

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-2-14

Joyce Y. Morris

Rezone A-1 to AR-6
(family division)

Zoned A-1

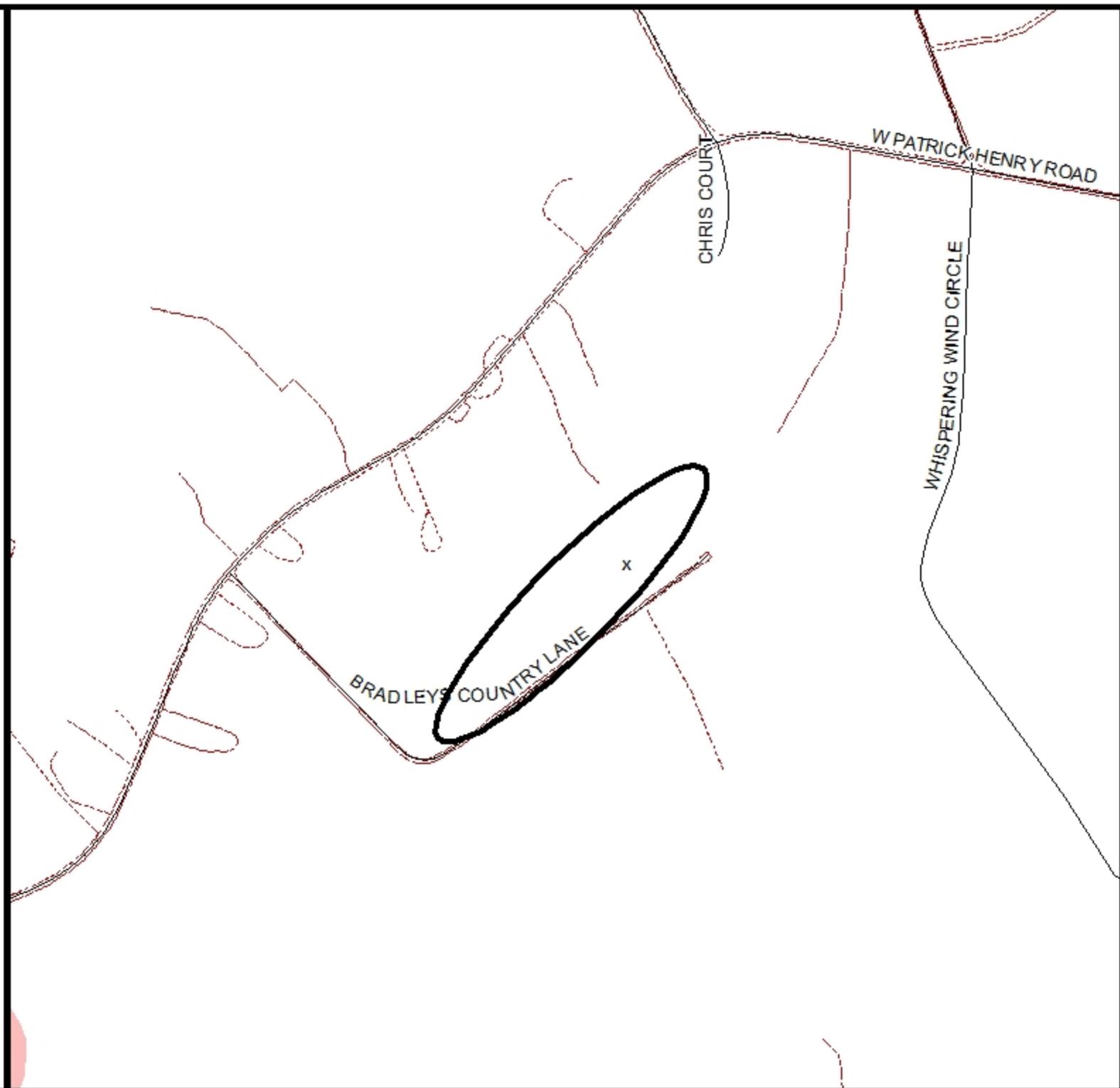
GPIN: 7822-83-8301

South Anna Magisterial District



1 inch = 500 feet

February 27, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-2-14

Joyce Y. Morris

Rezone A-1 to AR-6
(family division)

