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-7-14

E. Tyree Chappell, Estate

Rezone A-1 to RS

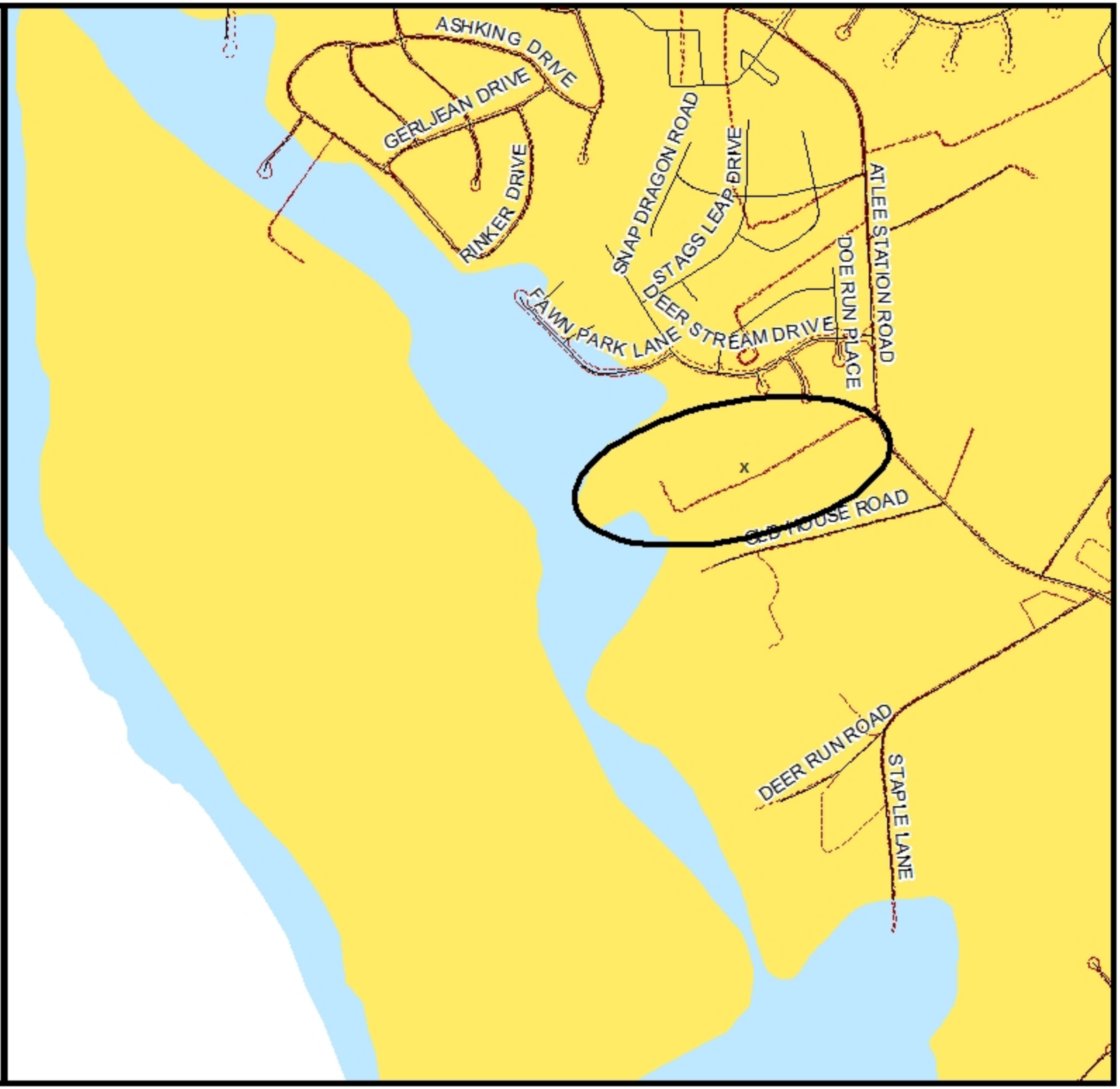
Suburban General Land Use

GPIN: 7796-28-9346(part)

