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HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

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SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

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GRETCHEN W. BIERNOT
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DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

July 8, 2024

Kyle Burns
9205 Atlee Branch Lane
Mechanicsville, Virginia 23116

RE: Approval of REZ2023-00046, Marianne Rae Minton

Dear Mr. Burns,

At their meeting of June 26, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7796-55-5154(part), consisting of approximately 7.46 acres, with conditions 1 through 6 as set forth in the attached Ordinance for REZ2023-00046, Marianne Rae Minton. The Board’s approval incorporates adoption of the Ordinance. Attached please find the approved conceptual plan.

Prior to initiating the new uses on this property, you must obtain Subdivision approval. The Planning staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

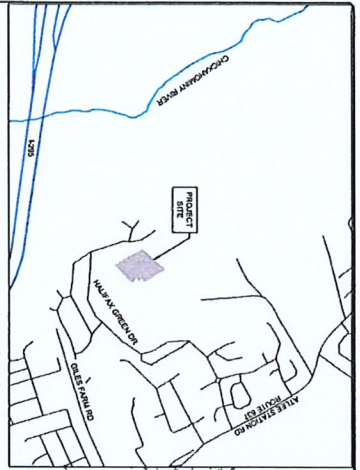
Jo Ann M. Hunter, AICP
Senior Director
Planning and Community Development

JMH/abw

cc: Danielle G. Floyd
Richard W. Paul
Jessica Crews

Planning Commission
Tim O’Keefe
Assessor

Erin Baber
Jason Hazelwood
Kimberlee Daniels



GENERAL NOTES

DEVELOPER:
SIDNEY & SIDNEY DEVELOPMENTS, LLC
9205 ATLEE BRANCH LANE
MECHANICSVILLE, VA 23116
CONTACT: KYLE BURNS
KBURNS@SHURHOMES.COM

ENGINEER:
BALZER & ASSOCIATES, INC
15871 CITY VIEW DRIVE, SUITE 200
MIDDLEHAM, VA 23113
CONTACT: TODD CHALUMERS, P.E.
TCHALUMERS@BALZER.COM

1. GPNL 7766-55-5154 (PART OF)
2. ZONING: A-1
3. PROPOSED: 18.62 TOTAL WITH 7.46 AC (PART OF)
4. PROPOSED ZONING: RS, SINGLE FAMILY RESIDENTIAL
5. NUMBER OF LOTS: 16
6. NUMBER OF DETACHED HOUSES: 16
7. DENSITY: 2.14 UNITS / ACRE (GROSS), 2.17 UNITS / ACRE (NET)

- ACREAGE**
1. GROSS AREA: 7.46 AC
 2. AREA IN RPA: 0.07 AC
 3. AREA IN SWM: 1.09 AC
 4. REQUIRED OPEN SPACE: 1.49 AC (20%)
 5. PROVIDED OPEN SPACE: 2.83 AC
 6. AREA IN SWM: 1.09 AC
 7. PROVIDED QUALIFIED OPEN SPACE: 1.54 AC

