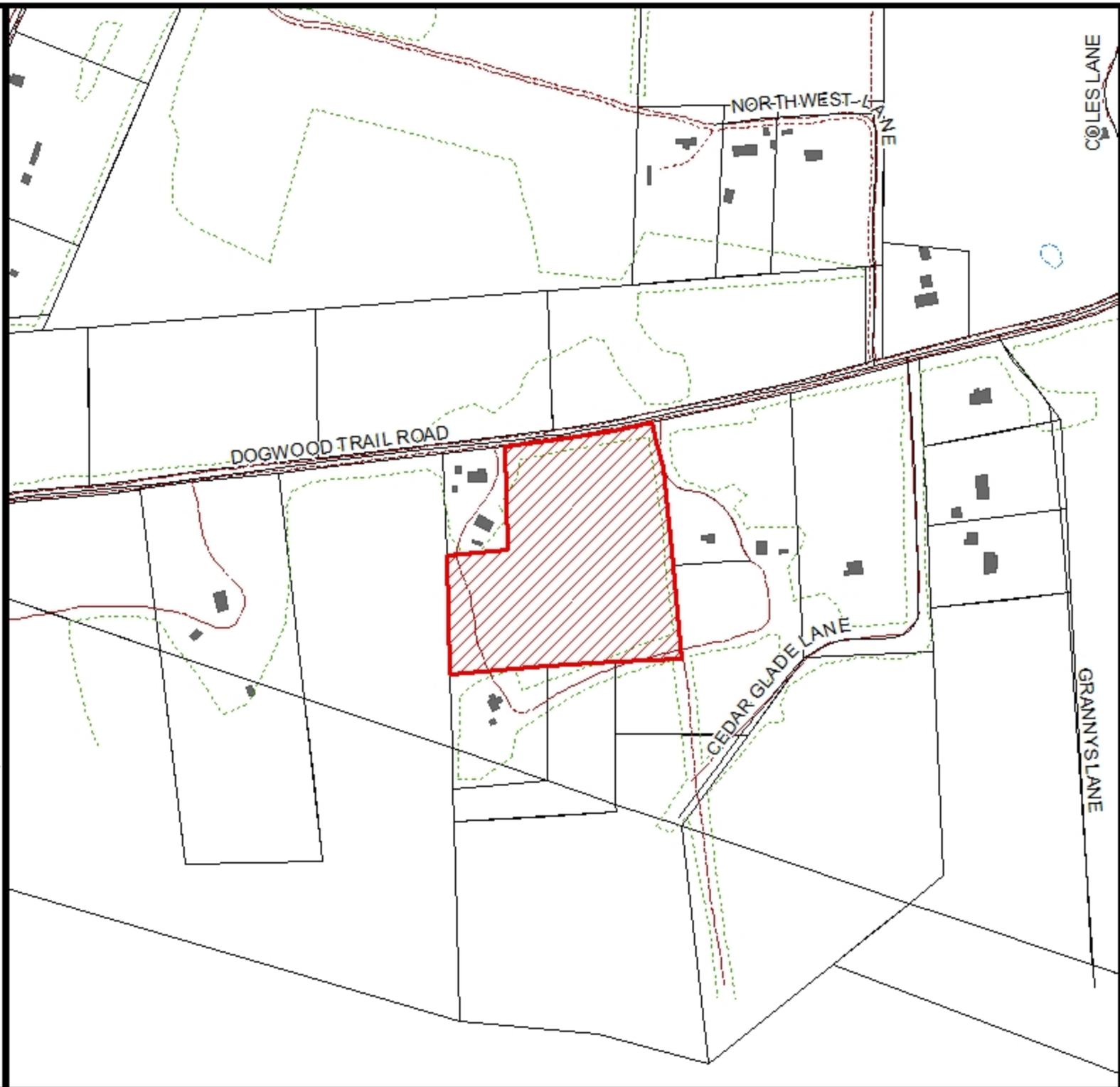
A-1 to AR-6
(family division)

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May 29, 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-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-16-15

Suzanne B. and Howard D. Nuckols, Jr.

