

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-10-15

Sharyn G. and Thomas E. Bengel

Rezone A-1 to RS
(1 lot family)

Suburban General Land Use

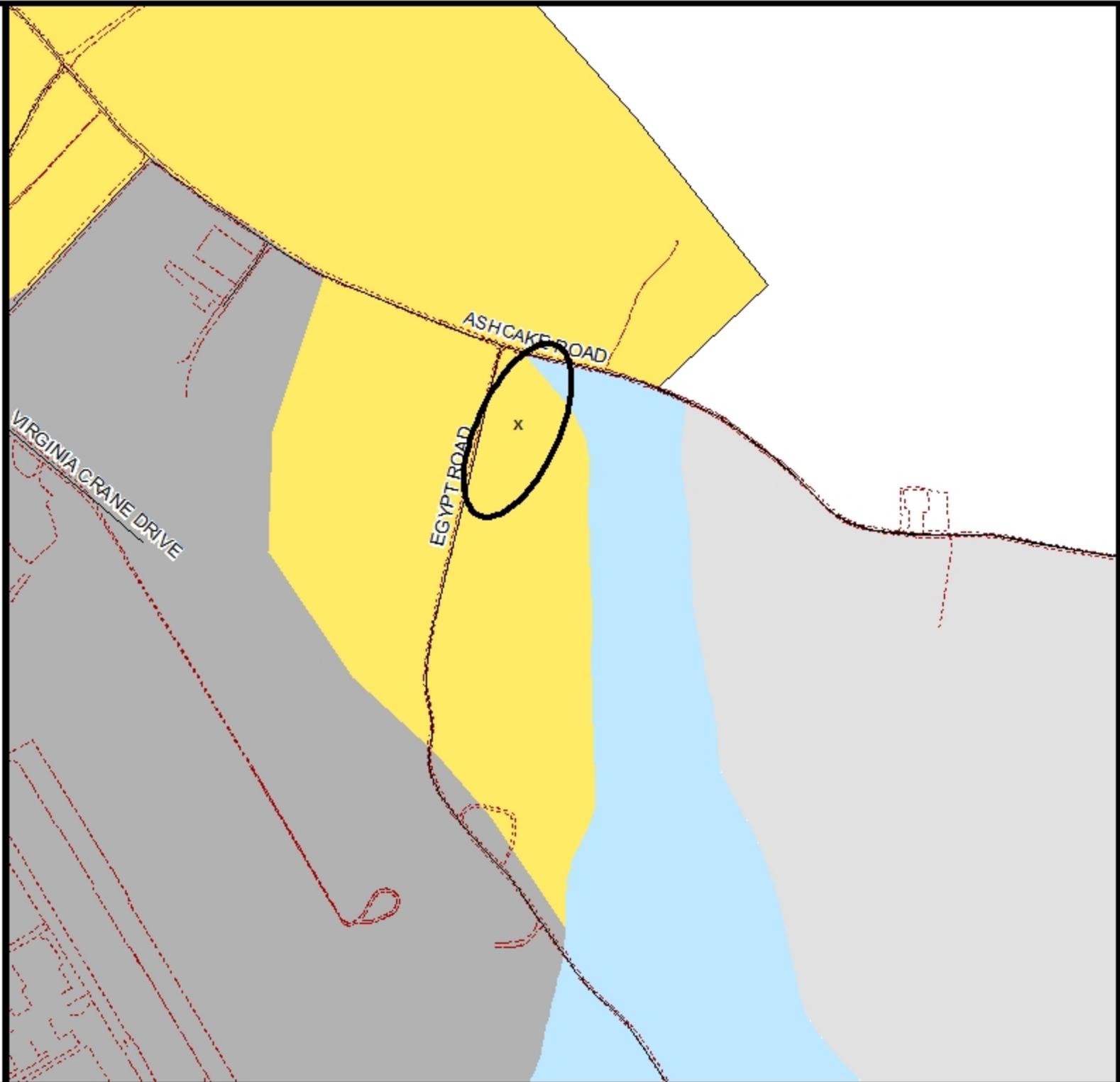
GPIN: 7798-16-7439

Ashland Magisterial District



1 inch = 600 feet

April 06, 2015

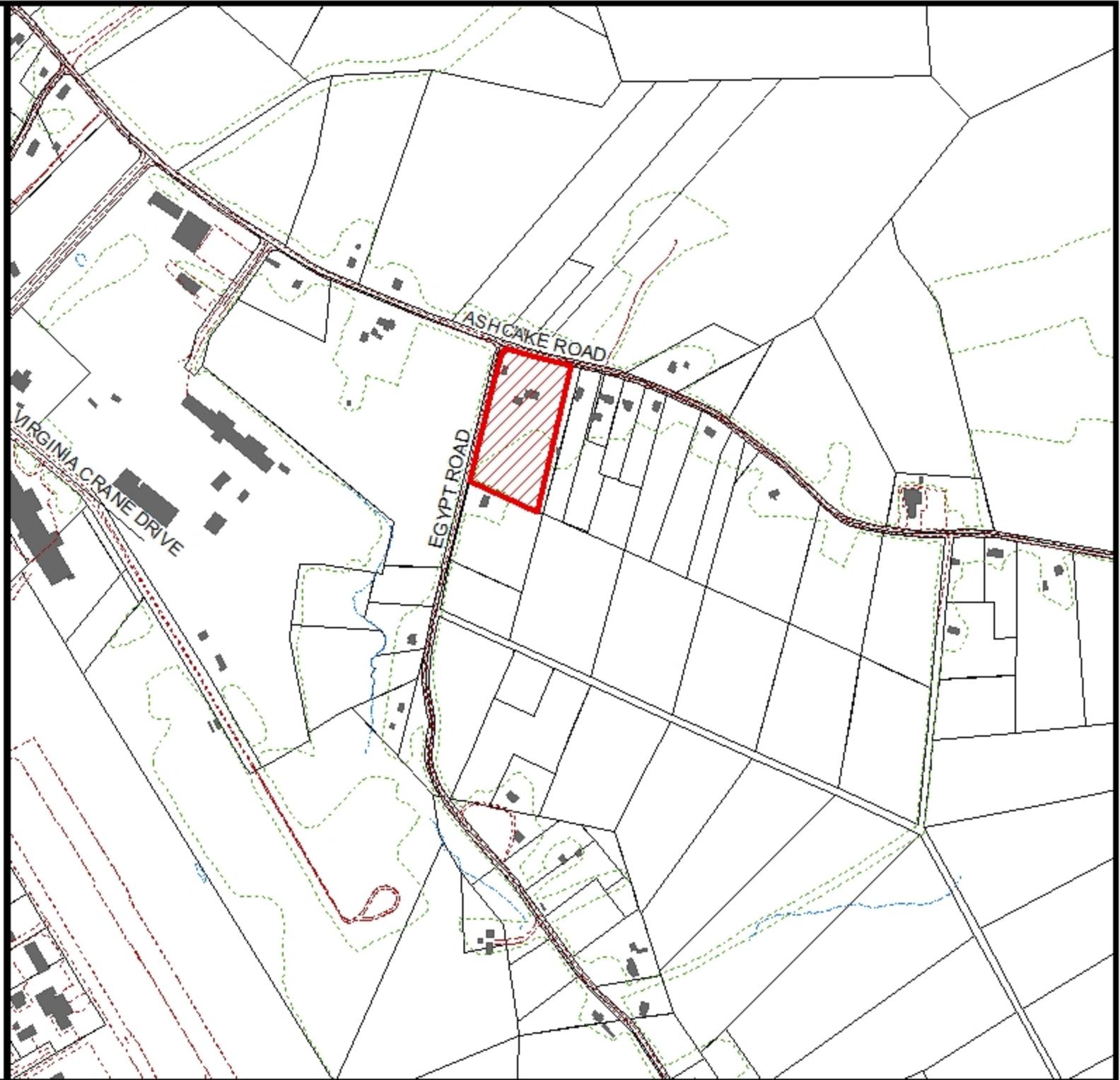


**Hanover County,
Virginia**

General Parcel Map

Legend

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



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Rezone A-1 to RS
(1 lot family)

OPIN: 7798-16-7439
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1 inch = 600 feet