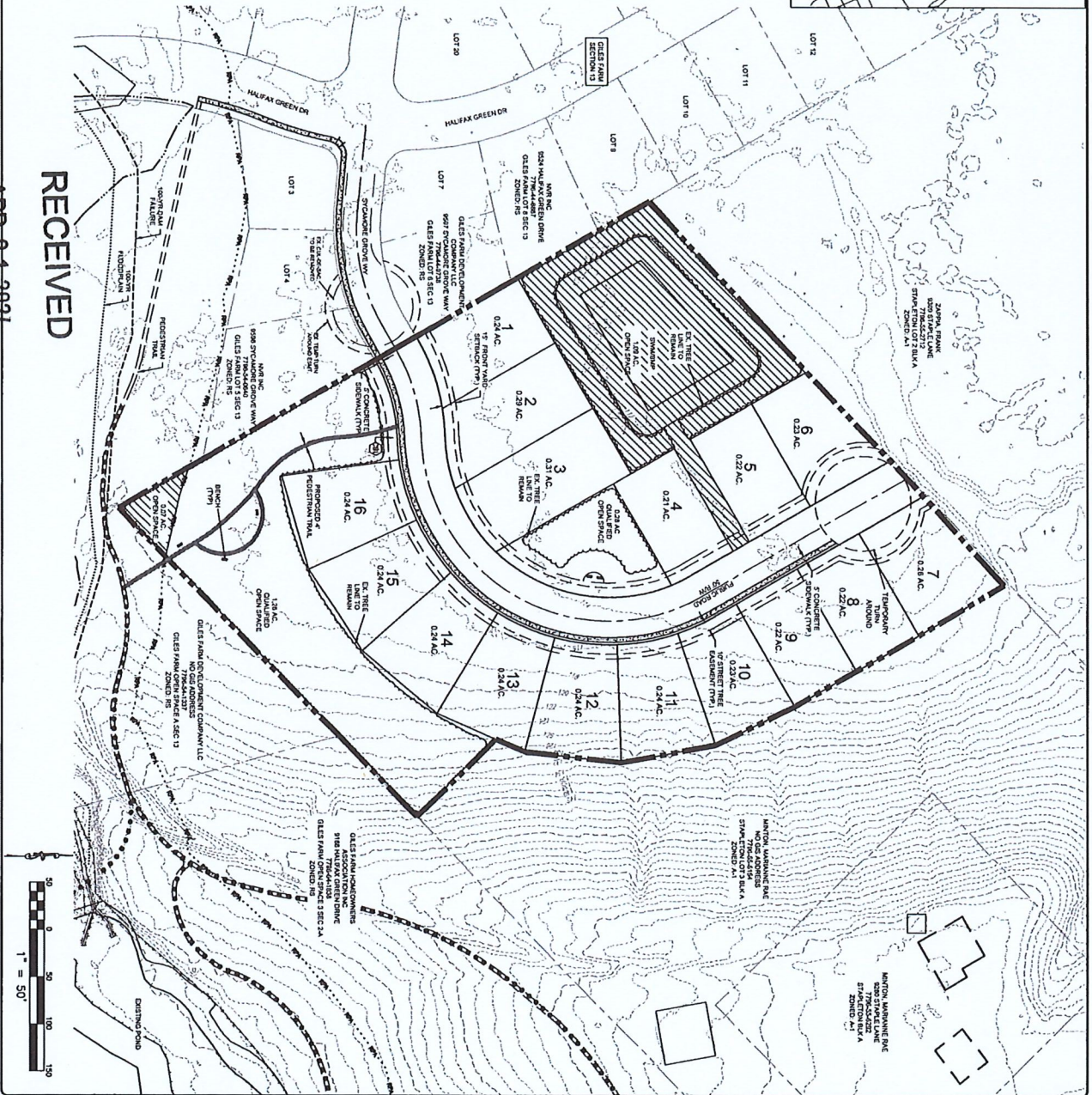
- NOTES**
1. THE PROPERTY IS UNZONED
 2. ALL PROPOSED ROADS WILL BE PUBLIC AND POSTED 25 MPH

- MINIMUM SETBACKS FOR RS (HIGHER DENSITIES)**
1. FRONT YARD: 15 FEET
 2. SIDE SETBACK (FRONT YARD): MIN: 0 FEET
 3. SIDE SETBACK (FRONT YARD): AGGREGATE: 0 FEET
 4. REAR YARD: 0 FEET

- TRIP GENERATION = 160 VPD**
- SHEET INDEX**
- C01 OVERALL PLAN
 - C02 LANDSCAPE REQUIREMENTS
 - C03 ARCHITECTURAL REPRESENTATIONS

NOTES: THE FOLLOWING ITEMS NOT APPLICABLE TO PROPERTY

- A01 REFER RECHARGE AREAS, BASED ON AVAILABLE PUBLISHED INFORMATION
- TRACT, SUCH AS, BUT NOT LIMITED TO, THOSE IDENTIFIED IN THE HANOVER COUNTY HISTORIC SITE SURVEY INCLUDING THOSE ON MANY CONTIGUOUS TRACT, ABANDONED ROADS, CEMETRIES, AND MILITARY EASTWORKS.



