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-5-15

Suzanne L. and Cameron L. Wood

Rezone A-1 to AR-6 (family)

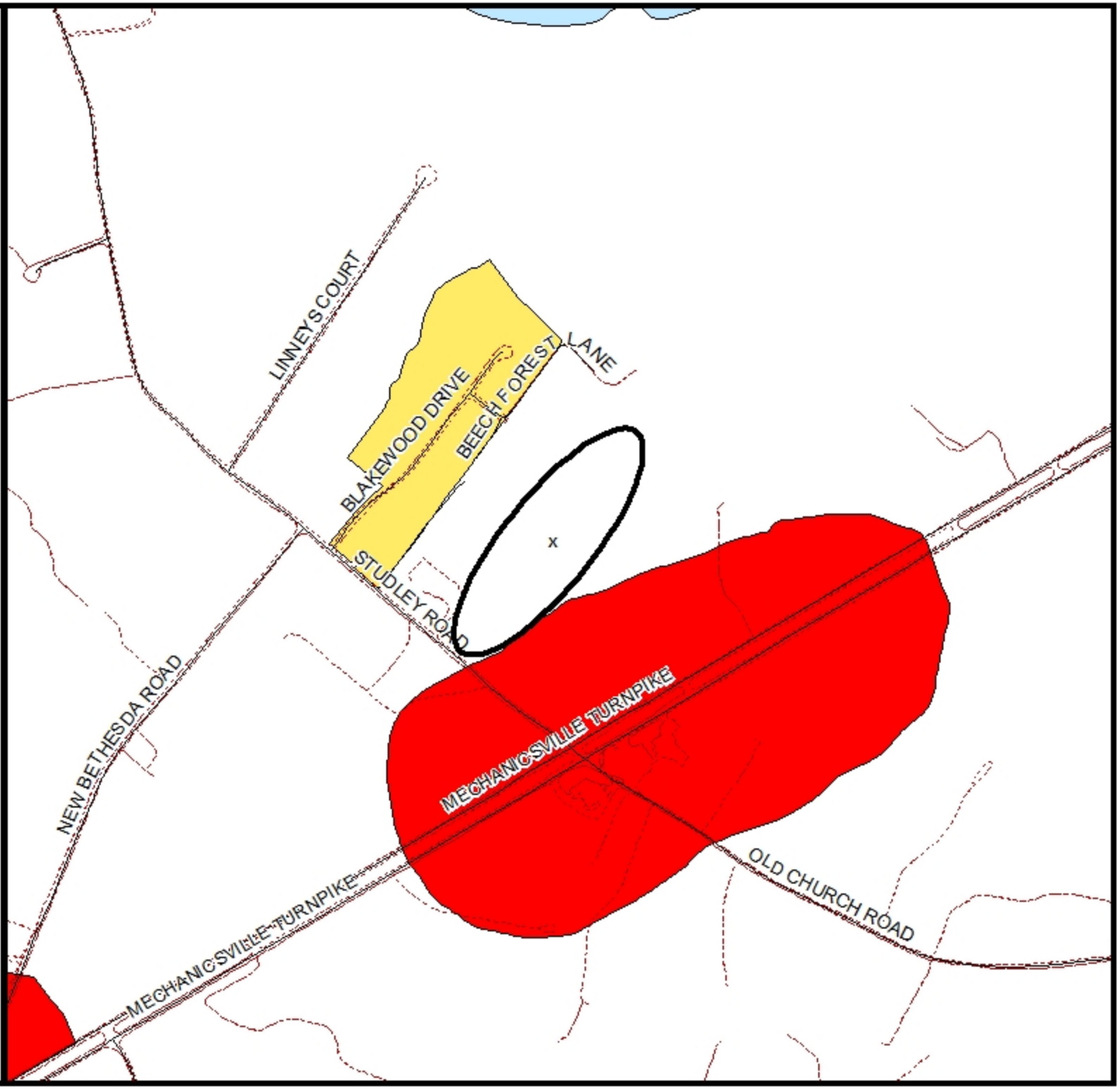
Suburban General Land Use

GPIN: 8746-52-8458

Henry Magisterial District

