

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-22-14

Brian Manley

Rezone A-1 to R S
(family)

Suburban Transitional Land Use

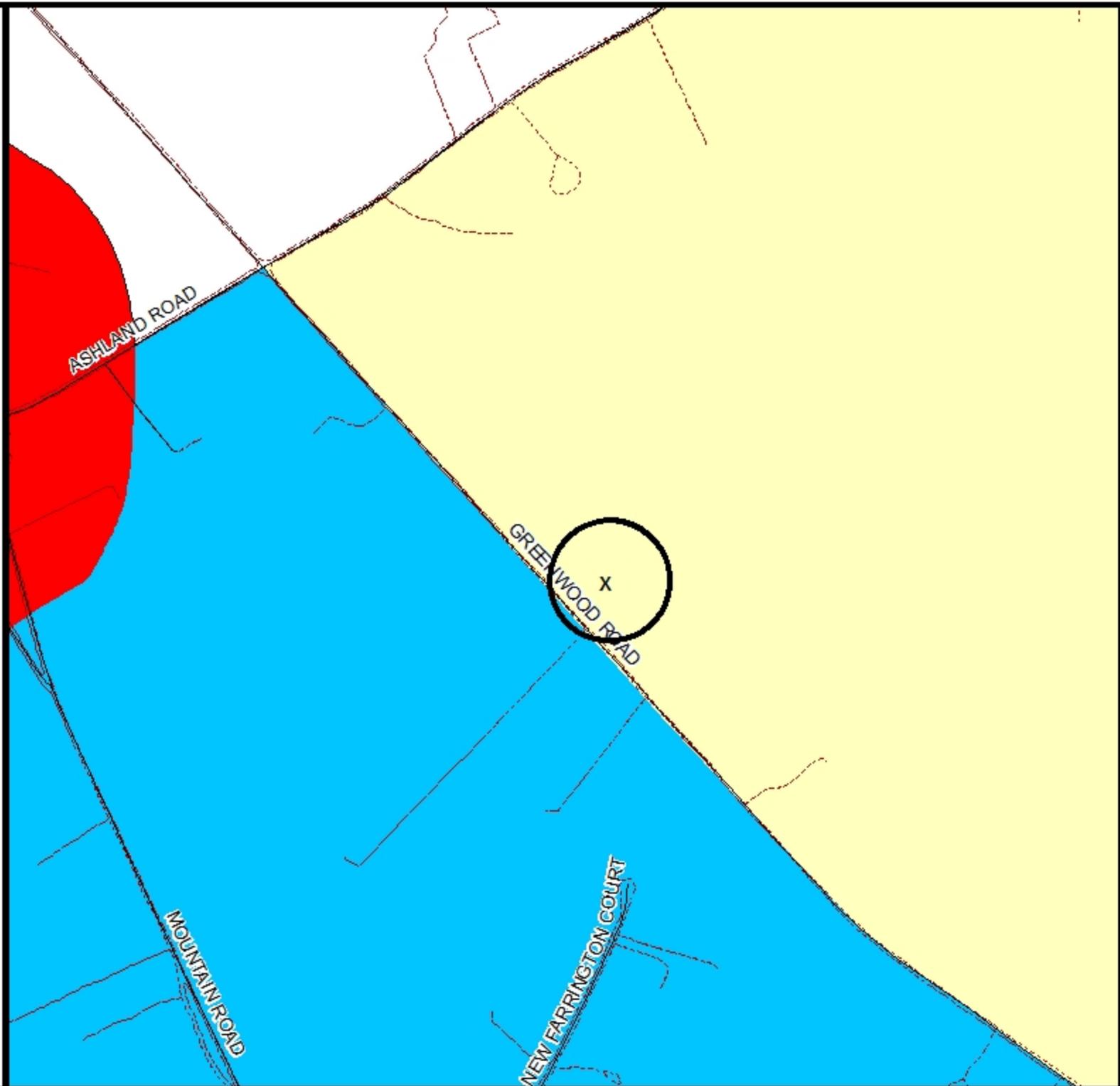
GPIN: 7759-00-9967 (part)

South Anna Magisterial District



1 inch = 600 feet

October 06, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-22-14

Brian Manley

Rezone A-1 to RS
(family)

