

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING RS RM REVIEW
REZ2023-00046, MARIANNE RAE MINTON
Due Date: 01/19/2024

REQUESTED REVIEWERS:

- o Public Works
- o Public Utilities
- o GIS Department
- o Fire Marshal
- o VDOT
- o Sheriff's Office
- o Health Department
- o Building Inspections
- o Commissioner of Revenue
- o Current Planning
- o Development Review
- o Code Compliance
- o Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, January 17, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals



















DATE: _____ REVIEWED BY: _____

Attachments:
DPW:
DPU:
VDOT:

Hanover County, Virginia

Land Use Map

Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

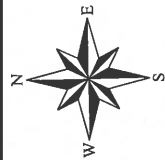
REZ2023-00046

Marianne Rae Minton

Rezone A-1 to RS

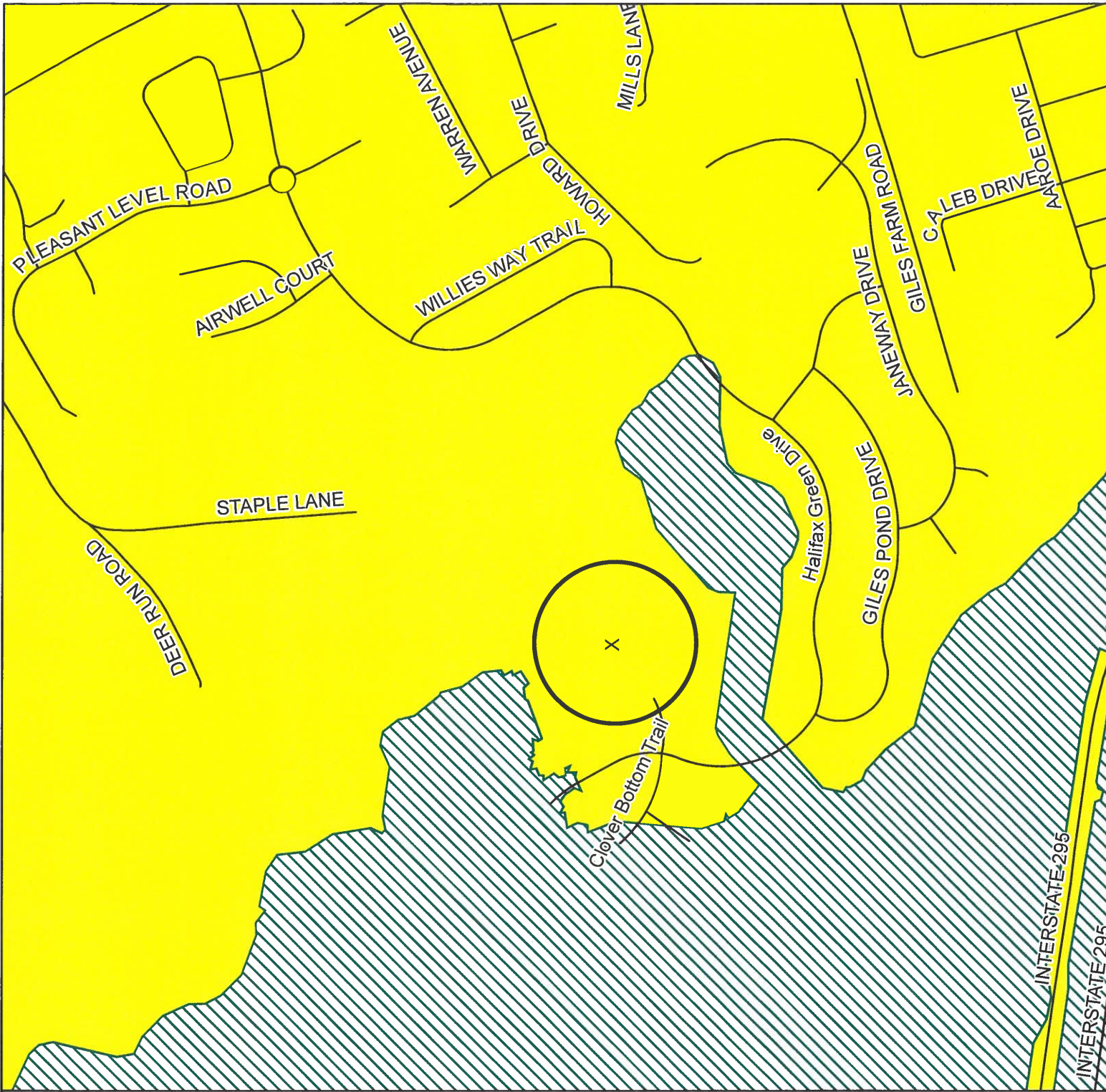
Suburban Neighborhood
Residential Land Use

