

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-24-15

Erin L. Armentrout

Rezone A-1 to AR-6

Agricultural Land Use

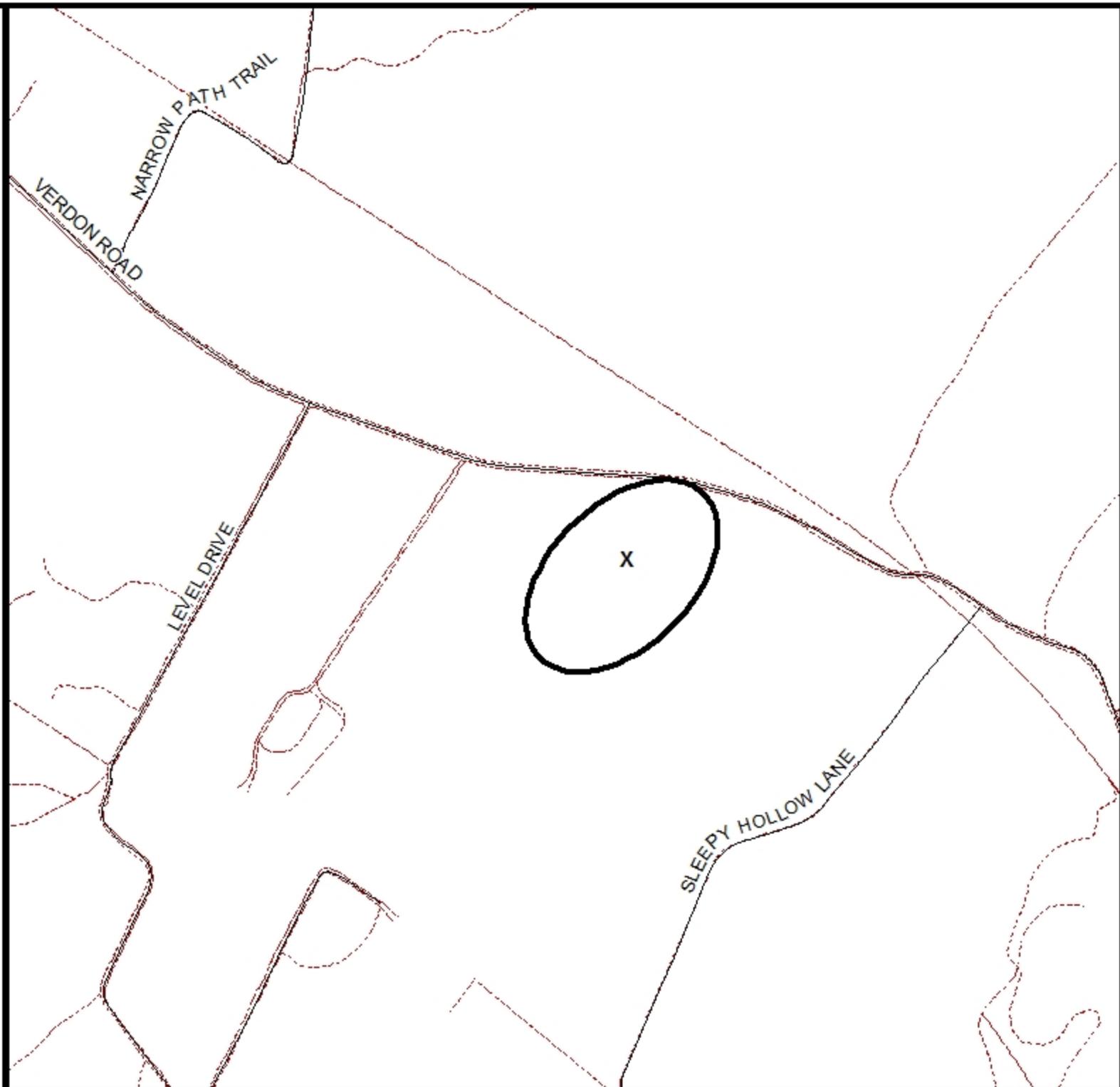
GPIN: 7864-49-7676

Beaverdam Magisterial District



1 inch = 700 feet

August 03, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-24-15

