

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-18-15

Patricia B. and John H. Clements

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

Agricultural Land Use

GPIN's: 8754-56-6324 & 8754-55-5981

Cold Harbor Magisterial District



1 inch = 600 feet

June 01, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-18-15

Patricia B. and John H. Clements

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

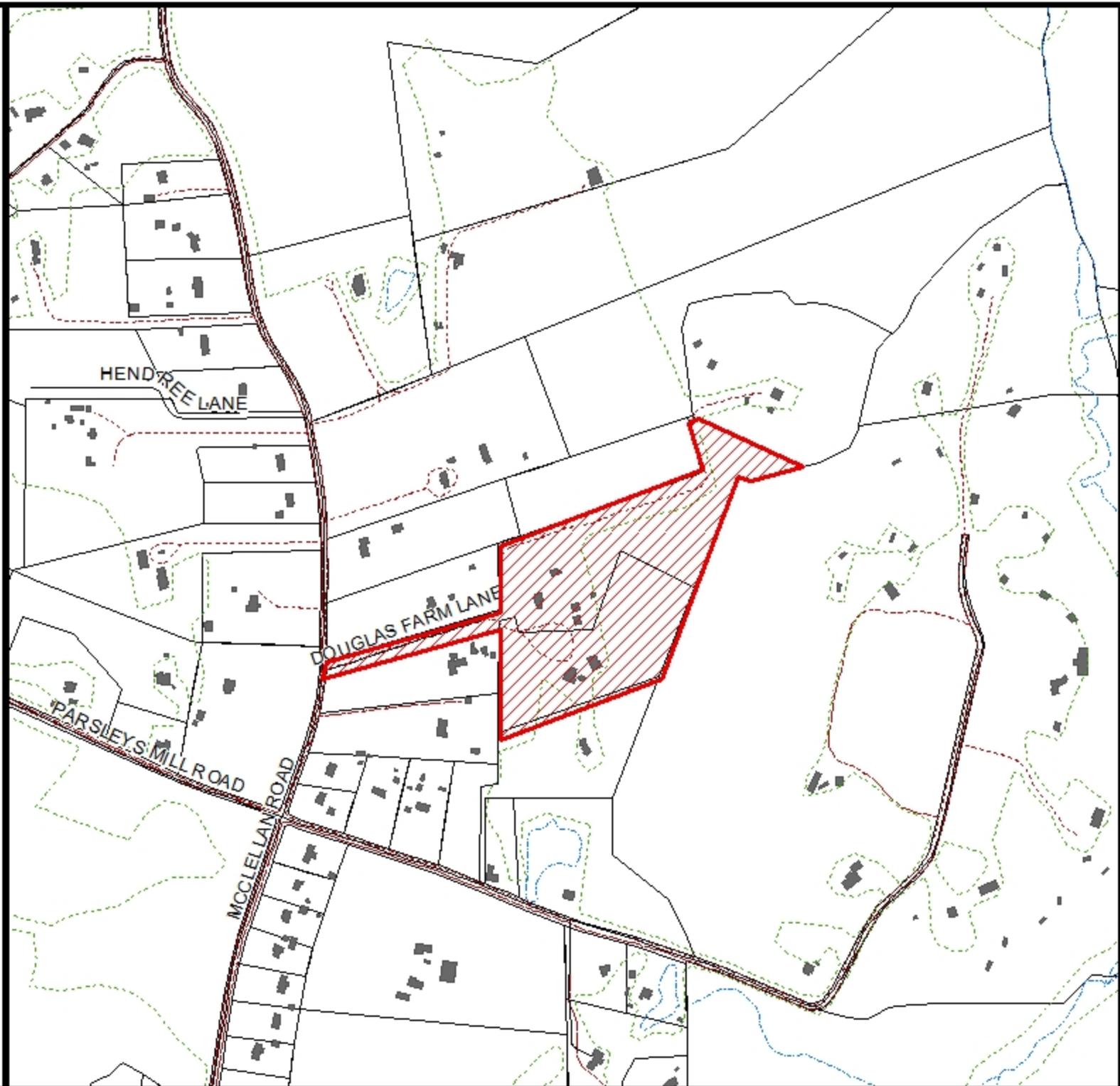
GPIN's: 8754-56-6324 & 8754-55-5981

Cold Harbor Magisterial District



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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-18-15

