

# 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

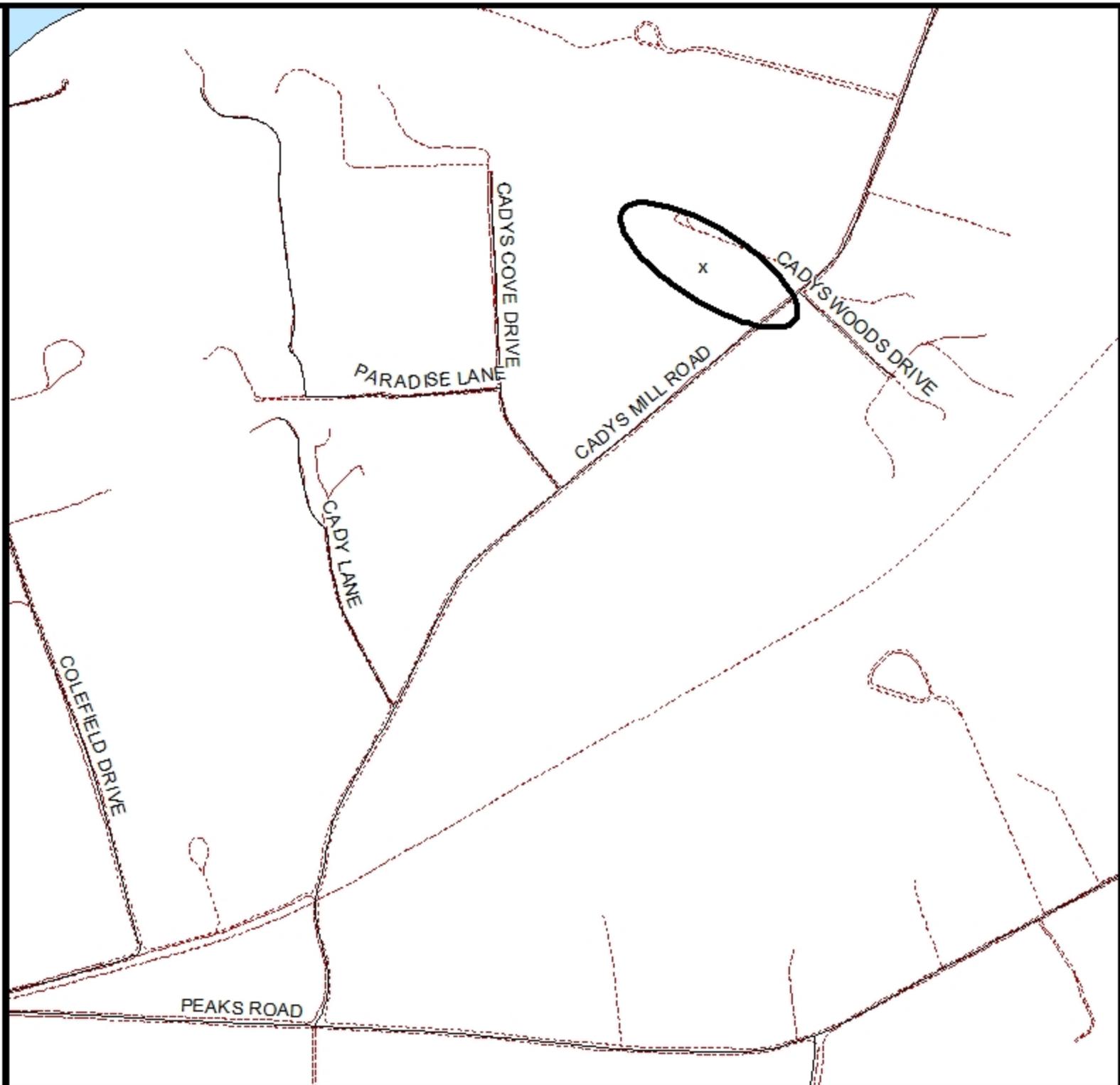
GPIN: 8709-71-6978

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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# 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)