Chickahominy Magisterial District

1 inch = 900 feet

May 06, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-7-14

E. Tyree Chappell, Estate

Rezone A-1 to RS

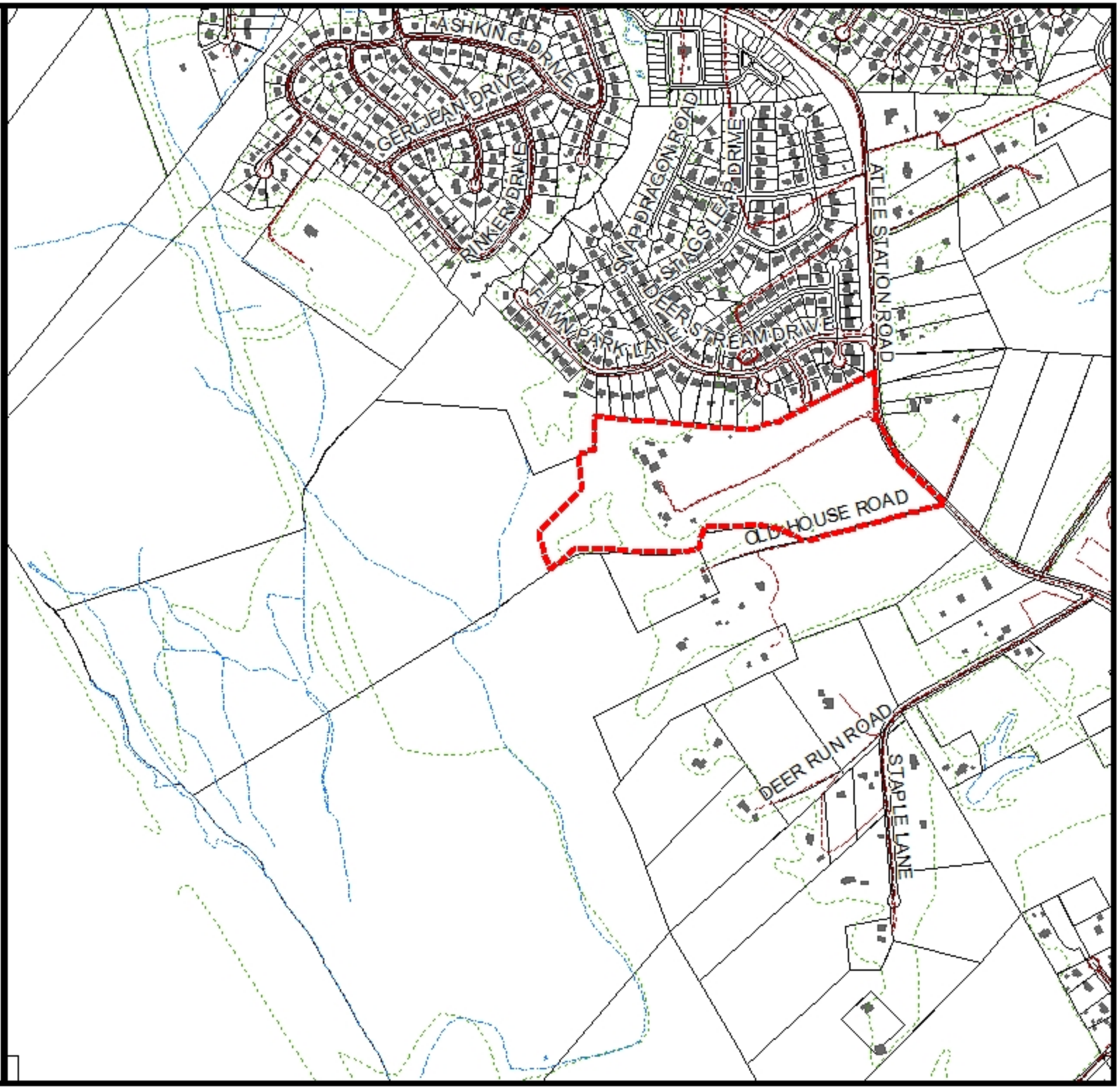
Zoned A-1

GPIN: 7796-28-9346(part)

Chickahominy Magisterial District

1 inch = 900 feet

May 06, 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-O
RS	M-1
R-1	M-2
R-2	M-3
R-3	

