

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-5-14

Linda and Joseph Doane

Rezone A-1 to AR-6

Agricultural Land Use

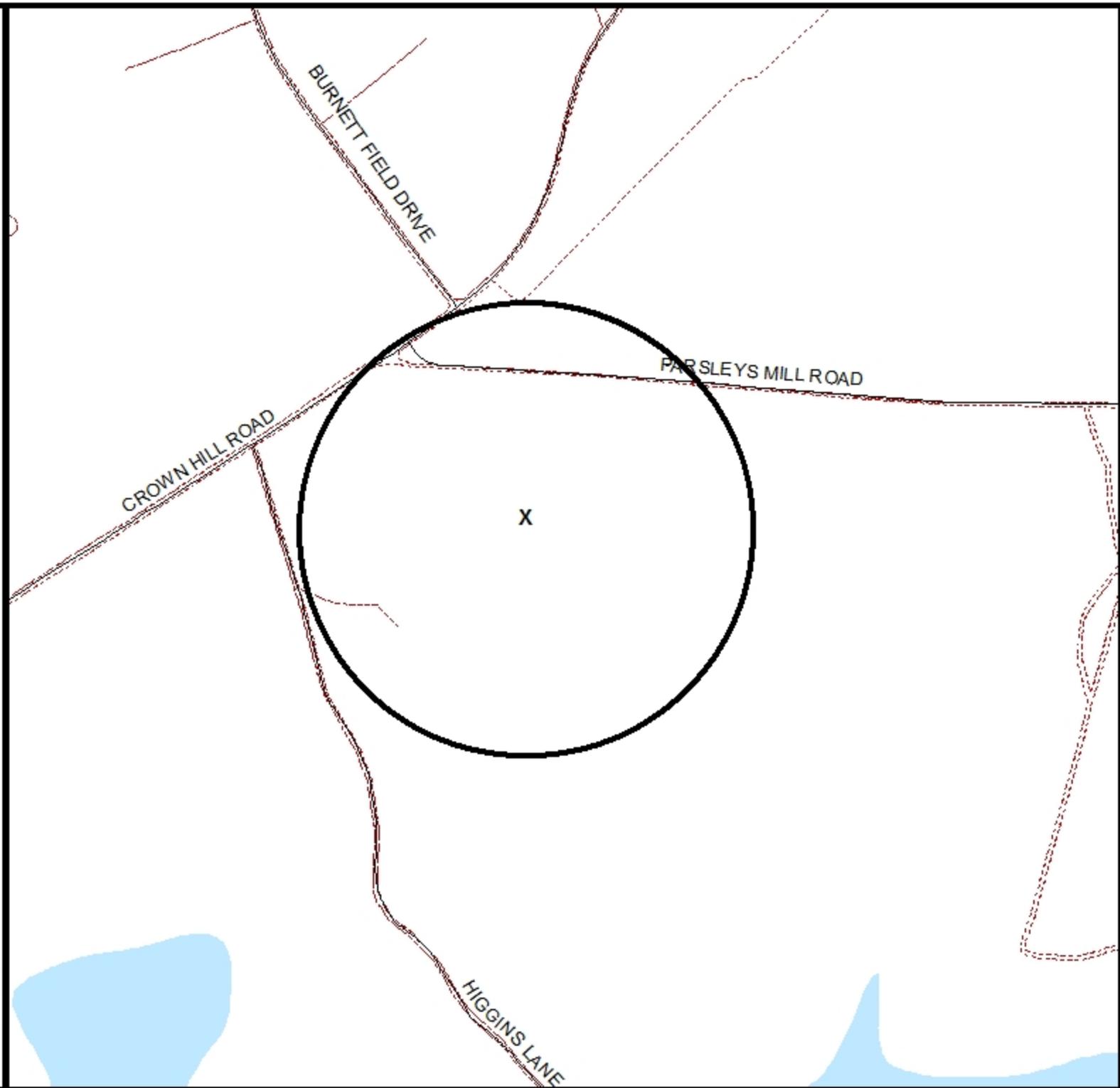
GPIN: 8744-75-0551

Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-5-14