Zoned A-1

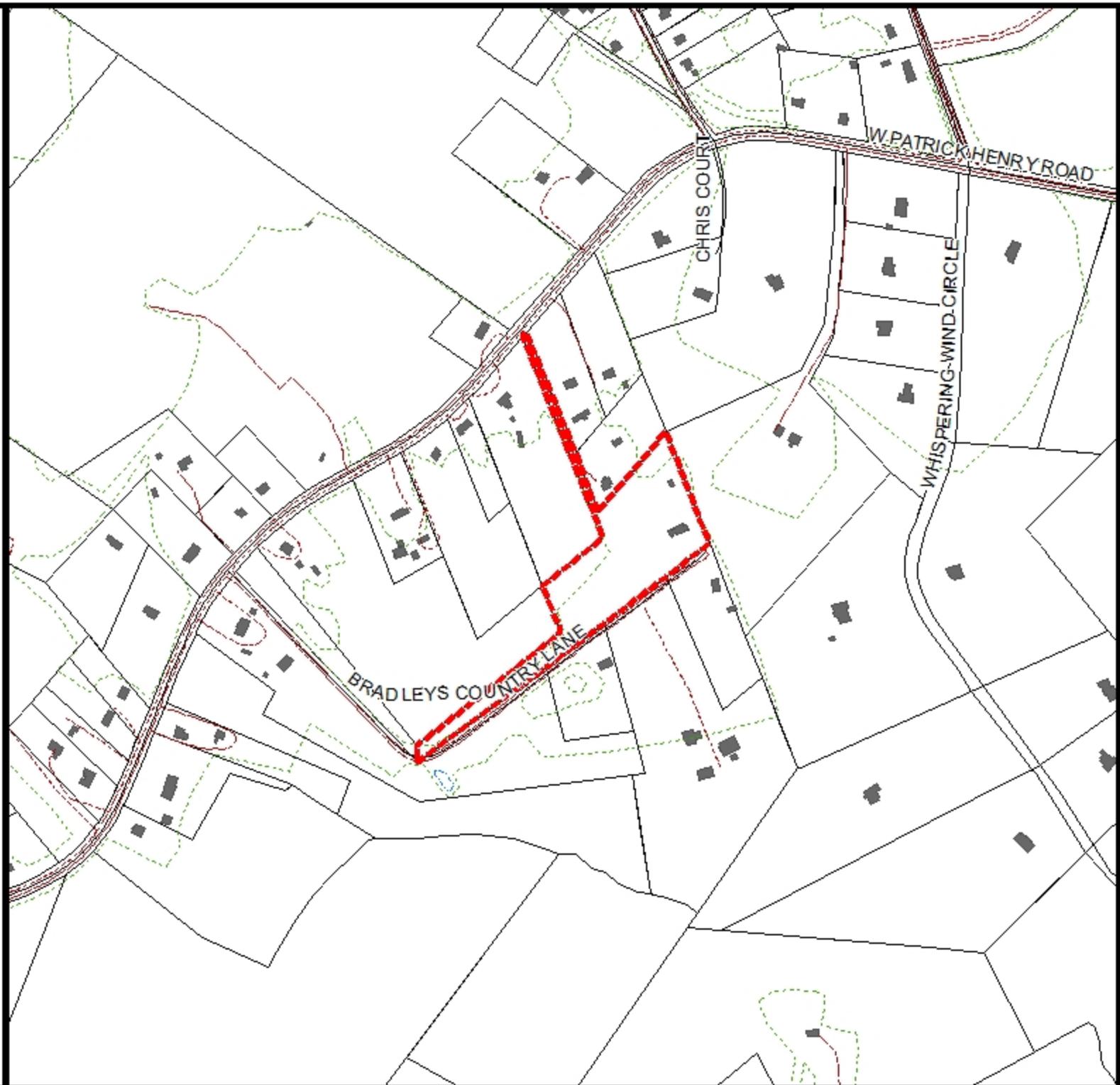
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South Anna Magisterial District



