

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-23-15

D. Marshall Taylor

Rezone A-1 to AR-6

Agricultural Land Use

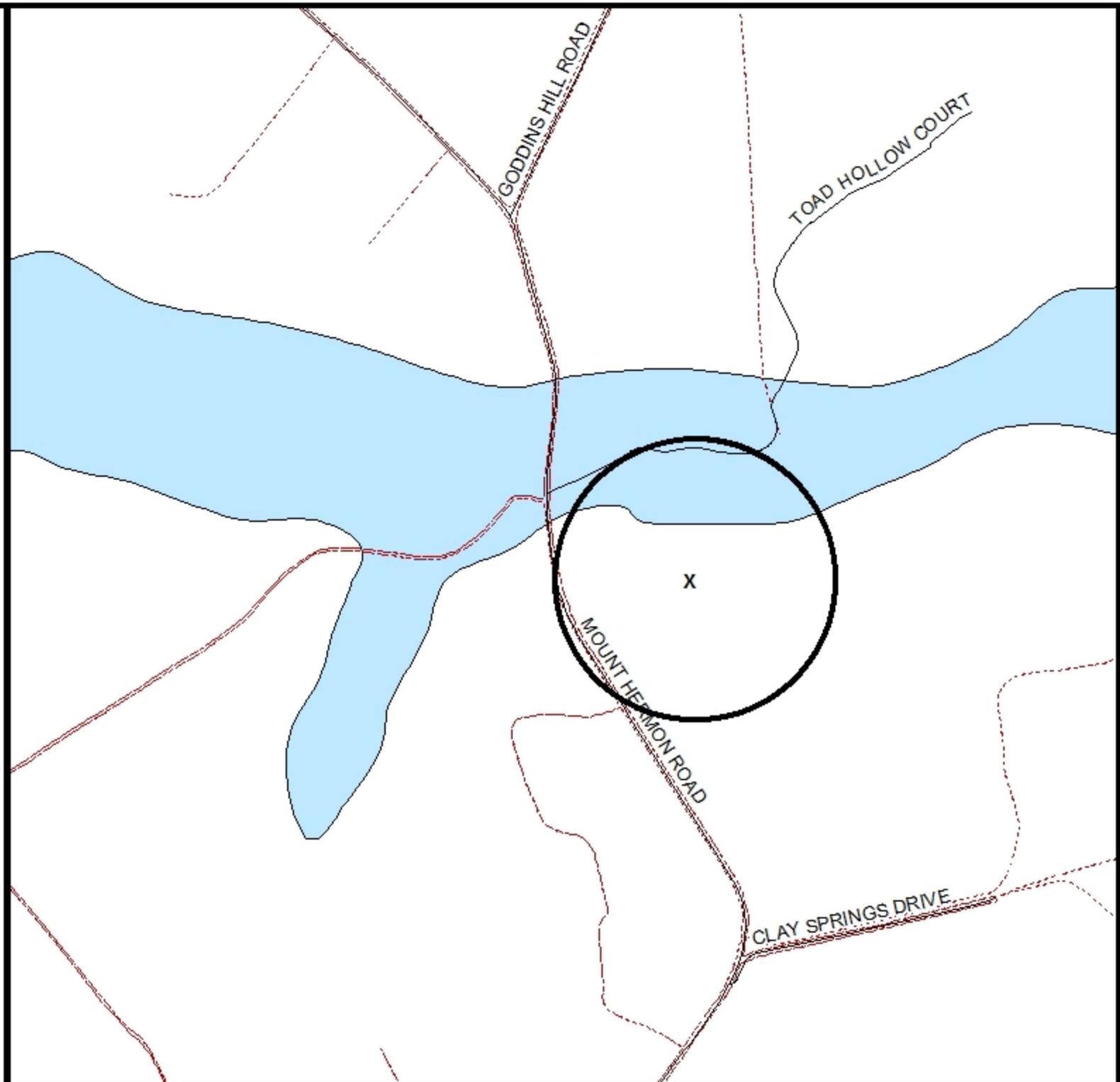
GPIN: 7799-01-5648

Beaverdam Magisterial District



1 inch = 500 feet

August 03, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-23-15

