

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Sub. Transitional 1-2 DU Ac
-  Sub. General 1-4 DU Ac
-  Sub. High 4-8 DU Ac
-  Multi Family 8-15 DU Ac
-  Commercial
-  Multi Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville SAP
-  Flood Plain
-  LDR

C-12-13

Alva Stuckey, Jr.

rezone A-1 to AR-6

Agricultural Land Use

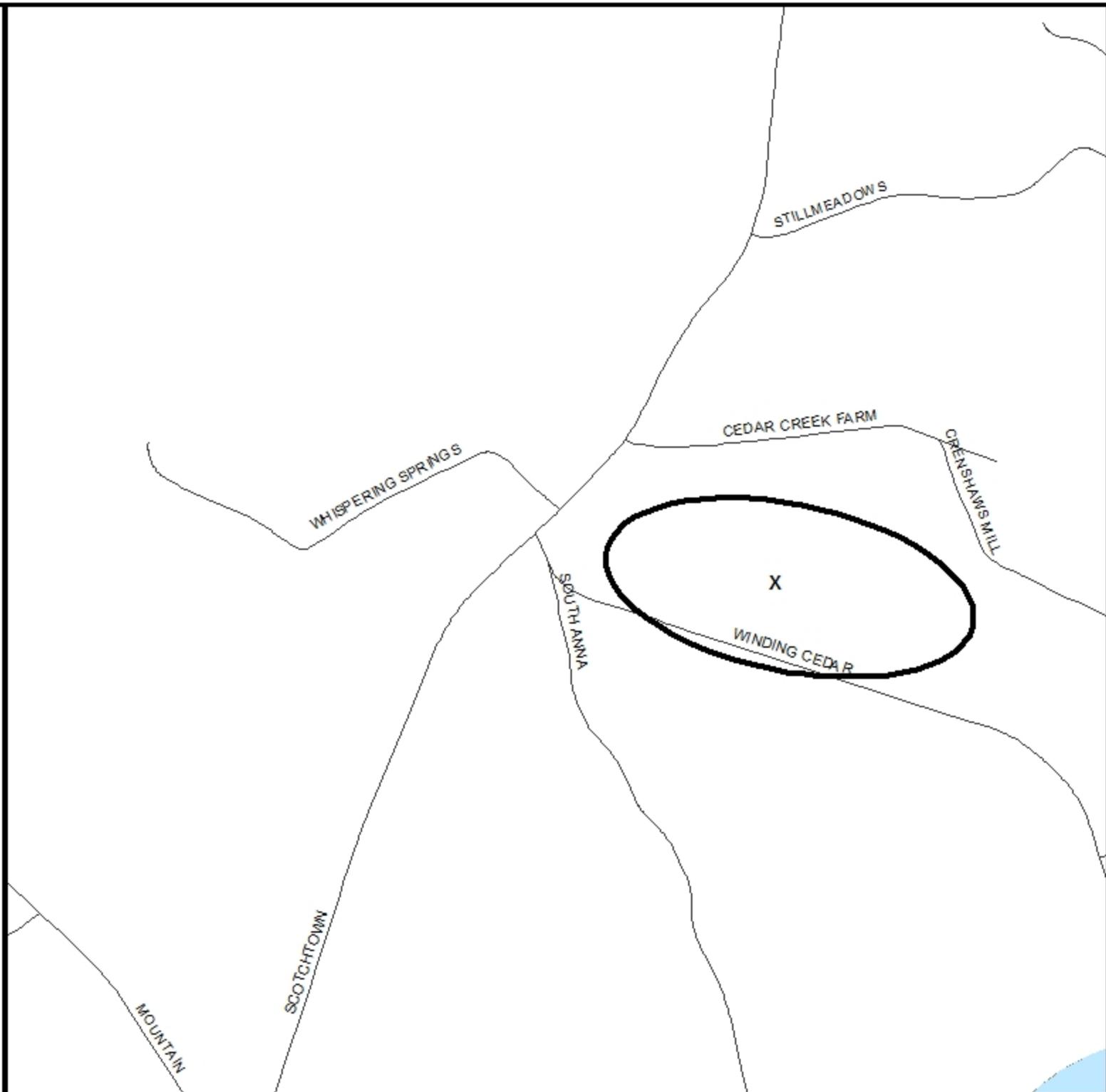
GPIN: 7630-96-8846

South Anna Magisterial District



1 inch = 600 feet

October 2, 2013



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-12-13

Alva Stuckey, Jr.

