

C-27-15(c), BAKER HEATING AND AIR CONDITIONING

Residential Rezoning Report
Cold Harbor Magisterial District
PC Meeting Date: November 19, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One building lot for a gross density of one (1) dwelling unit per 3.8 acres
Acreage	7.6
Location	South line of Westwood Road (State Route 619) at its intersection with Hidden Lake Estate Drive (private road)
GPIN	8764-34-6730
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Westwood Road is a rural road designated as a 50' ROW
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant is proposing 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 October 14, 2015, conceptual plan titled Baker Parcel Rezoning, dated August 24, 2015, and revised October 19, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing a 7.634 acre parcel to be divided into a 3.48 acre lot and a 4.08 acre lot. Only the foundation of an older home exists on the smaller parcel, but the existing driveway to that site will remain. The larger lot shows a new driveway located across from Hidden Lake Estate Drive. Individual access to 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, with nearby lots being both smaller and larger than the proposed lots. 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	2015 Enrollment
Battlefield Park E.S.	643	442
Stonewall Jackson M.S.	1160	1101
Lee Davis H.S.	1655	1571

Agency Analysis

There were no substantive comments from any of the reviewing agencies. The Historical Commission did review this request but determined that it would not impact nearby historic resources.

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 dated October 14, 2015, and submitted on October 16, 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

Hanover County, Virginia

Land Use Map

Legend

-  Urban AFD
-  Agriculture
-  Business Park
-  Commercial
-  Extractive
-  Flood Plain
-  Multi-Family
-  Industrial
-  Suburban Transitional
-  Limited Industrial
-  Suburban General
-  Suburban High
-  Office Services
-  Park