RECEIVED

APR 01 2024

HANOVER COUNTY
PLANNING DEPARTMENT

GILES FARM PHASE 2

**CONCEPT PLAN
OVERALL**

SHOWN BY	DATE	APPROVED BY	DATE
DESIGNED BY	DATE	REVISIONS	DATE
CHECKED BY	DATE	DATE	DATE
DATE	DATE	DATE	DATE



C01

PROJECT NO. 2402023

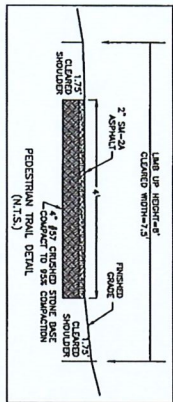
**PRELIMINARY
NOT FOR CONSTRUCTION**


BALZER & ASSOCIATES
ARCHITECTS & ENGINEERS
15871 CITY VIEW DRIVE, SUITE 200
MIDDLEHAM, VA 23113
WWW.BALZER.COM
TEL: 804.709.0000
FAX: 804.709.0001

LEGEND

-  OPEN SPACE
-  QUALIFIED OPEN SPACE

1 MAIN AREA W/TOTAL = 1.26 AC
 2 NATURAL AREA = 0.28 AC
 TOTAL AREA = 1.54 AC



 GENERAL AREA OF CLUSTER MAILBOX UNIT
 (WILL BE PROVIDED & DESIGNED AS
 REQUIRED BY THE US POSTAL SERVICE)




BAITZER & ASSOCIATES
 ENGINEERS / SURVEYORS
 Raleigh, North Carolina
 10017 Shallowford Village
 www.baitzer.com
 10017 Shallowford Village
 Raleigh, NC 27615
 919.876.1113
 Fax: 919.876.1114

PRELIMINARY
 NOT FOR CONSTRUCTION

GILES FARM PHASE 2
 CONCEPT PLAN
 OPEN SPACE REQUIREMENTS
 OHIO-KAHOVA DISTRICT
 HANOVER COUNTY, VIRGINIA

DESIGNED BY: ADAM
 CHECKED BY: FIC
 DATE: 11-1-22
 REVISIONS:
 1. 11-1-22

C02
 PROJECT NO. 2202023

GENERAL NOTES

LANDSCAPING AND LIGHTING SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.