rezone A-1 to AR-6

Zoned A-1

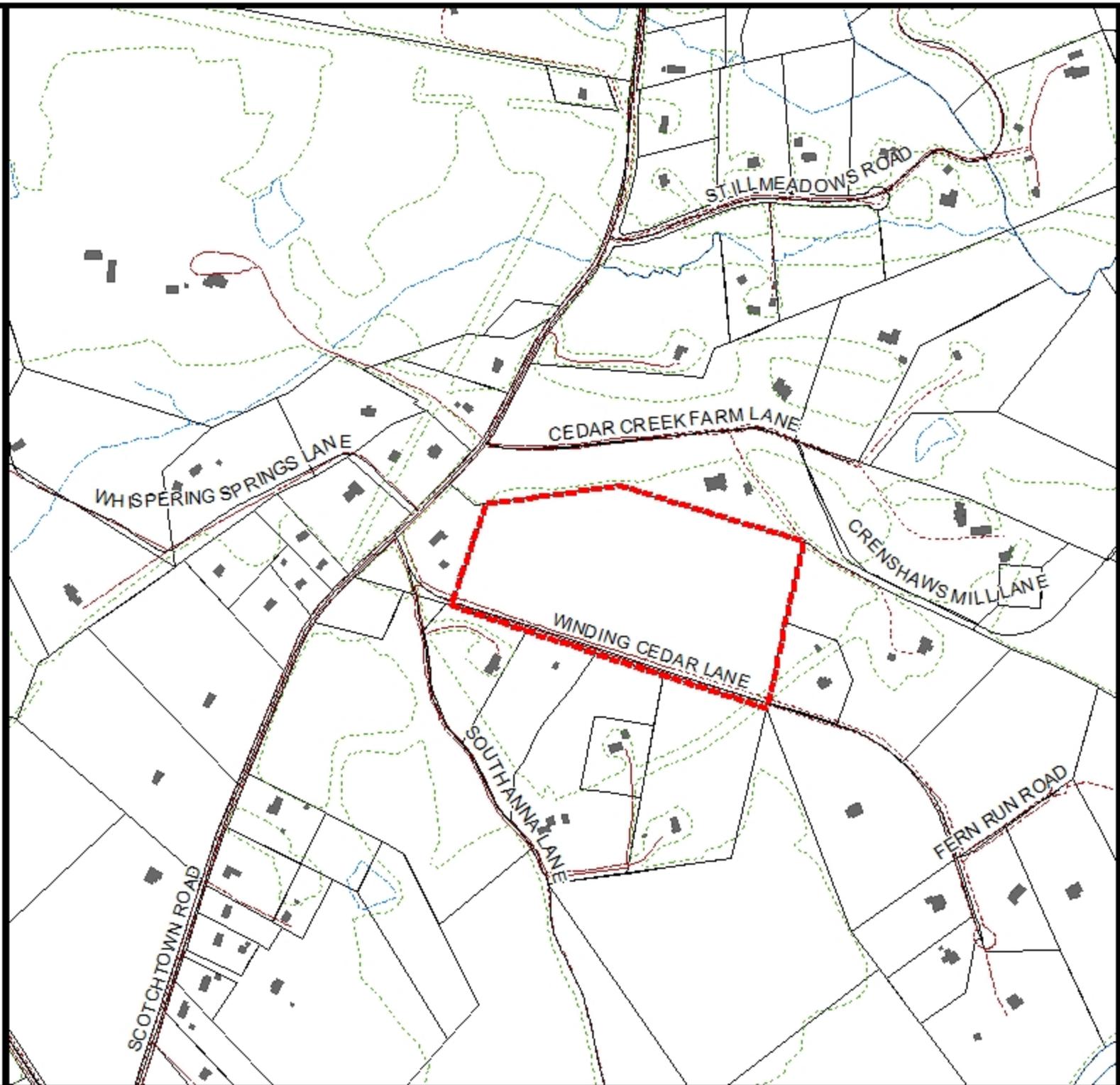
GPIN: 7830-96-8848

South Anna Magisterial District



1 inch = 600 feet

October 02, 2013



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-12-13

Alva Stuckey, Jr.

