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

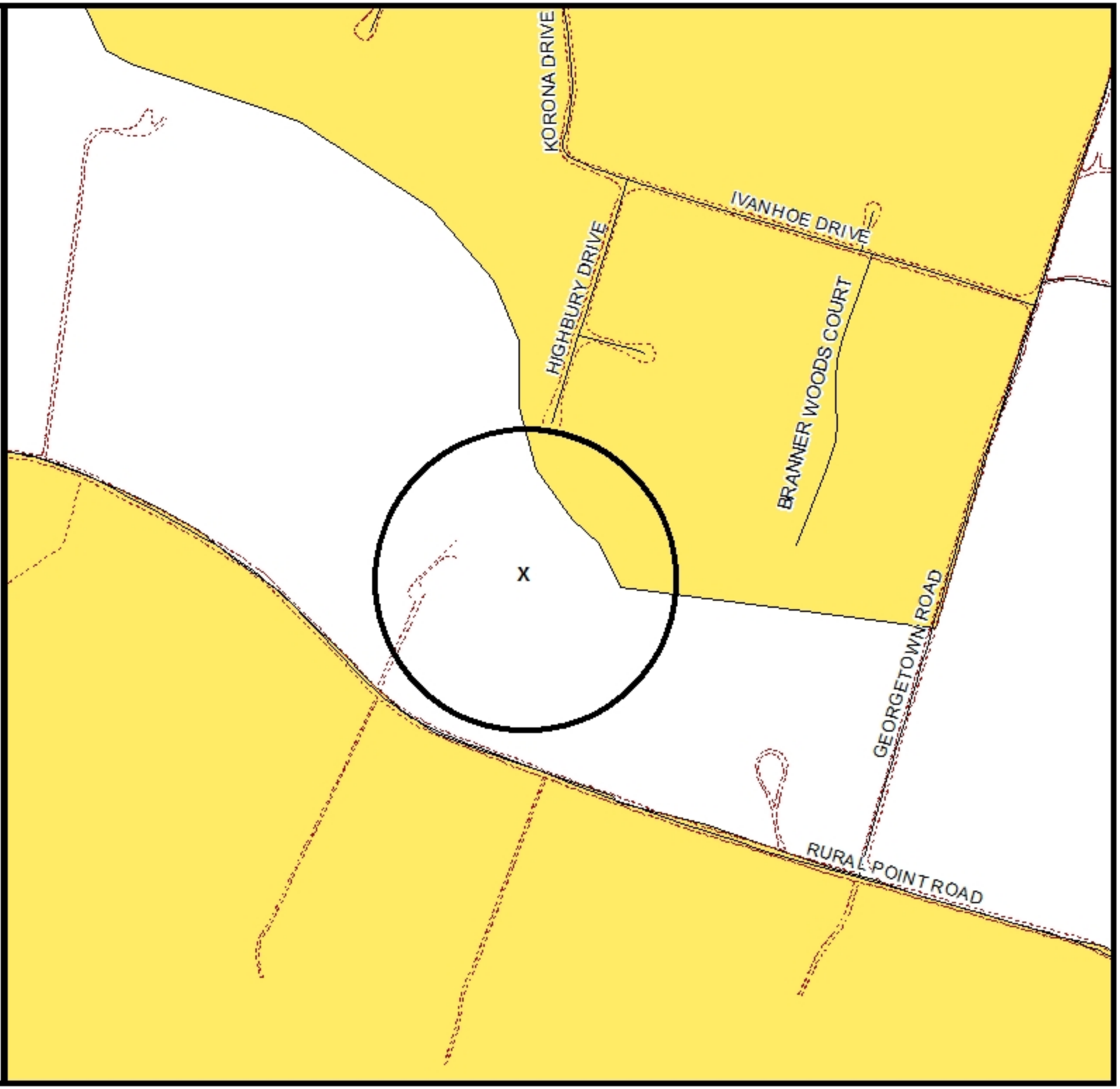
Agricultural and Suburban General Land Use