C-7-14

E. Tyree Chappell, Estate

Rezone A-1 to RS

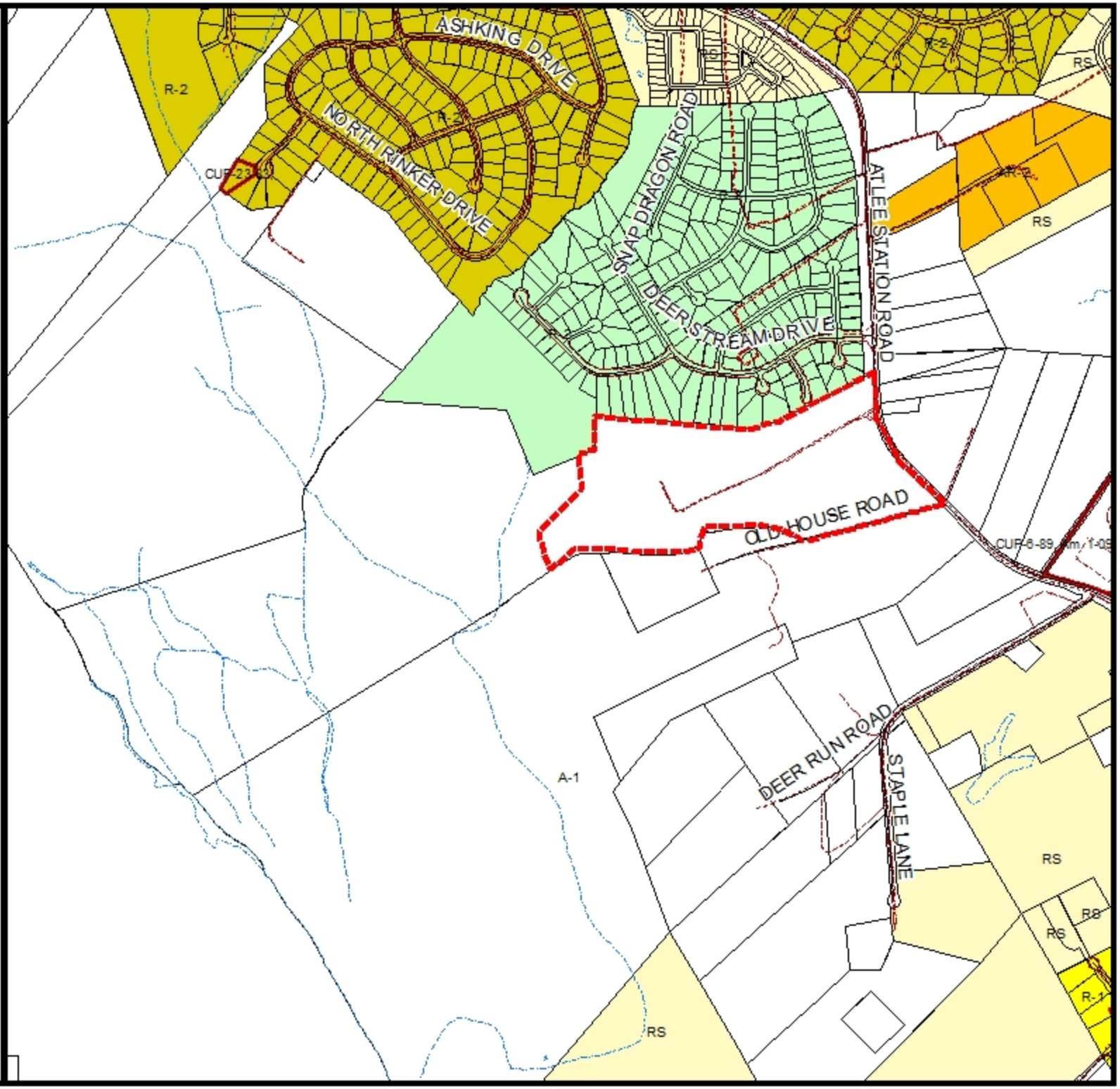
Zoned A-1

GPIN: 7796-28-9346(part)

Chickahominy Magisterial District

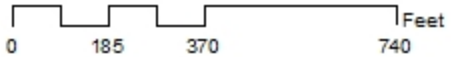
1 inch = 900 feet

May 06, 2014



C-7-14 E. Tyree Chappell, Estate

2013 Aerial



C-7-14(c), E. TYREE CHAPPELL, ESTATE

Residential Rezoning Report
Chickahominy Magisterial District
Board Meeting Date: October 22, 2014

Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single Family Residential District with conditions
Requested Density	1.62 dwelling units per acre
Acreage	41.94
Location	On the west line of Atlee Station Road (State Route 637) approximately 300 feet south of its intersection with Deer Stream Drive (State Route 2140)
GPIN	7796-28-9346(part)
General Land Use Plan	Suburban General
Major Thoroughfare Plan	Atlee Station Road, a Major Collector (100' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone approximately 42 acres located on the west side of Atlee Station Road between Deer Valley Subdivision and Old House Road from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions. The proposed subdivision will include 68 residential lots and 8.6 acres of common open space, which exceeds the open space requirement (15% = 5.45 acres). A total of 16.65 acres of open space are created when the RPA, steep slopes and subdivision buffer are added to the open space otherwise provided. Amenities for this subdivision are passive in nature; sidewalks and pedestrian trails provide access to open spaces that are suitable for various uses by residents.

The applicant is seeking preliminary plat approval with the rezoning.

Recommendations

Staff

APPROVAL subject to the proffers submitted on October 1, 2014, and the conceptual plan, dated July 31, 2014, and revised September 15, 2014.

Planning Commission

APPROVAL subject to the proffers submitted on October 1, 2014, and the conceptual plan, dated July 31, 2014, and revised September 15, 2014.

Planning Analysis

The Comprehensive Plan designates this property for Suburban General with a recommended density of 1-4 dwelling units per acre. The proposed project's density falls at the lower end of that density range at 1.73 units per acre. This lower density is a result of the topography of the property and the existence of resource protection areas while at the same time providing lot sizes that are similar to those in nearby subdivisions.

This request achieves the following objectives of the comprehensive plan:

- Compact and contiguous development that maximizes the efficient use of public facilities;
- Promotes the interconnection of communities to enhance vehicular, bicycle, and pedestrian circulation and reduce demand along existing and proposed thoroughfares;
- Provides for adequate and safe vehicular access to thoroughfares;
- Ensures land uses are harmonious with surrounding uses and residential density;
- Promotes variation in building elevations through diverse but complementary architectural forms, materials, colors and texture; and,
- Provides for the preservation of cultural resources and environmental features such as wetlands and Resource Protection Areas, and scenic viewsheds.

The lots proposed for this subdivision are consistent with nearby subdivisions as they range in size from .24 to .74 acre. For example, the lots in the adjacent R-3 subdivision range from .18 to .81 acre.

The elevations submitted with this request show that the homes will be constructed of a variety of quality materials, and should be compatible with the surrounding subdivisions that line Atlee Station Road.

School Statistics and Projections

Population Increase					
General Population	68 units	x	2.68 (avg. persons per household)	=	183 persons
School Children	183 persons	x	20% (avg. % of children per pop.)	=	37 children

School Enrollment Forecast				
Schools Affected	Capacity	2013	2014	2015
Cool Spring Elementary	835	681	608	561
Chickahominy Middle	1280	1187	1170	1172
Atlee High	1725	1608	1601	1619

RS District Requirements

District Requirement	Required	Proposed
Density	1-4 DU per acre	1.73 DU per net acre; 1.62 DU per gross acre
Open Space	15% (5.45 acres)	20.7% (8.7 acres) provided
Curb & gutter	Yes	Provided
Street Trees	Yes	Provided
Pedestrian paths	Yes	Provided
Street Buffers	Yes (50' along Atlee Station)	Provided
Curb & gutter	Yes	Provided

As indicated in the table above, the proposed project provides the required features for the RS zoning district and will provide more than the required open space. While most of the common open space is at the rear of the project, the development is surrounded by common area on three sides, has two smaller common areas that may be usable to the residents consisting of 0.89 acre and 0.44, the latter of which is centrally located at the intersection of proposed Simpson Bay Drive and Puddle Duck Lane. While no active recreational uses are shown, the community will include sidewalks on both sides of each street and pedestrian trails are provided in the subdivision's landscaped street buffer. Four of the five cul-de-sacs in this development also provide open space access to residents. Typical landscaping cross sections have been provided for the street buffer and for typical plantings along the internal streets.