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

C-10-15

Sharyn G. and Thomas E. Bengel

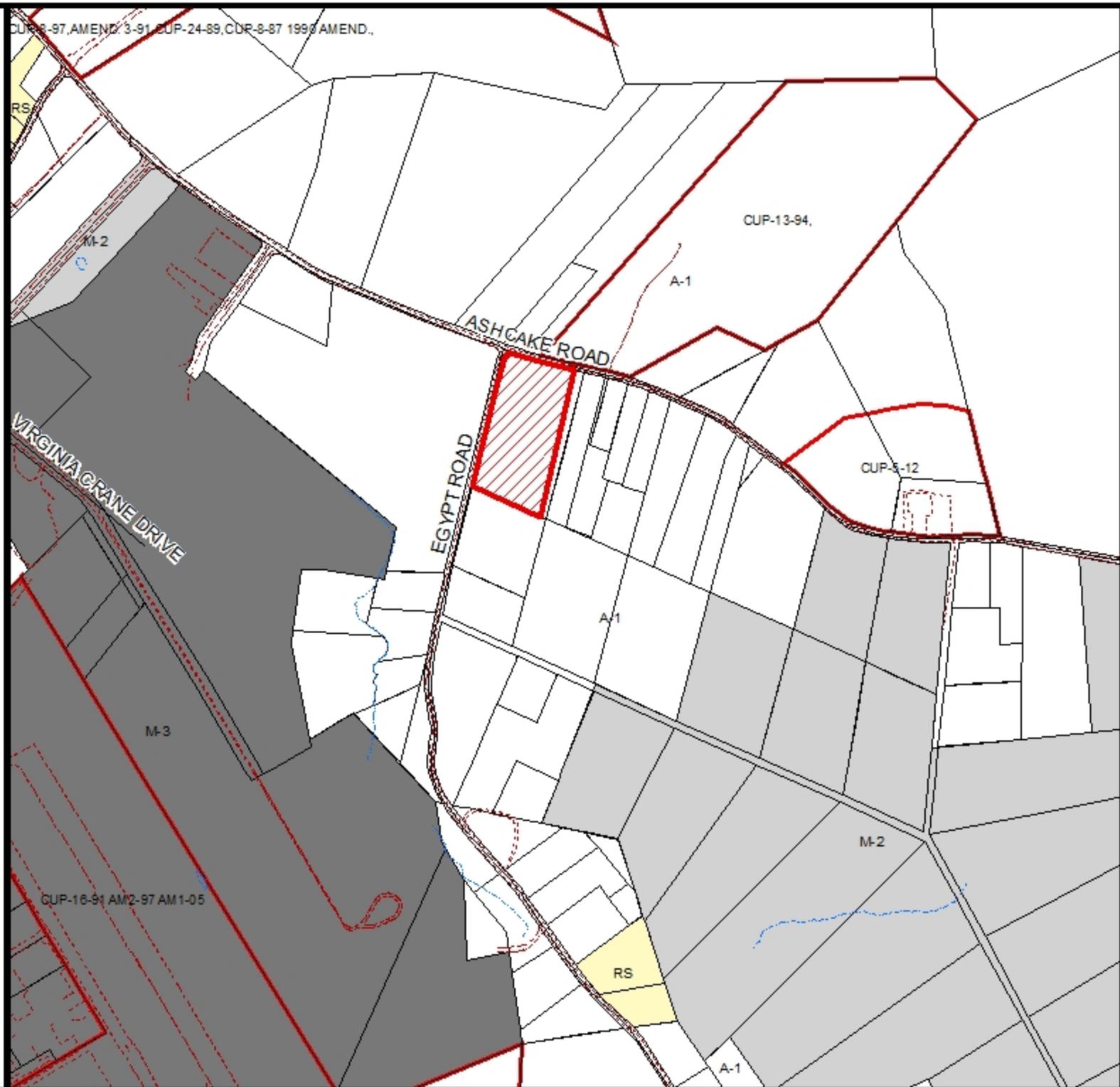
Rezone A-1 to RS
(1 lot family)

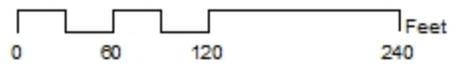
GPIN: 7798-16-7439
Ashland Magisterial District



1 inch = 600 feet

April 06, 2015





C-10-15(c), SHARYN G. & THOMAS E. BENGEL

Residential Rezoning Report
Ashland Magisterial District
PC Meeting Date: June 18, 2015



Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District
Requested Density	1 dwelling unit per 2.44 acres
Acreage	4.88 acres
Location	Southeast quadrant of the intersection of Ashcake Road (State Route 657) and Egypt Road (State Route 741)
GPINs	7798-16-7439
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Ashcake Road – Minor Collector (60' right-of-way)
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

This is a request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions to allow for the creation of one additional building lot for a family member.

