

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-2-98, Am. 1-15

Estate of Judith Ann Cox

conceptual plan amendment

Agricultural and Suburban General
Land Use

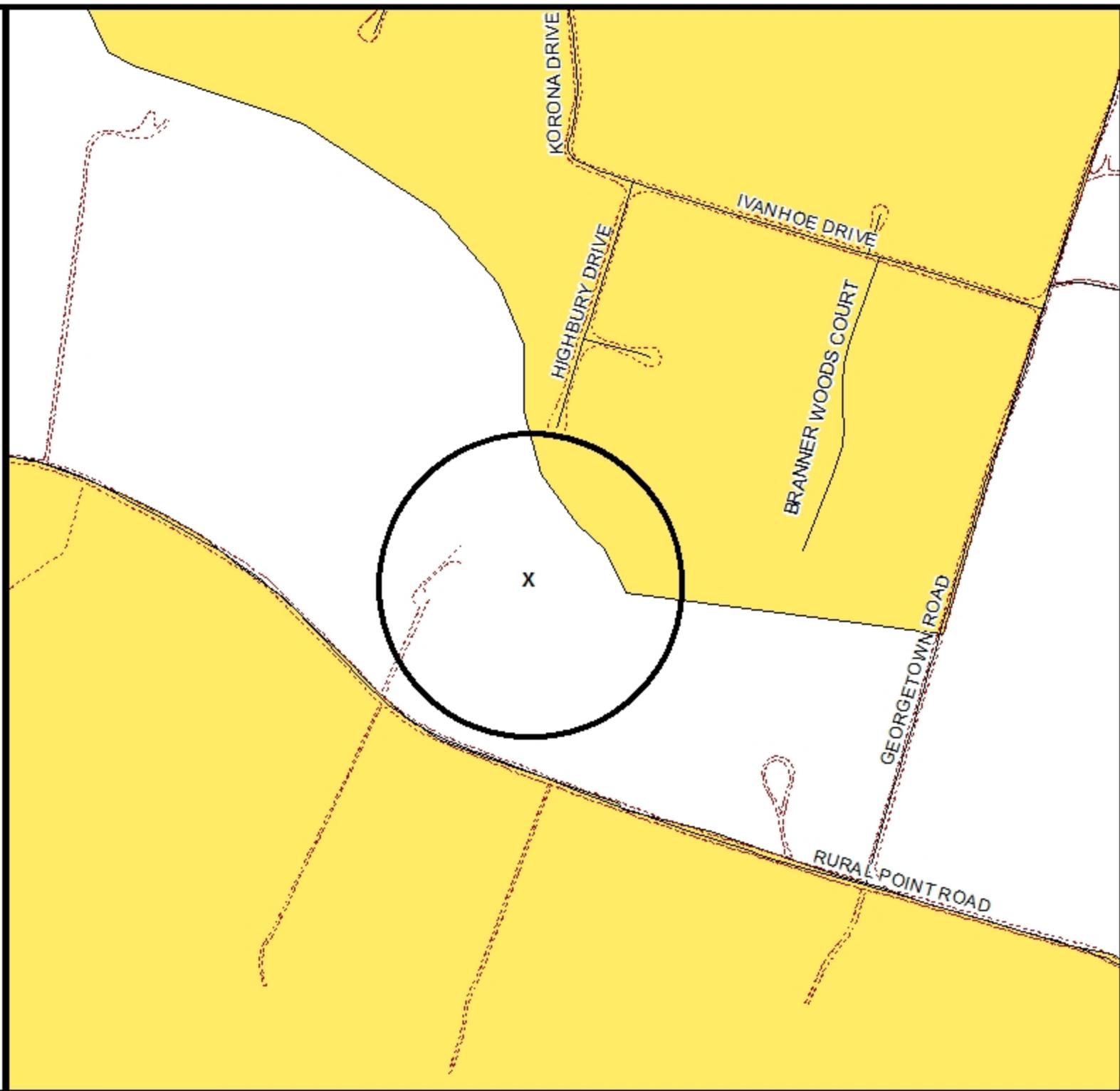
GPIN's: 87-17-42-4438 & 87-17-42-2334

Henry Magisterial District