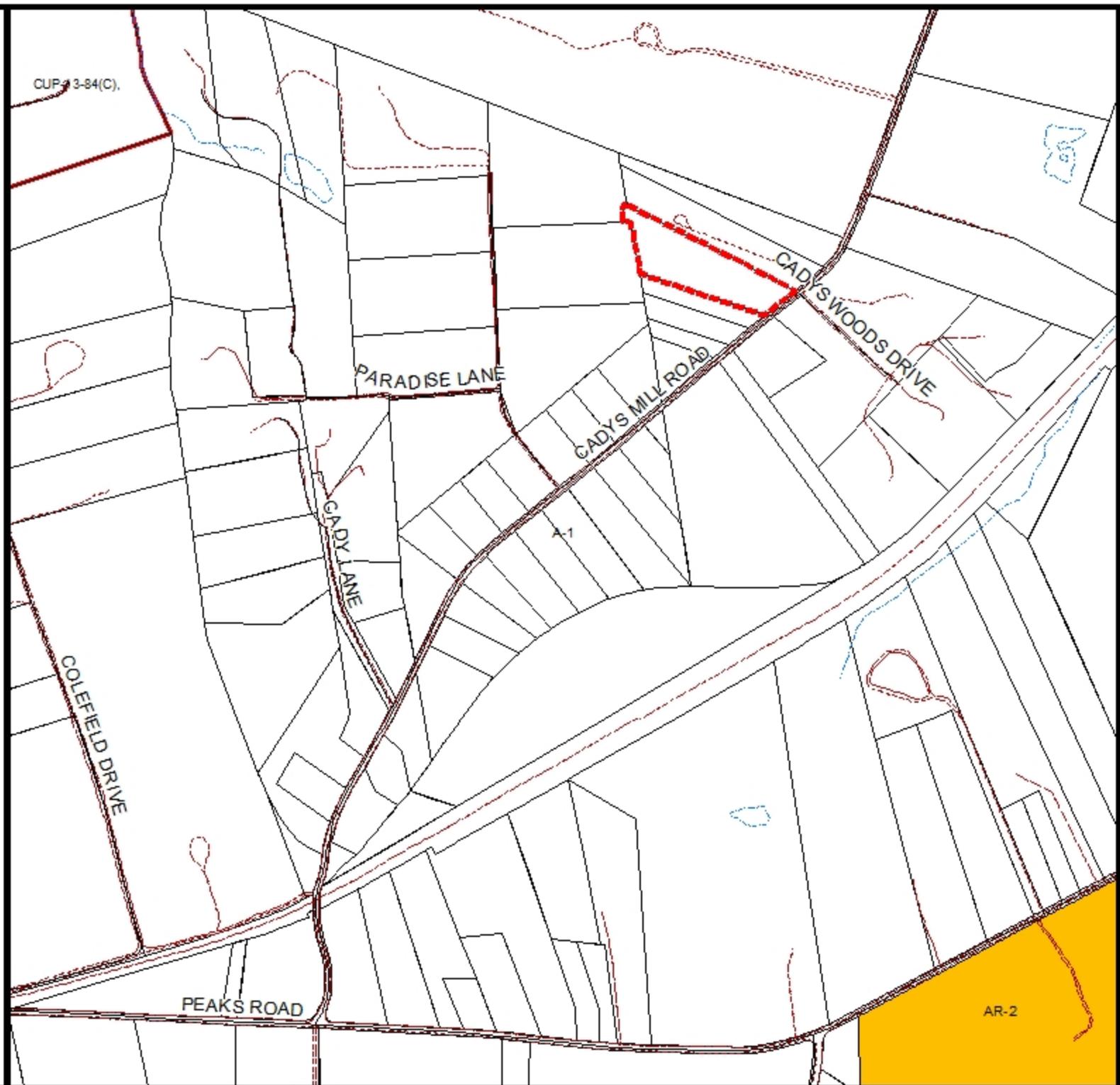
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