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet






December 04, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

-  Roads
-  Water
-  Structures
-  Parcels
-  Trees

REZ2023-00046

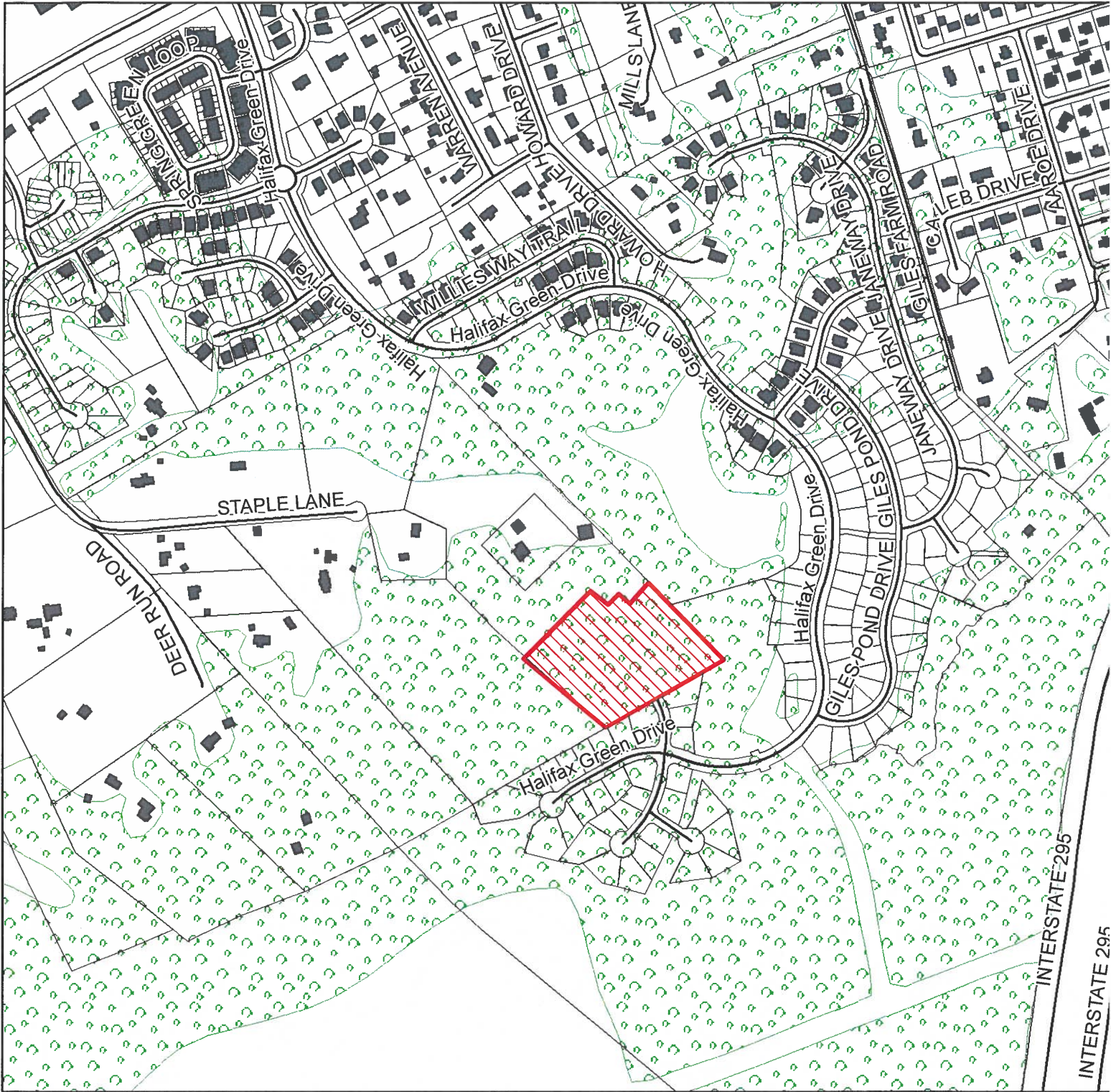
Marianne Rae Minton

Rezone A-1 to RS

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet
December 04, 2023



Hanover County, Virginia

Zoning Map

Legend

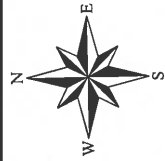
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2023-00046