This subdivision will be located on a portion of the Summer Duck Farm, which includes a home that dates to the 1840s and several outbuildings that date to the late 19th and early 20th centuries. This proposal saves the oldest of the farm structures on Lot 33, including the historic home, the smokehouse to its left and the granary to its right. Lot 33 is the largest of the lots in the subdivision, which has also been designed so that these historic structures are in a vista at a turn along Puddle Duck Lane where a landscaped eyebrow feature has been place in the roadway to accentuate the vista. While the layout design that the Historical Commission originally recommended could not be accommodated because it disrupted the layout of the subdivision, the Commission has been informed of the new layout design as described above, and they were satisfied that this house has been provided some distinction within the development.

To address a request made at the community meeting, the developer has added a 20-foot landscaped strip along the property line, which will allow space for maintenance of the buffer. At this property line, there is also a temporary cul-de-sac where the right-of-way for a road providing interconnectivity to the adjacent parcel. The landscaping at the property line in this location will be within the right-of-way. The applicants have provided Proffer #7 to address this situation. That proffer indicates that the owner will plant trees in the right-of-way, but that the homeowners' association will be responsible for their maintenance until such time as the connection is made to the adjacent parcel, and that the association will also bear the responsibility and cost of removing the trees out of the right-of-way.

Transportation

The applicant had a traffic impact analysis prepared, which has been reviewed by staff and VDOT. The analysis recommended that:

- A northbound left turn lane on Atlee Station Road with 100 feet of storage and a taper and transition at a length within the property frontage was needed, and
- The entrance have one ingress lane and two egress lanes providing a separate eastbound left and right turn lanes.

The applicant showed these improvements on its initial conceptual plan. However, based on comments at the community meeting that indicated a desire for the new traffic to be removed from the southbound through lane on Atlee Station as quickly as possible when it is slowing to enter the proposed development, the applicant has added a right turn taper to the latest plans.

Staff notes that VDOT has indicated that it may require the northbound left turn lane to be constructed to its standard design standards, which require 200 feet of storage with a 200 foot taper. Depending on physical barriers restricting turn lane length provided during subdivision review, VDOT indicates it may allow that recommended length to be adjusted but that will be based on queuing requirements determined at that time.

Community Meeting

The applicant held a community meeting on July 31, 2014. Issues raised at the meeting included the following:

- *The main concern for citizens that attended this meeting was traffic along Atlee Station Road. They indicated that current conditions made it difficult to exit their subdivisions, so they were concerned about the additional traffic this development will produce.* Staff believes the turn lanes provided at the subdivision will remove the new traffic from the through lanes, so should not impair existing traffic from traveling through this area. In addition, staff noted to the community that the upcoming Atlee Road extension project should provide some relief to the area. Once that is constructed, traffic signaling should provide breaks in traffic that will allow residents of existing subdivisions to enter Atlee Station Road at regular intervals.
- *School traffic – school buses for the three county schools nearby block traffic for long period of time on Atlee Station Road during the morning rush hour and in the afternoons.* This is an issue that cannot be addressed through the zoning process.
- *Request for traffic calming within subdivisions in the area.* The staff noted that these types of requests must be made to VDOT, as they must approve design changes to State roads.
- *A request was made for a landscaped buffer along the shared property line next to Old House Road.* The applicant has address this issue by providing a 20-foot landscape stripe along this property line on the conceptual plan.

Agency Analysis

Agency	Comment Summary
Public Works	Standard comments regarding stormwater, Chesapeake Bay and drainage requirements noted, but also recommended that the wetlands delineation be confirmed by the Army Corps of Engineers and perenniality study performed. The notes on the plan indicate these have been done.
Public Utilities	Standard comments for public utility connection, noting two separate waterline connections are required for development with more than 50 lots.
Fire/EMS	Roads must be 26' minimum, and cul-de-sacs must have a 96-foot diameter. The standards appear to have been applied to the conceptual plan.
VDOT	Entrance located contingent on sight distance being achieved. The plan shows that the entrance has over a 1,000 feet of sight distance to the north and 525' to the south, which is more than VDOT requires (500').
Historical Commission	The Commission's recommendations are attached, and summarized above. The Commission is satisfied with the current layout of the project.