rezone A-1 to AR-6

Zoned A-1

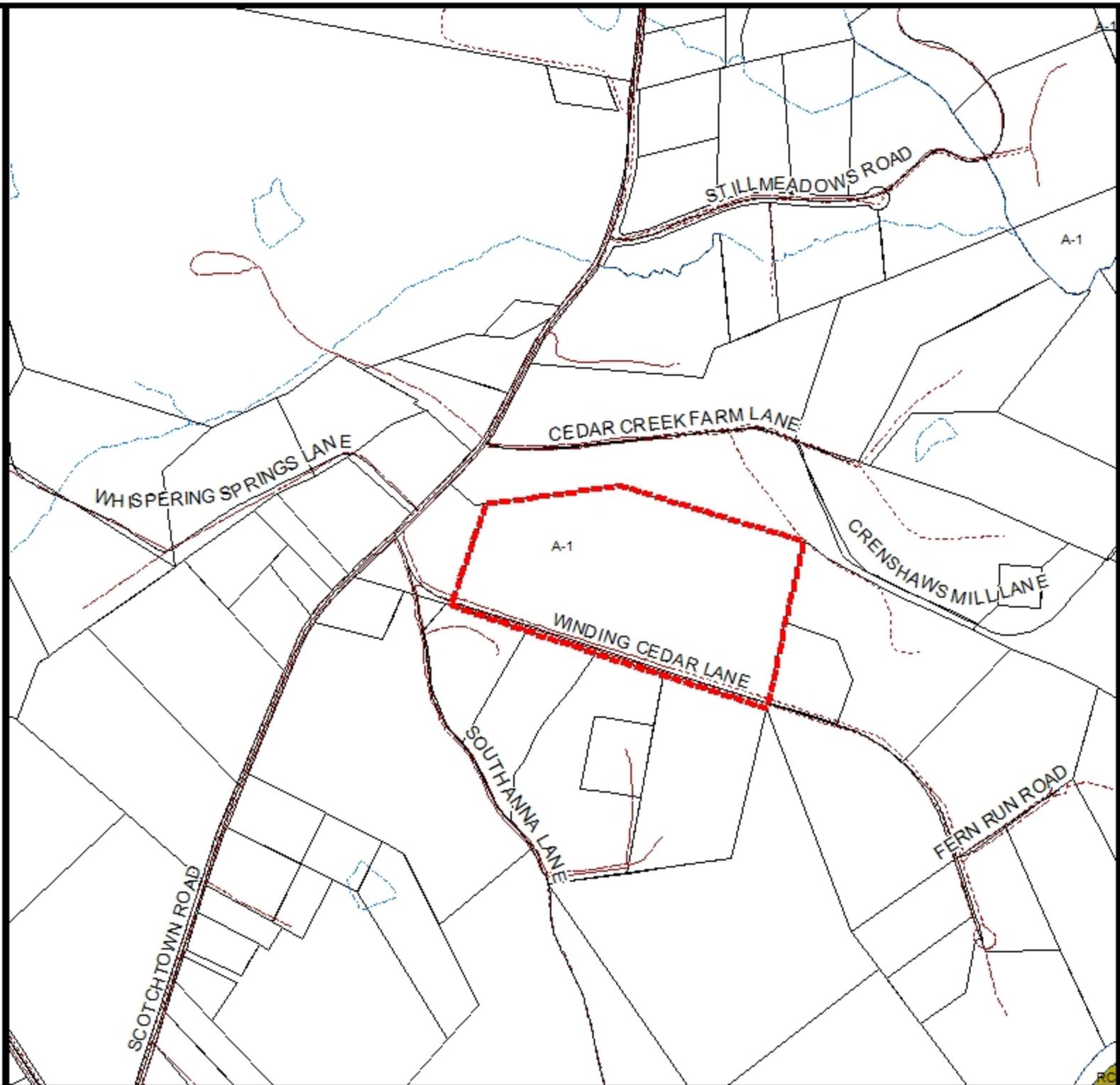
GPIN: 7830-96-8848

South Anna Magisterial District



1 inch = 600 feet

October 02, 2013



C-12-13 Alva Stuckey, Jr.