Patricia B. and John H. Clements

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

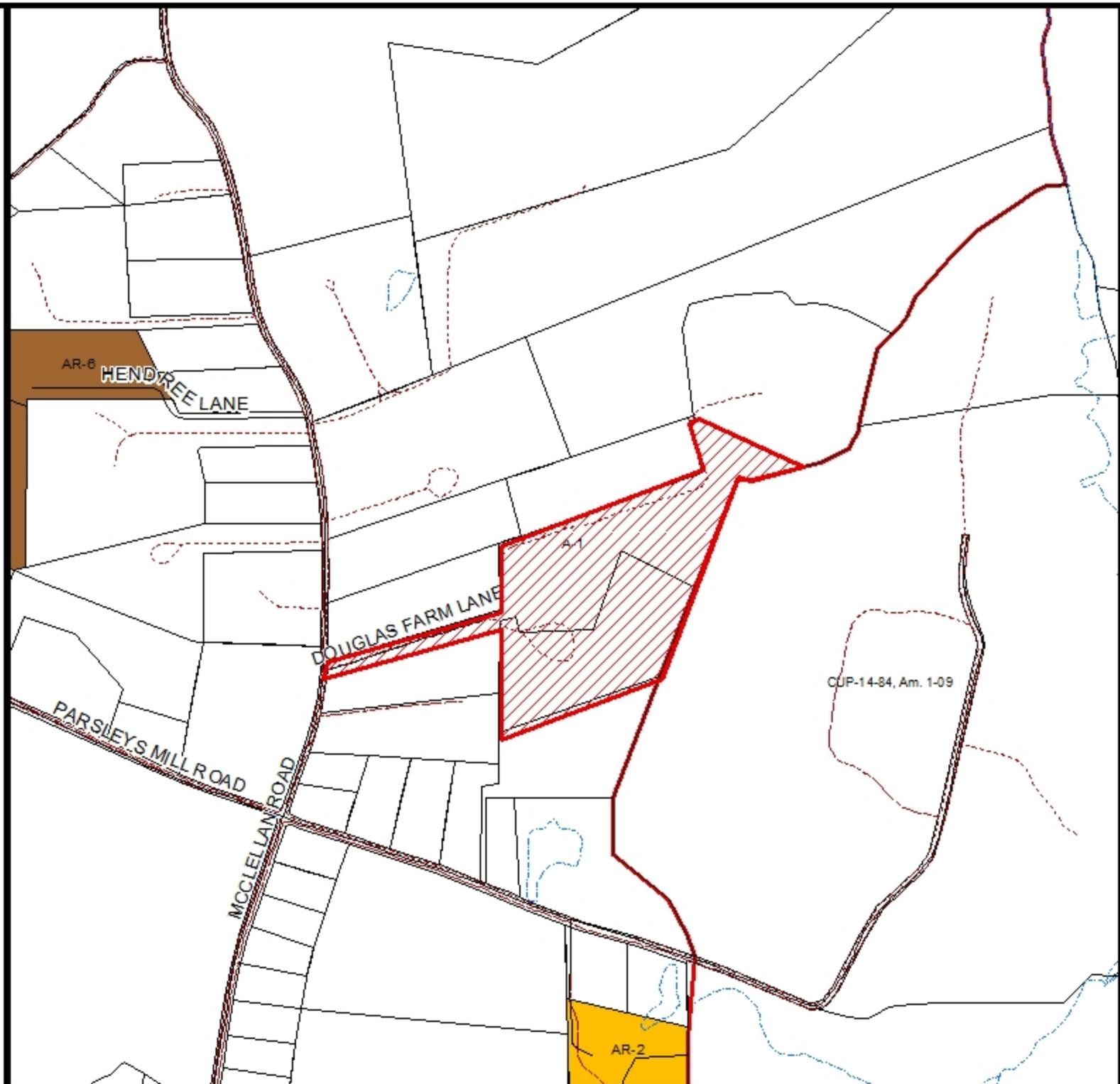