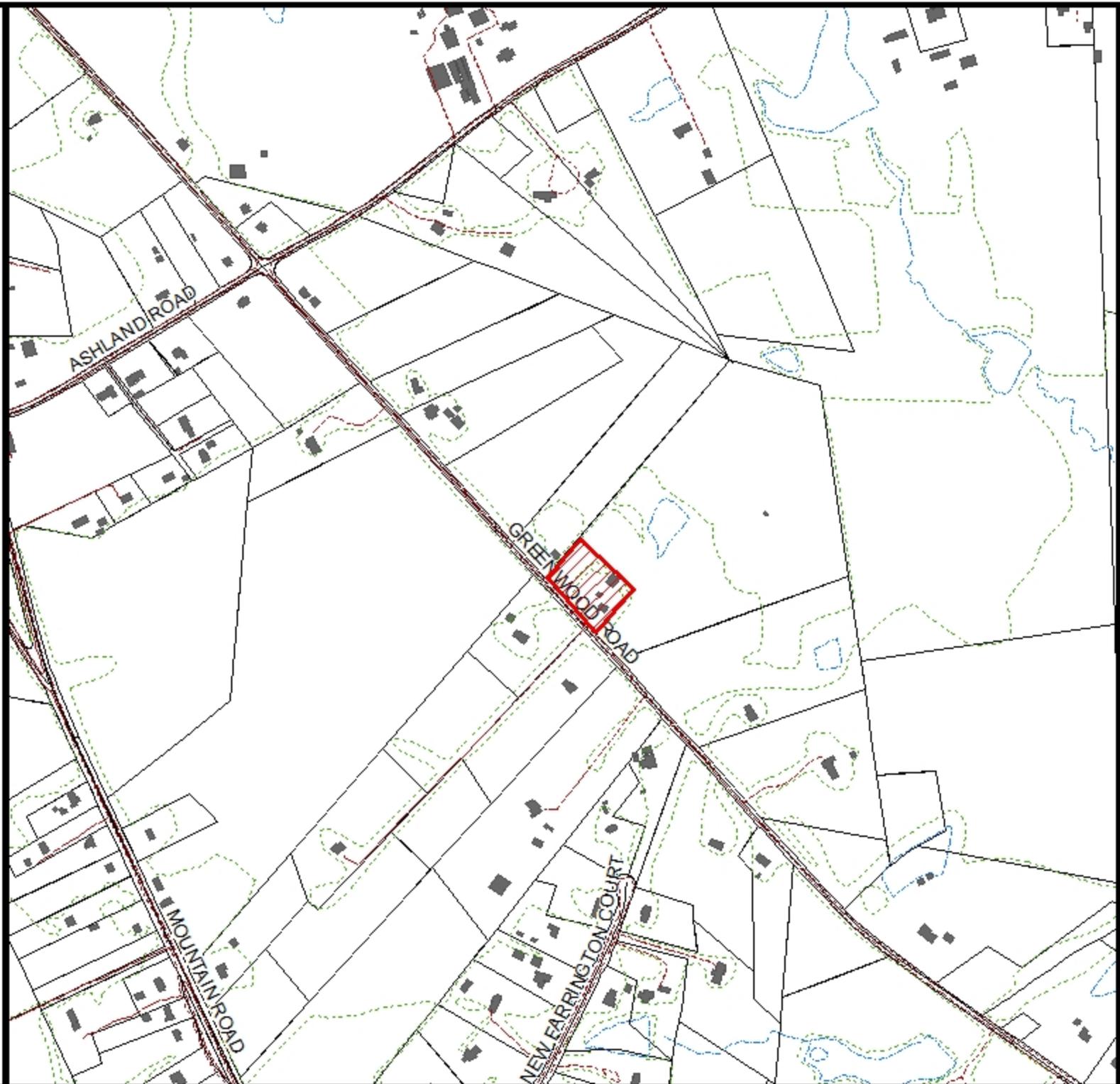
GPIN: 7759-00-9967 (part)

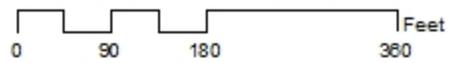
South Anna Magisterial District



1 inch = 600 feet

October 06, 2014





C-22-14(c), BRIAN MANLEY

Residential Rezoning Report
South Anna Magisterial District
Board Meeting Date: March 25, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS, Single Family Residential District with conditions for family
Requested Density	One (1) dwelling unit per 2.32 acres
Acreage	2.32
Location	On the east line of Greenwood Road (State Route 625) approximately 1,900 feet south of its intersection with Ashland Road (State Route 623)
GPIN	7759-00-9967(part)
General Land Use Plan	Suburban Transitional (1-2 dwelling units per acre)
Major Thoroughfare Plan	Greenwood Road is a Minor Collector Road with 60' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicant's property consists of 27.28 acres, zoned A-1, Agricultural District, but only a portion of that is proposed for rezoning. The applicant proposes to rezone 2.32 acres of the property around the existing home to RS(c), Single-Family Residential District with conditions, to allow for the creation of a single family division lot, but keep A-1 zoning on the residual 24.96 acre.

The RS District does not require that the entire parcel be rezoned to accomplish the single lot division. The submitted proffers apply only to the proposed 2.32 acre lot.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated January 28, 2015, and conceptual plan, dated October 21, 2014.

Planning Commission

APPROVAL subject to the submitted proffers, dated January 28, 2015, and conceptual plan, dated October 21, 2014.