1 inch = 700 feet

May 07, 2015



Hanover County, Virginia

General Parcel Map

Legend

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

C-5-15

Suzanne L. and Cameron L. Wood

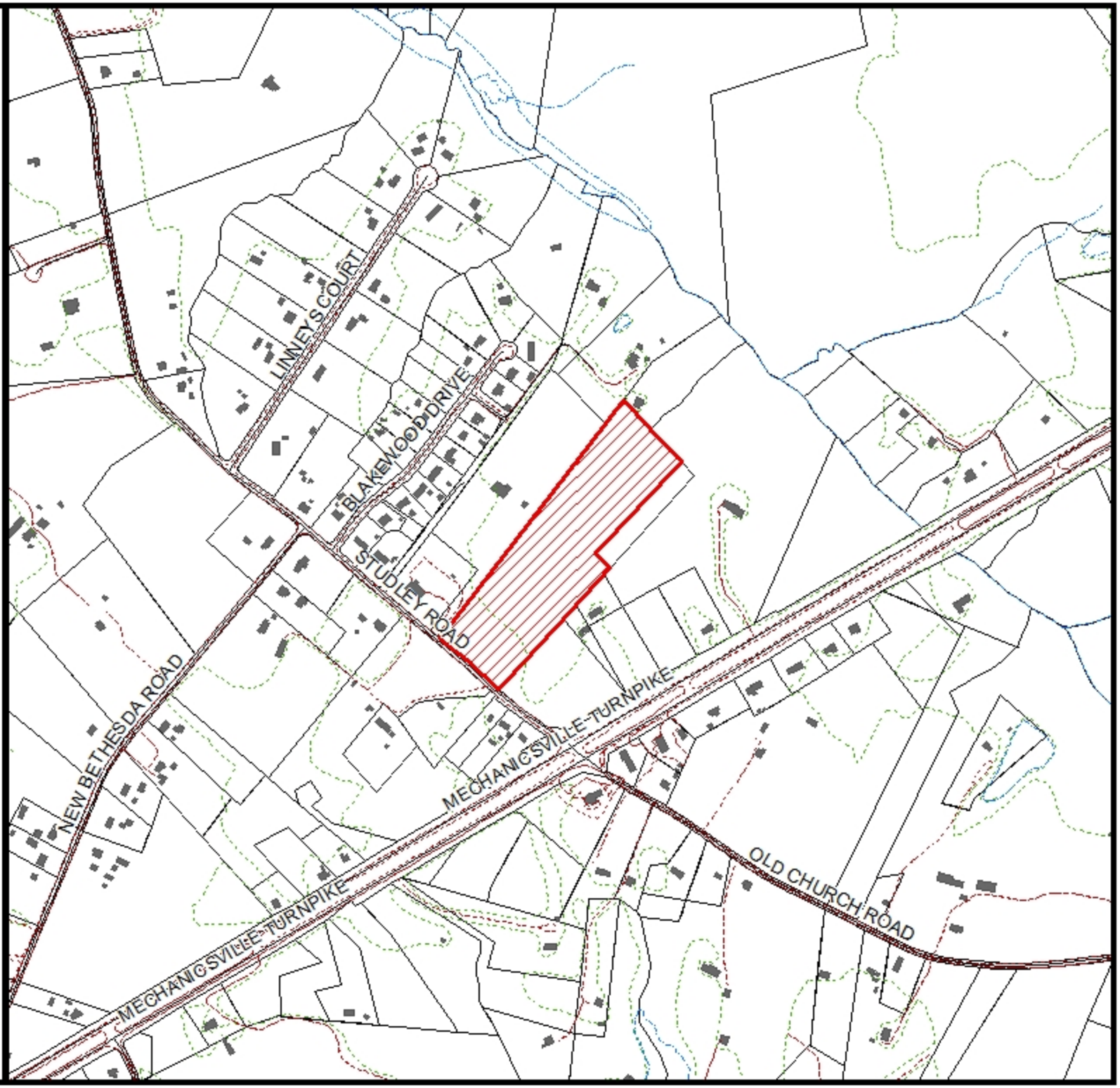
Rezone A-1 to AR-6 (family)