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February 27, 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-2-14

Joyce Y. Morris

Rezone A-1 to AR-6
(family division)

Zoned A-1

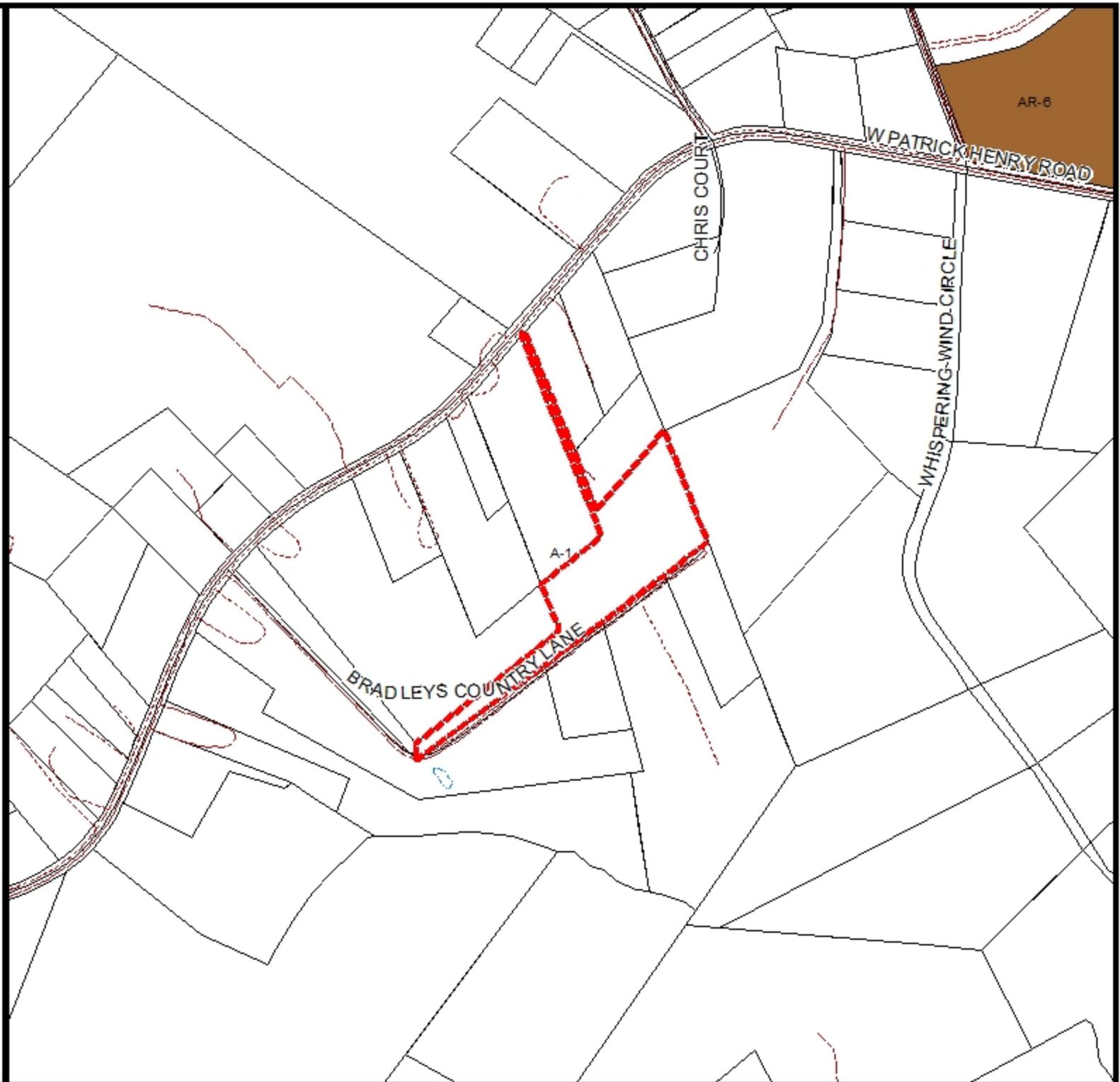
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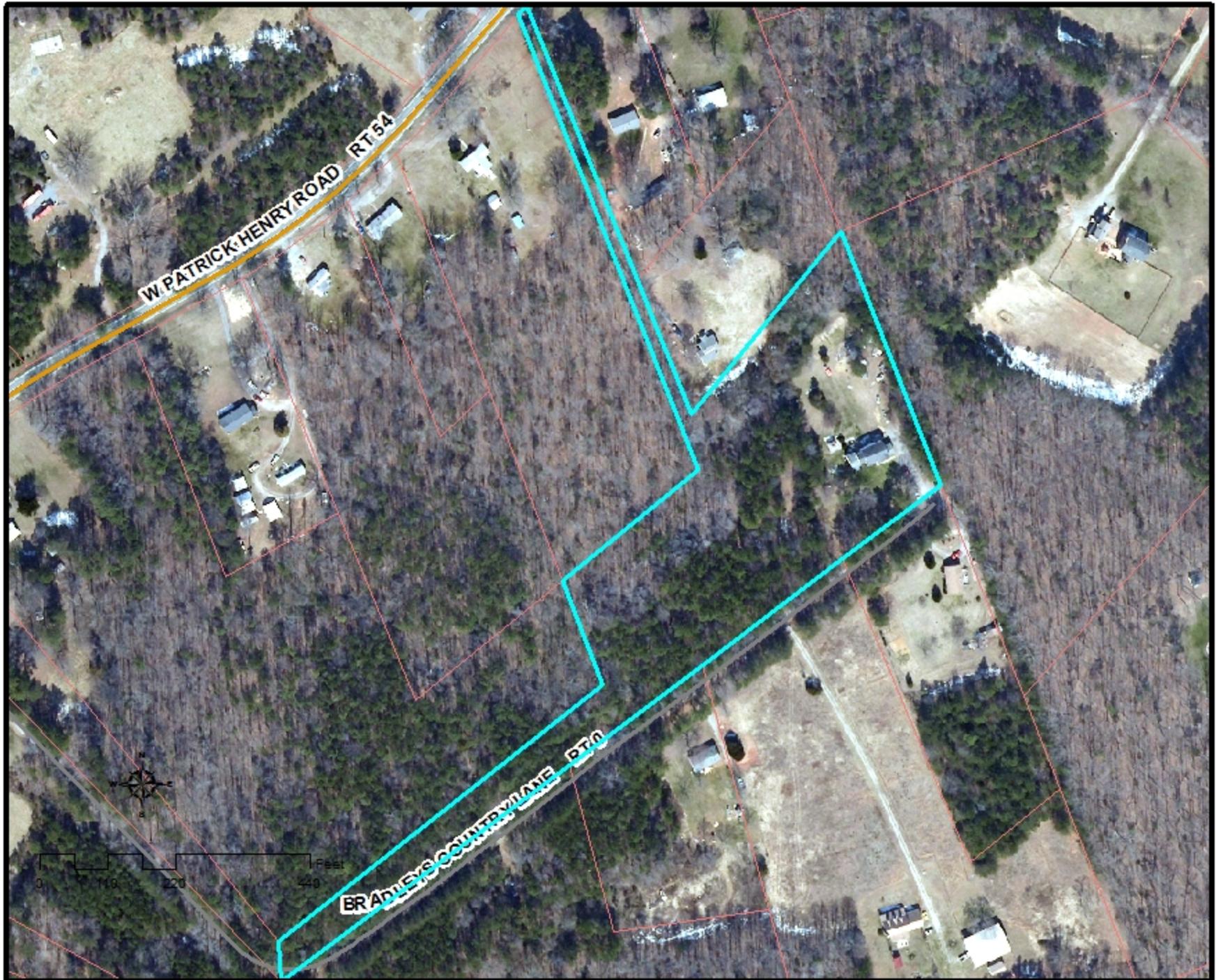
South Anna Magisterial District



