

# 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-20-14

Brenda A. and Ronald N. May

Rezone A-1 to AR-6  
(family)

Agricultural Land Use

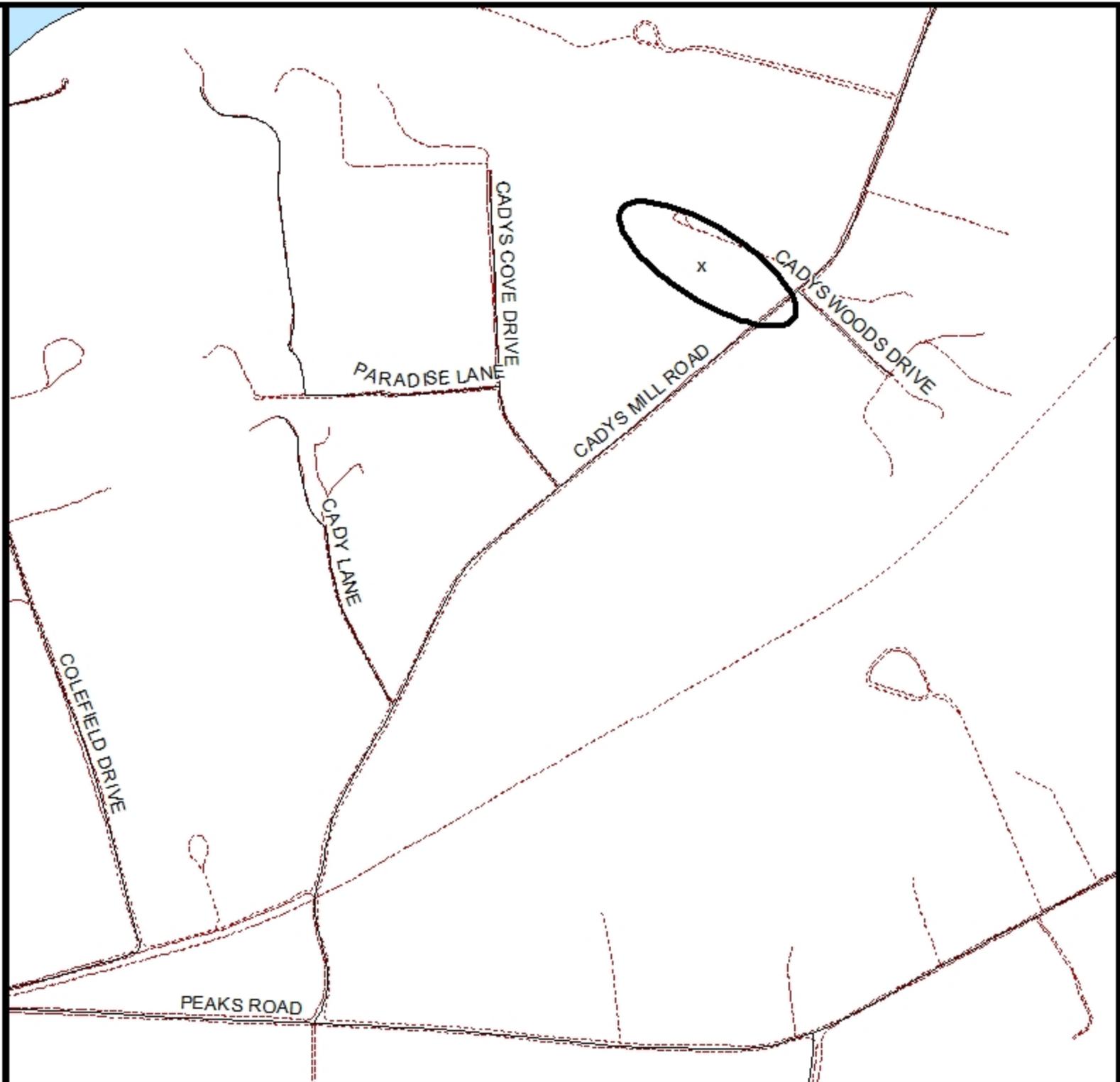
GPIN: 8709-71-6978

Beaverdam Magisterial District



1 inch = 600 feet

October 01, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-20-14**

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1 inch = 600 feet

October 01, 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-20-14

Brenda A. and Ronald N. May

Rezone A-1 to AR-6  
(family)