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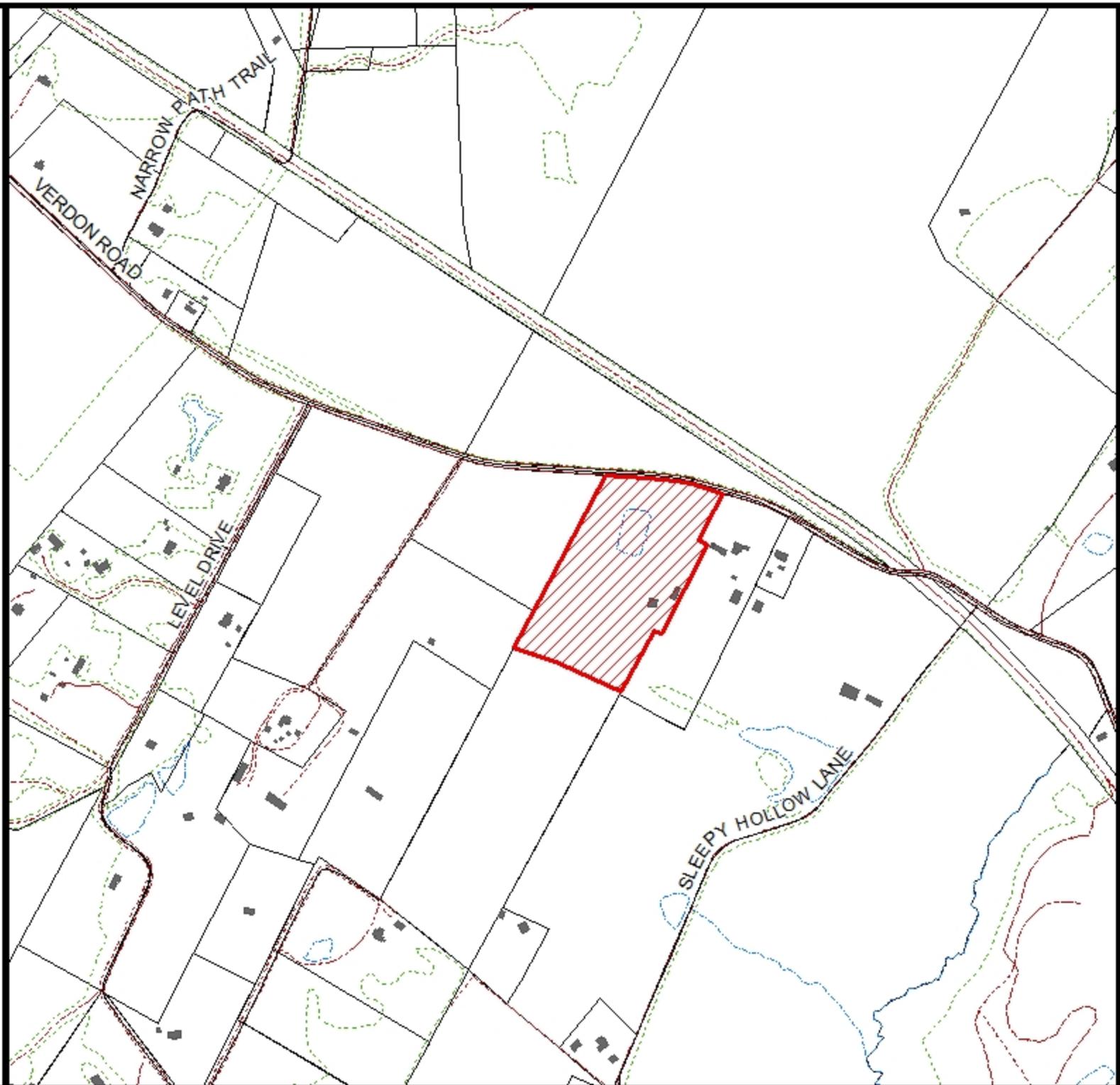
Rezone A-1 to AR-6

GPIN: 7864-49-7676
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1 inch = 700 feet

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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-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