1 inch = 500 feet

February 27, 2014





C-2-14(c), JOYCE Y. MORRIS

Residential Rezoning Report
South Anna Magisterial District
PC Meeting Date: May 15, 2014



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 3.09 acres
Acreage	6.18
Location	At the terminus of Bradley's Country Lane (private road) approximately 950 feet southeast of its intersection with W. Patrick Henry Road (State Route 54)
GPIN	7822-83-8301
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Bradley's Country Lane – private road
Suburban Service 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 for a family member.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated April 17, 2014, and conceptual plan, dated April 2, 2014.

Planning Analysis

The applicant has submitted a conceptual plan showing the 6.1 acre subject parcel to be divided into a 2.1 acre lot and 4.0 acre lot. Both lots shall have access from the private road, Bradley's Country Lane, which runs along the southern boundary of the property and connects to W. Patrick Henry Road. This irregularly shaped parcel was created in 1973 when it was recorded on a plat for a division among heirs of an estate. The shape of the lot made it difficult to design a conceptual plan that met the lot shape requirements of the Zoning Ordinance. Although the proffered conceptual plan layout is not ideal, both of the proposed lots technically meet the AR-6 requirements for lot size, width, and depth. Should this rezoning application 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 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 standard proffers for a rezoning application to allow a family division. These proffers cover the following topics: conceptual plan, tree preservation, wetlands certification, perennality study, and family division. Staff recommends approval of the submitted proffers, dated April 17, 2014.