Planning Analysis

Comprehensive Plan and Compatibility

The subject property is within the Suburban Service Area in a location shown for Suburban Transitional (1-2 dwelling units per acre). Therefore, rezoning to RS, Single Family Residential, is appropriate. Because the new lot is for a family member, it will not be required to connect to public utilities, which are not nearby. The new 2.32 acre lot is sized to accommodate a new septic drainfield to serve the existing home. The size of the new lot and the residual A-1 lot are consistent with the size of other lots in the surrounding area, which generally range from about one acre to 45 acres. In addition, the new lot includes the existing structures with no proposed changes, so they will continue to be consistent with the density, scale and rural character of the area.

The proposed lot is for the parents of the applicant; therefore, the County schools will not be impacted.

District Requirements

Because the proposed density is not more than one unit per acre, the design requirements for RS zoning (curb and gutter, open space requirements, etc.) will not be required. In addition, because this is a request for a family division, it is exempt from certain subdivision requirements, such as connection to public utilities.

Upon approval of this rezoning, the applicants must apply for and obtain approval of a Subdivision Ordinance Exception for a family division in order to subdivide the property.

Conceptual Plan

The conceptual plan shows the proposed 2.32 acre parcel to be created from the parent parcel. It includes the existing house and two outbuildings and the lot is large enough to accommodate a new septic drainfield. With the creation of this lot, both the new lot and the parent tract will have required road frontage.

Agency Analysis

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

Proffers

The applicant has proffered development in conformity with the conceptual plan, preservation of existing larger trees, a family division proffer and reservation of right-of-way along Greenwood Road.

Staff recommends approval of the submitted proffers, dated January 28, 2015.

Planning Commission Recommendation

At their meeting of February 19, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District to RS(c), Single Family Residential District with conditions for family on GPIN 7759-00-9967(part), consisting of approximately 2.32 acres, subject to the submitted proffers and conceptual plan.

CDC/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

I hereby certify that an accurate survey of the property was made on October 15, 2014 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl E. Duncan

Carl E. Duncan, P.E., L.S.



7759-01-5244
Robert Woodcock
DB 439 Pg 592

N44°39'50"E
986.74'

Shed

N44°39'50"E
284.47'

S43°08'30"E
308.66'

Pond

Shed

New 2.32 Acre Parcel

Barn

Drainfield

N34°09'00"W
316.53'
Greenwood Road
State Route 625
(50' R/W)

N34°09'00"W
275.00'

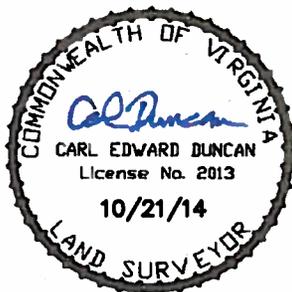
N49°42'50"E
334.25'

7759-00-9967
Brian Manley
DB 3072 Pg 1273
(24.96 Ac. Remainder)

S83°12'00"W
377.48'

7759-10-1351
Harry & Tamara Gill
Living Trust
DB 3084 Pg 400

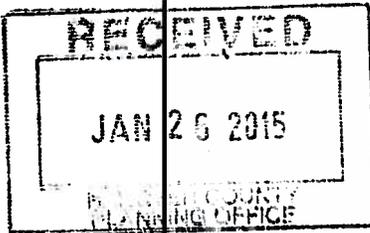
Sheet 1



Plat showing a
new 2.32 acre parcel
lying northeast of Greenwood Road
GPIN 7759-00-9967
Brian Manley

Ashland District
Hanover County

C. E. Duncan & Associates, Inc.
2808 Rocky Oak Road
POWHEATAN, VIRGINIA 23138
(804) 598-8240 Fax (804) 598-9240
DATE: 10/21/14 SCALE: 1"=100'
DRAWN BY: CED JOB NO.: 14-0100



ORDINANCE C-22-14(c)

OWNER OF RECORD: BRIAN C. MANLEY

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 25th day of March, 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 7759-00-9967(part), consisting of 2.32± acres located on the east line of Greenwood Road (State Route 625) approximately 1,900 feet south of its intersection with Ashland Road (State Route 623), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, subject to the following conditions which were proffered by the Applicant on January 29, 2015, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Plat showing a new 2.32 acre parcel lying northeast of Greenwood Road, GPIN 7759-00-9967, Brian Manley," dated October 21, 2014, and prepared by C.E. Duncan & Associates, 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. Family Division. The property shall only be divided for immediate family members, in accordance with Sections 25-31 through 25-33 of the Hanover County Code. Title to the newly created lot shall be held by the owner or a family member to whom the property was sold or given for at least five (5) years following the date that the Board of Supervisors approved this application for rezoning; provided, that this proffer shall not prohibit the involuntary transfer of either lot by foreclosure, death, judicial sale, condemnation, or bankruptcy. This shall not preclude the transfer of the property as a result of a demonstrated hardship as determined by the Director of Planning.

4. Reservation of Right-of-Way. The Owner agrees to reserve thirty (30) feet of right-of-way from the centerline of Greenwood Road (State Route 625) 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-22-14(c), Brian C. Manley, 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 _____ February 19, 2015 _____

Board of Supervisors _____ March 25, 2015 _____

Adopted _____ March 25, 2015 _____

This is to certify that the above is a true copy of C-22-14(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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