Marianne Rae Minton

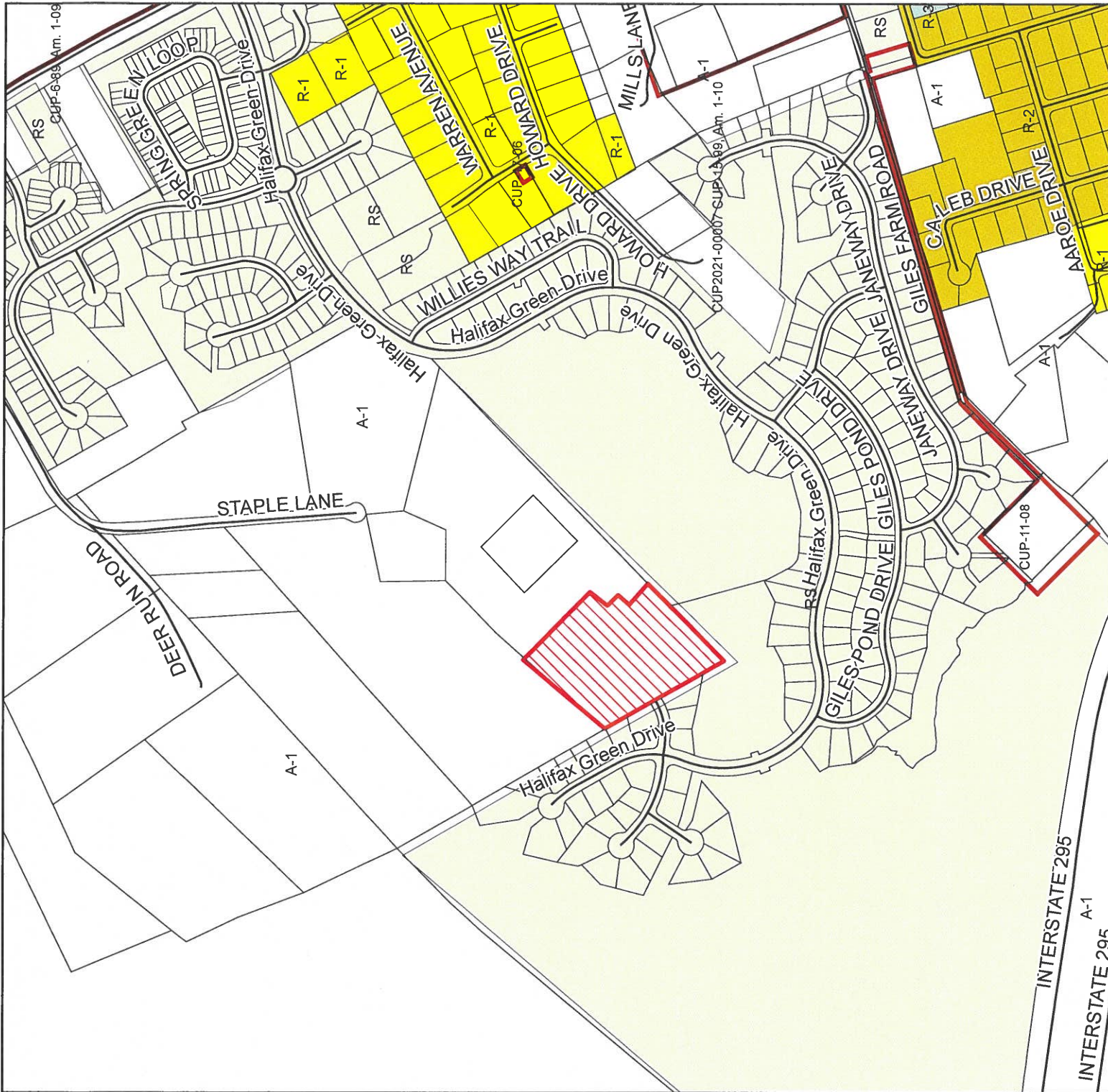
Rezone A-1 to RS

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet

December 04, 2023



REZ2023-00046



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2023-00046


Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>Marianne Rae Minton</u> Contact Name: <u>Marianne Minton</u> Address: <u>9280 Staple Lane</u> <u>Mechanicsville, VA 23116</u>	Telephone No. <u>901-833-3986</u> Fax No. _____ Email Address <u>bhive018@gmail.com</u>
Applicant/Contract Purchaser: <u>Sidney & Sidney Developments, LLC</u> Contact Name: <u>Kyle Burns</u> Address: <u>9205 Atlee Branch Lane</u> <u>Mechanicsville, Va 23116</u>	Telephone No. <u>240-277-4927</u> Fax No. _____ Email Address <u>kburns@shurmhomes.com</u>