D. Marshall Taylor

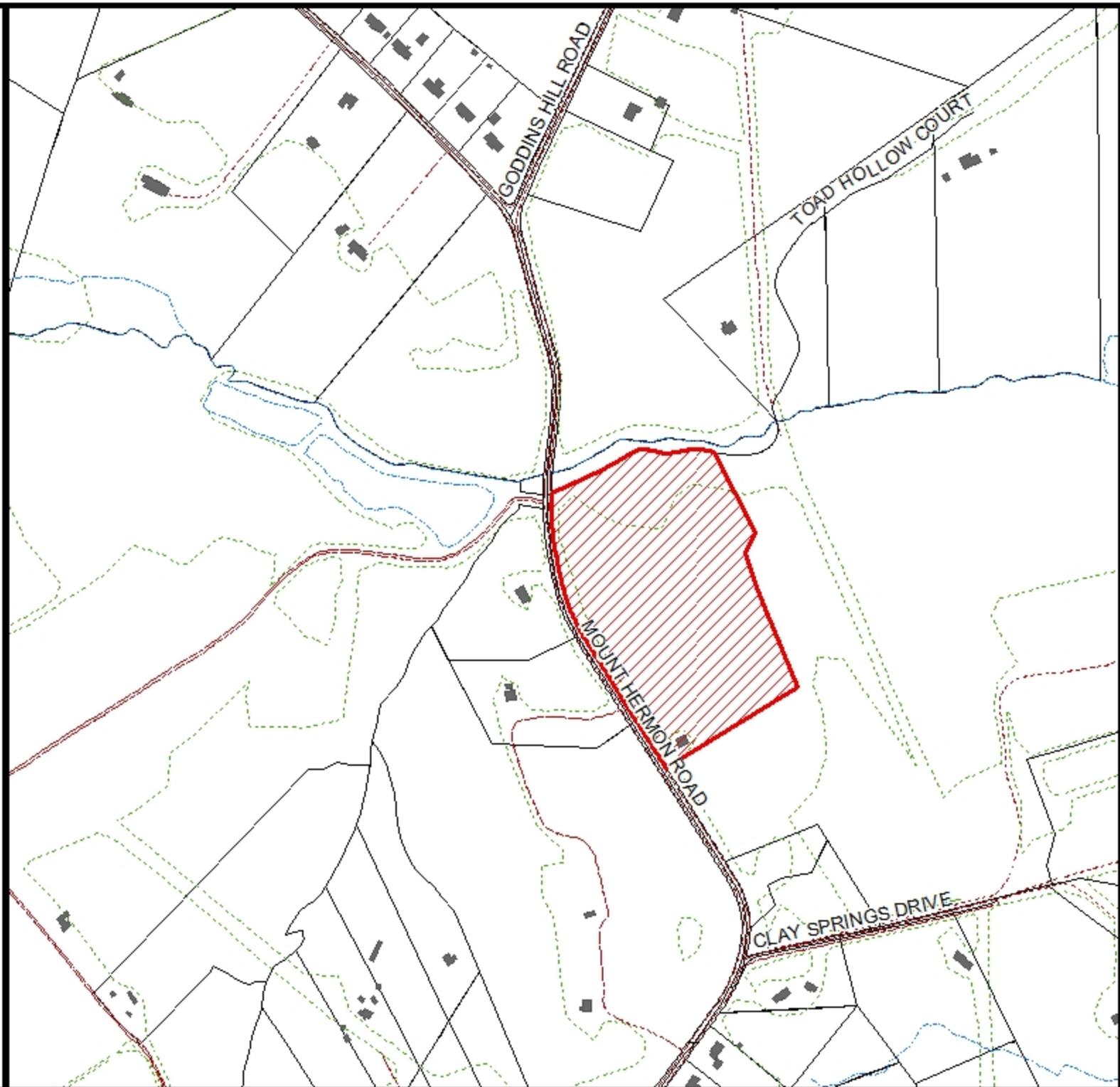
Rezone A-1 to AR-6

GPIN: 7799-01-5648
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**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-O
 RS		M-1
 R-1		M-2
 R-2		M-3
 R-3		