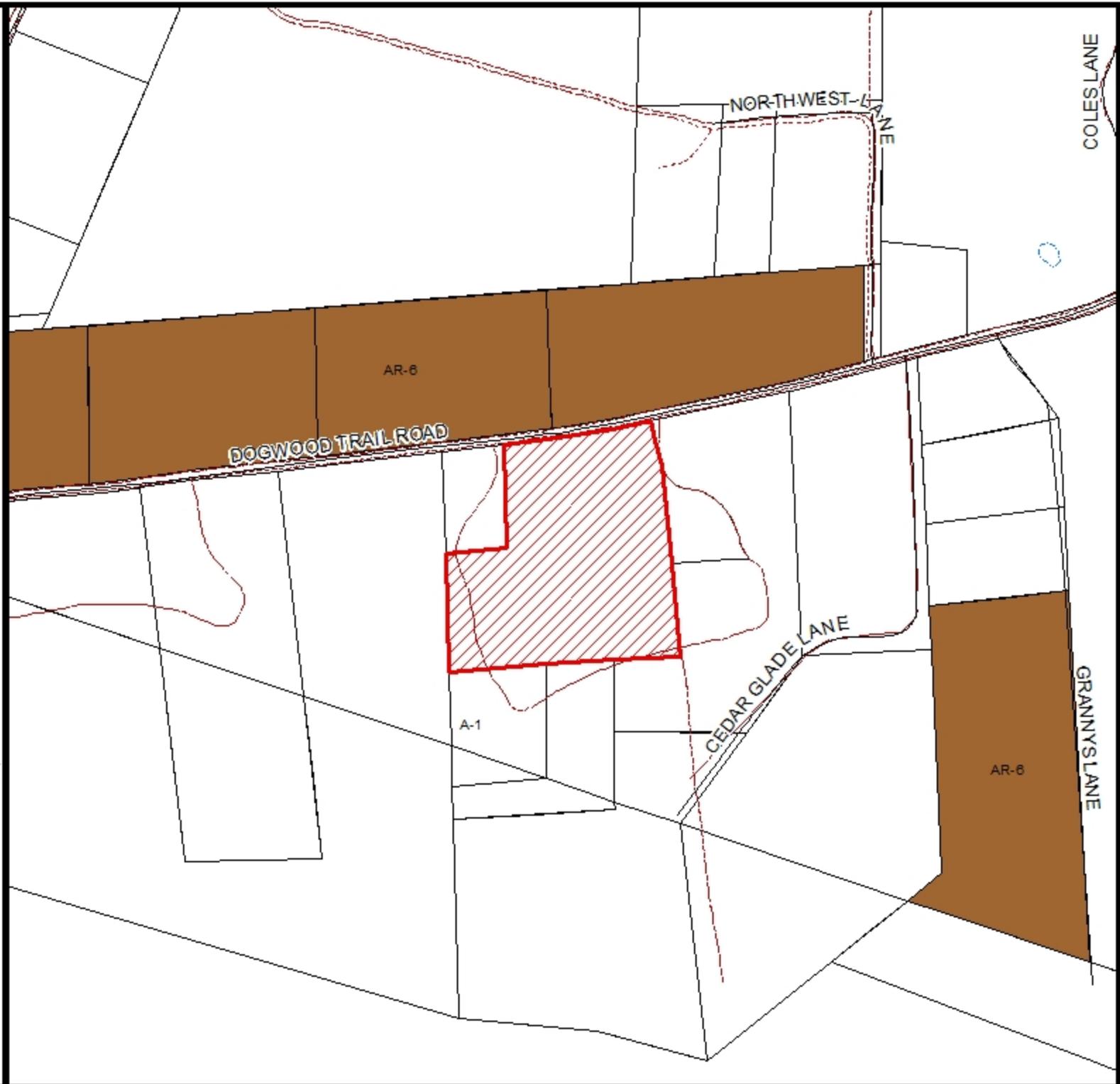
A-1 to AR-6
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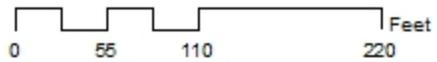
GPIN: 7708-25-1332
South Anna Magisterial District



1 inch = 400 feet

May 29, 2015





C-16-15, HOWARD D. NUCKOLS, JR.