1 inch = 400 feet

February 02, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-2-98, Am. 1-15

Estate of Judith Ann Cox

conceptual plan amendment

Zoned AR-6

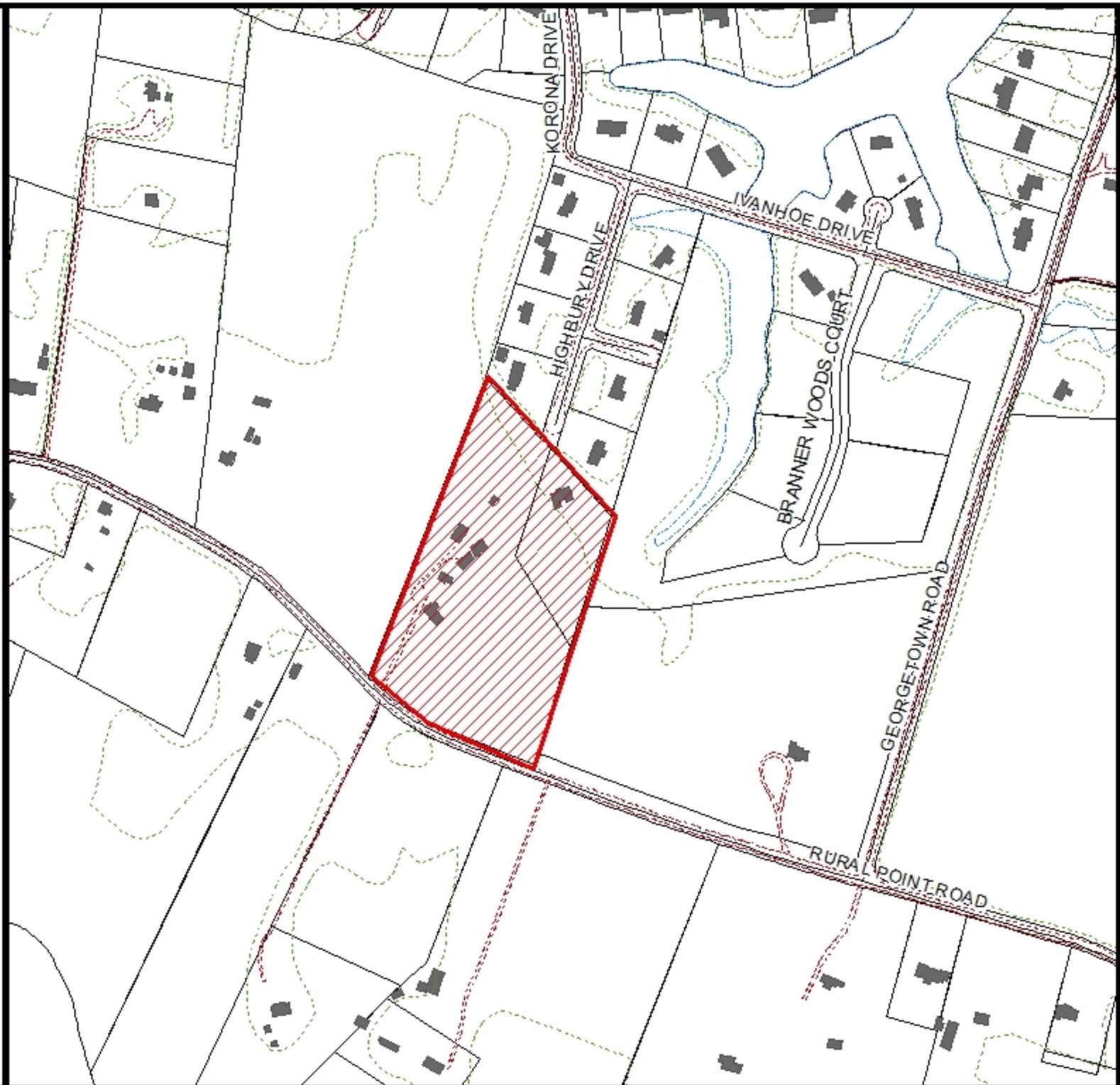
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1 inch = 400 feet