Linda and Joseph Doane

Rezone A-1 to AR-6

Zoned A-1

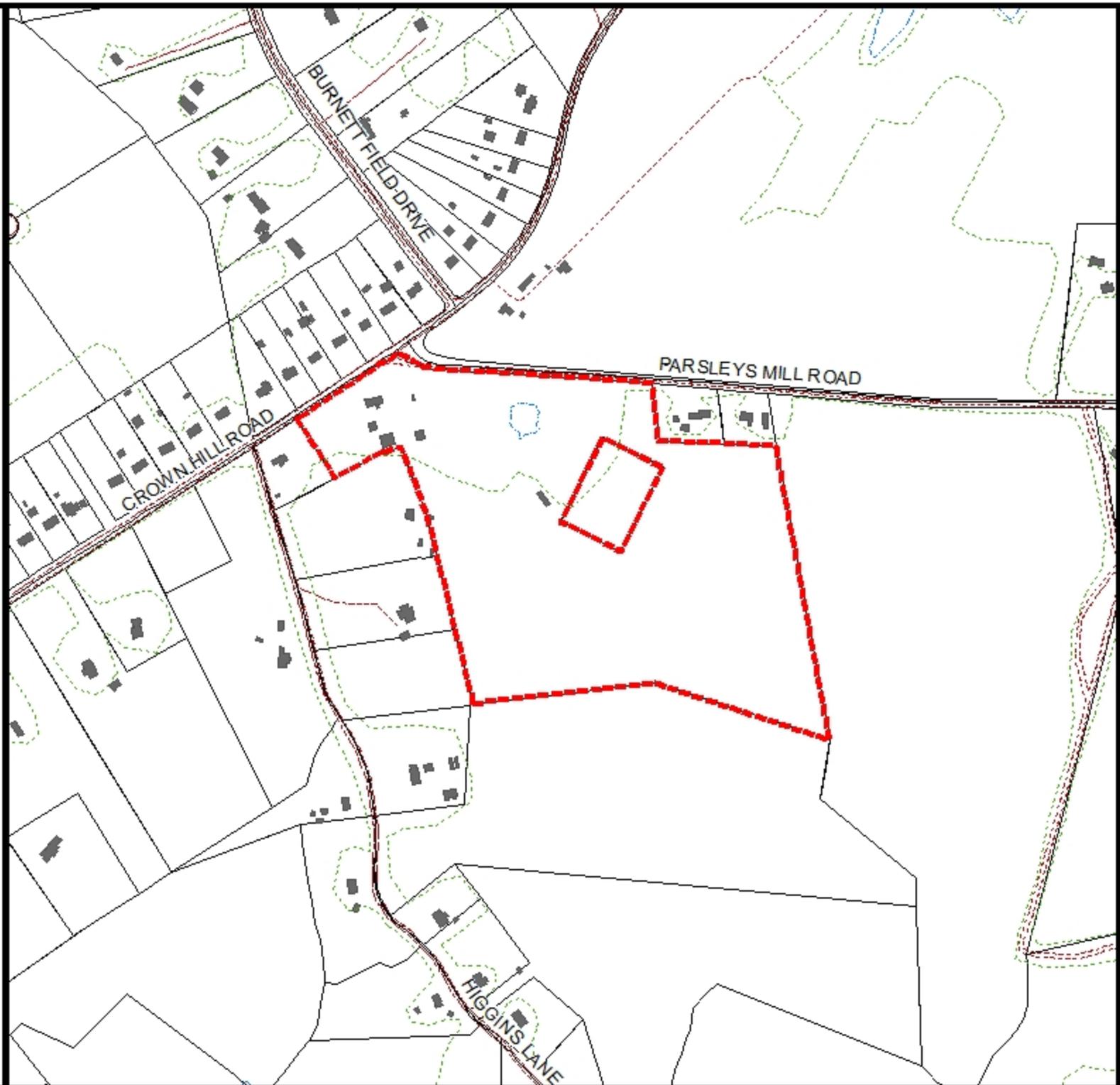
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Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 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-5-14