C-23-15

D. Marshall Taylor

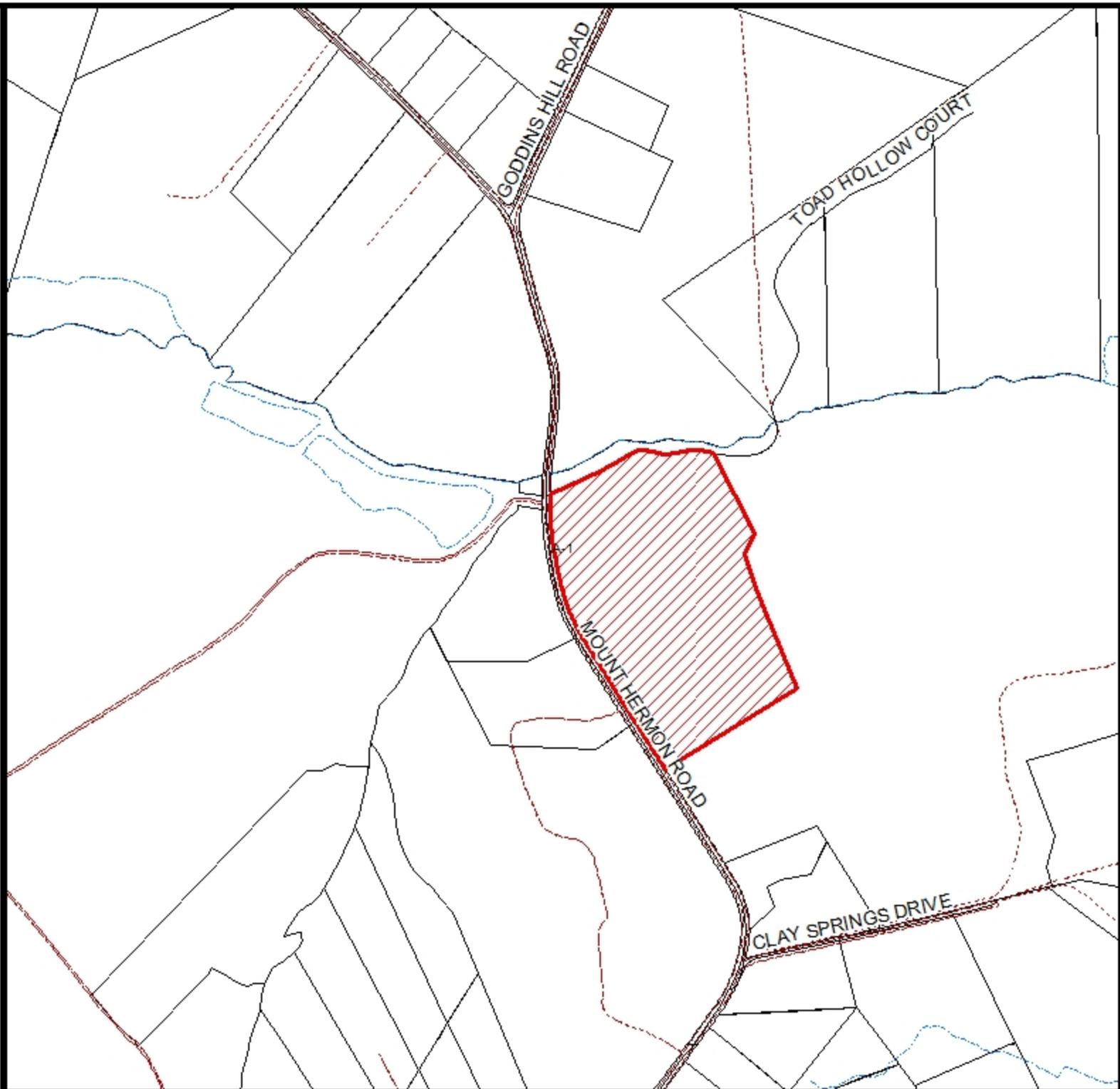
Rezone A-1 to AR-6

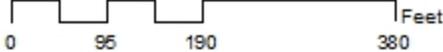
GPIN: 7799-01-5648
Beaverdam Magisterial District



