

# 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-21-14

Brian W. Gibson

Rezone R-2 & A-1 to RS

Suburban General Land Use

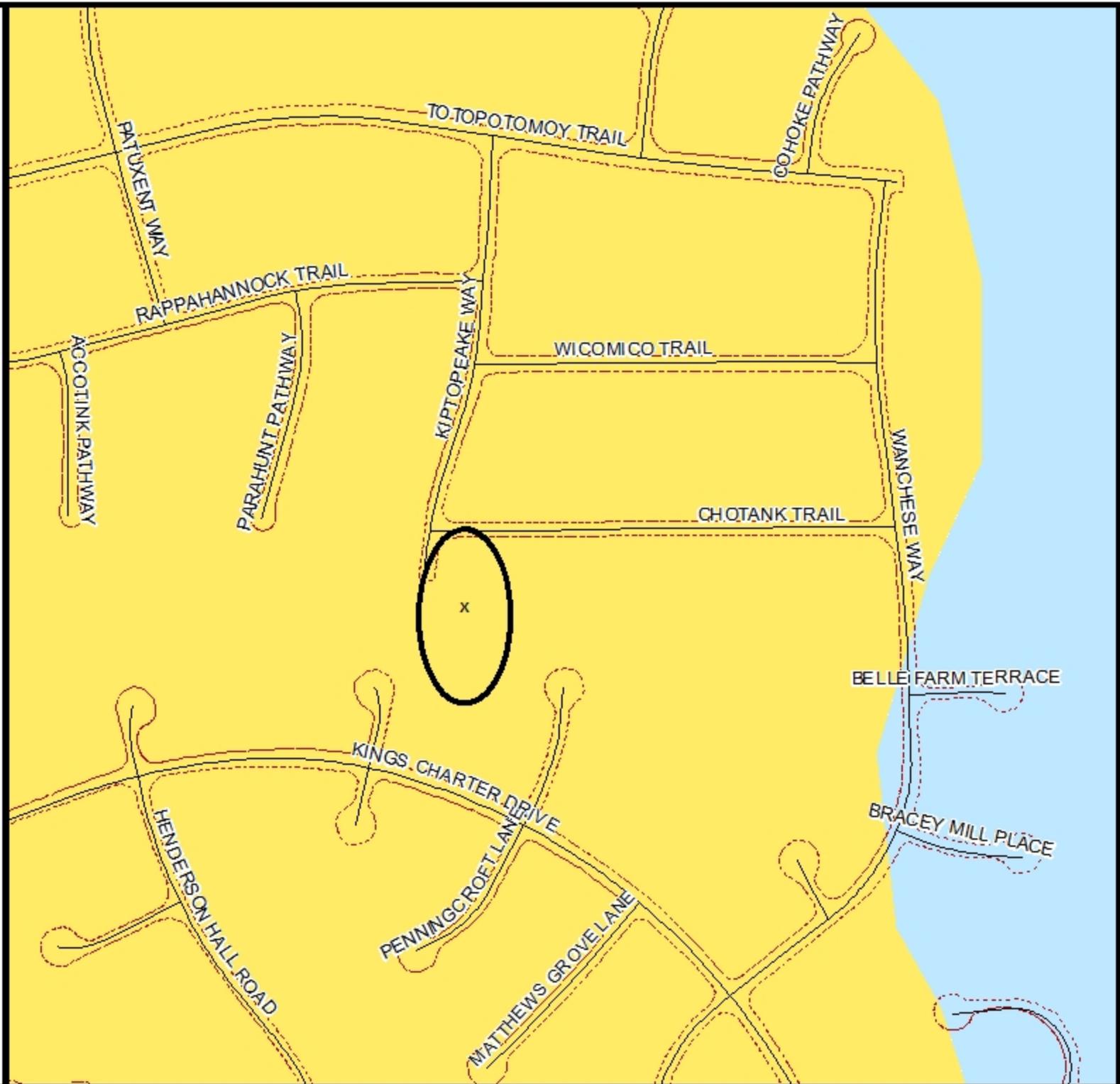
GPIN: 7797-56-1294

Ashland Magisterial District



1 inch = 300 feet

October 06, 2014



Hanover County,  
Virginia

General Parcel Map

Legend