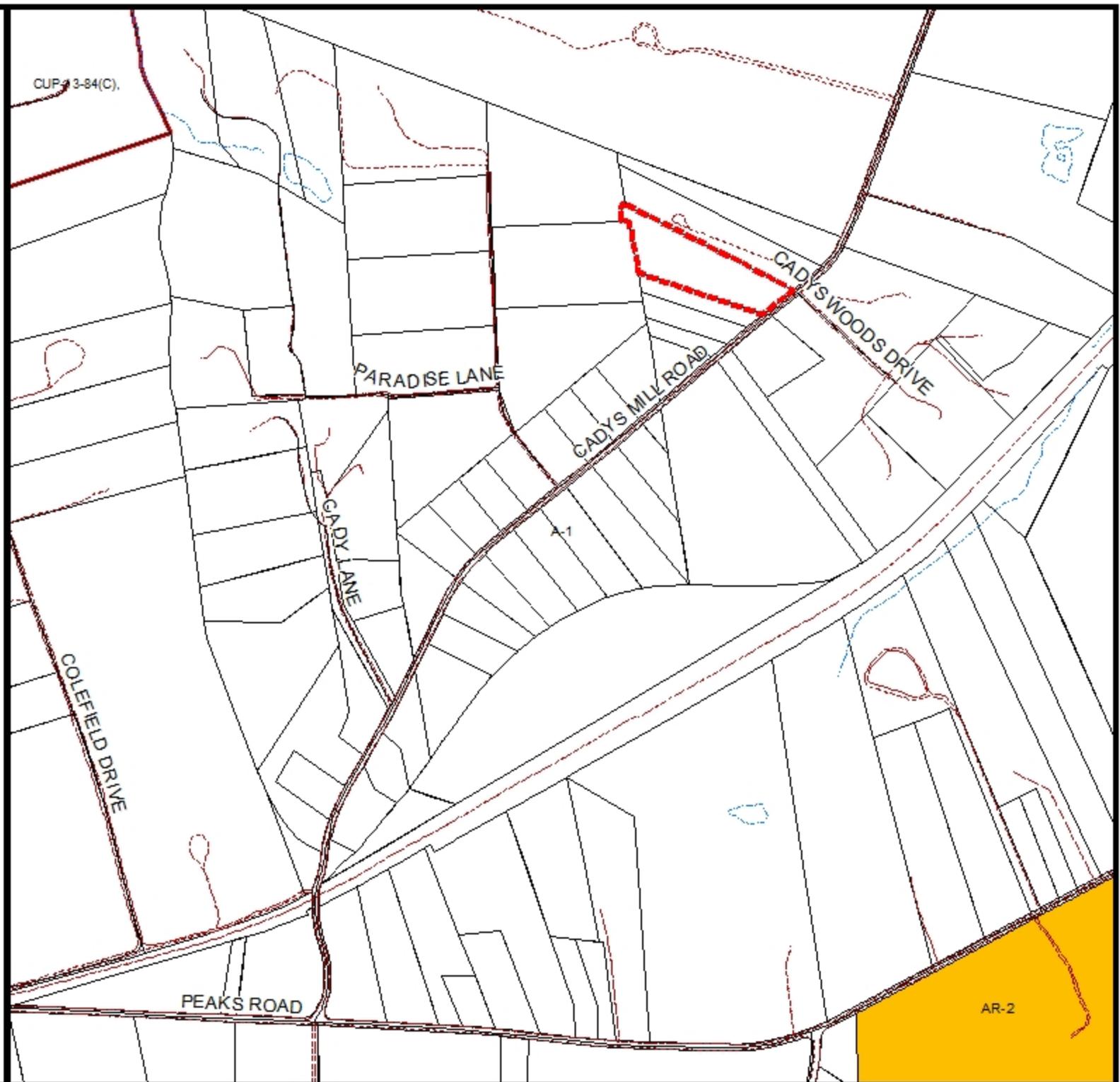
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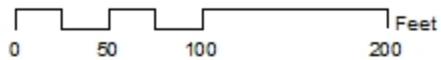
Beaverdam Magisterial District