C-27-15

Baker Heating and Air Conditioning

Rezone A-1 to AR-6

Agriculture Land Use

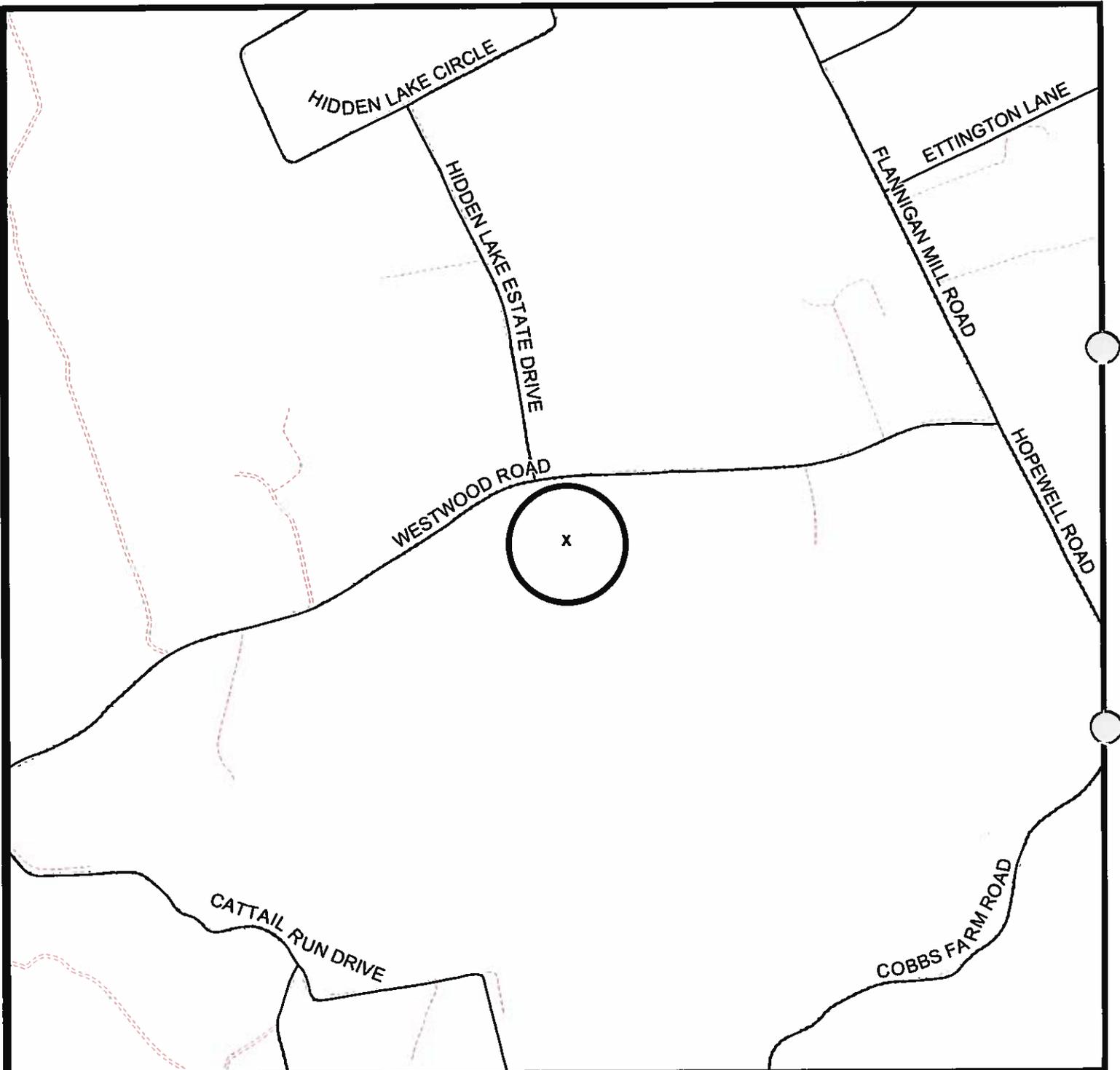
GPIN 8764-34-6730

Cold Harbor Magisterial District



1 inch = 700 feet

September 04, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-27-15

Baker Heating and Air Conditioning

Rezone A-1 to AR-6

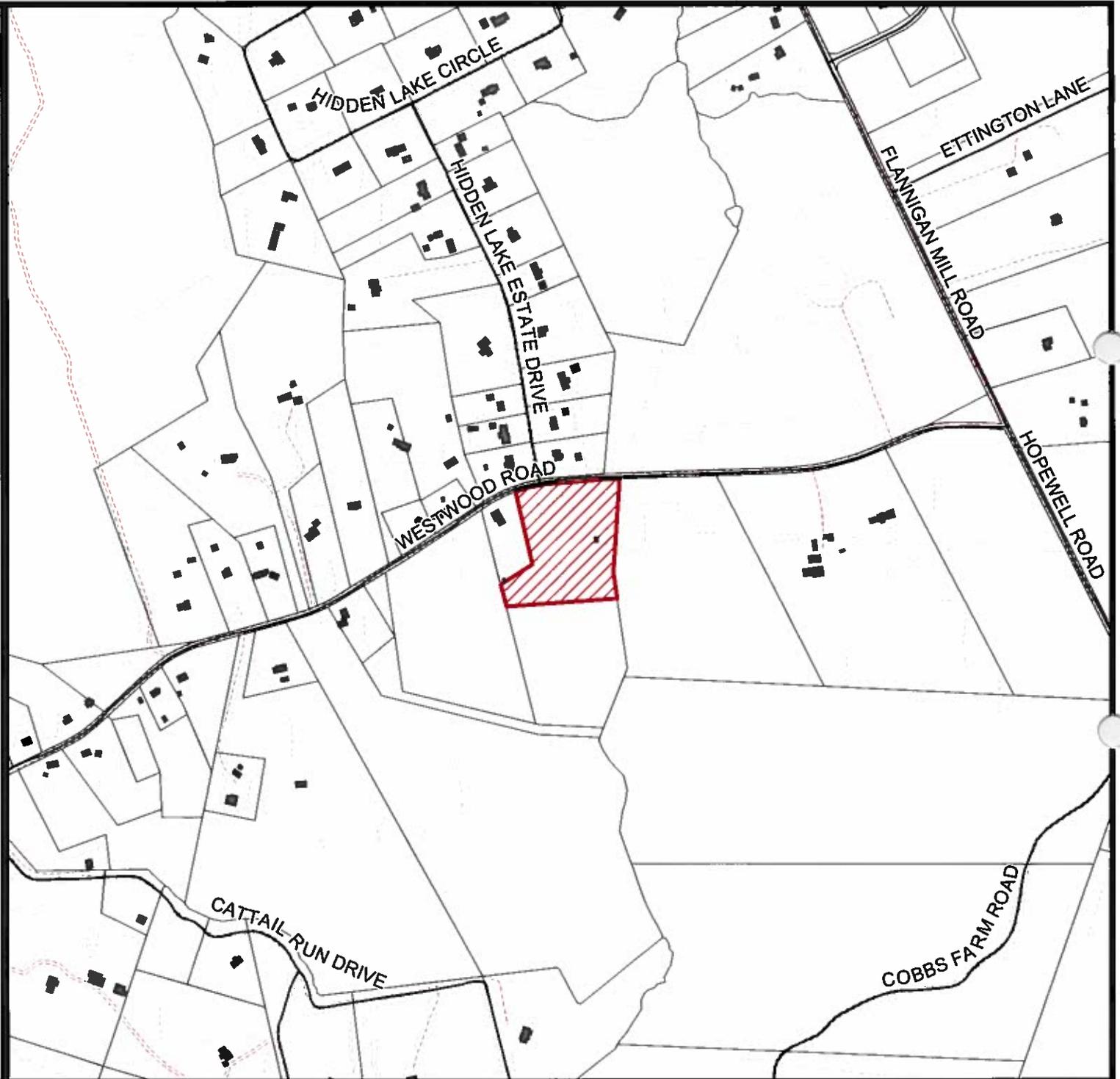
GPIN: 8764-34-6730

Cold Harbor Magisterial District



1 inch = 700 feet

September 04, 2015



Hanover County, Virginia

Zoning Map

Legend

— Roads	□ RS
— Water	□ R-1
- - - Private Road	□ R-2
□ Parcels	□ R-3
□ CUP	□ R-4
□ A-1	□ R-5
▨ PUD	□ R-6
▨ RRC	□ RM
▨ RR-1	□ MX
▨ RO-1	□ B-1
▨ PSC	□ B-2
▨ POB	□ B-3
▨ PMH	▨ B-4
▨ HE	□ O-S
□ AR-1	□ B-O
□ AR-2	□ M-1
□ AR-6	□ M-2
□ RC	□ M-3