1 inch = 500 feet

August 03, 2015





C-23-15(c), D. MARSHALL TAYLOR

Residential Rezoning Report
Beaverdam Magisterial District
PC Meeting Date: September 17, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District
Requested Density	One (1) dwelling unit per ten (10) acres
Acreage	20.0 acres
Location	The southeast quadrant of the intersection of Toad Hollow Court (private road) and Mount Hermon Road (State Route 656)
GPIN	7799-81-5648
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Mount Hermon Road – Major Collector (100' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen W. Biernot

Executive Summary

The applicant is proposing to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, to allow the existing house to be sold with less than ten acres of land.

Staff Recommendation

DENIAL as submitted but **APPROVAL** subject to the submittal of an additional proffer regarding access.

Planning Analysis

The applicant has submitted a conceptual plan showing the 20 acre subject parcel to be divided into two lots. The plan shows Lot 1 containing the existing house with approximately 2.75 acres, which the applicant is intending to sell. The remaining 15.8 acre lot will continue to be part of the farm with the adjacent 99 acres. (On the conceptual plan, the surveyor shows right-of-way to be dedicated along Mount Hermon Road and removed the future right-of-way acreage from each lot, which explains why the two lots do not add up to 20 acres. However, right-of-way dedication is not required for this case.) Access to Lot 1 shall be provided by the existing driveway on Mount Hermon Road. The plan does not indicate the specific location for the future entrance on Lot 2. The applicant has stated the entrance to Lot 2 will likely be from Toad Hollow Court, the private road that runs along the north line of the property.

Should this rezoning application be approved, the applicant must submit a subdivision plat application for review and approval that is in substantial conformity with the proffered conceptual plan. Staff would note that this parcel is eligible for one more lot under the AR-6 zoning district. Creating the additional lot in the future will require an amendment to this rezoning application.

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.

Schools Analysis

Population Increase				
General Population	1 units	x	2.68 (avg. persons per household)	= 2.68 persons
School Children	2.68 persons	x	20% (avg. % of children per pop.)	= 0.5 children

School Enrollment Forecast				
<i>Schools Affected</i>	<i>Capacity</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Kersey Creek Elementary	750	609	583	572
Oak Knoll Middle	1184	860	882	890
Hanover High	1765	1307	1316	1325

Agency Analysis

The Historical Commission reviewed this application at their August 24, 2015, meeting. The property is part of the Henry Clay birthplace site and adjacent to various other historic sites. However, the Commission determined that this request would not impact these sites.

The Department of Public Works recommended an easement be placed across Lot 1 to provide access to Lot 2, noting that steep slopes and a drainage way will make access difficult to the buildable area on Lot 2. However, the applicant declined to revise the conceptual plan to show this easement.

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

Proffers

The applicant has submitted proffers pertaining to the conceptual plan, tree preservation, \$2,306 contribution to road improvements, and right-of-way reservation. To limit additional access from Mount Hermon Road, which is designated as a major thoroughfare within the Comprehensive Plan, staff would recommend that the applicant submit an additional proffer that requires shared access for both lots or restricts access for Lot 2 to Toad Hollow Court.

GJWB/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

PROFFERS: C-23-15(c), D. Marshall Taylor

The undersigned, D. Marshall Taylor, owner of parcel designated GPIN 7799-81-5648, ("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 "Clay Spring Hills, Section 1 Concept," dated July 28, 2015, revised Aug 25-2015, prepared by Resource International, Ltd..
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. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
4. Reservation of Right-of-Way. The Owner agrees to reserve fifty (50) feet of right-of-way from the centerline of Mount Hermon Road (State Route 656) to the property for the future road widening.