GPIN's: 8717-42-4438 & 8717-42-2334

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

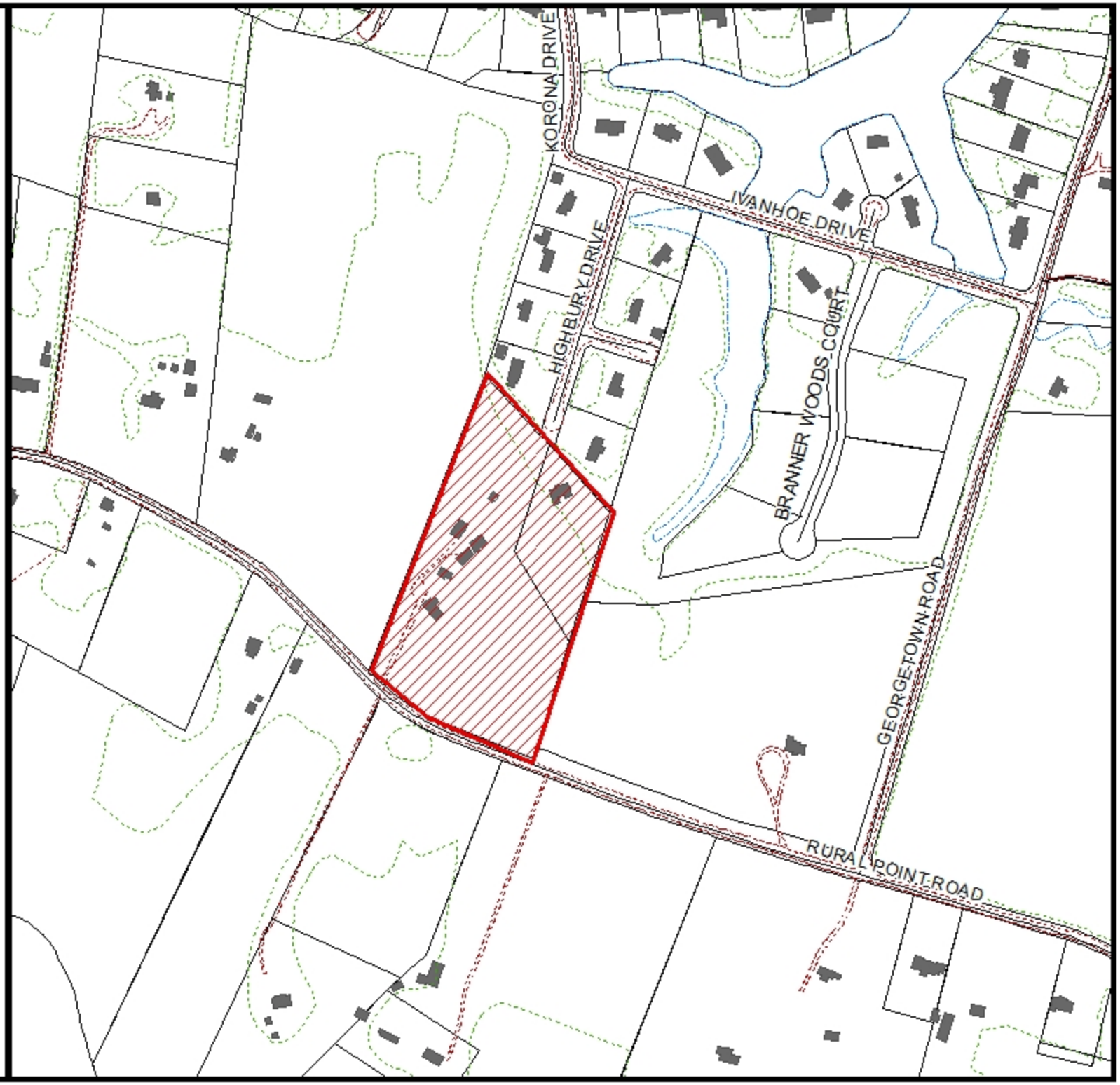
Zoned AR-6

GPIN's: 8717-42-4438 & 8717-42-2334

Henry Magisterial District

1 inch = 400 feet

February 02, 2015



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

C-2-98, Am. 1-15

Estate of Judith Ann Cox

conceptual plan amendment

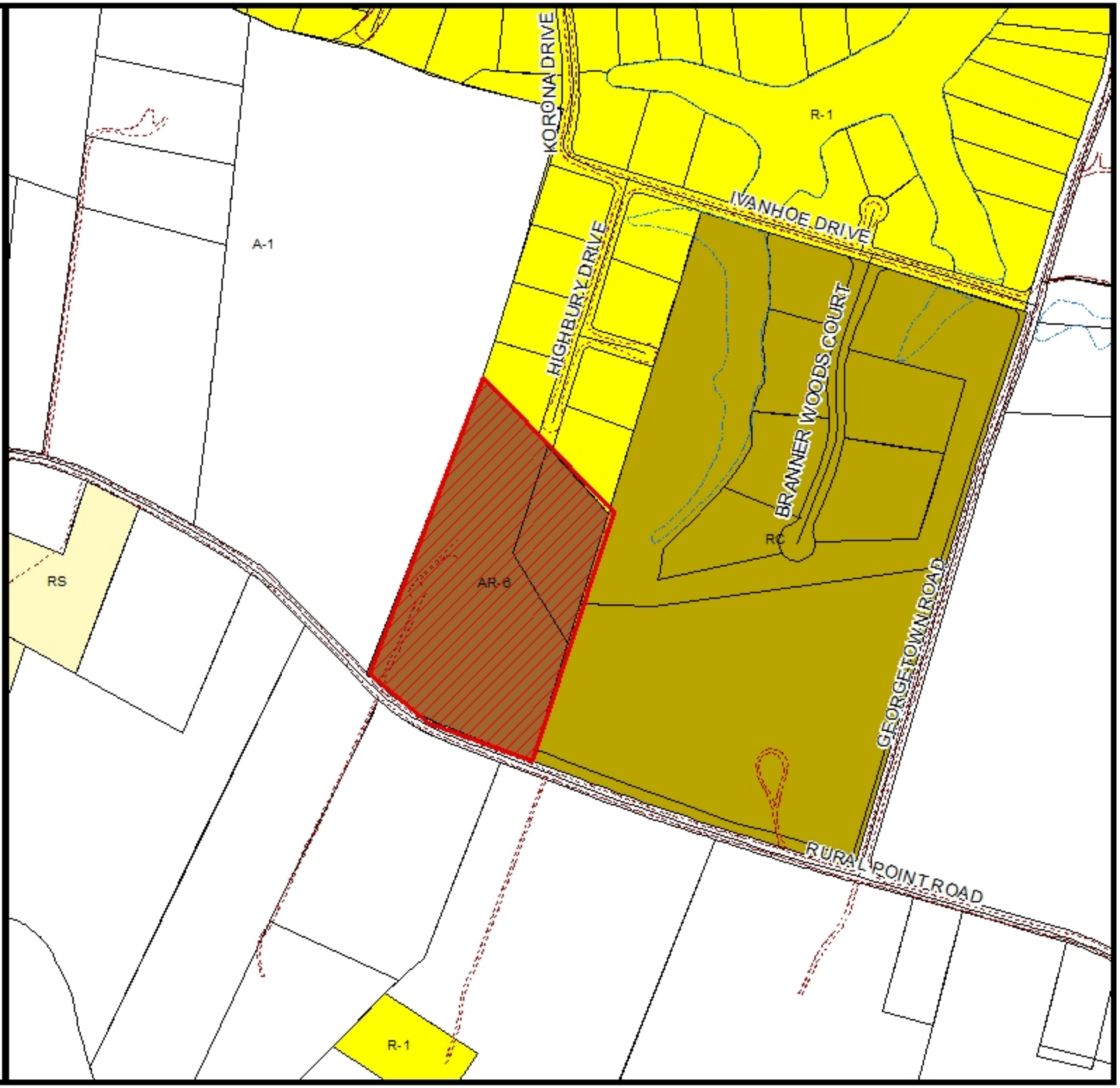
Zoned AR-6

GPIN's: 8717-42-4438 & 8717-42-2334

Henry Magisterial District

1 inch = 400 feet

February 02, 2015



C-2-98, Am. 1-15 Estate of Judith Ann Cox

2013 Aerial

0 95 190 380 Feet

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

Residential Rezoning Amendment Report
Henry Magisterial District
PC Meeting Date: April 16, 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.

Staff Recommendation

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

GJWB/sm/HTE

Attachments

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

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

The undersigned, Estate of Judith Ann Cox et al., owners of parcel designated GPIN 8717-42-4438 and 8717-42-2334, ("the Property"), voluntarily agrees for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the Property's zoning is amended, 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, titled "Plat Showing a Boundary Line Adjustment Between GPIN 8717-42-2334 and GPIN 8717-42-4438," dated January 27, 2015, revised 3/19/15, 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.

John J. Cox, Jr. 3/24/15
Date

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

I, Bradley Boykin, do hereby certify that John Cox, Jr has acknowledged the foregoing Proffers before me, this 24 day of March, 2015.