Staff Recommendation

APPROVAL subject to the submitted proffers, dated May 13, 2015, conceptual plan, dated April 2, 2015,

Planning Analysis

The applicant has submitted a conceptual plan showing the 4.88 acre subject parcel to be divided into two lots: a 1.59 acre lot and a 3.29 acre lot, which will include the existing house and garage. The applicant intends to create a lot for a family member to build a house as a residence on the property. Lot 1 will continue to use their existing driveway on Ashcake Road, and Lot 2 will have access from Egypt Road. 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.

This application for RS zoning for one additional lot is consistent with the Suburban General land use designation in the Comprehensive Plan and should have little impact to this existing residential section of Ashcake Road.

Approval of this request could result in one additional dwelling unit. Schools affected are listed below:

School Enrollment Forecast				
Schools Affected	Capacity	2015	2016	2017
Elmont Elementary	540	385	381	371
Chickahominy Middle	1280	1179	1166	1149
Atlee High	1725	1677	1585	1525

Agency Analysis

Agency	Comment Summary
Health Department	AOSE must evaluate the property for a septic system.
Public Works	The lot is flat, and drainage will likely be a concern.
Public Utilities	The Water Code requires the new lot to connect to the County’s public water system.

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 with a minimum 3-year residency, and reservation of right-of-way. Staff recommends approval of the submitted proffers, dated May 13, 2015.

GJWB/sm/HTE

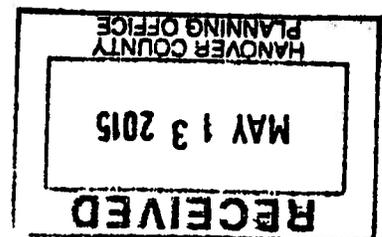
Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Proffers /Conceptual Plan

Proffers: C-10-15(c), Sharyn and Thomas Bengel

The undersigned, Sharyn and Thomas Bengel, owners of parcel designated GPIN 7798-16-7439, (“the Property”), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the Property is rezoned from A-1 to RS, the development and use of the Property shall be subject to the following conditions:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled “Bengel Concept Plan,” dated April 2, 2015, and prepared by Tom Bengel.
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 Chapter 25, Article II, Division 5 of the Hanover County Code. The family member to whom the property was sold or given shall hold title to and reside on the newly created lot 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 Egypt Road (State Route) and thirty (30) feet of right-of-way from the centerline of Ashcake Road (State Route 657) to the property for the future road widening.



Thomas E. Bengel
Owner

May 12, 2015
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Angela W. Pitts, do hereby certify that
Thomas Bengel has acknowledged the foregoing Proffer
before me, this 12th day of May, 2015.

Angela W. Pitts
Notary Public

My Commission Expires: 03/31/19



Sharon H. Bengel
Owner

May 13, 2015
Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Angela W. Pitts, do hereby certify that
Sharon Bengel has acknowledged the foregoing Proffers
before me, this 13th day of May, 2015.

Angela W. Pitts (SEAL)
Notary Public

My Commission Expires: 03/31/19



BENDEL CONCEPT PLAN

SKETCHED BY: TOM BENDEL

DATE APRIL 2, 2015

ASHCAKE ROAD

327.78'

149'

143'

100'

SEPTIC TANK

HOUSE

WELL

EXISTING

LOT 1 ± 3.29 ACRES

EGYPT ROAD

410.81'

465.23

345.27'

206'

PROPOSED

LOT 2 ± 1.59 ACRES

200'

345.27'

RECEIVED

APR 06 2015

FOR WEF COUNTY
PLANNING OFFICE

PROPOSED REZONING

1" = 100'