Residential Rezoning Report

South Anna Magisterial District

PC Meeting Date: August 20, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District
Requested Density	One (1) dwelling unit per 4.19 acres
Acreage	8.37 acres
Location	South line of Dogwood Trail Road (State Route 620) approximately 0.32 mile east of its intersection with Watkins Road (State Route 721)
GPINs	7708-25-1332
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Dogwood Trail Road is a rural road designated as a 50' ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, to permit the creation of one additional lot for a family member.

Staff Recommendation

APPROVAL subject to the submitted proffers received on July 16, 2015, and conceptual plan received on July 16, 2015, revised to include the title referenced in the conceptual plan proffer.

Planning Analysis

The applicant has submitted a conceptual plan showing the division of his 8.37-acre parcel into two lots, one 3.4-acre lot and one 4.97-acre lot. The applicant plans to convey the smaller parcel to a family member. A 50’ access easement is shown to the rear lot. The front lot already has an entrance drive that was approved by VDOT and constructed by the applicant (shown at the center of the front line of Lot 1). Should this rezoning 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. The proposed lots are similar in size or larger than others in the area, and a tree preservation proffer has been submitted to limit the clearing of large trees on the property.

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

School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
South Anna ES	732	440	420	390
Liberty MS	1131	1077	1024	1031
Patrick Henry HS	1669	1482	1474	1450

Agency Analysis

There were no substantive comments from any of the reviewing agencies. Planning staff notes that the revised conceptual plan is missing the title referenced in the conceptual plan proffer. The applicant is aware of this and plans to revise the conceptual plan to include the title referenced in the proffers.

Proffers

The applicant has submitted the standard proffers for a rezoning to allow a family division. The proffers cover the following topics: conceptual plan, access easement, tree preservation, wetlands certification, perennality study, family division with a minimum 3-year residency, and reservation of right-of-way. Staff recommends approval of the submitted proffers, submitted July 16, 2015.

cdc/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
- Proffers /Conceptual Plan



C-16-15(c), Suzanne B. and Howard D. Nuckols, Jr.

The undersigned, Suzanne B. and Howard D. Nuckols, Jr., owners of parcel designated GPIN 7708-25-1332, ("the Property"), voluntarily agrees for themselves, their agents, 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 titled, "Nuckols Rezoning Case," prepared by Suzanne B. Nuckols and Howard D. Nuckols, Jr., dated May 27, 2015, revised July 13, 2015, 2015.
2. Access. An access easement to Lot 2 shall be provided that has at least twenty feet (20') of width and shall be located as shown on the conceptual plan.
3. 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.
4. 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 prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the wetlands certification.
5. 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 prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.
6. 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.
7. Reservation of Right-of-Way. The Owner agrees to reserve twenty-five feet (25') of right-of-way from the centerline of Dogwood Trail Road (State Route 620) to the property for future road widening.

Suzanne B. Nuckols
Suzanne B. Nuckols

July 13, 2015
Date

Howard D. Nuckols, Jr.
Howard D. Nuckols, Jr.

July 13, 2015
Date

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

I, L. Clifton Hyman, do hereby certify that Suzanne B. Nuckols and
Howard D. Nuckols, Jr. have acknowledged the foregoing Proffers before me, this 13 day of
July, 2015.

L. Clifton Hyman (SEAL)
Notary Public

My Commission Expires: 3/31/2018
My commission ID#: 7616678



I hereby certify that this physical survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