GPIN: 8746-52-8458

Henry Magisterial District

1 inch = 700 feet

March 03, 2015



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

C-5-15

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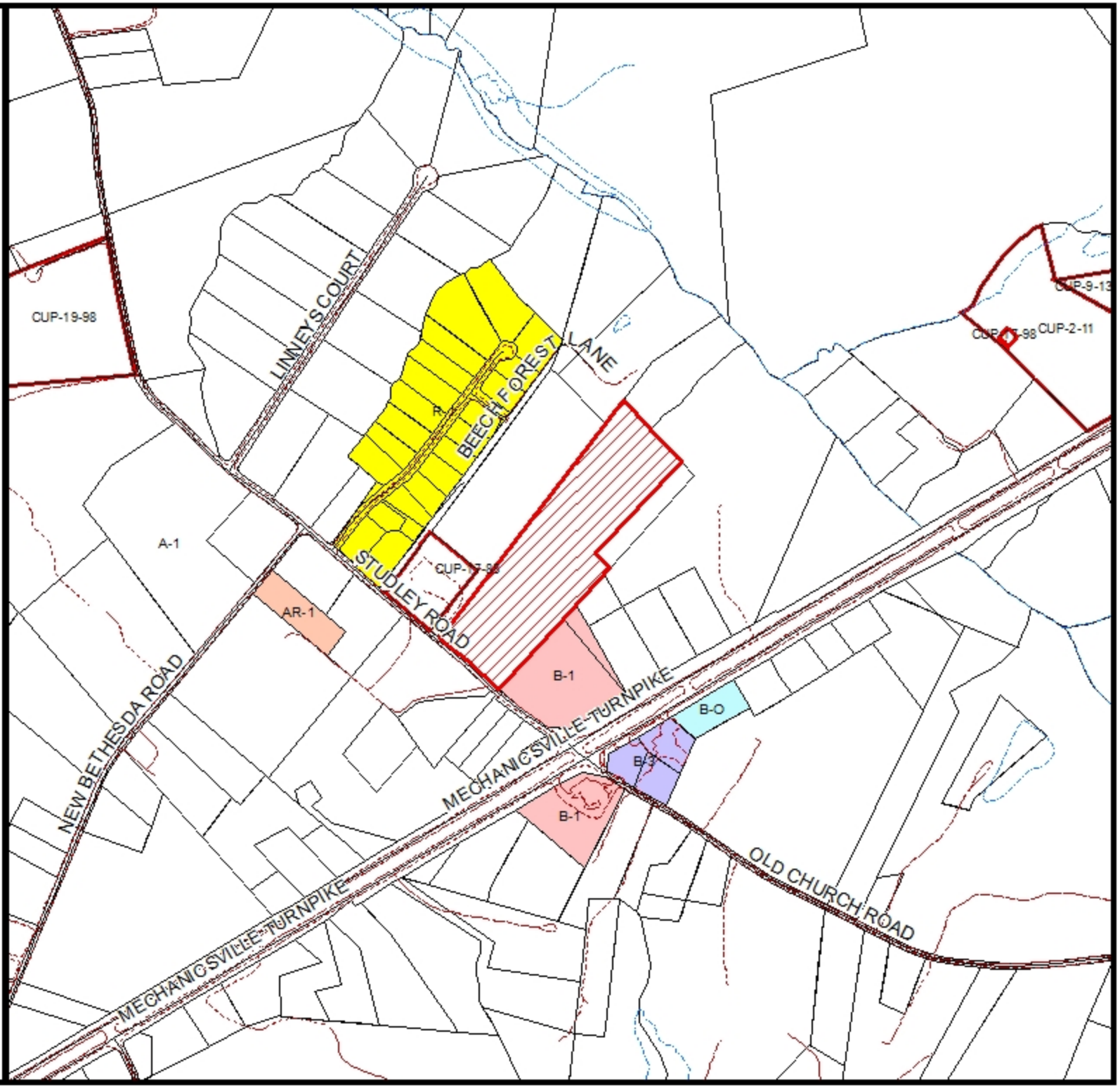
1 inch = 700 feet

March 03, 2015



C-5-15 Suzanne L. and Cameron L. Wood

2013 Aerial

C-5-15(c), SUZANNE L. AND CAMERON L. WOOD

Residential Rezoning Report
Henry Magisterial District
PC Meeting Date: May 21, 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 6.66 acres
Acreage	13.32
Location	On the north line of Studley Road (State Route 606) approximately 475 feet west of its intersection with Mechanicsville Turnpike (U.S. Route 360)
GPIN	8746-52-8458
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Studley Road – Minor Collector (60' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

This is a request to rezone to AR-6(c), Agricultural Residential District, to allow for the creation of two building lots for the applicant and a family member to each build a home.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated April 30, 2015, conceptual plan, dated April 22, 2015.

Planning Analysis

The applicant has submitted a conceptual plan showing the 13.32 acre subject parcel to be divided into two 6.6 acre lots. The applicant and the applicant's sister intend to each build a house as a residence on the property, which is currently vacant. Both lots shall use the proposed 20' access easement for ingress and egress. Should this rezoning application be approved, the applicant must submit a family division application for review and approval that is in substantial conformity with the proffered conceptual plan.