D. Marshall Taylor
Owner

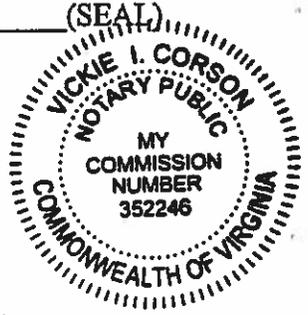
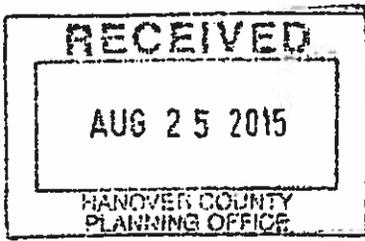
Aug 21-2015
Date

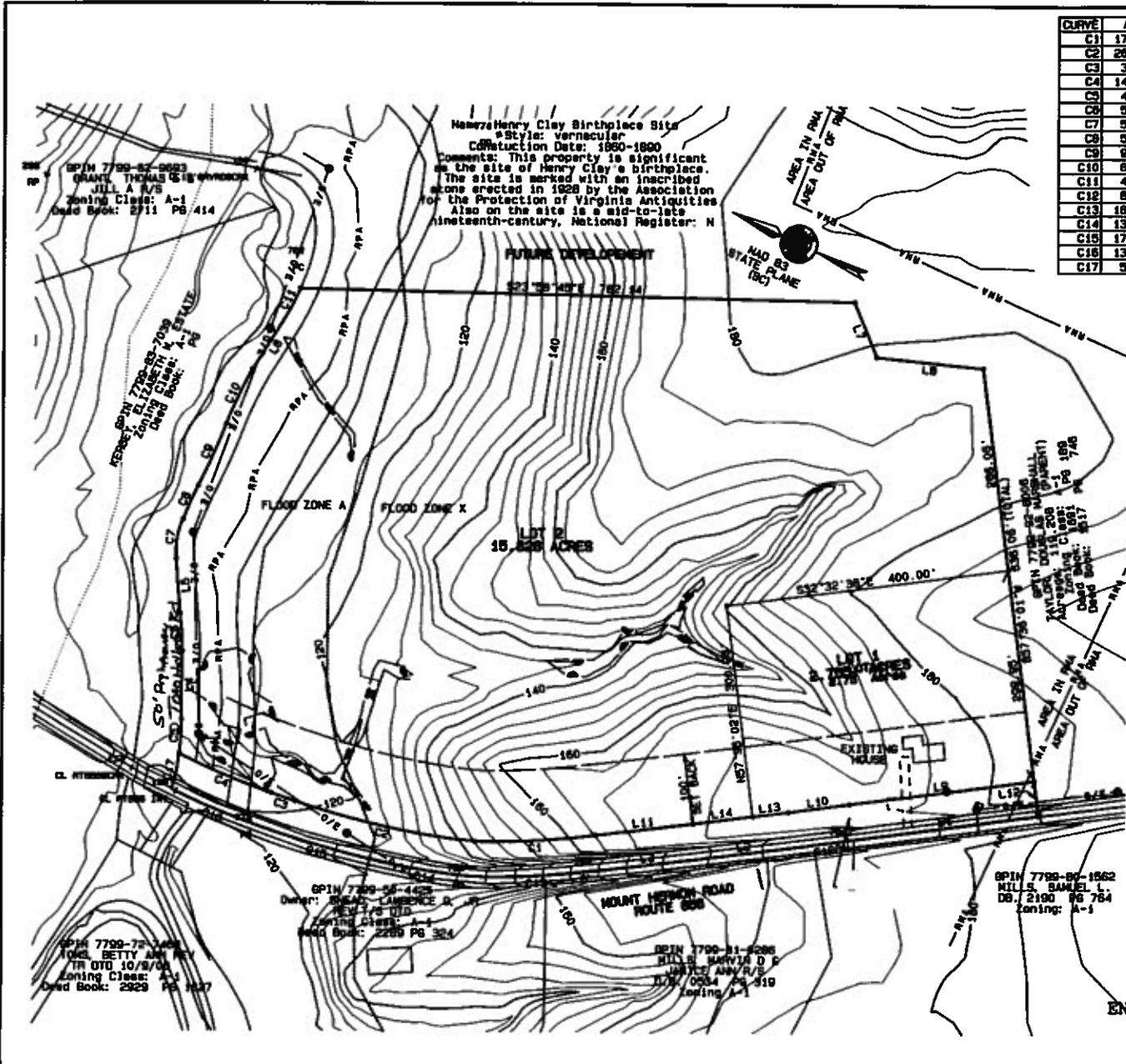
COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Vickie I Corley do hereby certify that
D. Marshall Taylor has acknowledged the foregoing Proffers
before me, this 21st day of August, 2015.