2009 Aerial



C-12-13(c), ALVA STUCKEY, JR.

Residential Rezoning Report
South Anna Magisterial District
Board Meeting Date: September 24, 2014



Overview

Request	Rezone to allow the creation of three (3) lots
Current Zoning	A-1, Agricultural District
Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	One (1) dwelling unit per 7.6 acres
Acreage	22.7
Location	On the north line of Winding Cedar Lane (private road), approximately 400 feet east of the intersection of South Anna Lane (private road) and Scotchtown Road (State Route 671)
GPIN	7830-96-8848
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Winding Cedar Lane is a private road
Suburban Service Area	Outside
Conservation Area	Outside
Case Planner	Gretchen W. Biernot

Executive Summary

This is a request to rezone 23.4 acres from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions to allow for the creation of a three (3) lot subdivision.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated September 3, 2014, and conceptual plan, dated August 27, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated September 3, 2014, and conceptual plan, dated November 20, 2013 (with minor revisions dated August 27, 2014).

Planning Analysis

The applicant is requesting to rezone to permit the creation of three (3) subdivision lots. Under the current A-1 zoning, the property is eligible to be divided into two (2) lots, which must be at least ten (10) acres in size. With this request, the conceptual plan is showing the 3 lots that range from 3.4 acres to 10 acres in size, which appear compatible in size to existing lots in the surrounding area.

Access to the property is provided by existing private roads, Winding Cedar Lane and South Anna Lane, which connect to Scotchtown Road. Winding Cedar Lane was constructed with the development of the Riverview Estates subdivision in the early 1990's. The Subdivision Ordinance was amended on October 9, 1996, to establish private road standards for A-1 and AR-6 subdivisions. Prior to the submittal of a subdivision application should this rezoning request be approved, the applicant's engineer must certify that Winding Cedar Lane and South Anna Lane meet the above-mentioned standards from Scotchtown Road to the full-length of the subject property along Winding Cedar Lane. Should the road not meet the private road standards, the applicant must obtain approval of road construction plans that address those standards prior to recording the subdivision plat. The road must then be upgraded according those plans.

Population Increase				
General Population	3 units	x	2.68 (avg. persons per household)	= 8 persons
School Children	8 persons	x	20% (avg. % of children per pop.)	= 1.6 children

School Enrollment Forecast				
Schools Affected	Capacity	2014	2015	2016
South Anna Elementary	730	616	591	576
Liberty Middle	1235	1085	1103	1054
Patrick Henry High	1650	1444	1453	1446

Agency Analysis

There were no 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 road maintenance. Staff recommends approval of the submitted proffers, dated September 3, 2014.

Planning Commission Recommendation

At their meeting of December 12, 2013, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Whittaker, voted to recommend **DENIAL** of the rezoning as submitted but **APPROVAL** of the request to rezone to AR-6(c), Agricultural Residential District with conditions, on GPIN 7830-96-8848, consisting of approximately 22.7 acres, subject to changes to the proffers. To address concerns expressed by the neighbors along Winding Cedar Lane, the Commission recommended an additional proffer that would require the new lot owners in the proposed subdivision

contribute to the maintenance of the private road. The applicant submitted executed proffers on September 3, 2014, which included the recommended road maintenance proffer.

Staff would note that the subject parcel has changed since the Planning Commission. The eastern property line of the property previously extended to the middle of a steep hill along Winding Cedar Lane. This steep slope would not be able to meet the private road standards of the Subdivision Ordinance. Working with the property owner to the east, the applicant added 0.64 acres to the adjacent property that includes the area of the steep slope. Staff determined that this minor change to the property would not require reconsideration by Commission.