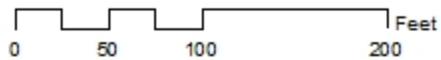
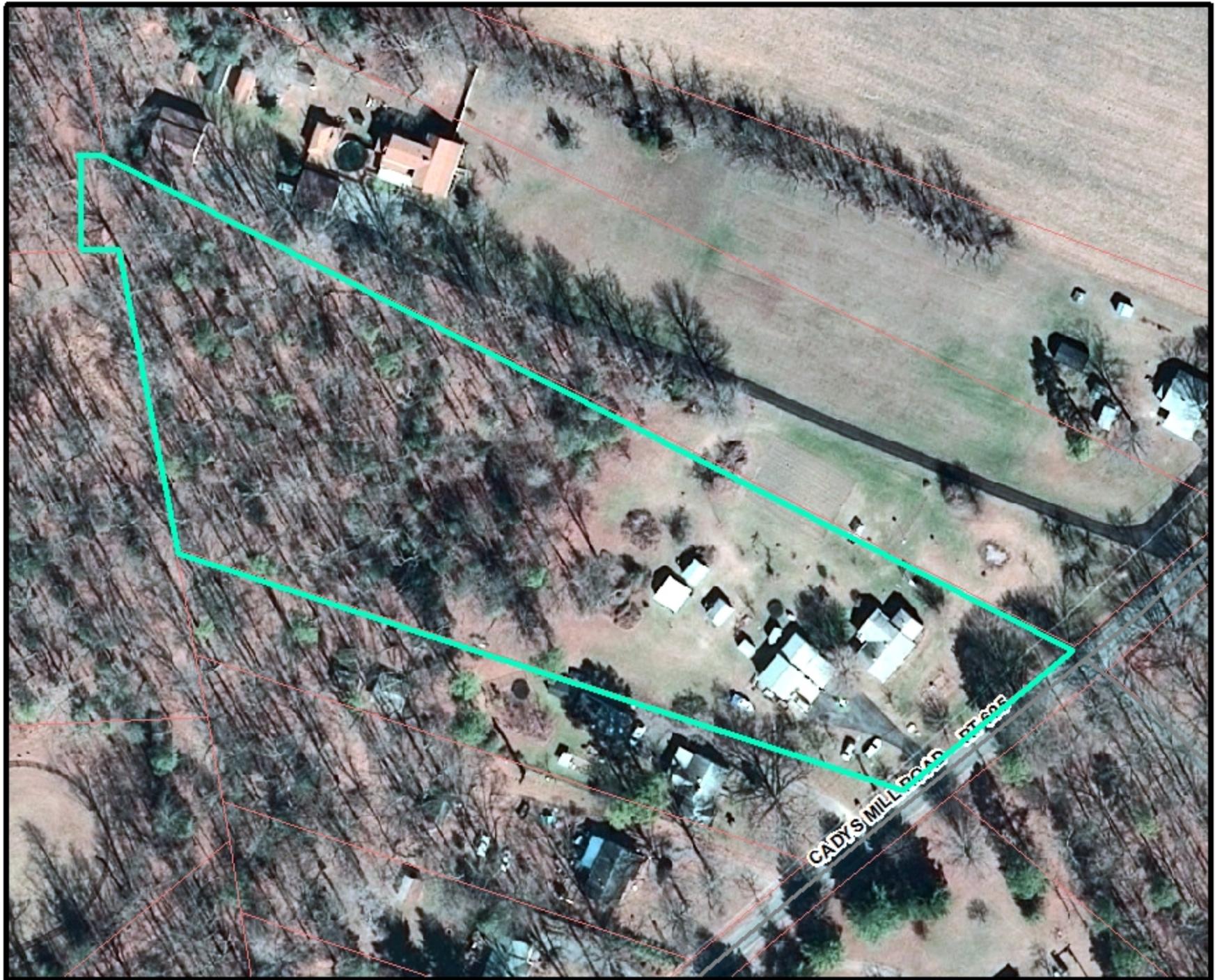
Beaverdam Magisterial District