10' WIDE STREET TREE EASEMENT PROVIDED ALONG BOTH SIDES OF STREET

LENGTH = 1,230 FEET
STREET TREES REQUIRED = 1,130 / 50 = 23 TREES
STREET TREES PROVIDED = 31 TREES

STREET TREES = NYSSA SYLVATICA WILDFIRE - BLACK GUM

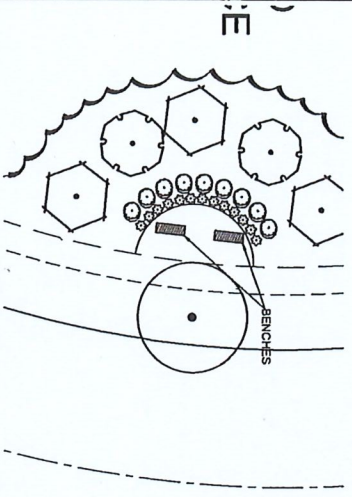
OPEN SPACE AND BUFFER LANDSCAPING

LARGE TREES = ACER RUBRUM - RED MAPLE
GINKGO BILOBA - MAIDENHAIR TREE

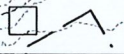
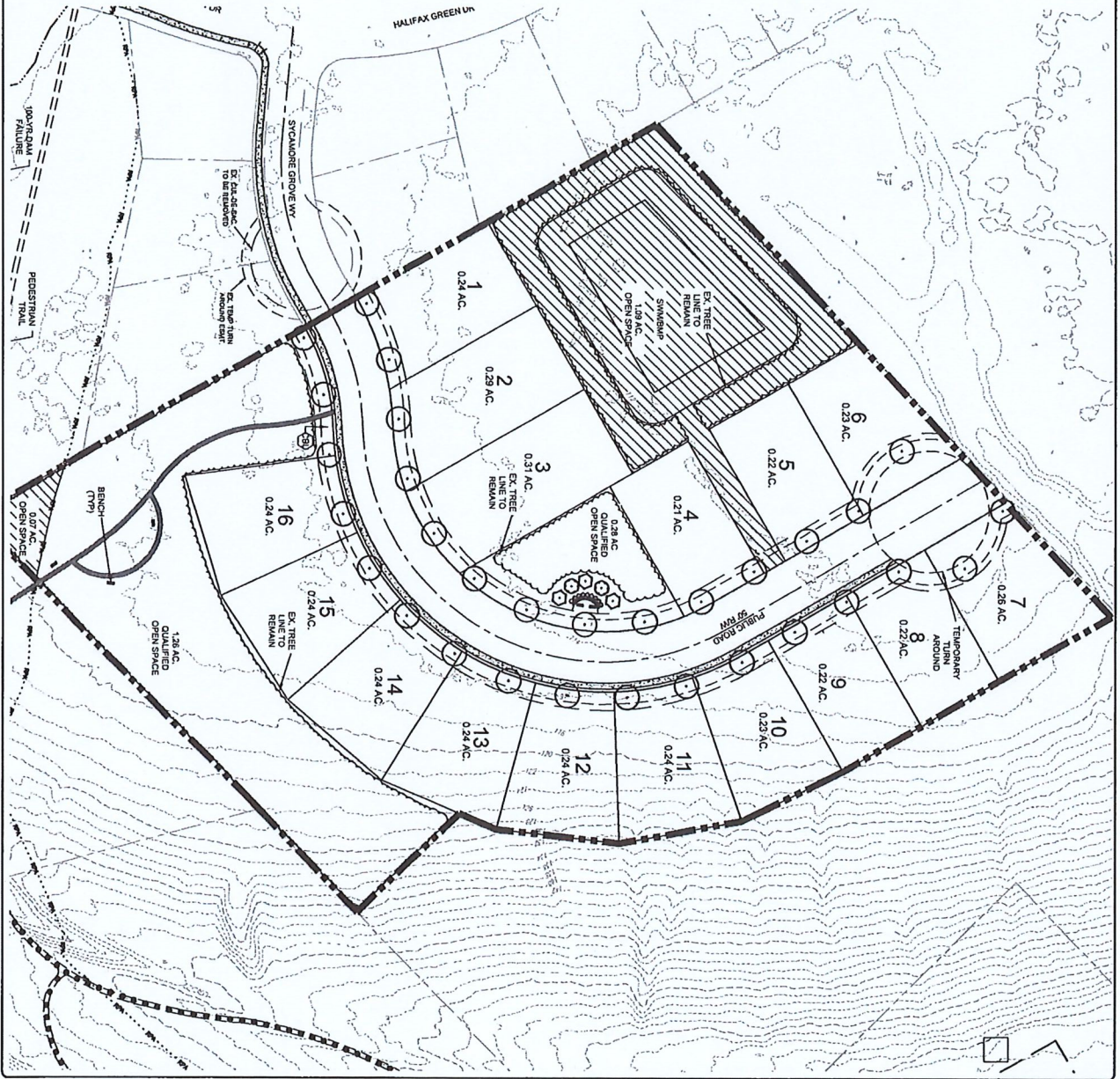
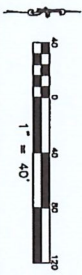
SMALL TREES = AMELANCHIER CANADENSIS - SERVICEBERRY
CERCIS CANADENSIS - EASTERN REDBUD

SHRUBS = ILEX CORNUTA - CARISSA - CARISSA HOLLY
DEUTZIA GRACILIS - NIKKO SLIMMER DEUTZIA
SYRINGA X BLOOMERANG - LILAC

ORNAMENTAL GRASS = PANICUM VIRGATUM - CHERTONE SRT - SWITCH GRASS
MULLEBERGIA CAPILLARIS - PINK MOULI GRASS



NOTE:
THE CENTRALIZED SPACE SHALL BE PROGRAMMED WITH PUBLIC SEATING AND LANDSCAPING. FINAL DESIGN OF COMMON SPACE SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.



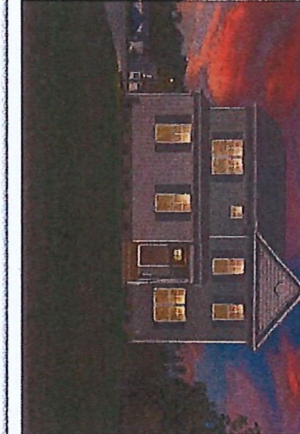
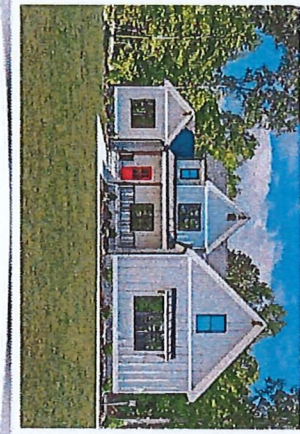
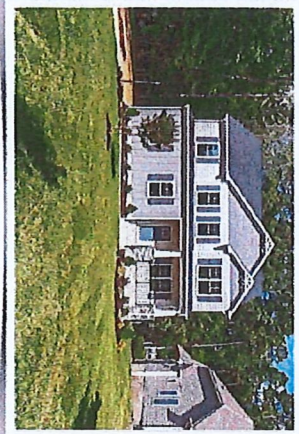
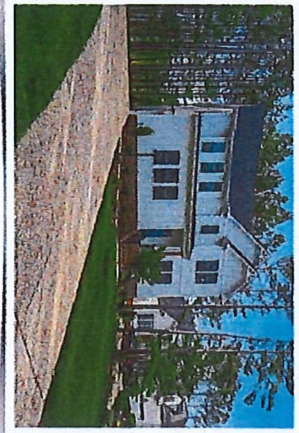
BALZERS & ASSOCIATES
PLANNING / ARCHITECTURE
15871 Cowan Drive
Madison, VA 22113
www.balzers.com
Tel: 703.241.1111