GJWB/sm/HTE

Attachments

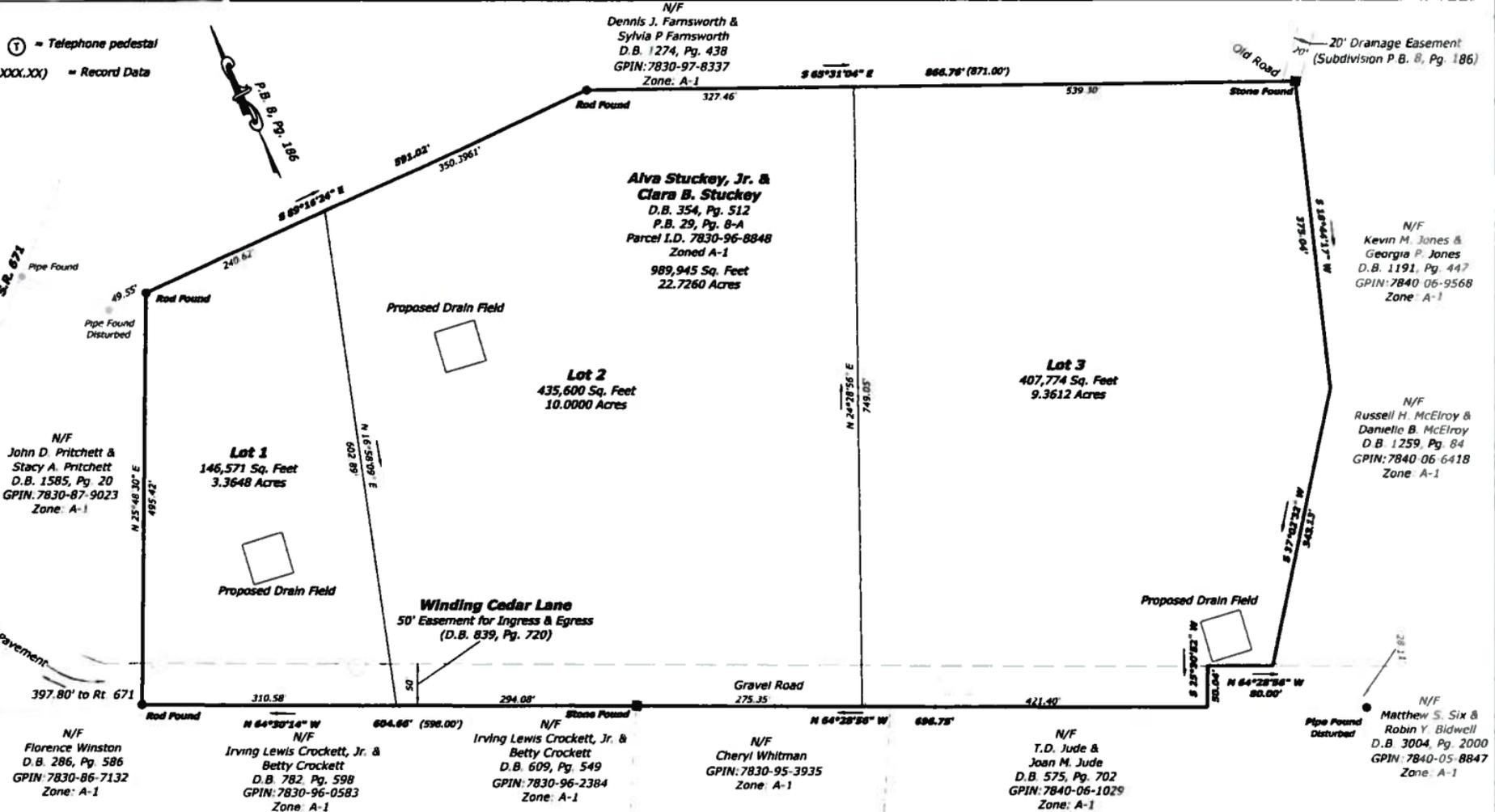
- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proffers/Conceptual Plan
- Ordinance