1 inch = 600 feet

October 01, 2014





## C-20-14(c), BRENDA AND RONALD MAY

Residential Rezoning Report  
Beaverdam Magisterial District  
Board Meeting Date: January 28, 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 two (2) acres
Acreage	4.0 acres
Location	On the west line of Cadys Mill Road (State Route 695) at its intersection with Cadys Woods Drive (private road)
GPIN	8709-71-6978
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Cadys Mill Road – not a major thoroughfare
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 one additional building lot for a family member to build a home.

### Recommendations

#### *Staff*

**APPROVAL** subject to the submitted proffers, dated November 6, 2014, conceptual plan, dated November 4, 2014.

#### *Planning Commission*

**APPROVAL** subject to the submitted proffers, dated November 6, 2014, conceptual plan, dated November 4, 2014.

**Planning Analysis**

The applicant has submitted a conceptual plan showing the 4.0 acre subject parcel to be divided into two 2.0 acre lots. The plan shows the front lot containing the existing house, accessory buildings, and the existing driveway to Cadys Mill Road to remain. The proposed rear lot shall have access via a 20' easement for ingress and egress. The minimum yard requirements for the new house on this lot are a 60' front yard, 25' side yard, and 30' rear yard. 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.

The submitted conceptual plan shows GPIN 8709-62-9368, located on Cady's Cove Drive, but it is not part of this application. However, staff would note that the applicant added 0.039 acres from GPIN 8709-62-9368 to the subject property in 2011 to total 4.0 acres to allow an application for AR-6 zoning to be submitted.

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:

<b>School Enrollment Forecast</b>				
<b>Schools Affected</b>	<b>Capacity</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Kersey Creek Elementary	765	609	583	572
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, perennality study, family division, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated November 6, 2014.

**Planning Commission Recommendation**

At their meeting of December 11, 2014, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Bailey, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8709-71-6978, consisting of approximately 4.0 acres, subject to the submitted proffers.

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

0.65'  
 DEL. 15' 15" 15"  
 R=150.23'  
 L=65.23'  
 C.B. S59 20' 22" W  
 CHOS. 23'  
 T=33.12'

2. OWNER: GPIN 8709-71-6978  
 RONALD NEIL MAY AND BRENDA A. MAY  
 6214 CADY'S MILL ROAD  
 HANOVER, VIRGINIA 23069

GPIN 8709-62-0369  
 RANDI L. NORTMAN  
 12182 CADY'S COVE DRIVE  
 HANOVER, VIRGINIA 23069

THIS BOUNDARY LINE ADJUSTMENT WITH THE FREE CONSENT AND IN THE PRESENCE OF THE UNDERSIGNED AND TRUSTEES, IF ANY,  
 \_\_\_\_\_  
 RONALD NEIL MAY

- TOTAL AREA: 9.33 ACRES
- NUMBER OF LOTS: 2
- ZONING: A-1
- THIS PLAN HAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
- FLOOD ZONE: F.I.R.N COMMUNITY-PANEL NO. EFFECTIVE DATE: \_\_\_\_\_
- EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN HEREOF.
- THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.