C-27-15

Baker Heating and Air Conditioning

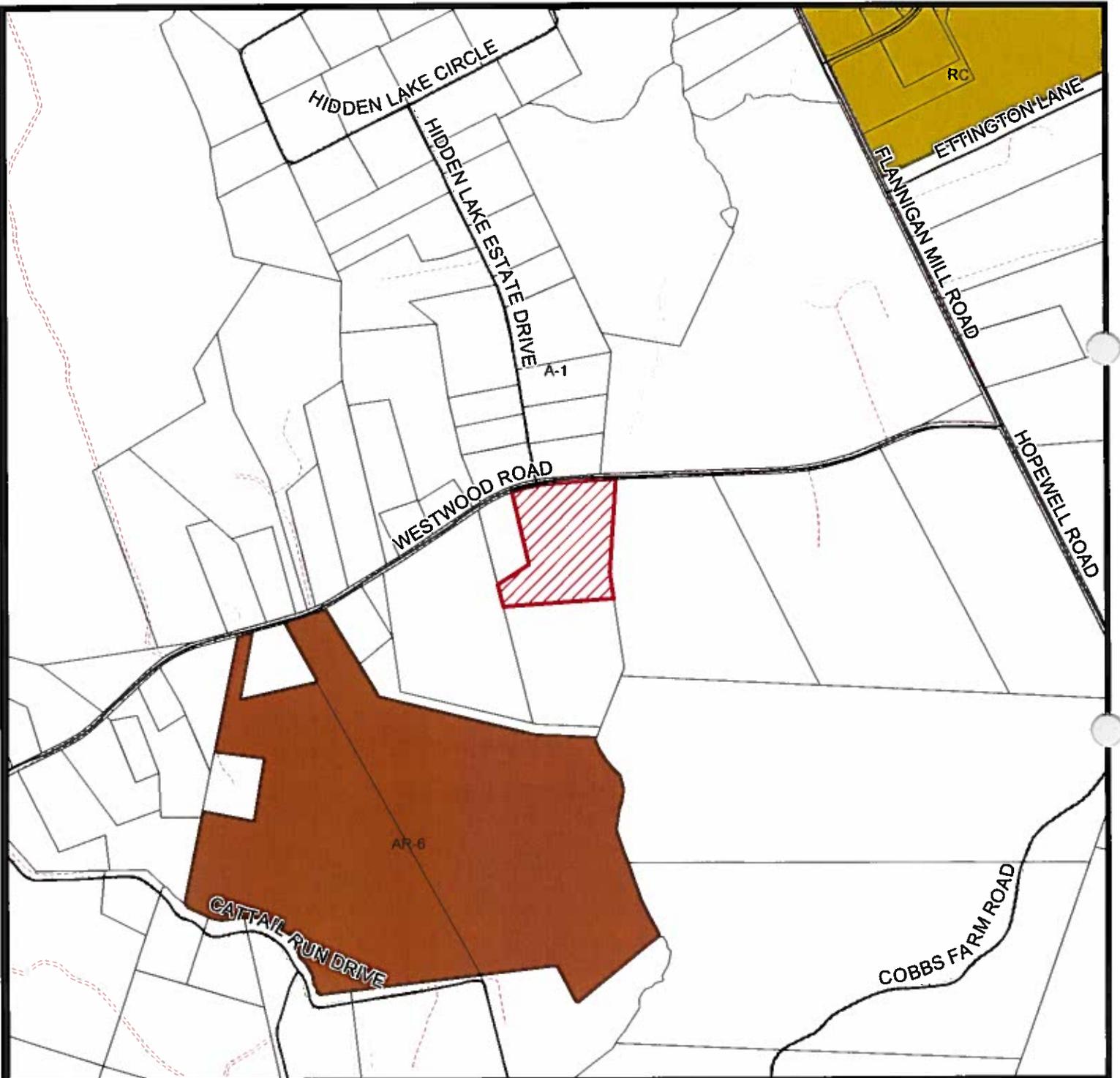
Rezone A-1 to AR-6

GPIN 8764-34-6730
Cold Harbor Magisterial District



1 inch = 700 feet

September 04, 2015





Westwood RD

Proffers for C-27-15, Baker Heating and Air Conditioning

The undersigned, Miles Baker, on behalf of Baker Heating and Air Conditioning, owner of parcel designated GPIN 8764-34-6730 ("the Property"), voluntarily agrees for himself, his 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 "Baker Parcel Rezoning," prepared by F. Cameron Palmore, dated August 24, 2015 and revised _____, 2015. *Miles Baker 10/14/15*
- 2. Reservation of Right-of-way. The Property Owner agrees to reserve twenty-five feet (25') of right-of-way from the centerline of Westwood Road (State Route 619) to the property for future road widening. *Miles Baker 10/14/15*
- 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. *Miles Baker 10/14/15*
- 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. *O.K. Miles Baker 10/14/15*