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

① = Telephone pedestal

XXX.XX = Record Data



N/F
 Dennis J. Farnsworth &
 Sylvia P Farnsworth
 D.B. 1274, Pg. 438
 GPIN: 7830-97-8337
 Zone: A-1

**Alva Stuckey, Jr. &
 Clara B. Stuckey**
 D.B. 354, Pg. 512
 P.B. 29, Pg. 8-A
 Parcel I.D. 7830-96-8848
 Zoned A-1
 989,945 Sq. Feet
 22.7260 Acres

Lot 2
 435,600 Sq. Feet
 10.0000 Acres

Lot 3
 407,774 Sq. Feet
 9.3612 Acres

Lot 1
 146,571 Sq. Feet
 3.3648 Acres

N/F
 John D. Pritchett &
 Stacy A. Pritchett
 D.B. 1585, Pg. 20
 GPIN: 7830-87-9023
 Zone: A-1

N/F
 Kevin M. Jones &
 Georgia P. Jones
 D.B. 1191, Pg. 447
 GPIN: 7840-06-9568
 Zone: A-1

N/F
 Russell H. McElroy &
 Danielle B. McElroy
 D.B. 1259, Pg. 84
 GPIN: 7840-06-6418
 Zone: A-1

N/F
 Matthew S. Six &
 Robin Y. Bidwell
 D.B. 3004, Pg. 2000
 GPIN: 7840-05-8847
 Zone: A-1

N/F
 Florence Winston
 D.B. 286, Pg. 586
 GPIN: 7830-86-7132
 Zone: A-1

N/F
 Irving Lewis Crockett, Jr. &
 Betty Crockett
 D.B. 782, Pg. 598
 GPIN: 7830-96-0583
 Zone: A-1

N/F
 Irving Lewis Crockett, Jr. &
 Betty Crockett
 D.B. 609, Pg. 549
 GPIN: 7830-96-2384
 Zone: A-1

N/F
 Cheryl Whitman
 GPIN: 7830-95-3935
 Zone: A-1

N/F
 T.D. Jude &
 Joan M. Jude
 D.B. 575, Pg. 702
 GPIN: 7840-06-1029
 Zone: A-1



20' Drainage Easement
 (Subdivision P.B. 8, Pg. 186)

397.80' to Rt. 671

N 64°30'14" W

N 16°56'09" E

N 64°28'58" W

N 24°28'55" E

N 64°28'58" W

S 25°30'82" W

N 64°28'58" W

S 87°02'23" W

ORDINANCE C-12-13(c)

OWNER OF RECORD: ALVA STUCKEY, JR.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 24th day of September, 2014, and advertised in the *Hanover Herald-Progress* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 7830-96-8848, consisting of 22.7± acres located on the north line of Winding Cedar Lane (private road), approximately 400 feet east of the intersection of South Anna Lane (private road) and Scotchtown Road (State Route 671), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on September 3, 2014, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached and titled "Conceptual Plan," dated August 27, 2014, and prepared by David Gardy.
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 the 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 to the Owner or his successors in title.

4. Road Maintenance. Prior to approval of the final subdivision plat, the Owner shall enter into a road maintenance agreement, subject to the approval of the owners of lots located within the Riverview Estates Subdivision, whereby the Owner shall be responsible for his pro rata share of the maintenance of, and improvements to, Winding Cedar Lane and South Anna Lane. The Owner shall submit a copy of the executed agreement with his request for the final plat approval.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance C-12-13(c), Alva Stuckey, Jr., as follows:

Vote:

Sean M. Davis
Wayne T. Hazzard
Angela Kelly-Wiecek
W. Canova Peterson, IV
Aubrey M. Stanley
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission December 12, 2013

Board of Supervisors September 24, 2014

Adopted September 24, 2014

This is to certify that the above is a true copy of C-12-13(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

Cecil R. Harris, Jr.
County Administrator / Clerk
Hanover County Board of Supervisors