The conceptual plan shows a Verizon utility easement that enters the site from the Atlee Station Road and crosses lots 1, 2, 5-9 and the cul-de-sac on Gadwald Court to an off-site utility building on the adjacent property. The applicants indicate this is not simply an access easement, but contains underground utility lines and cannot be vacated as requested by staff. Staff notes that on some of these lots, the utility easement displaces the 10' landscape easement but trees are still shown on those lots without enough room. Staff suggests that instead of involving the utility company in this issue, the streets trees, on the lots where there is a conflict with the utility easement, should be relocated to the nearby open space lot where they can be planted in groupings to improve the appearance of that open space area and provide shade. The final conceptual plan shows this option.

Planning Commission Recommendation

At their meeting of September 18, 2014, the Hanover County Planning Commission, on a motion by Mr. Padgett, seconded by Mr. Whittaker, voted to recommend **DENIAL** of the request as submitted, but **APPROVAL** to rezone to RS(c), Single Family Residential District with conditions on GPIN 7796-28-9346(part), consisting of approximately 41.94 acres, subject to the changes to the proffers and conceptual plan as recommended by staff. The recommended changes to the conceptual plan included correction of the dedication of right-of-way from 75 feet to 50 feet, and placing the difference in the area of the lots that back up to Atlee Station Road, and clustering some street threes in the 0.44 acre open space from those lots that cannot have the ten foot easement due to the Verizon easement.

Proffers

Staff recommends the proffers submitted on October 1, 2014, which have been revised as recommended by staff and the Planning Commission:

1. Contribution for Road Improvements. The applicant has proffered a calculated contribution for road improvements for the area of the Atlee Station Road/Sliding Hill/Atlee Road Extended projects in the amount of $6,671.00.

2. House Size. The applicant has proffered a minimum house size of 1,800 square feet.

3. Foundations. The applicant has proffered that the foundations of homes shall have and exterior of brick or stone.

4. Right-of-way Dedication. The applicant has proffered to provide 50' of right-of-way from the centerline of Atlee Station Road to the property.

5. Road Improvements. The applicant has proffered that the entrance and turn lanes from Atlee Station Road shall be located, designed and constructed in general conformity with the conceptual plan, and that the actual design and construction shall conform to VDOT standards and specifications, with the turn lane and taper lengths determined by VDOT prior to subdivision plan approval.

6. Buffer. The owner has proffered buffer language to address the 20' landscape strip that crosses a right-of-way connection to the adjacent property to the south. This language is the same as staff suggested. The need for this proffer was discussed earlier in the report.

7. Historic structure. The owner has proffered that the historic structure on lot 33 shall be preserved and maintained as shown on the conceptual plan, but that the structure may be added to, provided the basic character of the home remains.