(SEAL)
Notary Public

My Commission Expires: 3/31/2016

BRADLEY MATHEW BOYKIN
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 280355
MY COMM. EXPIRES 03/31/2016
NOTARY PUBLIC

RECEIVED
MAR 25 2015
HANOVER COUNTY PLANNING OFFICE

Kimberly S. Cox

Kimberly S. Cox

3-24-15

Date

COMMONWEALTH OF VIRGINIA,

COUNTY OF HANOVER, to-wit:

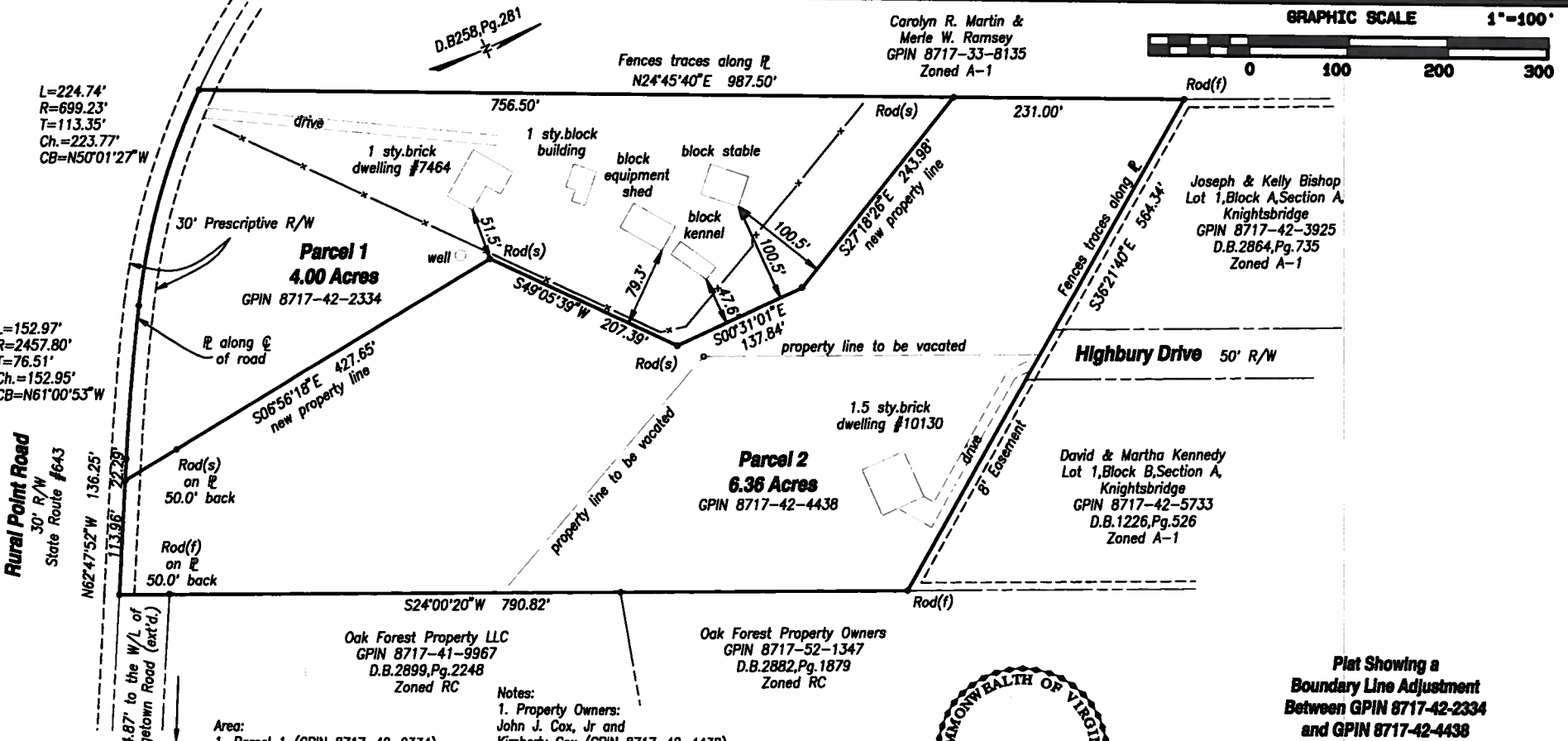
I, Bradley Boykin, do hereby certify that Kimberly Cox has acknowledged the foregoing Proffers before me, this 24 day of March, 2015.

(SEAL)

Notary Public

My Commission Expires: 3/31/2016

BRADLEY MATHEW BOYKIN
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 280355
MY COMM. EXPIRES 03/31/2016
NOTARY PUBLIC



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",

COMMONWEALTH OF VIRGINIA
WILLIAM R. KNOOP
Lic. No. 1876
LAND SURVEYOR

Plat Showing a
Boundary Line Adjustment
Between GPIN 8717-42-2334
and GPIN 8717-42-4438
Henry District, Hanover County, Virginia

Date: Jan. 27, 2015 Scale: 1"= 100' JN: 56340015A