Linda and Joseph Doane

Rezone A-1 to AR-6

Zoned A-1

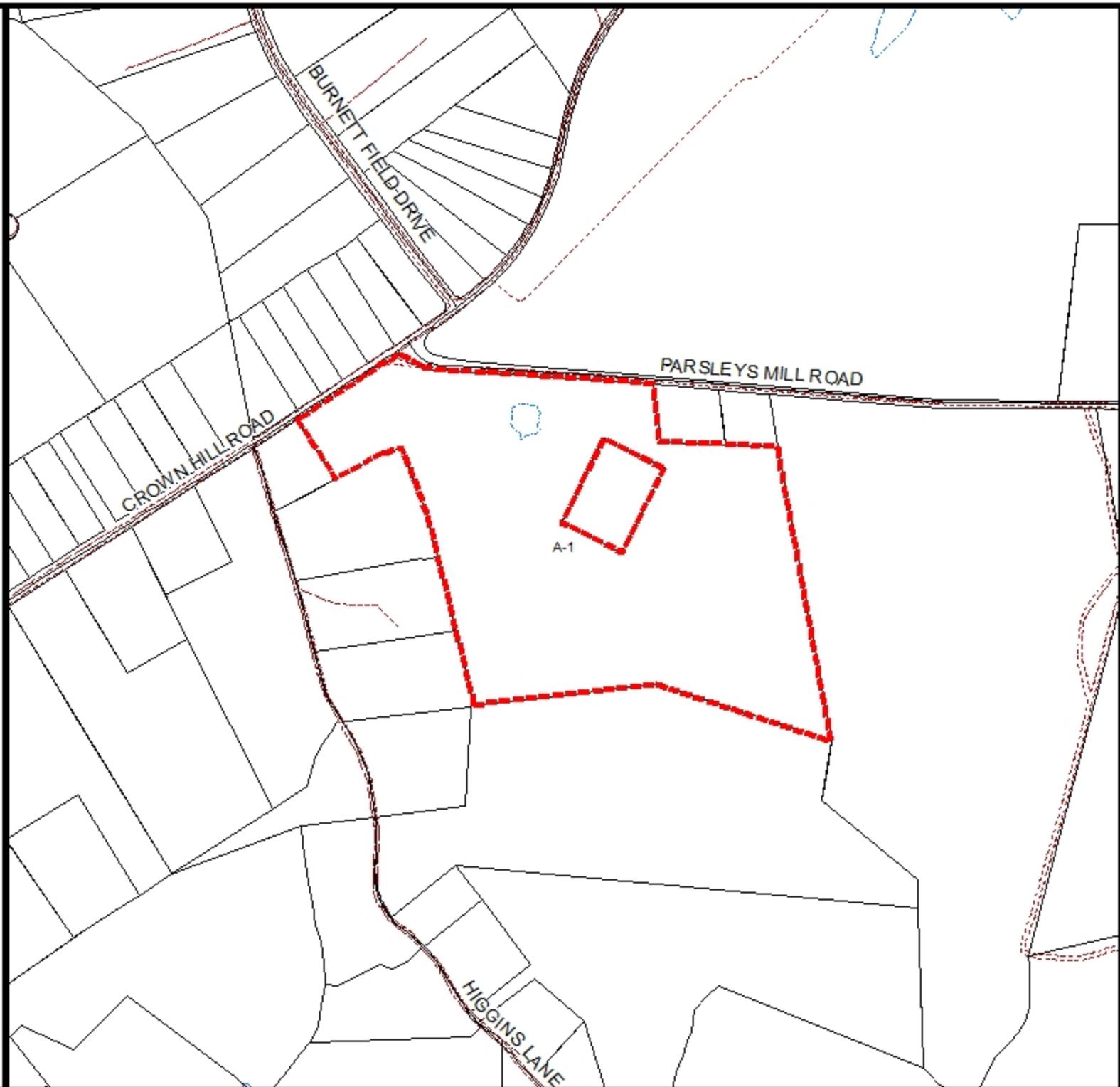
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Cold Harbor Magisterial District



1 inch = 500 feet

May 02, 2014





C-5-14(c), LINDA AND JOSEPH DOANE

Residential Rezoning Report
Cold Harbor Magisterial District
PC Meeting Date: July 17, 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 19.93 acres
Acreage	39.86
Location	On the south line of Parsleys Mill Road (State Route 609) at its intersection with Crown Hill Road (State Route 632)
GPIN	8744-75-0551
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Parsleys Mill Road – Not a major thoroughfare Crown Hill Road – Minor Collector (60' right-of-way), Scenic 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 a 5.43 acre lot with the existing house and a 34.43 acre lot.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated June 19, 2014, conceptual plan, dated April 29, 2014, and revised June 2, 2014.

Planning Analysis

The conceptual plan shows the 39.58 acre subject parcel to be divided into a 34.43 acre lot and a 5.43 acre lot. The applicant intends to sell the 5.43 acre lot, which includes the existing house and accessory buildings. The existing driveway to Crown Hill Road shall remain with the 5.43 acre lot. At this time, the applicant has no plans to build on the 34.43 acre lot so there should be no noticeable changes to the property for the near future. The only exception would be to expand the existing pasture, and the applicant has addressed the limits of tree clearing for this purpose in the tree preservation proffer. 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.