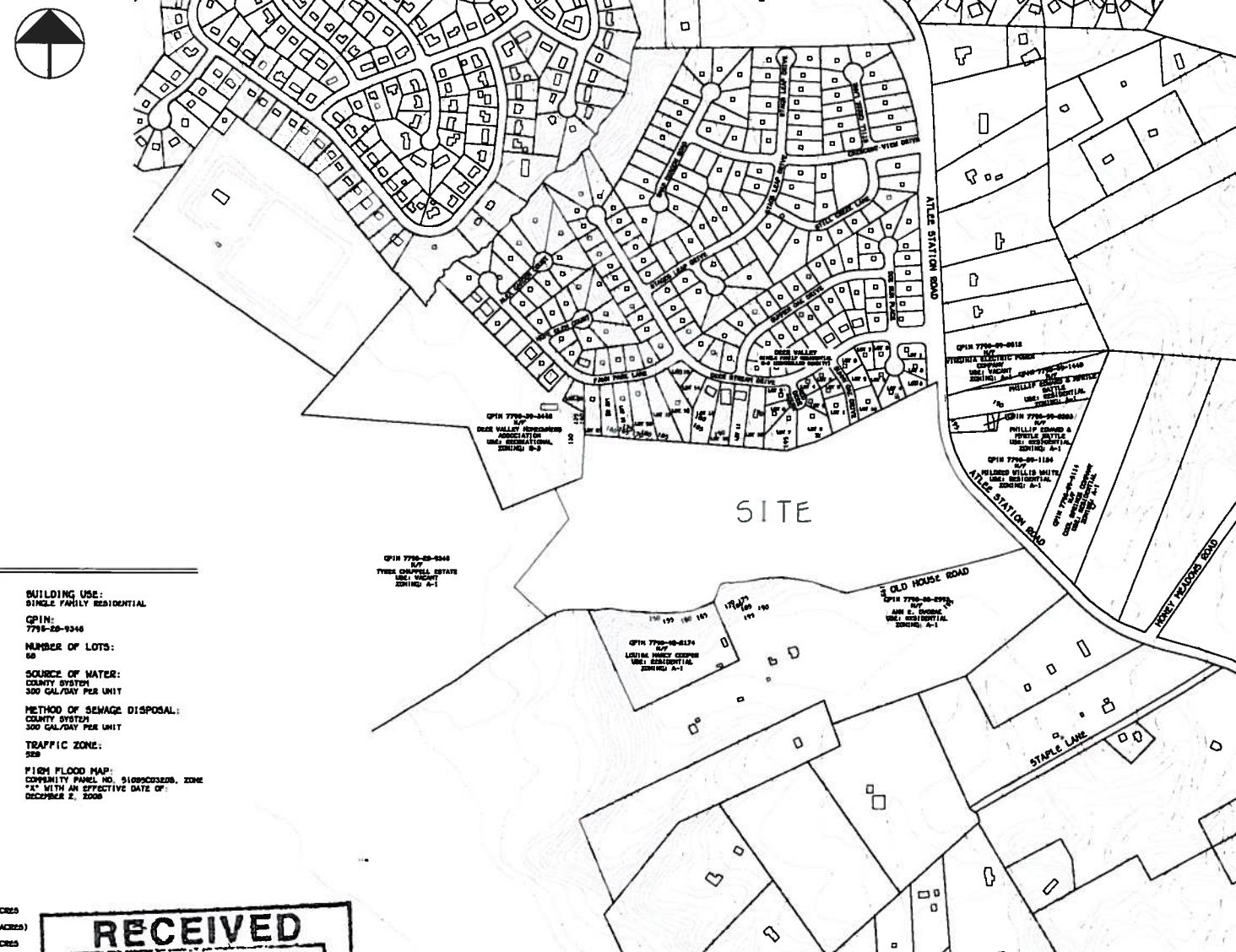
CDC/sm/HTE

Attachments

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

Available Upon Request

- ☑ Agency Review Comments
- ☑ Traffic Study – Full Copy
- ☑ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy



BUILDING USE:
SINGLE FAMILY RESIDENTIAL

GPIN:
7795-20-9346

NUMBER OF LOTS:
68

SOURCE OF WATER:
COUNTY SYSTEM
300 GAL/DAY PER UNIT

METHOD OF SEWAGE DISPOSAL:
COUNTY SYSTEM
300 GAL/DAY PER UNIT

TRAFFIC ZONE:
529

FIRM FLOOD MAP:
COMMUNITY PANEL NO. 51059C0320D, ZONE
"X" WITH AN EFFECTIVE DATE OF:
DECEMBER 2, 2008

CRES
ACRES)
CRES

RECEIVED

HOPE GLEN COURT
FAWN PARK LANE
SUMMER OAK DRIVE
DEER STREAM DRIVE
DEER VALLEY
SINGLE FAMILY RESIDENTIAL
SUNNY OAK DRIVE
RED DEER COURT
NOTE: 0.07 AC. OPEN SPACE TO BE USED FOR ACCESS TO VERIZON BUILDING
GPIN 7798-89-0812 N/F VIRGINIA ELECTRIC POWER COMPANY USE: VACANT ZONING: A-1
GPIN 7798-89-1448 N/F PHILLIP EDWARD & MYRTLE BATTLE USE: RESIDENTIAL ZONING: A-1
GPIN 7798-89-0383 N/F PHILLIP EDWARD & MYRTLE BATTLE USE: RESIDENTIAL ZONING: A-1
GPIN 7798-89-1134 N/F MILDRED WILLIS WHITE USE: RESIDENTIAL ZONING: A-1
ATLEE STATION ROAD ROUTE 637
OLD HOUSE ROAD
GPIN 7798-38-2593 N/F ANN E. DVORAK USE: RESIDENTIAL ZONING: A-1
GPIN 7798-48-2174 N/F LOUISE NANCY COOPER USE: RESIDENTIAL ZONING: A-1
GPIN 7798-39-3448 N/F DEER VALLEY HOMEOWNERS ASSOCIATION USE: RECREATIONAL ZONING: B-3
GPIN 7798-28-9348 N/F YRES CHAPPELL ESTATE USE: VACANT ZONING: A-1
OPEN SPACE 14.13 ACRES
OPEN SPACE 1.28 ACRES
OPEN SPACE 0.44 ACRES
OPEN SPACE 0.89 ACRES
SWM BASIN (WET POND)
EXISTING WETLANDS
100 YEAR FLOODPLAIN
1255'± ALONG WETLANDS
NOTE: PART/ALL OF THIS SITE LIES WITHIN THE RMA. THE LIMITS OF ANY RPA LOCATED ON THIS SITE HAVE BEEN SHOWN ON THE PLAT.
NOTE: EX. WETLANDS SHOWN REPRESENTS FIELD SURVEY OF CORPS CONFIRMED DELINEATION. EX. RPA SHOWN REPRESENTS PERENNIALITY DETERMINATION BASED ON CONFIRMED WETLANDS.
NOTE: AN EXISTING 2009 GENERAL CONSTRUCTION PERMIT (VSMP) COVERS THIS SITE.
NOTE: EXISTING SITE IS OPEN FIELD
NOTE: NO KNOWN AQUIFER RECHARGE AREAS EXIST ON SITE
SIDEWALK DETAIL
3000 P.S.I. CONC.
QUALIFIED OPEN SPACE
LEGEND
QUALIFIED OPEN SPACE
RECEIVED
Scale: 1" = 100'

ORDINANCE C-7-14(c)

OWNER OF RECORD: E. TYREE CHAPPELL, ESTATE

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 10th day of December, 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 7796-28-9346(part), consisting of 41.94± acres located on the west line of Atlee Station Road (State Route 637) approximately 300 feet south of its intersection with Deer Stream Drive (State Route 2140), (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 October 1, 2014, and accepted by the Board:

1. Contribution for Road Improvements. The Property Owner, for itself, and its successors and assigns, agrees to pay Hanover County, prior to issuance of a Certificate of Occupancy, the amount of Six Thousand Six Hundred Seventy-One and 00/100 ($6,671.00) per single family unit built on the RS zoned 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 paid to the Owner or his successors in title.

2. House Size. Minimum house sizes shall be 1,800 square feet. The calculation of minimum floor area shall not include floor area devoted to garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.

3. Foundations. The exterior of all foundations of homes shall have an exterior of brick or stone.

4. Right-of-Way Dedication. The Property Owner agrees to dedicate fifty (50') feet of right-of-way from the centerline of Atlee Station Road (State Route 637) for future widening, free of cost, upon request of the County or VDOT.

5. Road Improvements. The entrances and the turn lanes from Atlee Station Road shall be located, designed, and constructed in general conformity with the conceptual plan. The actual design and construction shall conform to VDOT standards and specification, and turn lane and taper lengths shall be determined by VDOT prior to subdivision approval.

6. Buffer. The Property Owner agrees to plant four (4) trees within the fifty (50') foot right-of-way that will provide a future roadway connection to GPIN 7796-36-2593 (the "Adjacent Parcel"). The trees shall be maintained by the homeowners association until such time as the roadway connection is made to the Adjacent Parcel. At such time as the connection is made, the homeowners association shall bear the responsibility and cost of removing the trees. Removal shall occur within 60 days following a request by the County or VDOT.

7. Historic Structure. The historic structure, known as Summerduck (Log House, Rt. 637), VDHR#42-209 and 953, and its two outbuildings shown on the conceptual plan shall be preserved and maintained on Lot 33 as shown on the conceptual plan, unless any such structure is damaged or destroyed by fire, Act of God, or other casualty. This shall not prevent the owner of the site from adding to the structure, provided its basic character remains.

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-7-14(c), E. Tyree Chappell, Estate, 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 September 18, 2014

Board of Supervisors December 10, 2014

Adopted December 10, 2014

This is to certify that the above is a true copy of C-7-14(c), adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

CDC/sm/hte