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

C-21-14

Brian W. Gibson

Rezone R-2 & A-1 to RS

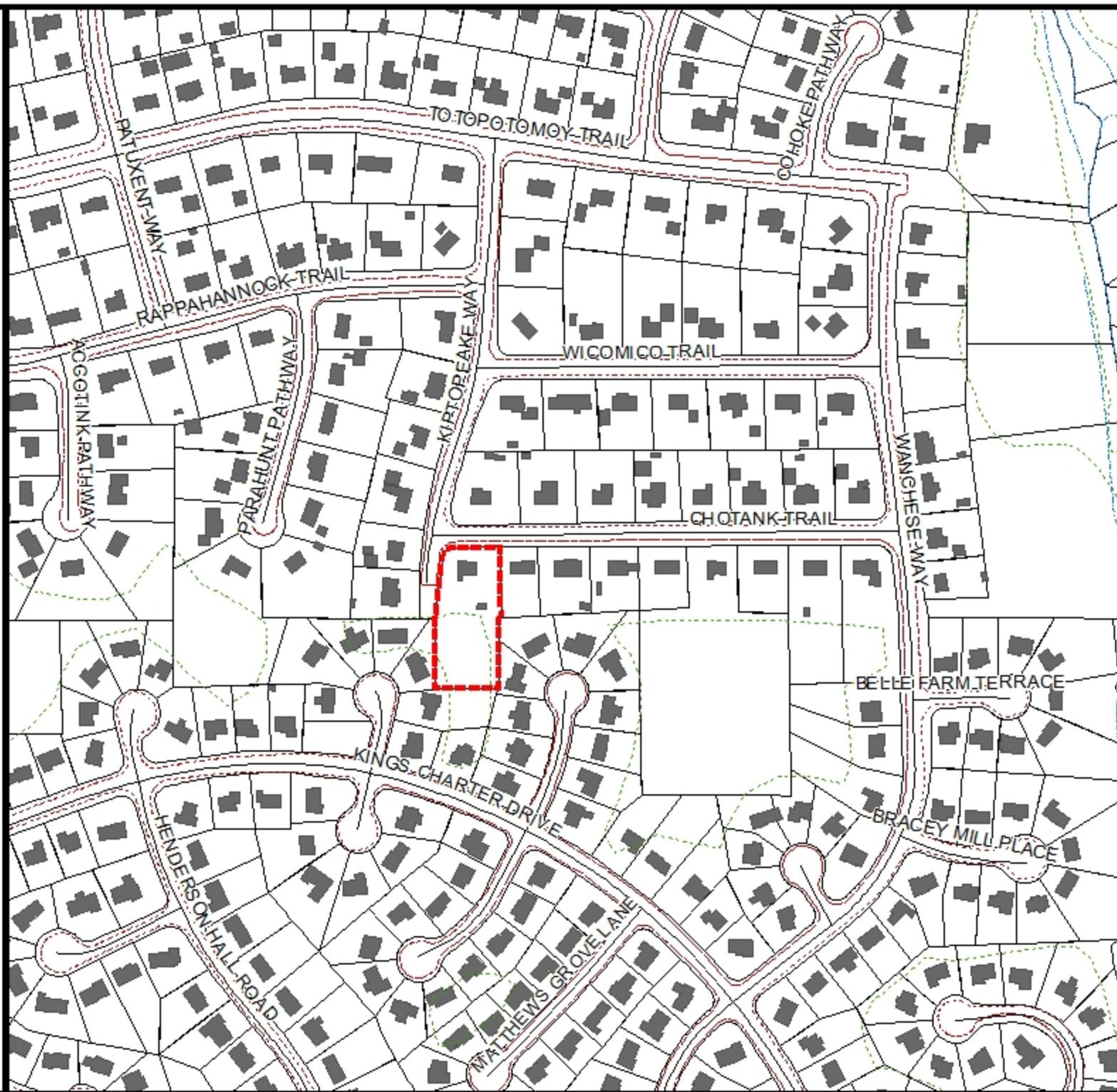
GPIN: 7797-56-1294

Ashland Magisterial District



1 inch = 300 feet

October 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-0
□ RS	■ M-1
□ R-1	■ M-2
□ R-2	■ M-3
□ R-3	