Baker Heating and Air Conditioning

Miles Baker
By: Miles Baker
Title: *Owner*

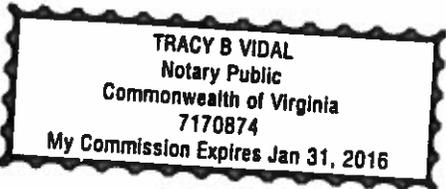
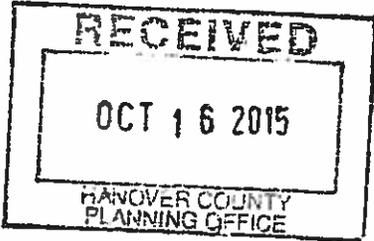
10-14-15
Date

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

I, Tracy B. Vidal, do hereby certify that Miles Baker, on behalf of Baker Heating and Air Conditioning, has acknowledged the foregoing Proffers before me, this 14th day of October, 2015.

Tracy B. Vidal (SEAL)
Notary Public

My Commission Expires: 01/31/2016
ID#: 7170874



BAKER PARCEL REZONING

WESTWOOD ROAD
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA



VICINITY MAP
1" = 2000'



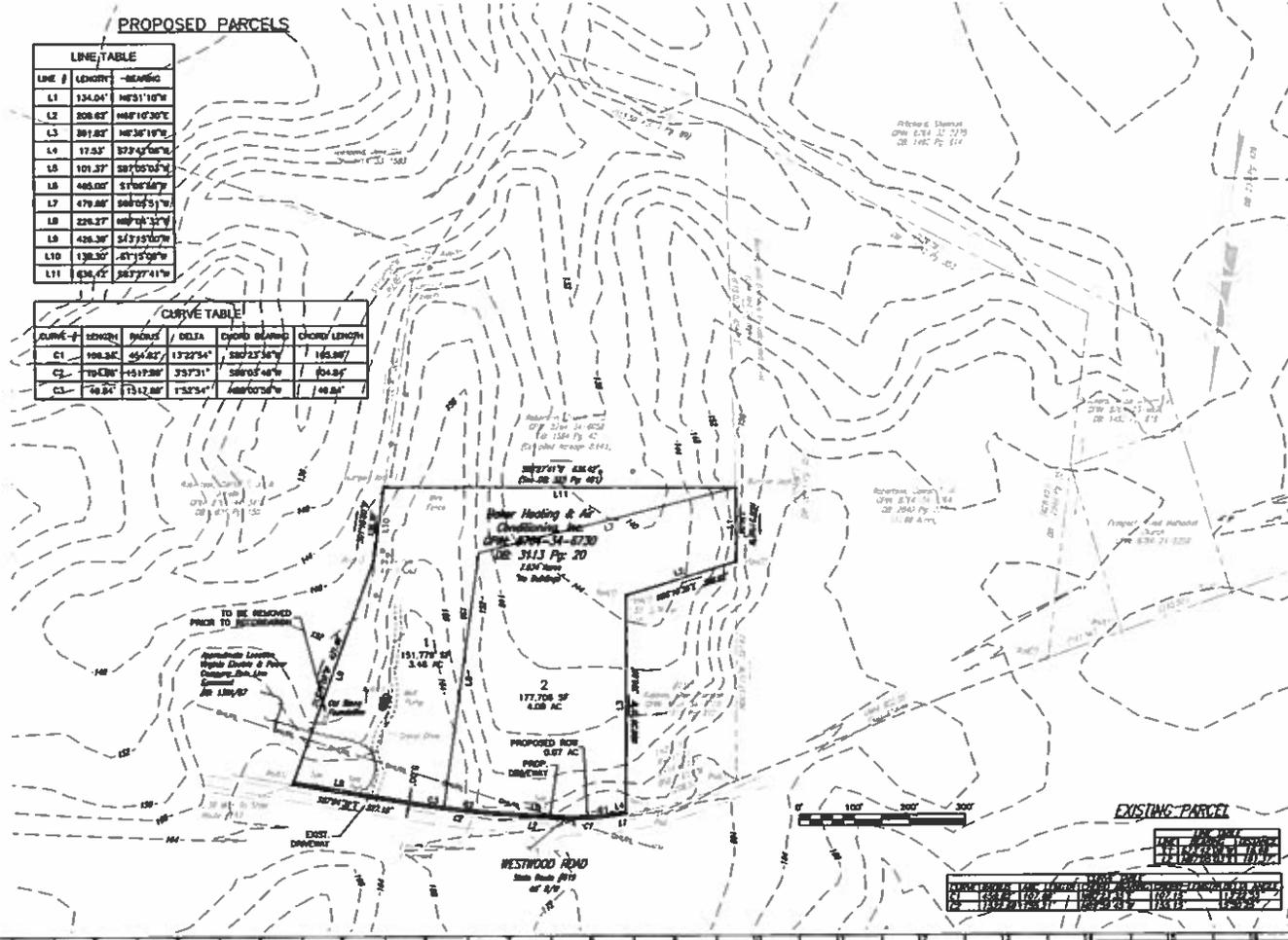
www.baitz.com
 Richard
 New River Valley
 Roanoke
 Henric
 Henricburg
 13871 City View Drive
 Suite 300
 22080 Hanover, VA 23113
 804-794-0571
 FAX 804-794-0528