Vickie I. Corley - Commissioned
as Vickie I. Corson (SEAL)
Notary Public

My Commission Expires: 05/31 /2016

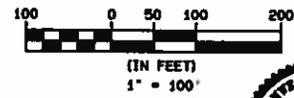




CURVE	APC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	170.66'	N28°13'12"W	1080.51'	9°03'02"	170.50'	85.52'
C2	280.35'	N12°48'21"W	1138.94'	13°05'50"	288.78'	130.75'
C3	35.63'	N06°51'56"W	1753.08'	1°09'53"	35.63'	17.82'
C4	141.45'	N02°03'38"W	980.47'	8°15'58"	141.33'	70.85'
C5	48.36'	N67°59'27"E	335.54'	8°15'28"	48.32'	24.22'
C6	52.04'	N81°41'18"E	530.90'	5°37'00"	52.02'	26.04'
C7	57.03'	N74°32'08"E	108.74'	29°46'35"	55.39'	29.17'
C8	52.59'	N88°00'53"E	702.48'	4°17'21"	52.58'	26.31'
C9	95.35'	N89°20'14"E	943.19'	5°47'32"	95.31'	47.72'
C10	89.38'	S89°45'56"E	607.51'	8°03'09"	85.31'	42.78'
C11	45.08'	S87°51'09"E	362.47'	8°34'50"	45.05'	22.96'
C12	87.27'	N32°55'09"W	19895.90'	0°21'35"	87.27'	43.63'
C13	180.09'	N28°09'44"W	1130.51'	9°07'38"	179.90'	90.24'
C14	133.22'	N18°14'08"W	1188.84'	6°25'12"	133.15'	66.68'
C15	176.06'	N09°04'45"W	1803.08'	5°35'41"	175.99'	88.10'
C16	134.64'	N02°26'47"W	1030.47'	7°29'50"	134.74'	67.52'
C17	51.65'	N76°32'47"E	335.54'	8°51'12"	51.60'	25.95'

LINE	BEARING	DISTANCE
L1	N32°38'03"W	262.04'
L2	N32°15'48"W	136.16'
L3	N31°52'18"W	138.23'
L4	N65°21'37"E	96.80'
L5	N80°27'28"E	77.76'
L6	S82°57'45"E	67.49'
L7	S42°43'05"W	63.43'
L8	S19°07'39"E	150.96'
L9	N32°32'38"W	262.41'
L10	N32°56'13"W	66.99'
L11	N31°52'18"W	138.44'
L12	N57°36'01"E	50.05'
L13	N32°18'48"W	50.61'
L14	N32°15'44"W	65.17'

RECEIVED
AUG 25 2015
HANOVER COUNTY PLANNING DEPT.



CLAY SPRING HILLS SECTION 1 CONCEPT

BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA
DATE: 7/28/2015 SCALE: 1" = 100'
Revised August 26, 2015 P.N. 215010.10
SHEET 1 OF 1



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