PARCEL INFORMATION	
For multiple parcels, please complete Page 4 <input type="checkbox"/>	
GPIN(s) (Tax ID #'s) <u>7796-55-5154</u> <u>7.2 acres (part of subject parcel) as noted on concept plan</u> Deed Book <u>3326</u> Page <u>816</u> Magisterial District <u>Chickahominy</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>Sycamore Grove way</u>	Total Area (acres/square feet) <u>7.2 +/- acres for development</u> Current Zoning <u>A1</u> Requested Zoning <u>RS</u> Requested Use <u>Amend current A1 zoning & rezone to RS to</u> <u>allow for a new residential single family subdivision as shown</u> <u>on the enclosed concept plan</u>

SIGNATURE OF OWNER **POWER OF ATTORNEY** **CONTRACT PURCHASER** (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature  Date 12/1/23
 Print Name Marianne Rae Minton
 Signature _____ Date _____
 Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING:**

Name <u>Kyle Burns</u> Address: <u>9205 Atlee Branch Lane</u> <u>Mechanicsville, Va 23116</u>	Telephone No. <u>240-277-4927</u> Fax No. _____ Email Address <u>kburns@shurmhomes.com</u>
-----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

DEC 04 2023

HANOVER COUNTY PLANNING OFFICE

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
 - 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.

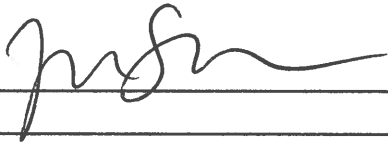
NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 12/4/23
 Print Name John Shurm

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
9205 Atlee Branch Lane
Mechanicsville, Va 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email kburns@shurmhomes.com Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, MX	\$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres
B, OS, M, BP	\$1100
Amendment of Proffer or Planned Unit Development	\$1500

*Fractions of acreage are rounded up to the nearest whole number.

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Base Fee _____
 Acreage Fee _____
TOTAL FEE _____

Accepted by: _____
 HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)

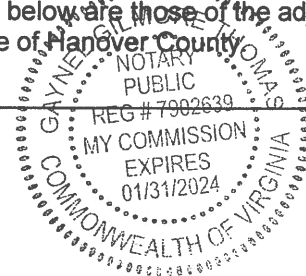
COUNTY OF HANOVER)

to-wit:

The foregoing instrument was acknowledged before me this 4 day of December, 2023, by John Shurm (Name of Applicant).

My commission expires: 01/31/24

Gaynel Thomas
Notary Public



Board of Supervisors Representative: Brent Helmick

Planning Commission Representative: Steven F. Hadra

List of Adjacent Property Owners: Check here if list is attached.

GPIN	Name	Address
7779-55-2712	Frank Zappia	9309 Staple Lane Mechanicsville, VA 23116
7779-64-1838	Giles Farm Homeowners Association, Inc	14700 Village Square Place Midlothian, Va 23112
7779-54-1337	Giles Farm Homeowners Association, Inc	14700 Village Square Place Midlothian, Va 23112
7796-65-2927	Thomas E Walsh Laura A Walsh	9354 Summer oak Drive Mechanicsville, VA 23116
7796-44-9738	NVR, INC	7501 Boulders View Drive, Suite 450 Richmond, VA 23225
7796-54-0640	Vamshi Pottabathula Namitha Nagaraju	9598 Sycamore Grove Way Mechanicsville, VA 23111
7796-44-8867	Prakash Pavuluri Jyotsna P Tadikonda	9524 Hailifax Green Drive Mechanicsville, VA 23111
7796-55-6774	Thomas Sibiga Ella Sibiga	9291 Staple Lane Mechanicsville, VA 23116
7796-55-6292	Marianne Rae Minton	9280 Staple Lane Mechanicsville, VA 23116

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Sidney & Sidney Developments, LLC

DATE: _____

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Sidney & Sidney Developments, LLC

Property Location: 9280 Staple Lane Mechanicsville, VA 23116

GPIN(s): 7796-55-5154

Requested Zoning District: RS

Requested Use/Exception: Residential Single Family Subdivision

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? _____
Suburban Neighborhood Residential (1.5 - 3 units per acre)
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?