February 02, 2015



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-2-98, Am. 1-15

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Zoned AR-6

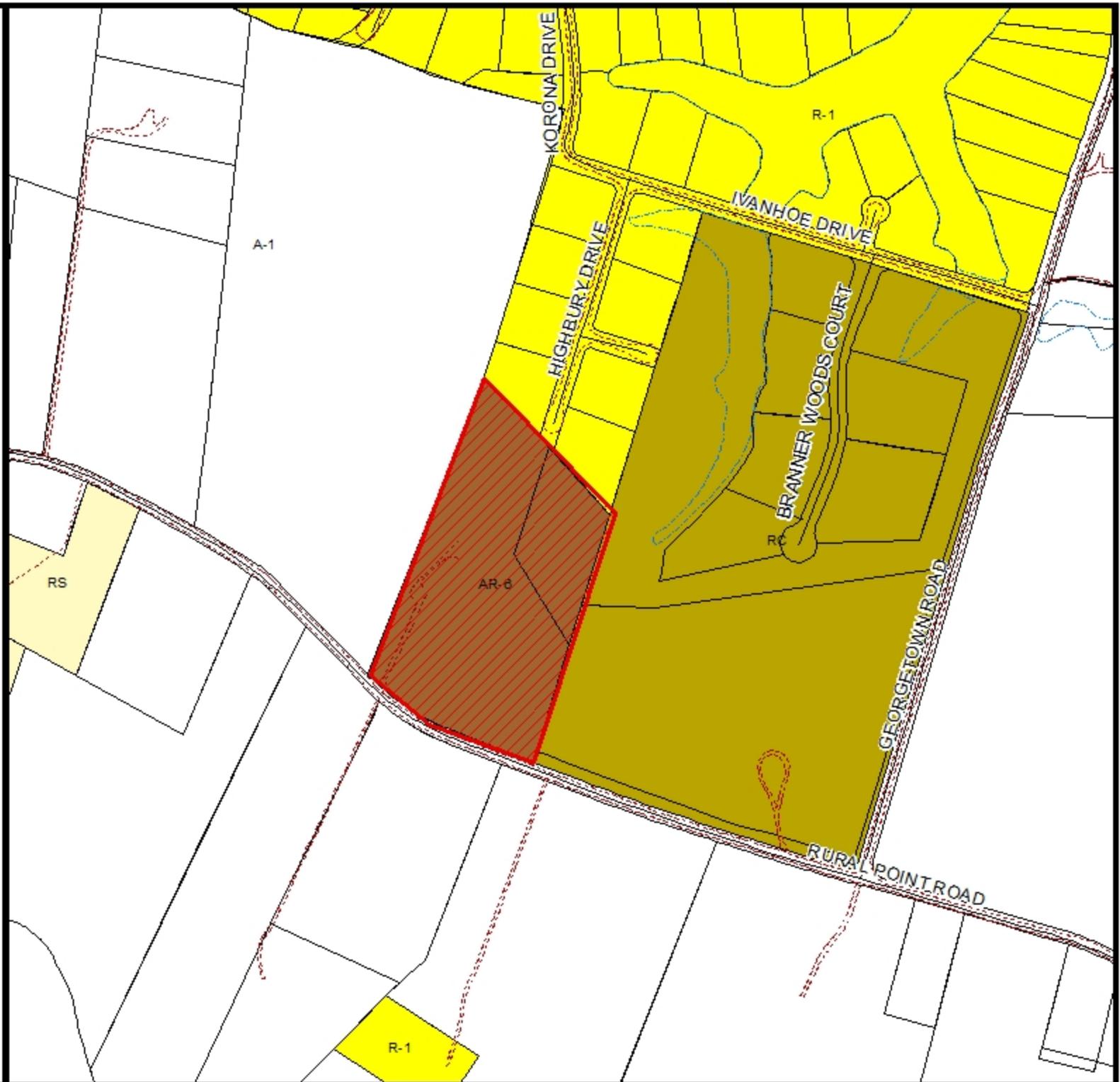
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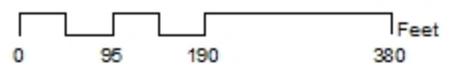
Henry Magisterial District