While only two lots are proposed with this rezoning request, AR-6 zoning permits a density of one lot per 6.25 acres (a maximum of six lots from a 39.58 acre parcel). However, further development of the 34.43 acre lot would require an amendment to this rezoning case because the applicant has proffered to divide the property in substantial conformity with the conceptual plan that shows only two lots.

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 or no 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 proffers pertaining to the conceptual plan, tree preservation, \$2,306 contribution to road improvements, and right-of-way dedication. Staff recommends approval of the submitted proffers, dated June 19, 2014.

GJWB/sm/HTE

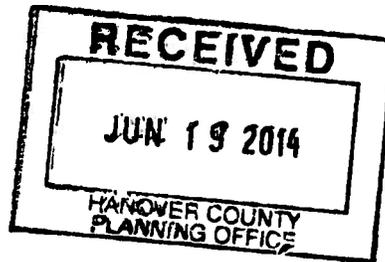
Attachments

- 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

Proffers: C-5-14, (c) Linda and Joseph Doane

The undersigned, Linda and Joseph Doane, owners of parcel designated GPIN 8744-75-0551, ("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 "Compiled Plat & Conceptual Plan for Rezoning of GPIN 8744-75-0551 for Joseph & Linda Doane," dated April 29, 2014, revised June 2, 2014 and prepared by Goodfellow, Jalbert, Beard, and Associates (the "Conceptual Plan").
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. With the exception of areas found to be located in Chesapeake Bay Resource Protection Areas (RPA), tree removal for the purposes of expanding the pasture shall be limited to areas no lower than the 172' contour, as generally depicted on the Conceptual Plan.
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. Dedication of Right-of-Way. The Property Owner agrees to dedicate thirty (30) feet of right-of-way from the centerline of Crown Hill Road (State Route 632) and twenty-five (25) feet of right-of-way from the centerline of Parsleys Mill Road (State Route 609) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.



Joseph Doane
Owner

6/19/14
Date

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

I, Angela W. Pitts, do hereby certify that
Joseph Doane has acknowledged the foregoing
Proffers before me, this 19 day of June, 2014.

Angela W Pitts (SEAL)
Notary Public

My Commission Expires: 03/31/15

Linda B. Doane
Owner

6/19/14
Date



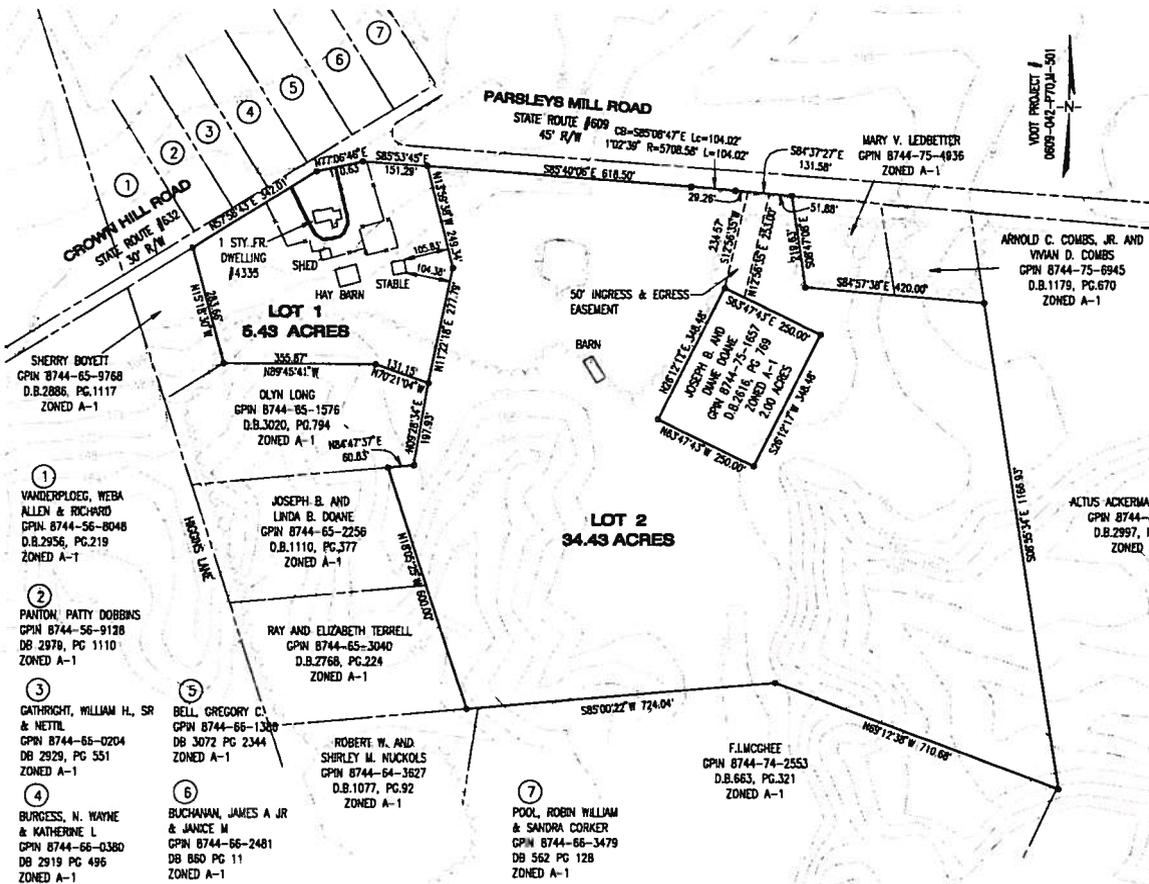
COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Angela W. Pitts, do hereby certify that
Linda B. Doane has acknowledged the foregoing
Proffers before me, this 19 day of June, 2014.