3. Describe in detail the proposed use of the property. _____
The proposed use will be for residential single family development
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? _____
RPA in the southwestern corner of the property per the concept plan.
5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Yes
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? We have designated certain areas to remain in their Natural forested state. We also intend to plant one street tree on each lot that is created in the community.
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
Development will provide pedestrian connectivity to the adjacent sections of Giles Farm as well as tie into the existing Trail System where possible.
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____
The entrance will be an extension of Sycamore Grove Way within the Giles Farm Development & will provide adequate visibility for vehicular traffic.

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For AR-6 rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area?

N/A

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features?

N/A

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

N/A

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? _____

2. What provisions will be made to ensure safe and adequate access to the subject property? _____

3. How will the traffic impact of this development be addressed?: _____

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? _____

5. What type of signage is proposed for the site? _____

6. Have architectural/building elevations been submitted with this application? _____

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. Not on National Register GPIN 7796-55-5154
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____
- 4. Historic Resource/File No. _____ GPIN _____
- 5. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature:  Date: 12/4/23

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 160 vehicles per day and a site peak hour trip generation of 16 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 and Page Number 218).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

12/4/23

(Date)

John Shum

(Applicant/Applicant's Representative – Print Name)

APPLICATION PLAN

NOTE: THIS PLAN WAS COMPILED FROM DEEDS/PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS MAY BE SHOWN. LIMITED IMPROVEMENTS SHOWN PER HANOVER COUNTY GIS.

LINE	BEARING	DISTANCE
L1	S45°47'04"W	72.24'
L2	S44°12'56"E	50.00'
L3	S45°47'04"W	75.00'
L4	S44°12'56"E	125.23'

FRANK ZAPPA
#9109 STAPLE LANE
G.P.N. 7796-55-2712
D.B. 558, PG. 452
ZONED: A-1

STAPLETON
LOT 2
BLOCK 'A'

THOMAS S. SIBIGA & ELIA SIBIGA
#9291 STAPLE LANE
G.P.N. 7796-55-6774
D.B. 3373, PG. 2870
ZONED: A-1

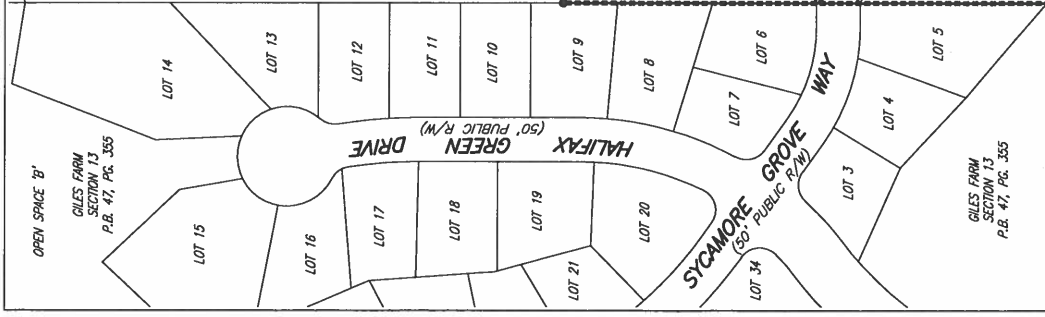
THOMAS E. WALSH & LAURA A. WALSH
G.P.N. 7796-65-2927
D.B. 3260, PG. 1206
ZONED: A-1

50' R.O.W. EASEMENT
P.B. 3, PG. 22

20' R.O.W. EASEMENT
D.B. 1695, PG. 21

OVERALL AREA = 18,623 ACRES
AREA TO BE REZONED = 7,560 ACRES
RESIDUAL AREA = 11,063 ACRES

329,314 SQ. FT.
7.560 ACRES
TO BE REZONED



RECEIVED

DEC 06 2023

HANOVER COUNTY
PLANNING OFFICE

GILES FARM
SECTION 13
P.B. 47, PG. 355

ZONING AREA DESCRIPTION

BEGINNING AT A POINT AT THE NORTHEAST TERMINUS OF STACOMORE GROVE WAY, 540.00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF STACOMORE GROVE WAY AND THE EAST LINE OF HALIFAX GREEN DRIVE EXTENDED AND THE POINT OF BEGINNING, THENCE DEPARTING THE NORTHEAST TERMINUS OF STACOMORE GROVE WAY N30°03'00"W 285.55 FEET TO A POINT; THENCE N47°02'14"E 554.01 FEET TO A POINT; THENCE S30°03'00"E 456.52 FEET TO A POINT; THENCE S45°47'04"W 72.24 FEET TO A POINT; THENCE S44°12'56"E 50.00 FEET TO A POINT; THENCE S45°47'04"W 75.00 FEET TO A POINT; THENCE S44°12'56"E 125.23 FEET TO THE POINT OF BEGINNING.
S45°47'04"W 453.33 FEET TO A POINT; THENCE N30°03'00"W 364.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 329,314 SQUARE FEET OR 7,560 ACRES OF LAND MORE OR LESS.