1 inch = 400 feet

February 02, 2015





C-2-98(c), AM. 1-15, JUDITH S. COX, ET AL.

Residential Rezoning Amendment Report
Henry Magisterial District
Board Meeting Date: May 27, 2015



Overview

Amendment Request	An amendment to the proffers and conceptual plan approved with rezoning request C-2-98(c), Judith Ann and John J. Cox, Sr.
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	10.36
Location	Located on the north line of Rural Point Road (State Route 643) approximately 1,200 feet west of its intersection with Georgetown Road (State Route 651)
GPINs	8717-42-2334 and 8717-42-4438
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Rural Point Road – Scenic Road and Minor Arterial (100' right-of-way)
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

The subject property was rezoned to AR-6(c), Agricultural Residential District with conditions, in 1998 to allow a family division. The applicant is now requesting to amend the proffers and conceptual plan to permit a boundary line adjustment between the two lots.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated March 25, 2015, and conceptual plan, dated January 27, 2015, and revised March 19, 2015.

Planning Commission

APPROVAL subject to the submitted proffers, dated March 25, 2015, and conceptual plan, dated January 27, 2015, and revised March 19, 2015.

Planning Analysis

In the original 1998 rezoning case, the applicant proffered a conceptual plan showing a 2.0 acre lot to be divided from the 10.39 acre subject property. In order to address the terms of a will, the applicant is now requesting to move the property line between the two existing lots, reducing the acreage on GPIN 8717-42-2334 (Parcel 1) to 4.0 acres and increasing the acreage on GPIN 8717-42-4438 (Parcel 2) to 6.36 acres. The plan demonstrates that all existing structures will meet setback requirements from the proposed lot line. Staff would note that the “block stable” on Parcel 1 does contain horses, and the property line has been drawn so that the stable meets the 100’ setback. Access to each lot will remain the same. Parcel 1 will continue to have access from Rural Point Road, and Parcel 2 will continue to have access through a driveway from Highbury Drive, which is road through the Knightsbridge Subdivision. This request should have no impact to the view of the property from Rural Point Road or adjacent properties.

Agency Analysis

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

Proffers

The applicant has submitted proffers pertaining to the conceptual plan, timing on the recordation of the boundary line adjustment plat, and right-of-way reservation. Staff recommends approval of the submitted proffers, dated March 25, 2015.

Planning Commission Recommendation

At their meeting of April 16, 2015 the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Ms. Winborne, voted to recommend **APPROVAL** of the request to amend the proffers and conceptual plan approved with rezoning request C-2-98(c), Judith Ann and John J. Cox, Sr., on GPINs 8717-42-2334 and 8717-42-4438, consisting of approximately 10.36 acres, subject to the submitted proffers and conceptual plan.