### C-21-14

Brian W. Gibson

Rezone R-2 & A-1 to RS

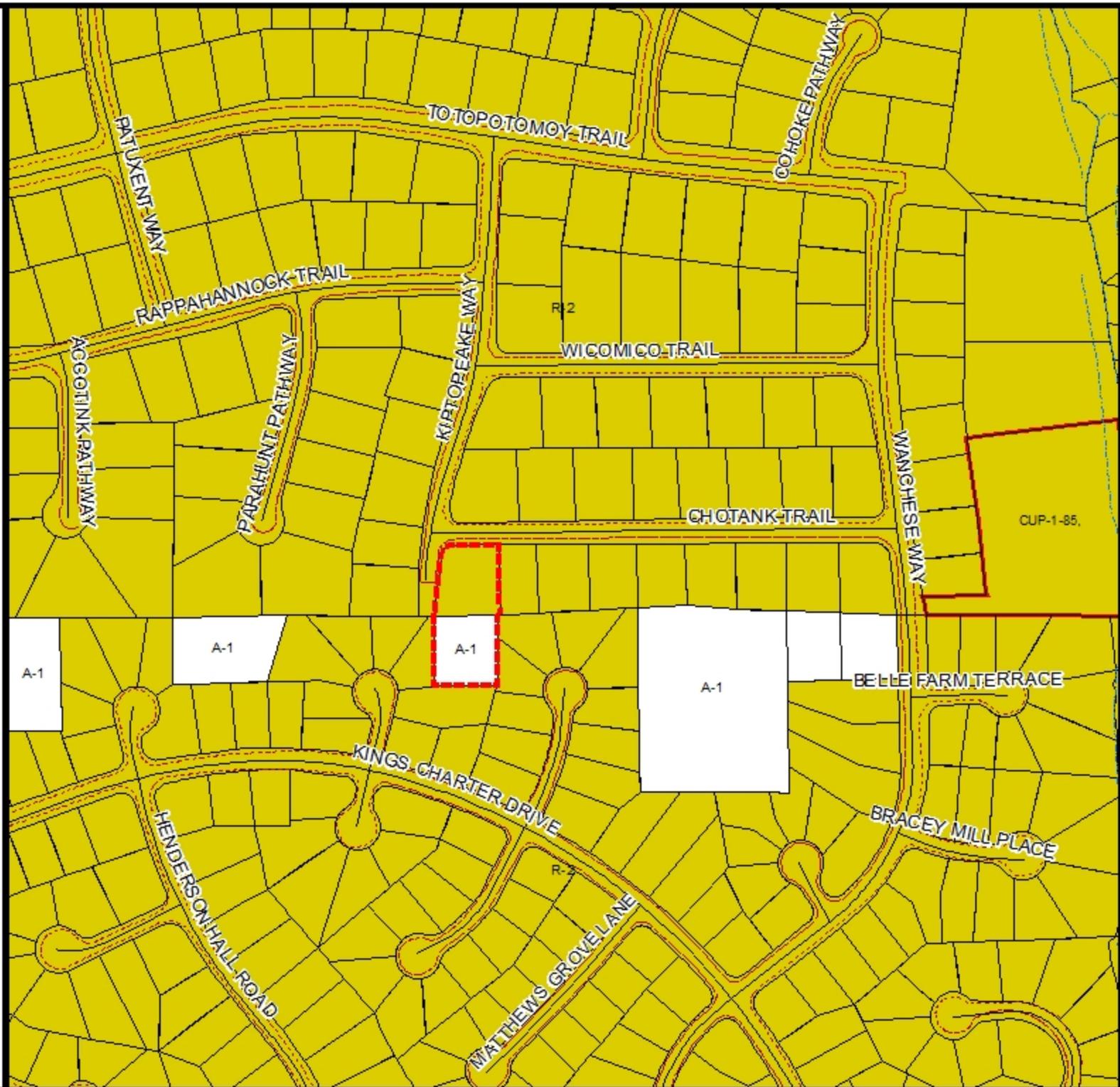