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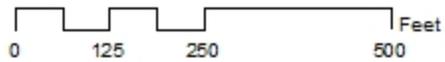
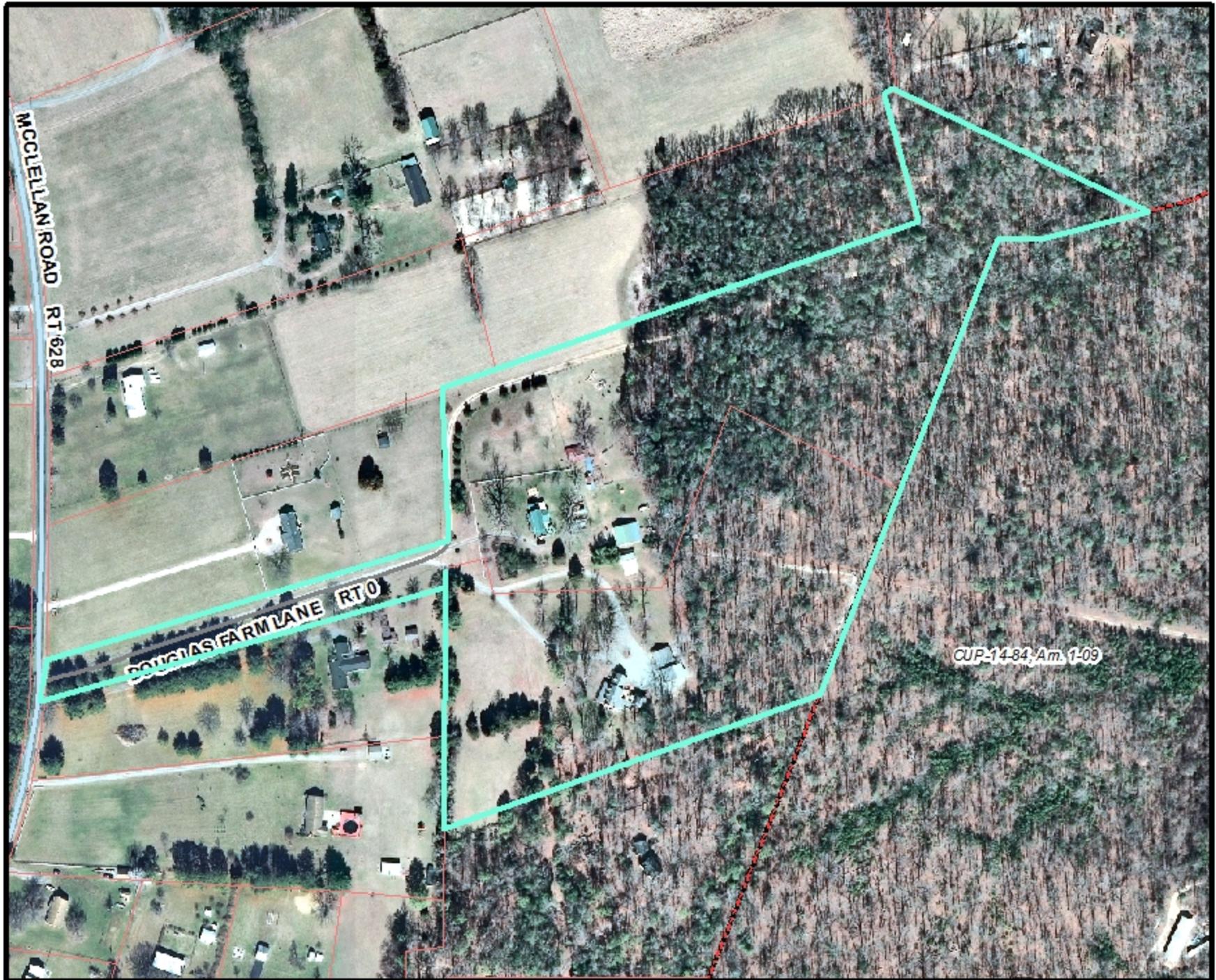
Cold Harbor Magisterial District