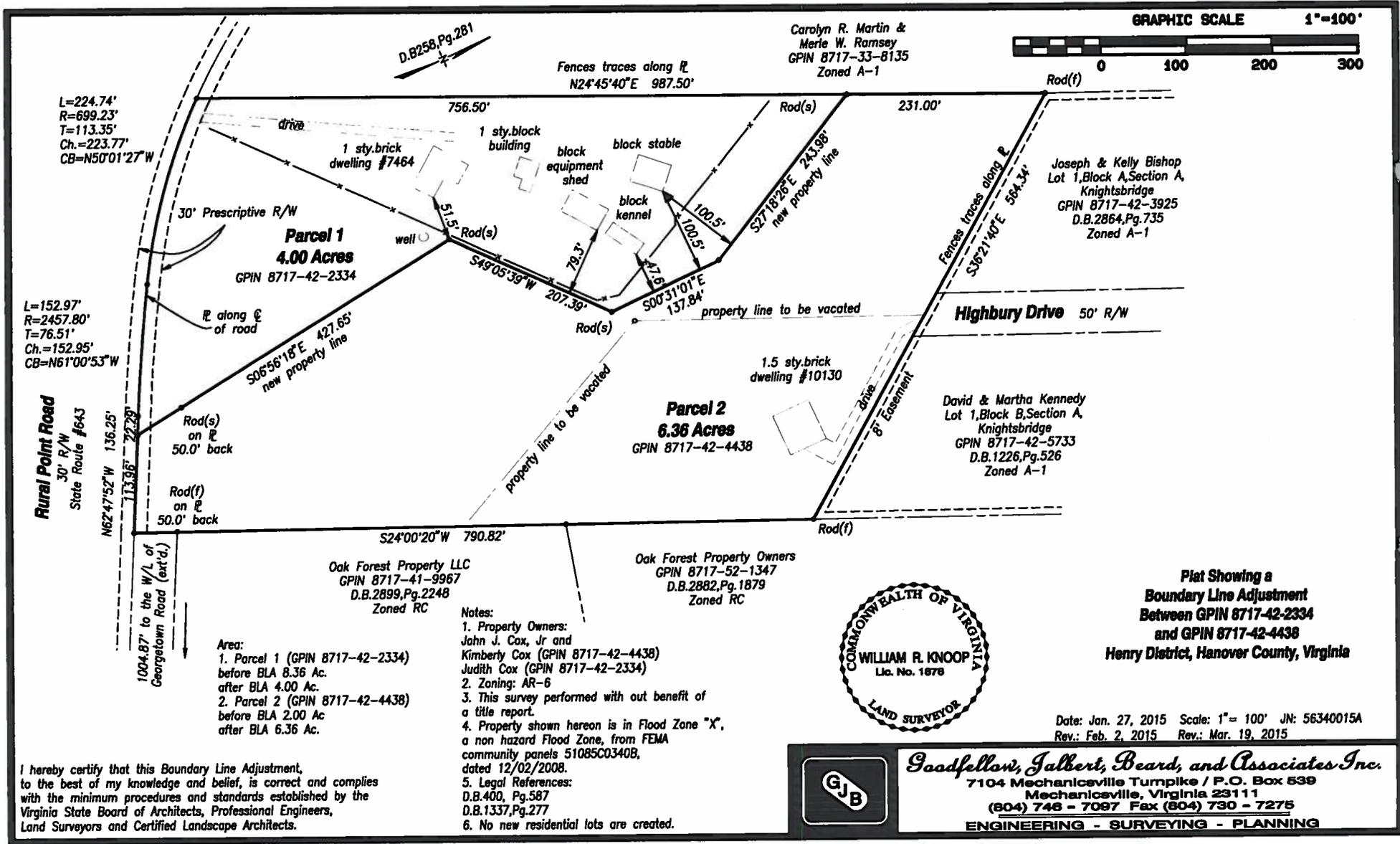
GJWB/sm/HTE

Attachments

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

Available Upon Request

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



L=224.74'
R=699.23'
T=113.35'
Ch.=223.77'
CB=N50°01'27"W

L=152.97'
R=2457.80'
T=76.51'
Ch.=152.95'
CB=N61°00'53"W

Rural Point Road
30' R/W
State Route #643

N62°47'52"W 136.25'
113.36' 22.29'

1004.87' to the W/L of
Georgetown Road (ext'd.)

