

# 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-17-15

Deborah S. Colvin

Rezone A-1 to AR-6

Agricultural Land Use

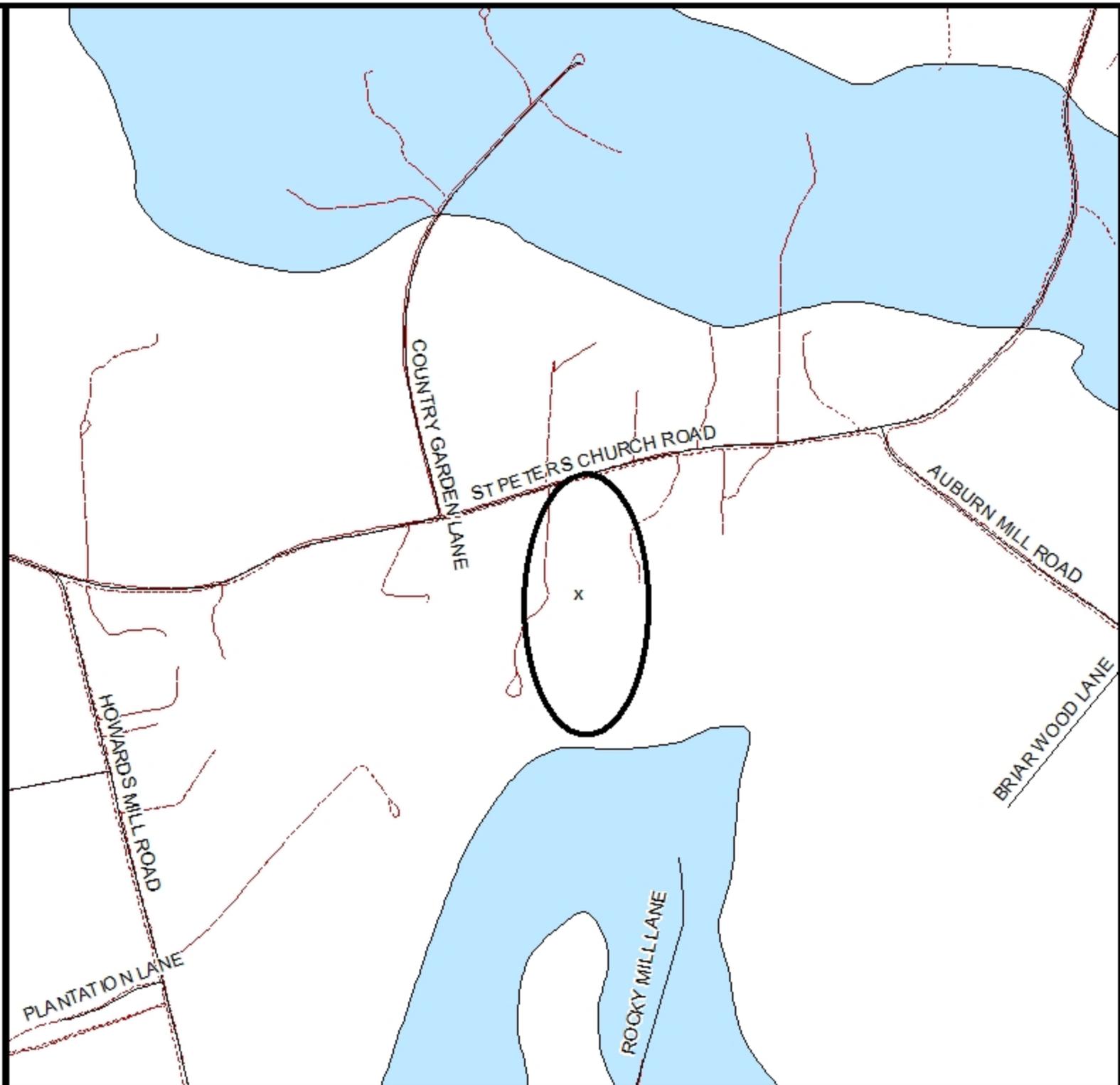
OPIN: 7820-80-9619

South Anna Magisterial District



1 inch = 600 feet

June 01, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-17-15**

Deborah S. Colvin

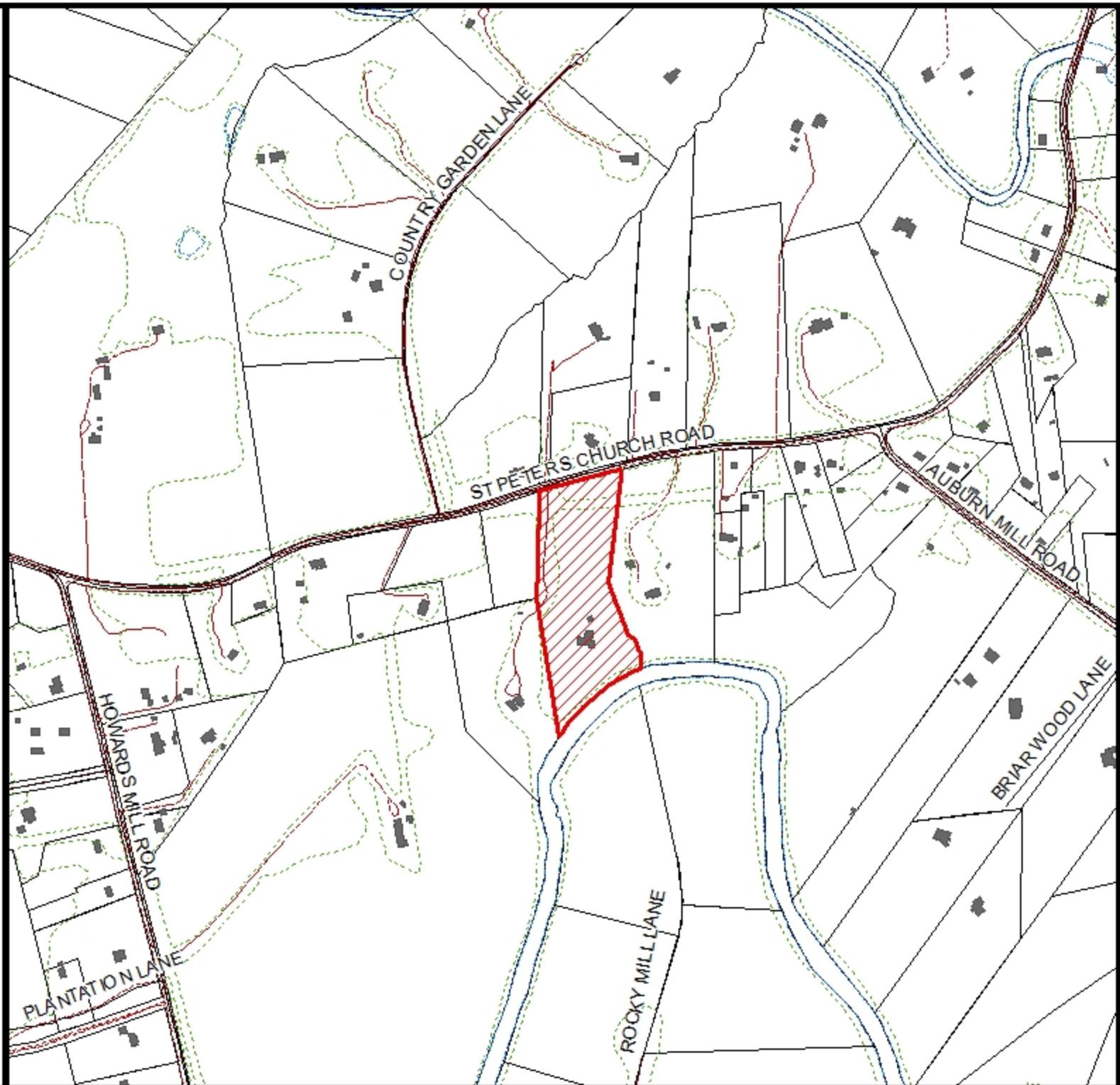
Rezone A-1 to AR-6

OPIN: 7820-80-9619  
South Anna Magisterial District



1 inch = 600 feet

June 01, 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-17-15

Deborah S. Colvin

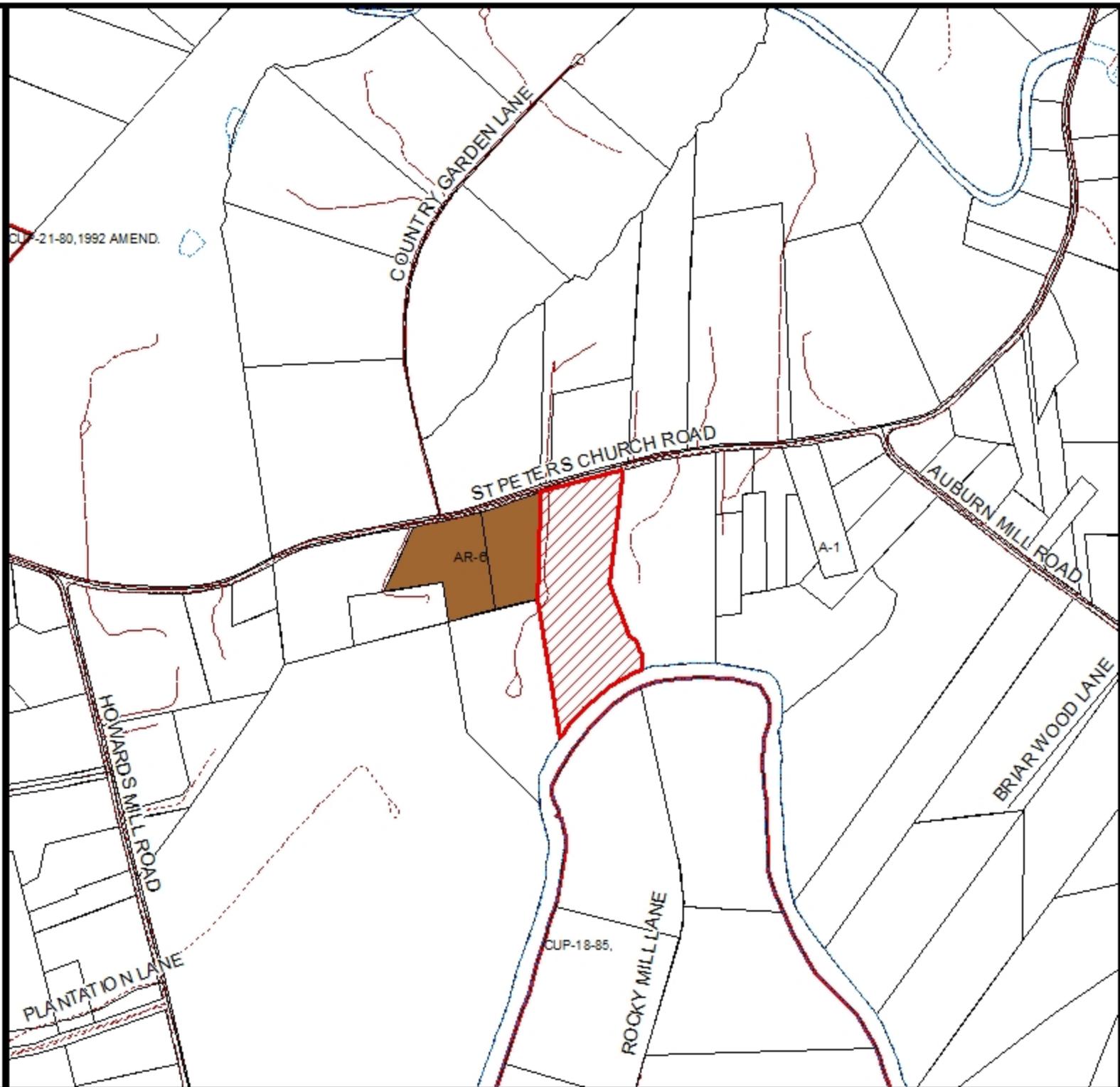
Rezone A-1 to AR-6

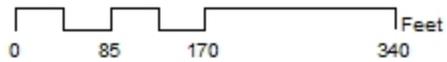
OPIN: 7820-80-9619  
South Anna Magisterial District



1 inch = 600 feet

June 01, 2015





## C-17-15(c), DEBORAH S. COLVIN

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 with conditions
Requested Density	One (1) additional building lot, for a gross density of 4.15 acres
Acreage	8.3
Location	On the south line of St. Peter's Church Road (State Route 611) approximately 0.22 mile west of its intersection with Auburn Mill Road (State Route 675)
GPIN	7820-80-9619
General Land Use Plan	Agricultural
Major Thoroughfare Plan	St. Peter's Church 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 and conceptual plan, received on July 27, 2015.

**Planning Analysis**

The applicant has submitted a conceptual plan showing the division of her 8.3-acre parcel into two lots that are approximately 4 acres in size. The applicant will reside in the existing residence located on the proposed rear lot, and the lot fronting on St. Peter’s Church Road will be conveyed to a family member. A 50’ access easement is shown to the rear lot. 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:

<b>School Enrollment Forecast</b>				
<b>Schools Affected</b>	<b>Capacity</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
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.