\_\_\_\_\_ BRENDA A. MAY

\_\_\_\_\_ RANDI L. NORTMAN

GPIN 8709-63-9404  
 N/T  
 STANLEY C. TUCKER  
 AND  
 SANDRA TUCKER  
 D.B. 474 PG. 215  
 ZONE: A-1

PLAT 131-30  
 ALY ALONG OTTON LINE

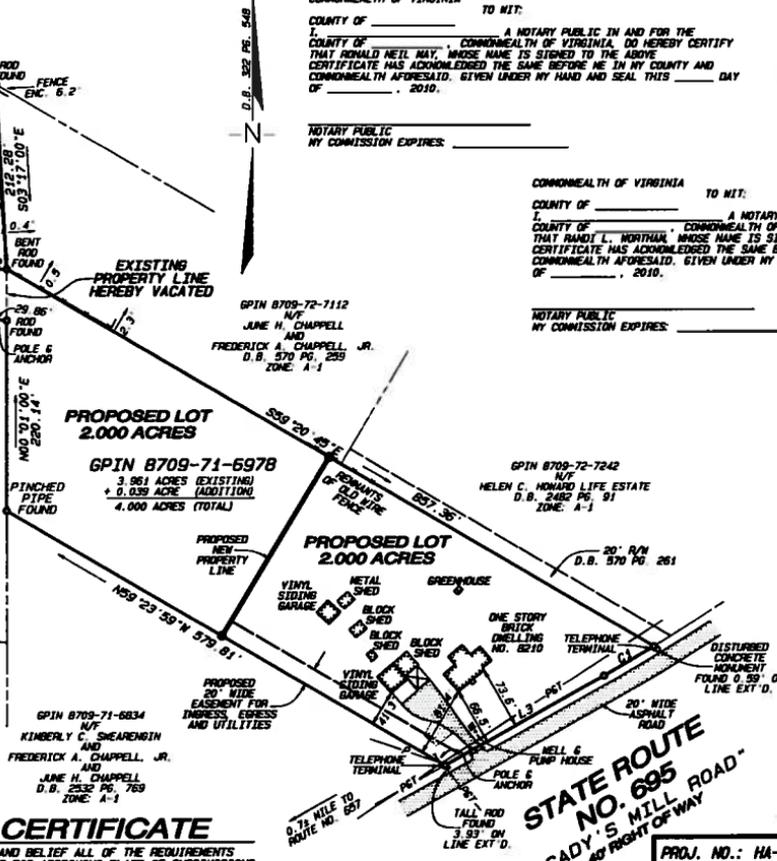
VINYL SIDING GARAGE

0030  
 APP. JR  
 L. CLAPP  
 447

CONVEYED AS FOLLOWS:  
 \_\_\_\_\_  
 TER C. SULLIVAN

\_\_\_\_\_  
 ON MALTER N. LAKEY

PARCEL "H"



COMMONWEALTH OF VIRGINIA TO WIT:  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT RONALD NEIL MAY, WHOSE NAME IS SIGNED TO THE ABOVE CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND COMMONWEALTH AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA TO WIT:  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT RANDI L. NORTMAN, WHOSE NAME IS SIGNED TO THE ABOVE CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND COMMONWEALTH AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

# SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN HANOVER COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH.

PROJ. NO.: HA-1451

DATE: 09-22-2010  
 SCALE: 1"=100'  
 DRAWN BY: S.H.A.  
 SHEET

**ORDINANCE C-20-14(c)**

**OWNER OF RECORD:** BRENDA A. AND RONALD N. MAY

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 28<sup>th</sup> day of January, 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 the rezoning of the property described as GPIN 8709-71-6978, consisting of 4.0± acres located on the west line of Cadys Mill Road (State Route 695) at its intersection with Cadys Woods Drive (private road), (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 November 6, 2014, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Proposed Rezoning Concept Plan," dated November 4, 2014, and prepared by ASA Surveying & Mapping, Inc.
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 Title II, Section 7-1(2) of the Hanover County Code. Title to the newly created lot shall be held by the family member to whom the property was sold or given 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 twenty-five (25) feet of right-of-way from the centerline of Cadys Mill Road (State Route 695) 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-20-14(c), Brenda A. and Ronald N. May, 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 11, 2014  
 Board of Supervisors \_\_\_\_\_ January 28, 2015  
 Adopted \_\_\_\_\_ January 28, 2015

This is to certify that the above is a true copy of C-20-14(c), 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