GJWB/sm/HTE

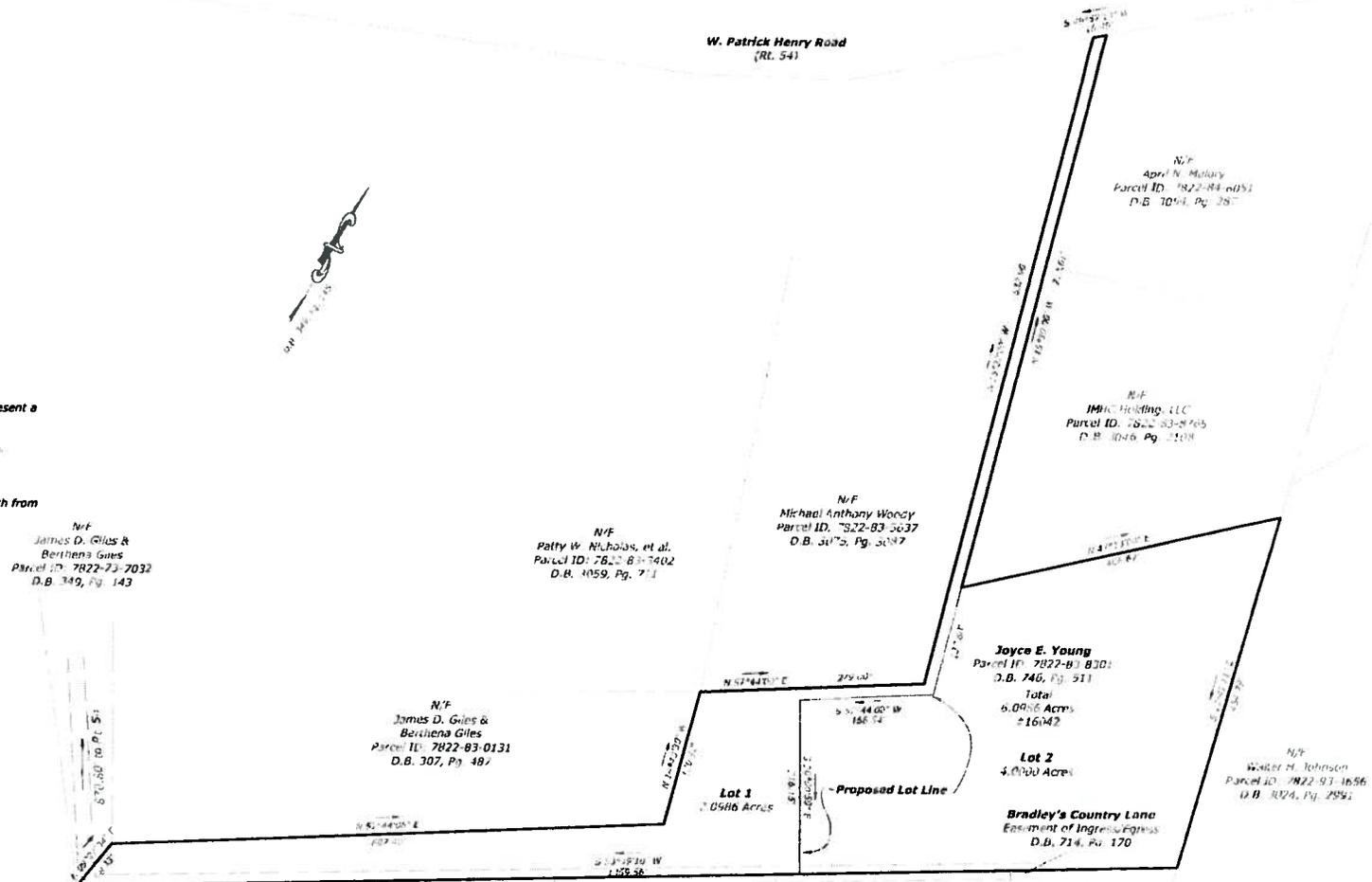
Attachments

- 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

Vicinity Map
N.T.S.

General Notes:

- 1) Owners: Joyce E. Young
D.B. 746, Pg. 31
- 2) Parcel No. 7822-83-8301
- 3) This property is zoned A-1.
- 4) This Plat was compiled from record data and does not represent a current field-run survey.
- 5) No Title Report furnished. All Easements may not be shown.
- 6) All lots to be served with Private water and septic systems.
- 7) The Right-of-Way servicing Lots 1 & 2 is at least 20' in width from the property to Rt. 54.



County Approval

Lot Area before Division	
PID: 7822-83-8301	6.0986 Acres
Lot Area after Division	
Lot 1	2.0986 Acres
Lot 2	4.0000 Acres

Flood Certification:

The subject property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Federal Insurance Administration Flood Hazard Maps, Map No. 51085C0135B, with an effective date of December 2, 2008.

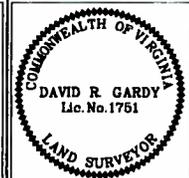


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Conceptual Plan
Family Subdivision of
Joyce E. Young
Parcel No. 7822-83-8301
South Anna District, Hanover County, VA.



MAG. DISTRICT: SOUTH ANNA	COUNTY: HANOVER
DATE: April 2, 2014	SCALE: 1"=100'
SHEET: 1 OF 1	J.N. 14-0021
DRAWN BY: RJL	CHECKED BY: DRG
REV	DATE

PROFFERS: C-2-14(c), Joyce Y. Morris

The undersigned, Joyce Y. Morris, owner of parcel designated GPIN 7822-83-8301, ("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," dated April 2, 2014, and prepared by Gardy & Associates.
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. 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.
4. 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 Subdivision Ordinance Exception. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.
5. Family Division. The property shall only be divided for family, in accordance with Title II, Section 7-1(2) of the Hanover County Code. Title to the newly created lot shall be held by the family member to whom the property was sold or given 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.

Owner Joyce Y. Morris

Date 4-17-14

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

I, _____, do hereby certify that
_____ has acknowledged the foregoing Proffers
before me, this ____ day of _____, 2014.

(SEAL)

Notary Public

My Commission Expires: / /