**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 27, 2015.

cdc/HTE

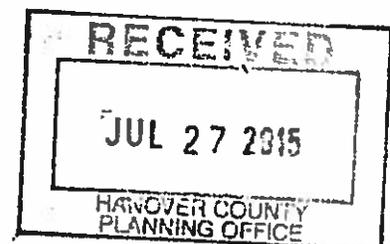
**Attachments**

- 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-17-15(c), Deborah S. Colvin

The undersigned, Deborah S. Colvin, owner of parcel designated GPIN 7820-80-9619, (“the Property”), voluntarily agrees for herself, her 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, “Colvin Rezoning,” prepared by Matthew Colvin, dated May 28, 2015.
2. Access. Access to both lots shall be limited to the fifty foot (50’) access easement 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 St. Peters Church Road (State Route 611) to the property for future road widening.



\_\_\_\_\_  
Deborah S. Colvin

\_\_\_\_\_  
Date

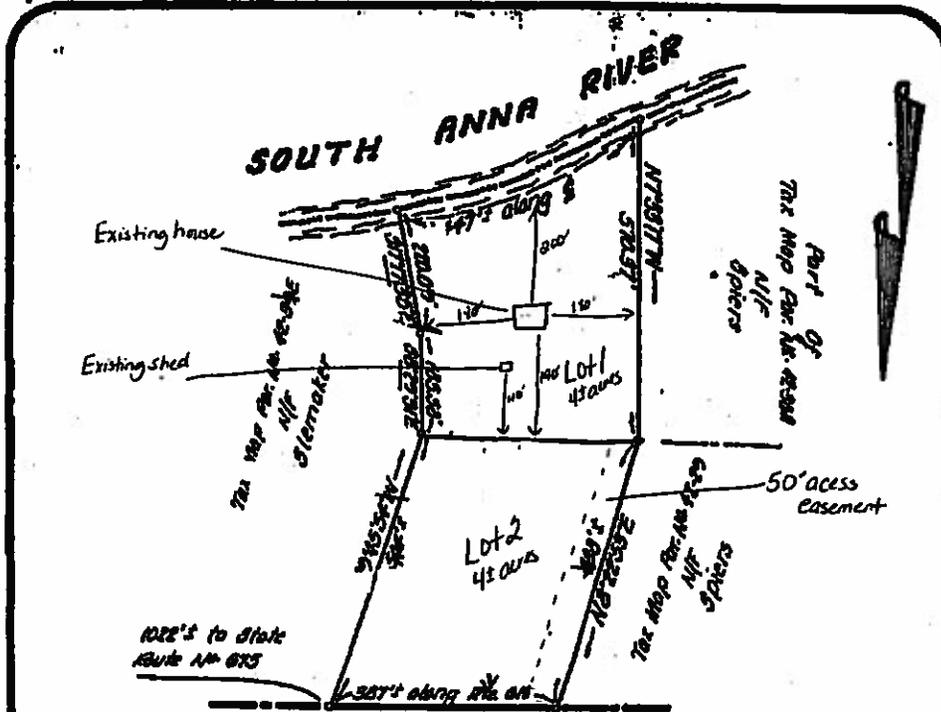
COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, \_\_\_\_\_, do hereby certify that Deborah S. Colvin has  
acknowledged the foregoing Proffers before me, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public (SEAL)

My Commission Expires:     /     /  
My commission ID#: \_\_\_\_\_

Project: Colvin Rezoning  
 Prepared by: Matthew Colvin  
 Date: 5/28/15



STATE ROUTE NO 611



Compiled Map Showing 8.3± Acres  
 Fronting Along State Route No. 611, in  
 South Anna District, Hanover County, Virginia.

BOOK 1175 PAGE 472

**NOTE:** This map does not represent an actual field survey, data shown was compiled from existing county records.  
 THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

**RECEIVED**  
 JUN - 1 2015  
 HANOVER COUNTY  
 PLANNING OFFICE

SCALE: 1" = 200'  
 DATE: 5-13-15  
 PROJ. NO.: 9010



**Edwards Surveying, Inc.**  
 Residential - Commercial - Industrial  
 1027 Highway 81, Richmond, VA 23268 (804) 727-7278

D.S. \_\_\_\_\_ PG. \_\_\_\_\_  
 ZONE: \_\_\_\_\_  
 PARCEL NO.: \_\_\_\_\_