1 inch = 600 feet

June 01, 2015





C-18-15(c), PATRICIA B. AND JOHN H. CLEMENTS, ET.AL

Residential Rezoning Report
Cold Harbor 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
Acreage	19.76
Location	At the terminus of Douglas Farm Lane (private road) approximately 800 feet east of its intersection with McClellan Road (State Route 628)
GPINs	8754-56-6324 and 8754-55-5981
General Land Use Plan	Agricultural
Major Thoroughfare Plan	The property is accessed from Douglas Farm Lane, which is not a road on the Major Thoroughfare Plan
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone to AR-6(c), Agricultural Residential District with conditions, to allow the reconfiguration of two existing parcels resulting in one of the parcels being less than 10 acres.

Staff Recommendation

APPROVAL subject to the submitted proffers, received July 27, 2015, and the conceptual plan, dated May 28, 2015, and revised July 28, 2015.

Planning Analysis

The applicants are requesting to reconfigure two parcels of land, which are 10.087 acres and 8.798 acres in size. The reconfiguration adds 2.842 acres to the northern parcel for a total of 11.64 acres and the southern parcel is reduced from 10.087 acres to 7.245 acres. A rezoning to AR-6 is necessary to allow the 10.087-acre parcel to be reduced below the minimum lot size of its current A-1 zoning classification and will bring the northern parcel into zoning compliance since it was already below ten acres. The conceptual plan demonstrates that all building setbacks from the new property line are in compliance with the requirements of the Zoning Ordinance.

Should this rezoning be approved, the applicant must submit a subdivision plat application for review and approval that is in substantial conformity with the proffered conceptual plan. Even though no new lots are being created, the Subdivision Ordinance requires a subdivision plat review for reconfigurations of properties where the boundaries are substantially changing.

Agency Analysis

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

Proffers

The applicants have submitted a standard proffer document that includes only a conceptual plan proffer; no other proffers are necessary as the property is already developed. Staff recommends approval of the proffer document submitted on 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

Proffers for C-18-15, Patricia B. and John H. Clements, and Phillip T. Hughes

The undersigned, Patricia B. and John H. Clements, owners of the parcel designated as GPIN 8754-56-6324, and Phillip T. Hughes, owner of parcel designated GPIN 8754-55-5981 ("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 attached, titled "Plat Showing Improvements Thereon and a Boundary Line Adjustment between GPIN 8754-55-5981 and GPIN 8754-56-6324," prepared by Scott H. Alley, ASA Surveying & Mapping, dated May 28, 2015, and revised July 28, 2015.

Patricia B. Clements
Patricia B. Clements

7-14-15
Date

John H. Clements
John H. Clements

7-14-15
Date

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

I, Karen Z. Seal, do hereby certify that Patricia B. and John H. Clements have acknowledged the foregoing Proffers before me, this 14 day of July, 2015.

Karen Z. Seal
Notary Public

(SEAL)
KAREN Z. SEAL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2016
COMMISSION # 351884

My Commission Expires: 5/31/2016
ID#: 351884

Phillip T. Hughes
Phillip T. Hughes

7/10/15
Date

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

I, Janice Ashton, do hereby certify that Phillip T. Hughes acknowledged the foregoing Proffers before me, this 10th day of July, 2015.

Janice Ashton (SEAL)
Notary Public

My Commission Expires: 3/31/16
ID#: 7159415

JANICE ASHTON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7159415
My Commission Expires 3/31/16.

RECEIVED
JUL 27 2015
HANOVER COUNTY