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. The proposed lots are similar in size or larger than 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:

School Enrollment Forecast				
Schools Affected	**Capacity**	**2015**	**2016**	**2017**
Rural Point Elementary	720	437	424	403
Oak Knoll Middle	1255	860	882	890
Hanover High	1650	1307	1316	1325

Agency Analysis

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

Proffers

The applicant has submitted the standard proffers for a rezoning application to allow a family division. These proffers cover the following topics: conceptual plan, tree preservation, wetlands certification, perenniality study, family division with a minimum 3-year residency, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated April 30, 2015.

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-5-15(c), Suzanne L. and Cameron L. Wood

The undersigned, Suzanne L. and Cameron L. Wood, owners of parcel designated GPIN 8746-52-8458, ("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 "Conceptual for Rezoning Review Family Division of Parcel of Land Standing in the names of Cameron L. and Suzanne L. Wood," dated April 22, 2015, and prepared by Edward C. Carr, II.

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. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the wetlands certification.

4. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Family Division. The Family Division shall not be approved unless the Department of Public Works approves the perenniality study.

5. Family Division. The Property shall only be divided for family, in accordance with Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.

6. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Studley Road (State Route 606) to the property for the future road widening.

RECEIVED
APR 30 2015
HANOVER COUNTY
PLANNING OFFICE

Suzanne L. Wood
Owner

4/30/2015
Date

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

I, _____, do hereby certify that _____ has acknowledged the foregoing Proffers before me, this ____ day of _____, 2015.

_____(SEAL)
Notary Public

My Commission Expires: / /

_____
Owner

_____
Date

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

I, _____, do hereby certify that _____ has acknowledged the foregoing Proffers before me, this ____ day of _____, 2015.

