

# 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-20-15

HCBS Public Utilities

Rezone A-1 to RS

Suburban General Land Use

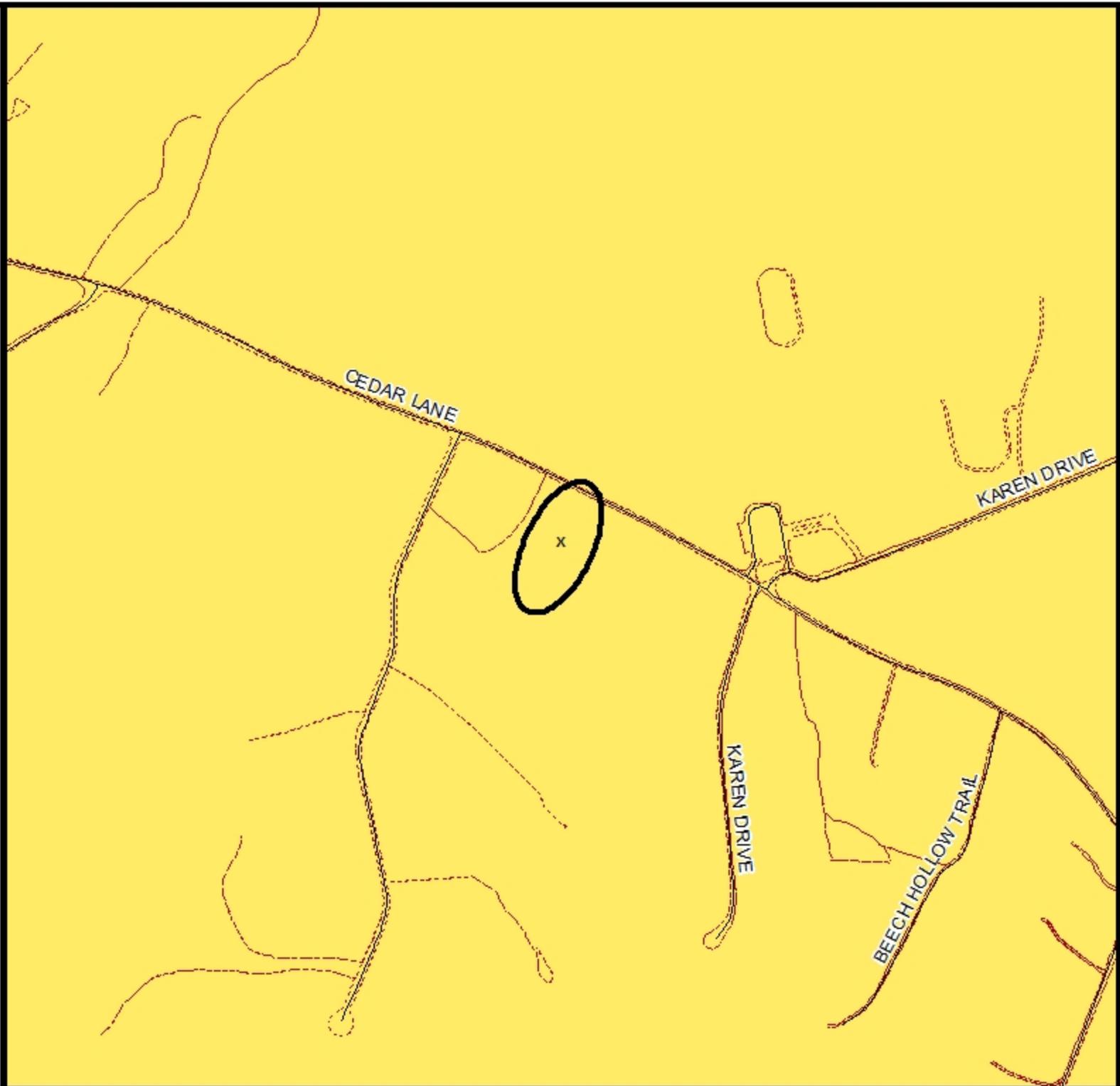
OPIN: 7763-94-1966

South Anna Magisterial District



1 inch = 500 feet

July 06, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-20-15**

HCBS Public Utilities

Rezone A-1 to RS

OPIN: 7768-94-1986

South Anna Magisterial District



1 inch = 500 feet

July 06, 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-20-15

HCBS Public Utilities

Rezone A-1 to RS

OPIN: 7763-94-1986

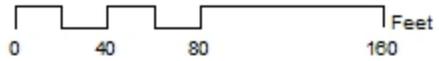
South Anna Magisterial District



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July 06, 2015





# C-20-15, HANOVER BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)



Residential Rezoning Report  
South Anna Magisterial District  
PC Meeting Date: August 20, 2015

## Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS, Single Family Residential District
Acreage	2.05 acres
Location	Located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772)
GPIN	7768-94-1986
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Cedar Lane – Major Collector (100' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

## Executive Summary

This request for RS, Single Family Residential District zoning has been submitted as a companion request to CUP-7-15, which is an application to permit a water storage tank and pump station. The setback requirements in the RS District are significantly lower than the A-1, Agricultural District, setbacks, and will allow the applicant to more efficiently utilize the site.

## Staff Recommendation

**APPROVAL** as submitted.

### **Planning Analysis**

The front yard setback in the A-1 District on Cedar Lane is 100' from the ultimate right-of-way line, which is measured at a point 50' from the centerline of the road. All structures and fences greater than 4' in height must meet the front yard setback requirement. The setback requirement for the RS District is 50' from the ultimate right-of-way line. RS allows the applicant to make better use of the 2.05 acre site, adding approximately 7,750 square feet of usable area to the compound.

### **Agency Analysis**

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

### **Proffers**

No proffers were submitted as part of this request. The use of the property is limited to a water storage tank and pump station by CUP-7-15 and the required sketch plan.

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