PRELIMINARY
NOT FOR CONSTRUCTION

GILES FARM PHASE 2
CONCEPT PLAN
STREET TREE AND OPEN SPACE LANDSCAPING
CHESAPEAKE DISTRICT
HANOVER COUNTY, VIRGINIA

DRAWN BY: KAM
CHECKED BY: PFC
DATE: 11-14-20
DESIGNED BY: PFC
DATE: 11-14-20

C03
SHEET NO.



ARCHITECTURAL FEATURES MAY INCLUDE: DOUBLE REVERSE GABLE, EXTENDED COVERED FRONT PORCH, GABLE PENDANT, SIDE
 LOAD GARAGE, FRANGLE DOWNER, FRONT DOOR SILLINGS, FRONT DOOR GLASS SILLINGS, FRONT DOOR GLASS SILLINGS, VINYL
 TRIM, METAL ROOF, SHED ROOF DORMERS (1, 2 OR 3 WINDOWS), GARAGE DOOR WINDOWS, STONE ACCENT, STONE PILLAR BASE,
 DIMENSIONAL SHINGLES, FRONT DOOR GLASS INSERT, CRAFTSMAN COLUMNS, BRICK STEPS, AND COURTYARD ENTRY GARAGE.
 BUILDING MATERIAL SELECTION:
 SIDING MATERIAL: BRICK, HARD/PUNK, STONE, VINYL, PRECAST CONCRETE COMPOSITE, ENGINEERED WOOD COMPOSITE
 ROOF MATERIAL: ASPHALT SHINGLE, CEDAR SHAKE SHINGLE, COMPOSITE SLATE, STANDING SEAM
 METAL (PAINTED OR UNPAINTED), SLATE
 TRIM: WOOD, PVC, COMPOSITE, ALUMINUM, VINYL
 DOORS: WOOD (STAINED OR PAINTED), METAL, VINYL, COMPOSITE

NOTES:
 ALL HOMES WILL BE BUILT IN CONFORMANCE WITH THE EXISTING ARCHITECTURE AND DESIGN STANDARDS OF THE GILES FARM COMMUNITY.
 ELEVATIONS SHOWN ARE REPRESENTATIVE OF SOME OF THE STYLES OF SINGLE-FAMILY HOMES TO BE BUILT AS PART OF THE PROJECT.
 ELEVATIONS AND STYLES MAY CHANGE WITH THE APPROVAL OF THE PLANNING STAFF.
 WHEN THE BUILDING PERMITS ARE SUBMITTED, THEY SHALL INCLUDE AN 8.5 X 11 ELEVATION RENDERING OF THE PROPOSED HOUSE THAT
 SHALL BE CONSTRUCTED WITH THE SAME ELEVATION AND THE SAME MATERIALS FOR THE PURPOSES OF THIS PROPER. A VARIATION IN THE
 COLOR OR TYPE OF ONE OR MORE SIDING MATERIALS SHALL BE INTERPRETED AS BEING CONSTRUCTED AS USING DIFFERENT MATERIAL.



BAUER & ASSOCIATES
 PLANNERS / ARCHITECTS
 14517 Old Age Road
 Alexandria, VA 22313
 800-760-2073

PRELIMINARY
 NOT FOR CONSTRUCTION

GILES FARM PHASE 2

CONCEPT PLAN
ARCHITECTURAL REPRESENTATIONS

DATE: 06/20/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]
 DIVISION: [Division]

C04
 SHEET NO.