Parcel 1
4.00 Acres
GPIN 8717-42-2334

Parcel 2
6.36 Acres
GPIN 8717-42-4438

Oak Forest Property LLC
GPIN 8717-41-9967
D.B.2899,Pg.2248
Zoned RC

Oak Forest Property Owners
GPIN 8717-52-1347
D.B.2882,Pg.1879
Zoned RC

Carolyn R. Martin &
Merle W. Ramsey
GPIN 8717-33-8135
Zoned A-1

Joseph & Kelly Bishop
Lot 1,Block A,Section A,
Knightsbridge
GPIN 8717-42-3925
D.B.2864,Pg.735
Zoned A-1

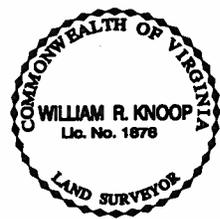
David & Martha Kennedy
Lot 1,Block B,Section A,
Knightsbridge
GPIN 8717-42-5733
D.B.1226,Pg.526
Zoned A-1

GRAPHIC SCALE 1"=100'



Area:
1. Parcel 1 (GPIN 8717-42-2334)
before BLA 8.36 Ac.
after BLA 4.00 Ac.
2. Parcel 2 (GPIN 8717-42-4438)
before BLA 2.00 Ac
after BLA 6.36 Ac.

- Notes:
1. Property Owners:
John J. Cox, Jr and
Kimberly Cox (GPIN 8717-42-4438)
Judith Cox (GPIN 8717-42-2334)
 2. Zoning: AR-6
 3. This survey performed with out benefit of a title report.
 4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panels 51085C0340B, dated 12/02/2008.
 5. Legal References:
D.B.400, Pg.587
D.B.1337,Pg.277
 6. No new residential lots are created.



Date: Jan. 27, 2015 Scale: 1"= 100' JN: 56340015A
Rev.: Feb. 2, 2015 Rev.: Mar. 19, 2015

I hereby certify that this Boundary Line Adjustment, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Goodfellow, Talbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7275
ENGINEERING - SURVEYING - PLANNING

ORDINANCE C-2-98(c), AM. 1-15

OWNER OF RECORD: ESTATE OF JUDITH ANN COX, ET AL.

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 27th day of May, 2015, 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 amending the original rezoning C-2-98(c), Judith Ann and John J. Cox, Sr., of the property described as GPINs 8717-42-2334 and 8717-42-4438, consisting of 10.36± acres located on the north line of Rural Point Road (State Route 643) approximately 1,200 feet west of its intersection with Georgetown Road (State Route 651), (a detailed description is filed with the Board's papers) currently zoned AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on March 25, 2015, and accepted by the Board:

1. Conceptual Plan. The Property shall be divided in substantial conformity with the conceptual plan, titled "Plat Showing a Boundary Line Adjustment Between GPIN 8717-42-2334 and GPIN 8717-42-4438," dated January 27, 2015, revised March 19, 2015, and prepared by Goodfellow, Jalbert, Beard and Associates, Inc.
2. Boundary Line Adjustment. A boundary line adjustment plat, which is in substantial conformity with the Conceptual Plan, shall be recorded within six (6) months of the date of rezoning approved by the Board of Supervisors.
3. Reservation of Right-of-Way. The Owner agrees to reserve fifty (50) feet of right-of-way from the centerline of Rural Point Road (State Route 643) to the property for the future road widening.

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-2-98(c), Am. 1-15, Estate of Judith Ann Cox, et al., as follows:

Vote:

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

Public Hearings:

Planning Commission April 16, 2015
Board of Supervisors May 27, 2015
Adopted May 27, 2015

This is to certify that the above is a true copy of C-2-98(c), Am. 1-15, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

GJWB/sm/hte