Angela W. Pitts (SEAL)
Notary Public

My Commission Expires: 03/31/15





PARSLEYS MILL ROAD

STATE ROUTE #609 CB=525°08'47"E L=104.02'
45' R/W 1'02'38" R=5708.58' L=104.02'

CROWN HILL ROAD
STATE ROUTE #432
SW R/W

VOID PROJECT /
0608-042-4700J-501

SHERRY BOYETT
CPN 8744-65-9768
D.B.2886, PG.1117
ZONED A-1

①
VANDERPLOEG, WEBB
ALLEN & RICHARD
CPN 8744-56-8048
D.B.2956, PG.219
ZONED A-1

②
PANTON, PATTY DOBBINS
CPN 8744-56-9128
DB 2978, PG 1110
ZONED A-1

③
GATHRIGHT, WILLIAM H., SR
& NETTIE
CPN 8744-66-0204
DB 2929, PG 551
ZONED A-1

④
BURGESS, N. WAYNE
& KATHERINE L
CPN 8744-66-0380
DB 2919 PG 496
ZONED A-1

1 STY. FR.
DWELLING #4335
SHED
HAY BARN
STABLE

LOT 1
6.43 ACRES

OLYN LONG
CPN 8744-65-1576
D.B.3020, PG.794
ZONED A-1

JOSEPH B. AND
LINDA B. DONNE
CPN 8744-65-2256
D.B.1110, PG.377
ZONED A-1

RAY AND ELIZABETH TERRELL
CPN 8744-65-3040
D.B.2768, PG.224
ZONED A-1

ROBERT W. AND
SHIRLEY M. NUCKOLS
CPN 8744-64-3627
D.B.1077, PG.92
ZONED A-1

BELL, GREGORY C.
CPN 8744-66-1380
DB 3072 PG 2344
ZONED A-1

BUCHANAN, JAMES A JR
& JACQUE M
CPN 8744-66-2481
DB 860 PG 11
ZONED A-1

50' INGRESS & EGRESS
EASEMENT

LOT 2
34.43 ACRES

JOSEPH B. AND
DANIE DONNE
CPN 8744-75-1657
D.B.2016 PG 789
ZONED A-1
2.00 ACRES

F.L.MCCHIE
CPN 8744-74-2553
D.B.663, PG.321
ZONED A-1

POOL, ROBIN WILLIAM
& SANDRA CORKER
CPN 8744-66-3479
DB 562 PG 128
ZONED A-1

ARNOLD C. COMBS, JR. AND
VIVIAN D. COMBS
CPN 8744-75-6945
D.B.1179, PG.670
ZONED A-1

ACTUS ACKERMAN BE
CPN 8744-65-4
D.B.2997, PG.11
ZONED A-1