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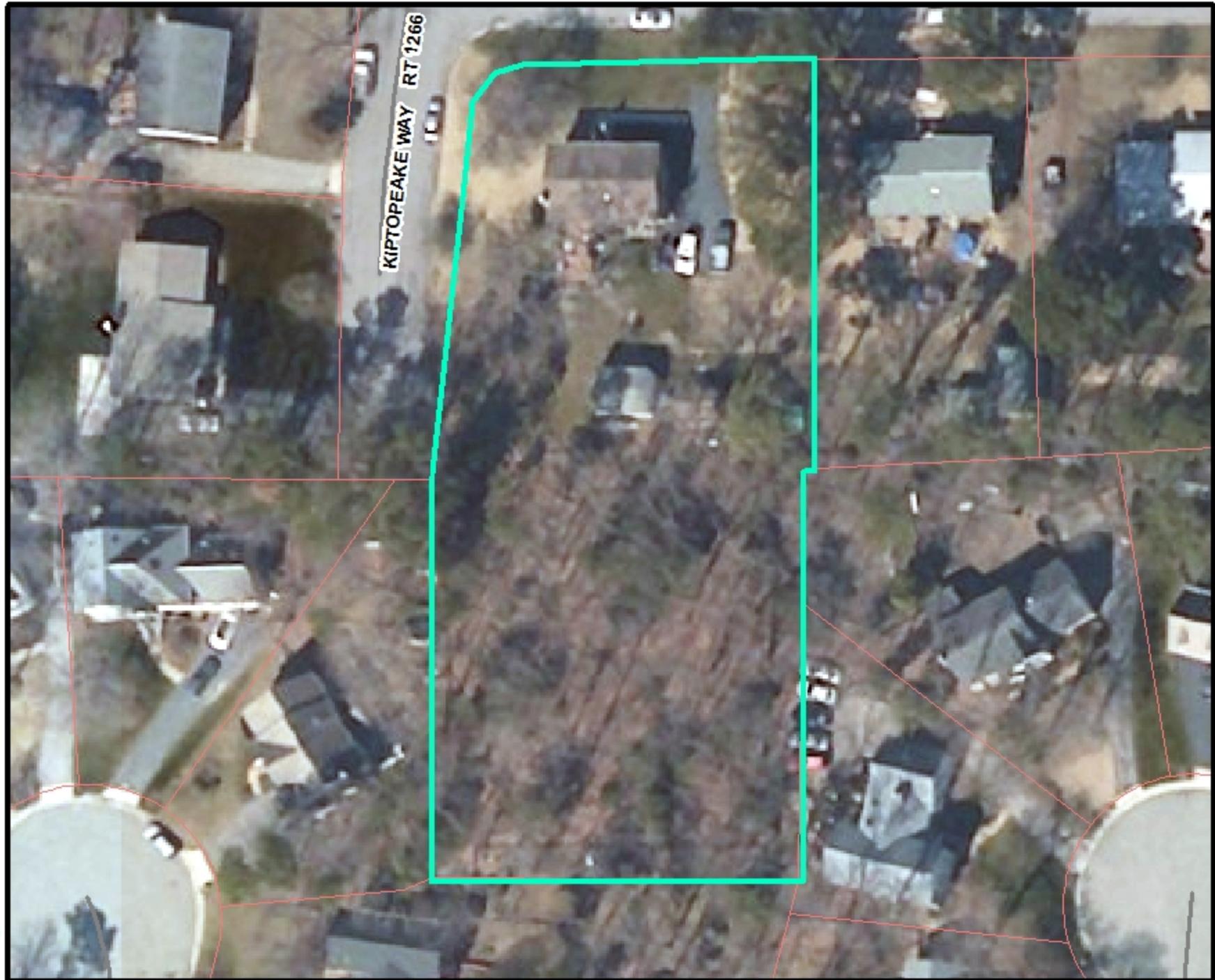
Ashland Magisterial District