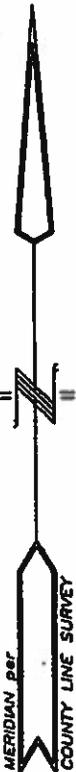
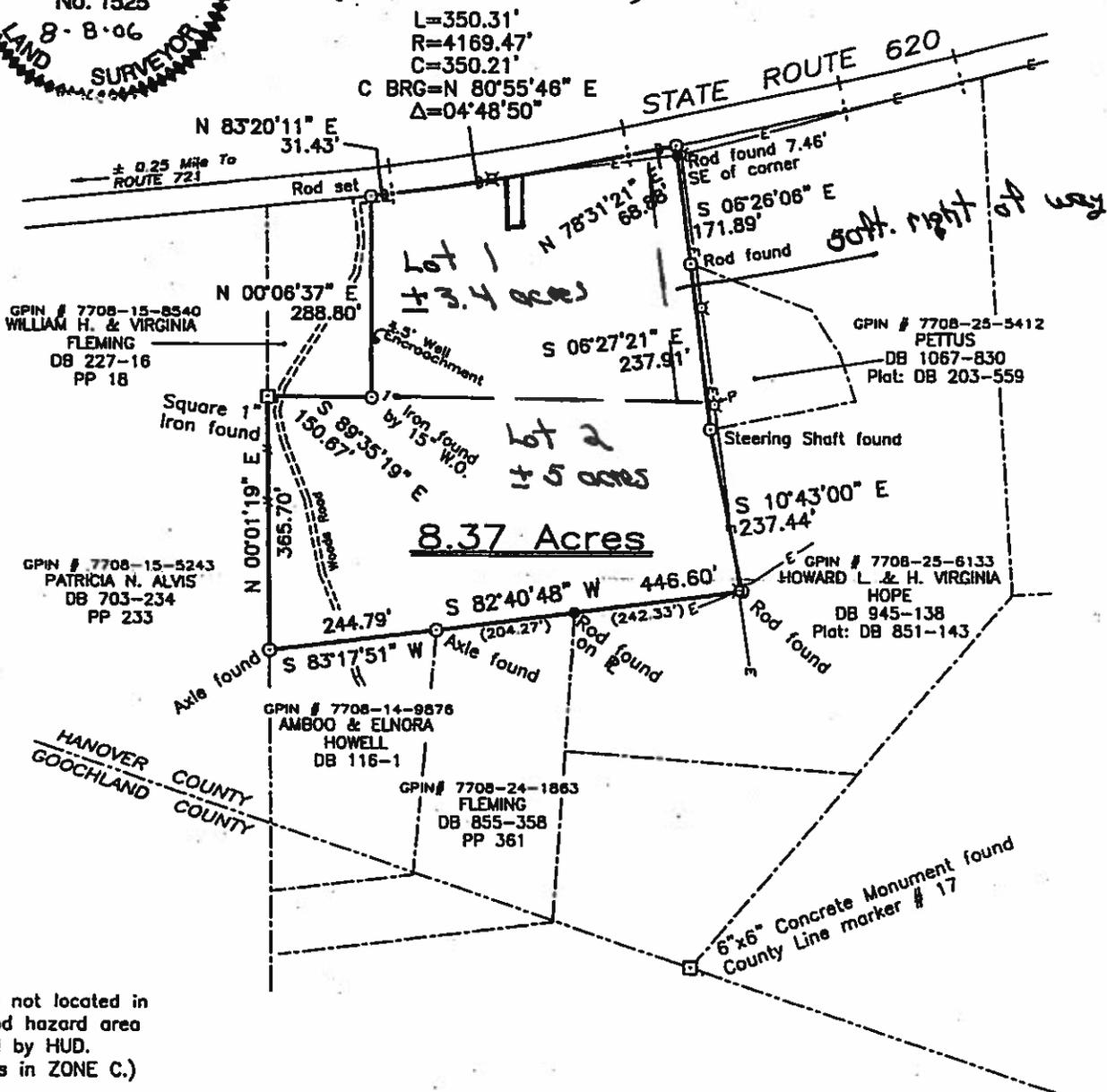
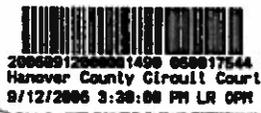
SOURCE OF TITLE

GPIN # 7708-25-1332

CONNIE C. COLES JR. et al
DB 1318-828
PP 832



Recorded 9/12/06
Plat Book 37, Page 507
(See DB 2768, PG 461)



NOTE:
This parcel is not located in a special flood hazard area as designated by HUD.
(This parcel is in ZONE C.)

**Physical Survey of 8.37 Acres
South of
STATE ROUTE 620**

INSTRUMENT #060017544
South Anna District Hanover County, RECORDED IN THE CLERK'S OFFICE OF HANOVER ON

Scale: 1" = 200' 31 July 2006 SEPTEMBER 12, 2006 AT 03:38PM

MICHAEL L. PARRISH & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
GOOCHLAND, VIRGINIA

RECORDED BY: RPB