1 inch = 600 feet

October 01, 2014





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

Residential Rezoning Report  
Beaverdam Magisterial District  
PC Meeting Date: December 11, 2014



## 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.

## Staff Recommendation

**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.

GJWB/sm/HTE

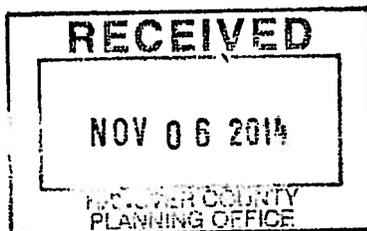
**Attachments**

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

**C-20-14(c), Brenda and Ronald May**

The undersigned, Brenda and Ronald May, owner of parcel designated GPIN 8709-71-6978, ("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 AR-6, 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 "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.



Ronald N. May  
Owner

11-6-14  
Date

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

I, Angela W. Pitts, do hereby certify that  
Ronald N May has acknowledged the foregoing Proffers  
before me, this 6th day of November, 2014.

Angela W. Pitts (SEAL)  
Notary Public

My Commission Expires: 03/31/15



Brenda A May  
Owner

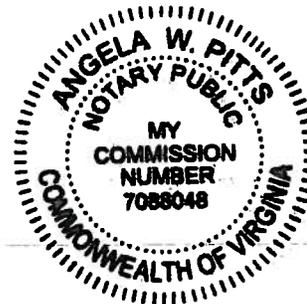
11-6-2014  
Date

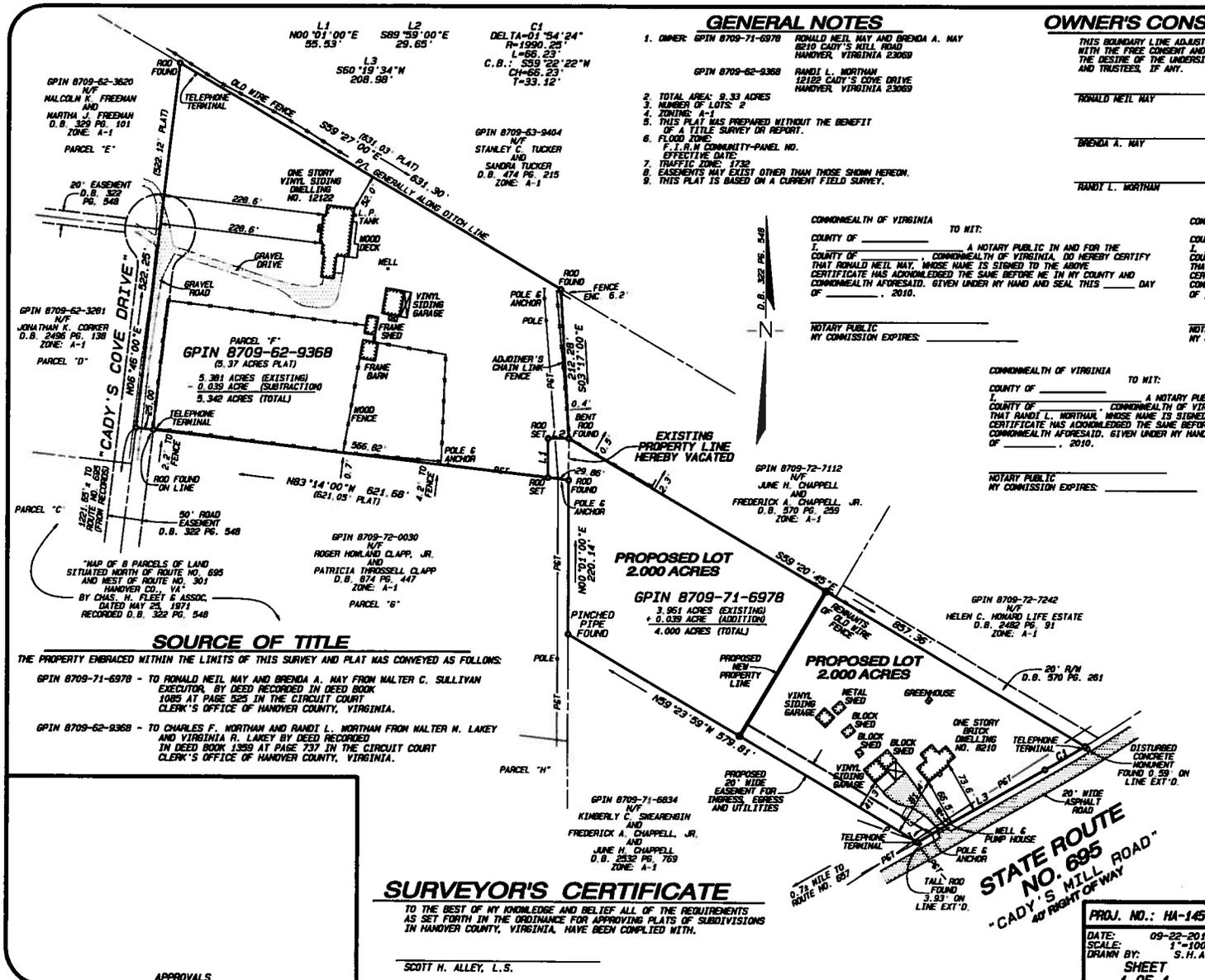
COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, Angela W. Pitts, do hereby certify that  
Brenda A. May has acknowledged the foregoing Proffers  
before me, this 6th day of November, 2014.