1 inch = 300 feet

October 06, 2014





KIPTOPEAKE WAY RT 1266



0 25 50 100 Feet

## C-21-14(c), BRIAN W. GIBSON

Residential Rezoning Report  
Ashland Magisterial District  
PC Meeting Date: January 15, 2014



### Overview

Current Zoning	A-1, Agricultural District and R-2, Single-Family Residential District
Requested Zoning	RS(c), Single-Family Residential District with conditions
Requested Density	One (1) additional lot for a gross density of 2.44 units per acre
Acreage	0.8 acres
Location	In the southeast quadrant of Chotank Trail (State Route 1269) and Kiptopeake Way (State Route 1266)
GPIN	7797-56-1294
General Land Use Plan	Suburban General
Major Thoroughfare Plan	Chotank Trail and Kiptopeake Way are not major thoroughfares
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

### Executive Summary

This is a request to rezone to RS(c), Single Family Residential District with conditions to allow one additional lot to be created. The proposal is considered “infill” development with access through the Totopotomoy Subdivision.

### Staff Recommendation

**APPROVAL** subject to the submitted proffers, dated December 11, 2014, conceptual plan, dated October 2, 2014, and revised December 11, 2014.

**Planning Analysis**

The original R-2 zoned portion of the property was part of Totopotomoy, Section II subdivision, which was recorded in 1971. In 1983, the property owner added 0.43 acres of A-1 property to the rear of the subject property, supposedly to buffer the property from the impending development occurring to the south (King Charter). A rezoning to RS is now necessary to allow the property to be divided into two lots.

The proposed two-lot resubdivision has been determined to meet the “infill” criteria listed in the RS ordinance and therefore is not required to provide open space and other amenities that are otherwise required for projects with densities greater than one unit per acre. Infill projects must have access through an existing public road subdivision, be less than or equal to six lots, have density equal to or lower than the surrounding subdivision, and include similar amenities as the subdivision through which access is obtained. The proposed infill lot is similar in size to others nearby and should have very little impact to the existing community.

RS requires public road frontage for all lots. The conceptual plan has been drawn to provide space for a driveway on the new lot to Kiptopeake Way. While this section of Kiptopeake Way beyond Chotank Trail was improved to public road standards in the early 1970’s, the section was never accepted into the state highway system for maintenance. Therefore, the applicant must submit a Roadway Use Permit and Agreement for approval by the Board of Supervisors prior to subdivision approval. By signing and executing this document, the owner acknowledges that the County and VDOT are not responsible for the maintenance of this section of road.

The RS District also requires that all lots connect to public water and sewer. Following Board of Supervisors approval of this rezoning request, the applicant must submit a subdivision application that is accompanied by a public utility plan for review and approval.

**Agency Analysis**

Agency	Comment Summary
Public Works	All improvements should remain out of easements.
Public Utilities	Public water and sewer must be extended to the new lot at the owner’s expense.

**Proffers**

The applicant has submitted proffers pertaining to the conceptual plan and the \$2,306 contribution to road improvements. Staff recommends approval of the submitted proffers, dated December 11, 2014.

GJWB/sm/HTE

**Attachments**

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

**Proffers for C-21-14(c), Brian W. Gibson**

The undersigned, Brian W. Gibson, owner of parcel designated GPIN 7797-56-1294, ("the Property"), voluntarily agree 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 "Gibson Rezoning Proposal," dated October 2, 2014, revised December 11, 2014, and sketched by Brian Gibson.
2. Contribution for Road Improvements. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the 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.

[Signature]  
Owner

12/11/14  
Date

COUNTY OF HANOVER

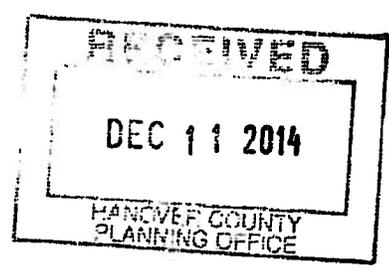
To wit:

I, Angela W. Pitts, a notary Public for the State of Virginia, At-large, do certify that Brian W. Gibson whose name is signed to the above, bearing date on the 11th day of December, 2014, has acknowledged the same before me in my State aforesaid.

Given under my hand this 11th day of December, 2014.

Angela W. Pitts (SEAL)

My Commission Expires: 03 31 15



# Gibson Rezoning Proposal

Prepared by: Brian Gibson

RECEIVED

OCT 02 2014

HANOVER COUNTY  
PLANNING OFFICE

RECEIVED

DEC 11 2014

HANOVER COUNTY  
PLANNING OFFICE

CHOTANK TRAIL

KipTo Peaks Way

Zoned R-2

house

Lot # 1  
approximately 0.4 acres

Proposed RS zoning

new house

Lot # 2  
approximately 0.5 acres

MCROFT COURT

MCROFT COURT



- Street Labels
- Topography
- CUP Lines
- Conditional Use Permits
- Urban Service Areas
- Tax Parcels
- Shrink Swell Soils Moderate
- Shrink Swell Soils Severe
- Shrink Swell Soils Slight
- Building Addresses



Revised  
12/1/14  
10/02/2014  
Scale 1 inch = 83.3 feet