ORDINANCE REZ2023-00046

OWNER OF RECORD: MARIANNE RAE MINTON

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 26th day of June 2024, and advertised in the Mechanicsville Local 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 7796-55-5154(part), consisting of approximately 7.46 acres, and located at the terminus of Sycamore Grove Way (private road) approximately 230 feet east of its intersection with Halifax Green Drive (private road), 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 June 25, 2024, and accepted by the Board:

1. Brick or Stone Foundations. All visible portions of exterior foundations must be constructed of brick or stone. No cinder block, cement block, solute block, or asbestos shingle will be permitted for the finish exterior of any structures. All homes must be built on crawl space foundations or basements.
2. Building Materials and Guidelines: All homes will be built in conformance with the existing architecture and design standards of the Giles Farm subdivision. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), engineered wood siding (such as LP SmartSiding), or premium-quality vinyl siding with a minimum thickness of 0.044 inches or other comparable material as approved by the Planning Department at time of plans review. Dutch lap and plywood siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling unit. Where a dwelling borders more than one street, all street-facing facades must be finished in the same materials. Elevations will generally conform (incorporating similar, but not necessarily identical, design elements, style, and materials) with the conceptual elevations in Exhibit B.
3. Tree Preservation in Common Areas. Existing trees with a caliper greater than 5 inches that are within the Common Areas will not be removed except for dead or diseased trees or parts thereof. This does not prevent the removal of trees necessary for the construction of drainage or public utility improvements or recreation amenities shown on the conceptual plan. Prior to land disturbance, all tree protection measures must be installed and then inspected by the representative

of the Planning Department, with the applicant notifying the Planning Department when such measures are installed and ready for inspection.

4. Amenities. Open spaces shall have either public seating, pedestrian stop zones, dog station, walking trails or a combination thereof. At least two of these features will be included with each open space area noted as #1 and #2 on the conceptual plan titled Giles Farm, Phase 2, sheet entitled Open Space Requirements prepared by Balzer and Associates (last dated March 20, 2024).
5. Restrictive Covenants. The applicant agrees that the proposed development will become part of the Giles Homeowners' Association and be bound by restrictive covenants that are in substantial conformity with those applied to the adjacent section of Giles, including maintenance of open space, to the extent such restrictions do not conflict with these proffers. Restrictive covenants and/or other recorded documentation related to incorporation into the Giles Homeowners' Association must allow residents within the proposed development to access existing recreational amenities within Giles and allow residents of existing sections of Giles to use recreational amenities constructed with the proposed development. Restrictive covenants in conformance with the requirements of this proffered condition, along with documents incorporating the proposed development into the Giles Homeowners' Association, must be approved by the Planning Director or his/her designee prior to approval of the subdivision plat, with these documents recorded the same day as the subdivision plat.
6. Transportation: Prior to issuance of a Certificate of Occupancy, Owner agrees to pay Hanover County \$6,670.00 per single family dwelling built on the Property. The funds must be used for the purpose of completing off-site transportation improvements on Atlee Station Road, Atlee Road (between Atlee Station Road and U.S. Route 301), and U.S. Route 301 (between Atlee Road and Interstate 295) or other road projects in proximity of this development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013, and revised July 27, 2016.

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 Ms. Danielle Grieshaber Floyd, seconded by Ms. Susan Dibble, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00046 as follows:

	Vote:
Ms. Dibble - Chair	Aye
Mr. Herzberg – Vice-Chair	Aye
Mr. Davis	Aye
Ms. Floyd	Aye
Mr. Hudson	Aye
Ms. Prichard	Aye
Mr. Stoneman	Aye
Motion carried.	

Public Hearings:

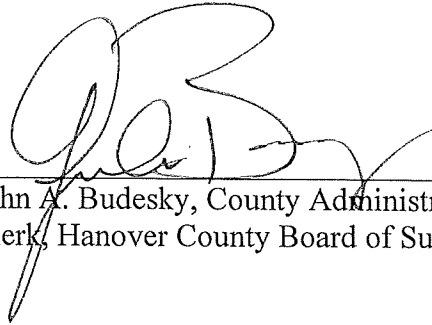
Planning Commission: April 18, 2024

Board of Supervisors: May 22, 2024 and June 26, 2024

Adopted: June 26, 2024

This is to certify that the above is a true copy of REZ2023-00046 adopted by the Hanover County Board of Supervisors on June 26, 2024.

Dated: June 26, 2024



John A. Budesky, County Administrator
Clerk, Hanover County Board of Supervisors