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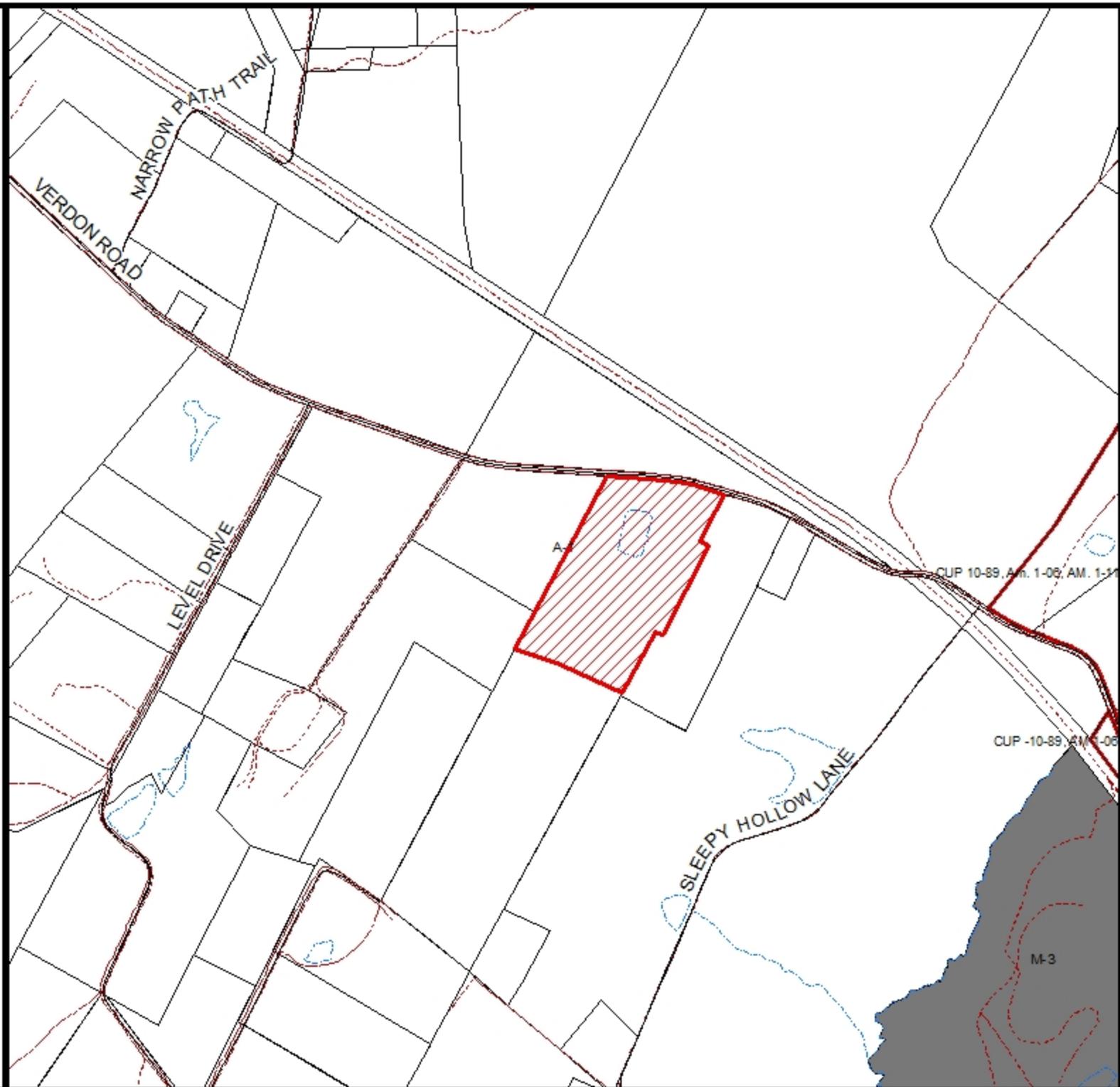
Rezone A-1 to AR-6

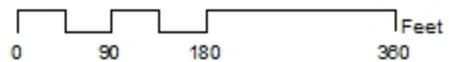
GPIN: 7864-49-7676
Beaverdam Magisterial District



1 inch = 700 feet

August 03, 2015





C-24-15(c), ERIN. L. ARMENTROUT

Residential Rezoning Report
Beaverdam Magisterial District
PC Meeting Date: October 15, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 7.28 acres
Acreage	14.56
Location	On the south line of Verdon Road (State Route 684) approximately 0.28 mile west of Sleepy Hollow Lane (private road)
GPIN	7864-49-7676
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Verdon Road is a rural road designated as a 50' ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, to permit the creation of one additional lot.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated September 22, 2015, and the conceptual plan, titled, "Conceptual Plan, Armentrout Rezoning," prepared by E. L. Armentrout, dated September 22, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 14.56-acre parcel to be divided into a 9.798-acre lot with the existing house at the front and a new 4.76-acre lot at the rear. The existing home has an established driveway that is shared with the adjacent parcel to the east, which is owned by a family member of the applicant. The plan shows a 50' easement on the western line to provide access to the new lot, and that easement extends to the southern line of the new lot to provide access to the adjacent lot to the south, also owned by a family member of the applicant. Individual access for each lot generally exists in this area. VDOT has not requested shared access for this request.

This application for AR-6 zoning for one additional lot is consistent with the Agricultural land use designation in the Comprehensive Plan and should not impact 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.

Approval of this request could result in one additional dwelling unit. Schools affected are listed below:

Schools Affected	Capacity	2014 Enrollment	2015 Estimate*
Beaverdam Elementary School	474	341	345
Liberty Middle School	1131	1056	1054
Patrick Henry High School	1669	1479	1442

*2015 enrollment figures will not be available until late October, 2015

Agency Analysis

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

Proffers

The applicant has submitted proffers that provide for substantial conformity to the conceptual plan, reservation of 25 feet of right-of-way for future road widening, tree preservation and the standard contribution for road improvements. Staff recommends approval of the submitted proffers submitted on September 22, 2015.