_____(SEAL)
Notary Public

My Commission Expires: / /

CONCEPTUAL
FOR REZONING
REVIEW

FAMILY SUBDIVISION

OF PARCEL OF LAND
STANDING IN THE NAMES OF

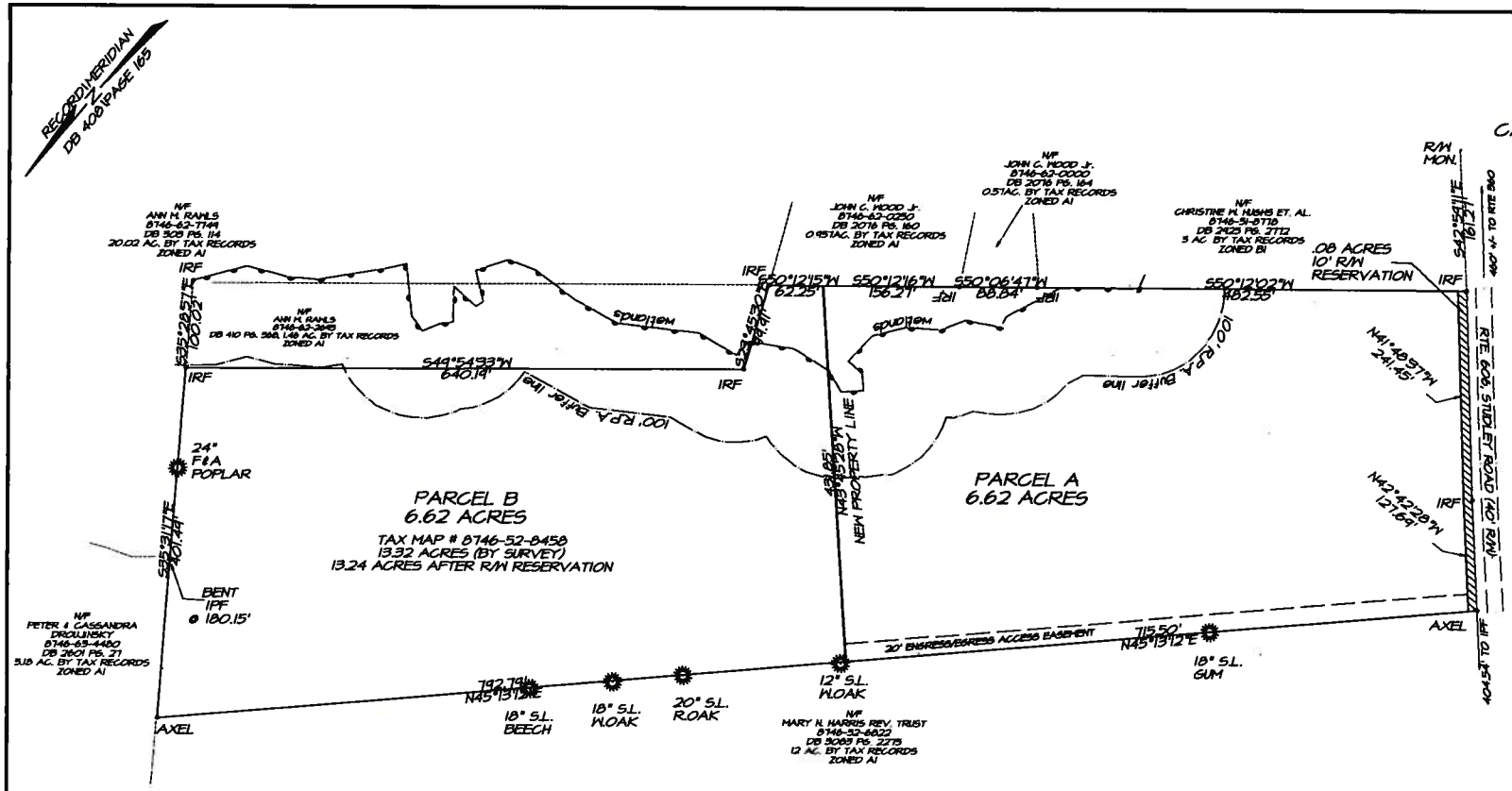
CAMERON L. & SUZANNE L. WOOD

PARCEL LIES IN
HENRY DISTRICT
HANOVER COUNTY, VIRGINIA

PROPERTY LOCATED
ON THE NORTH SIDE OF
U.S. ROUTE 360 AND EAST OF
ROUTE RTE 606
HANOVER COUNTY, VIRGINIA

GPIN # 8746-52-8458

PREPARED BY
ANSLE & DISTANCE
LAND SURVEYING, INC.
264 RACEFIELD DRIVE
TOANO, VA. 23168
(757) 561-5834
PLAT DATE
4-22-2015



GRAPHIC SCALE 1"=100'

0 100 200 300

COMMONWEALTH OF VIRGINIA
Edward C. Carr II
Lic. No. 02505
LAND SURVEYOR

GENERAL NOTES

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES, AND COVENANTS ON RECORD.

BOUNDARY INFORMATION TAKEN FROM RECORD PLATS DB 262 PG. 199, DB 408 PG. 165, DB 414 PG. 3, DB 303 PG. 114 DB 434 PG. 719.

PROPERTY SHOWN WAS ACQUIRED BY DEED OF GIFT CONVEYED TO CAMERON L. AND SUZANNE L. WOOD BY DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HANOVER COUNTY AT DEED BOOK 3105 PAGE 589.

THIS PROPERTY IS IN A CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. THIS PROPERTY DOES CONTAIN A 100' RESOURCES PROTECTION AREA BUFFER.

ALL LOTS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION ACT AREA ARE REQUIRED TO HAVE A 100% RESERVE DRAIN FIELD.

ALL SEPTIC SYSTEMS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA (R.M.A) MUST BE PUMPED OUT EVERY FIVE (5) YEARS.

RESOURCES PROTECTION AREAS ARE TO REMAIN IN A UNDISTURBED AND VEGETATED 100' WIDE BUFFER AREA AS SPECIFIED IN CHAPTER 10 OF THE HANOVER COUNTY CODE.

ONLY WATER DEPENDENT FACILITIES AND REDEVELOPEMENT AS DEFINED IN CHAPTER 10 OF THE HANOVER COUNTY CODE. ARE PERMISSIBLE WITHIN THE R.P.A. , INCLUDING THE 100' BUFFER.

PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE FLOOD HAZARD AREA, BY F.I.R.M. MAP # 51085C 0365B EFFECTIVE DATE DEC. 2th, 2006.

RECEIVED
MAY 07 2015
HANOVER COUNTY
PLANNING OFFICE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

_____
EDWARD C. CARR II L.S.# 2505

CERTIFICATE OF APPROVAL

THIS FAMILY DIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

_____ DATE _____
APPROVING AGENT HANOVER COUNTY, VA.

STATE OF VIRGINIA

COUNTY OF HANOVER
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF HANOVER THE _____ DAY OF _____ 2015 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK_____, PAGE_____ AND OR INSTRUMENT NUMBER_____

TESTE: _____
CLERK

BY: _____