PROPOSED PARCELS

LINE #	LENGTH	BEARING
L1	124.04'	N42°51'10"W
L2	208.02'	N42°16'30"E
L3	201.82'	N42°36'10"W
L4	17.25'	S72°42'00"W
L5	101.37'	S87°05'00"W
L6	485.00'	S74°06'00"W
L7	479.88'	S68°02'51"W
L8	228.27'	N47°04'32"W
L9	428.30'	S77°53'00"W
L10	138.30'	S71°52'00"W
L11	636.65'	S85°27'41"W

CURVE #	BEARING	PIVOT	DELTA	CHORD BEARING	CHORD LENGTH
C1	N08°24'	66'42"	132°54'	S80°23'36"	165.80'
C2	N04°00'	101'20"	337°31'	S68°02'48"	104.85'
C3	S48°24'	73'12"	152°54'	N48°02'30"	148.88'



GENERAL NOTES:

- OWNER/DEVELOPER: BAKER HEATING AND AIR CONDITIONING
 2301 WYCKHAM ROAD
 WEST POINT, VA 23181
 PHONE: (804)357-1462
 FAX: (804)789-1305
- ENGINEER: BAITZ & ASSOCIATES, INC.
 13871 CITY VIEW DR., SUITE 300
 MIDLOTHIAN, VA 23113
 (804)794-0571
 (804)794-2630
 CONTACT: CHARLES PALMER
 CPM/REGISTERED/LEED/ACC
- OPEN #:
- TOTAL SITE AREA: 7.834 ACRES
- ZONING: A-1 (PROPOSED AR-4)
- SITE USE: SINGLE FAMILY RESIDENTIAL
- SEWER: PRIVATE (SEPPIC)
- WATER: PRIVATE
- THIS PROPERTY IS LOCATED WITHIN FEMA DETEMED FLOOD ZONE "X" AND ZONE "A1" PER FEMA COMMUNITY PANEL #1503000488 EFFECTIVE DATE DECEMBER 2, 2006.
- ENTIRE SITE LIES WITH IN AN RMA.
- THIS PROPERTY IS IN A CHEAPAKE BEY RESOURCE MANAGEMENT AREA (RMA).
- ALL SEWAGE DISPOSAL SYSTEMS IN A CHEAPAKE BEY PRESERVATION ACT (CBPA) AREA MUST BE PUMPED OUT A MINIMUM OF EVERY 5 YEARS.

BAKER PARCEL
REZONING
COVER SHEET
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA

DRAWN BY: FCP
 DESIGNED BY: FCP
 CHECKED BY: FCP
 DATE: 08-24-2015
 SCALE: 1" = 100'
 REVISIONS:
 10-19-15