CDC/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

Proffers for C-24-15, Erin L. Armentrout

The undersigned, Erin L. Armentrout, owner of parcel designated GPIN 7864-49-7676 ("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 attached, titled "Armentrout AR-6 Rezoning," prepared by Erin Armentrout, dated July 31, 2015 and revised September 22, 2015.
2. Reservation of Right-of-way. The Property Owner agrees to reserve twenty-five feet (25') of right-of-way from the centerline of Verdon Road (State Route 684) to the property for future road widening.
3. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead, hazardous, or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, fencing, driveways, drainfields, or drainage facilities.
4. 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.

Erin L. Armentrout
Erin L. Armentrout

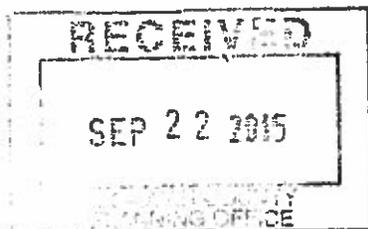
9/22/2015
Date

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

I, Kelley Redmon Kirby, do hereby certify that Erin L. Armentrout has acknowledged the foregoing Proffers before me, this 22 day of September, 2015.

Kelley Redmon Kirby (SEAL)
Notary Public

My Commission Expires: 9/30 2017
ID#: 1562386



(40' R/W)
STATE ROUTE 684
VERDON ROAD

1.4± MILES TO
STATE ROUTE 685

D.B. 1028 PG. 418

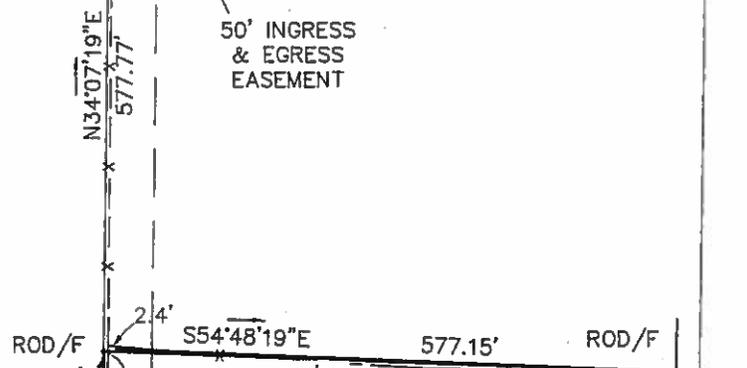
SPIKE/F

LOT 1
9.798 ACRES

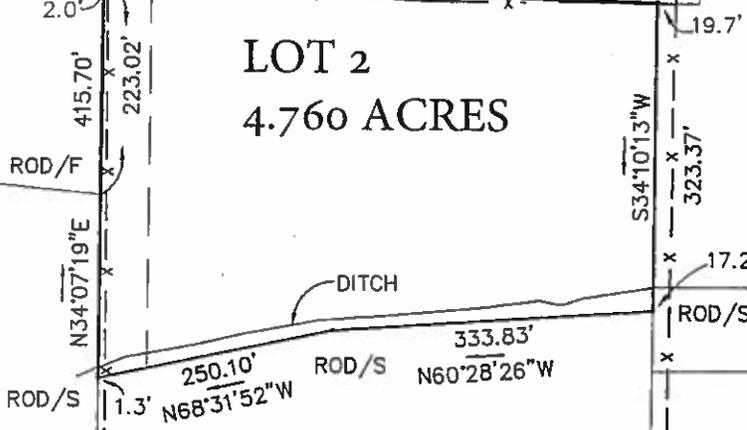
50' INGRESS
& EGRESS
EASEMENT

MOLLY BETH ARMENTROUT
D.B. 3066 PG. 2364
GPIN: 7864-59-0664

RTC CORP.
D.B. 2864 PG. 658
GPIN: 7865-40-0011



LOT 2
4.760 ACRES



DANIEL R. WIESNER
D.B. 3106 PG. 127
GPIN: 7864-39-5402

GARY L. ARMENTROUT
&
JACQUELINE J. ARMENTROUT
D.B. 782 PG. 101
W.B. 71 PG. 825
GPIN: 7864-49-2066 IN PART

RECEIVED
SEP 22 2015
PLANNING OFFICE

CONCEPTUAL PLAN
ARMENTROUT REZONING
PREPARED BY E. L. ARMENTROUT
SEPTEMBER 22, 2015

SCALE: 1" = 150'