Angela W. Pitts (SEAL)  
Notary Public

My Commission Expires: 03/31/15





**GENERAL NOTES**

- OWNER: GPIN 8709-71-6978 RONALD NEIL MAY AND BRENDA A. MAY  
1210 CADY'S MILL ROAD  
HANOVER, VIRGINIA 23069
- TOTAL AREA: 9.33 ACRES
- NUMBER OF LOTS: 2
- ZONING: A-1
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.
- FLOOD ZONE: F. I. R. N. COMMUNITY-PANEL NO.
- EFFECTIVE DATE: TRAFFIC CODE: 1732
- EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

**OWNER'S CONSENT STATEMENT**

THIS BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

RONALD NEIL MAY \_\_\_\_\_ DATE \_\_\_\_\_  
 BRENDA A. MAY \_\_\_\_\_ DATE \_\_\_\_\_  
 RANDI L. NORTMAN \_\_\_\_\_ DATE \_\_\_\_\_

COMMONWEALTH OF VIRGINIA TO WIT:  
 COUNTY OF \_\_\_\_\_ 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 \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT BRENDA A. 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 \_\_\_\_\_ 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: \_\_\_\_\_



**PROPOSED REZONING CONCEPT PLAN**  
 NOVEMBER 4, 2014

**ASA SURVEYING & MAPPING, INC.**  
 SURVEYING MAPPING  
 8176 LADIESTOWN ROAD MECHANICSVILLE, VA 23111  
 PHONE: (804) 730-7185

PLAT OF SURVEY SHOWING IMPROVEMENTS THEREON AND A BOUNDARY LINE ADJUSTMENT BETWEEN GPIN: 8709-71-6978 AND GPIN: 8709-62-9368 BEAVERDAM DISTRICT HANOVER COUNTY, VIRGINIA

**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.

SCOTT H. ALLEY, L.S.

APPROVALS

PROJ. NO.: HA-1451  
 DATE: 09-22-2010  
 SCALE: 1"=100'  
 DRAWN BY: S.H.A.  
 SHEET 1 OF 1