DATE: 12-06-2023
SCALE: 1" = 100'
JOB: 54230632.00
DRAWN BY: WRL
CHECKED BY: CMF
SHEET 1 OF 1

**COMPILED BOUNDARY EXHIBIT SHOWING
7.560 ACRES OF LAND TO BE REZONED**

CHICKAHOMINY DISTRICT
COUNTY OF HANOVER, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
15871 City View Drive, Suite 200 / Medford, Virginia 24113 / Phone: (804) 784-0871 / www.balzer.co

ZONING AREA DESCRIPTION

BEGINNING AT A POINT AT THE NORTHEAST TERMINUS OF SYCAMORE GROVE WAY, SAID POINT BEING 204.86 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SYCAMORE GROVE WAY AND THE EAST LINE OF HALIFAX GREEN DRIVE EXTENDED AND THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHEAST TERMINUS OF SYCAMORE GROVE WAY N30°03'00"W 285.55 FEET TO A POINT; THENCE N47°02'14"E 554.01 FEET TO A POINT; THENCE S30°03'00"E 456.52 FEET TO A POINT; THENCE S45°47'04"W 72.24 FEET TO A POINT; THENCE S44°12'56"E 50.00 FEET TO A POINT; THENCE S45°47'04"W 75.00 FEET TO A POINT; THENCE S44°12'56"E 125.23 FEET TO A POINT; THENCE S45°47'04"W 453.93 FEET TO A POINT; THENCE N30°03'00"W 364.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 329,314 SQUARE FEET OR 7.560 ACRES OF LAND MORE OR LESS.

RECEIVED

DEC 06 2023

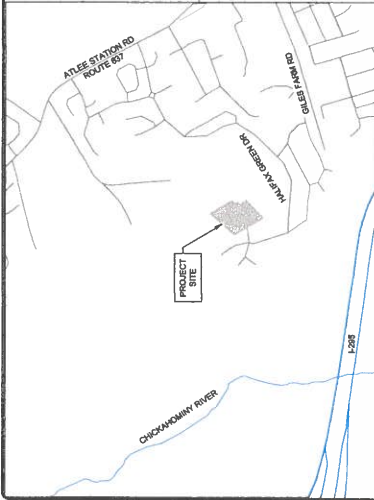
**HANOVER COUNTY
PLANNING OFFICE**

RECEIVED

APPLICATION PLAN

DEC 04 2023

HANOVER COUNTY PLANNING OFFICE



GENERAL NOTES

DEVELOPER:
SIDNEY & SIDNEY DEVELOPMENTS, LLC
9205 ATLEE BRANCH LANE
MECHANICSVILLE, VA 23116
CONTACT: KYLE BURNS
(240) 277-4927
KBURNS@SHURMHOMES.COM

ENGINEER:
BALZER & ASSOCIATES, INC.
10010 NEW DRIVE, SUITE 200
MIDDLEBURGH, VA 22641
CONTACT: TODD CHALMERS, P.E.
(804) 794-0571
TCHALMERS@BALZER.CC

1. GPIN: 7795-55-5154 (PART OF)
 2. ZONING: A-1
 3. ACREAGE: 7.2± AC (PART OF)
 4. PROPOSED ZONING: RS, SINGLE FAMILY RESIDENTIAL
 5. PROPOSED USE: SINGLE FAMILY DETACHED LOTS
 6. NUMBER OF LOTS: 16
 7. NUMBER OF DETACHED HOUSES: 16
 8. DENSITY: 2.11 UNITS PER ACRE (GROSS)
- ACREAGE
1. PROPERTY TOTAL: ±7.2 AC
2. ACREAGE OUTSIDE LOTS & R.O.W: ±2.4 AC
3. REQUIRED COMMON AREA/OPEN SPACE: 1.44 AC (20%)
4. PROVIDED COMMON AREA/OPEN SPACE: ±1.51 AC

NOTES

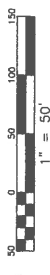
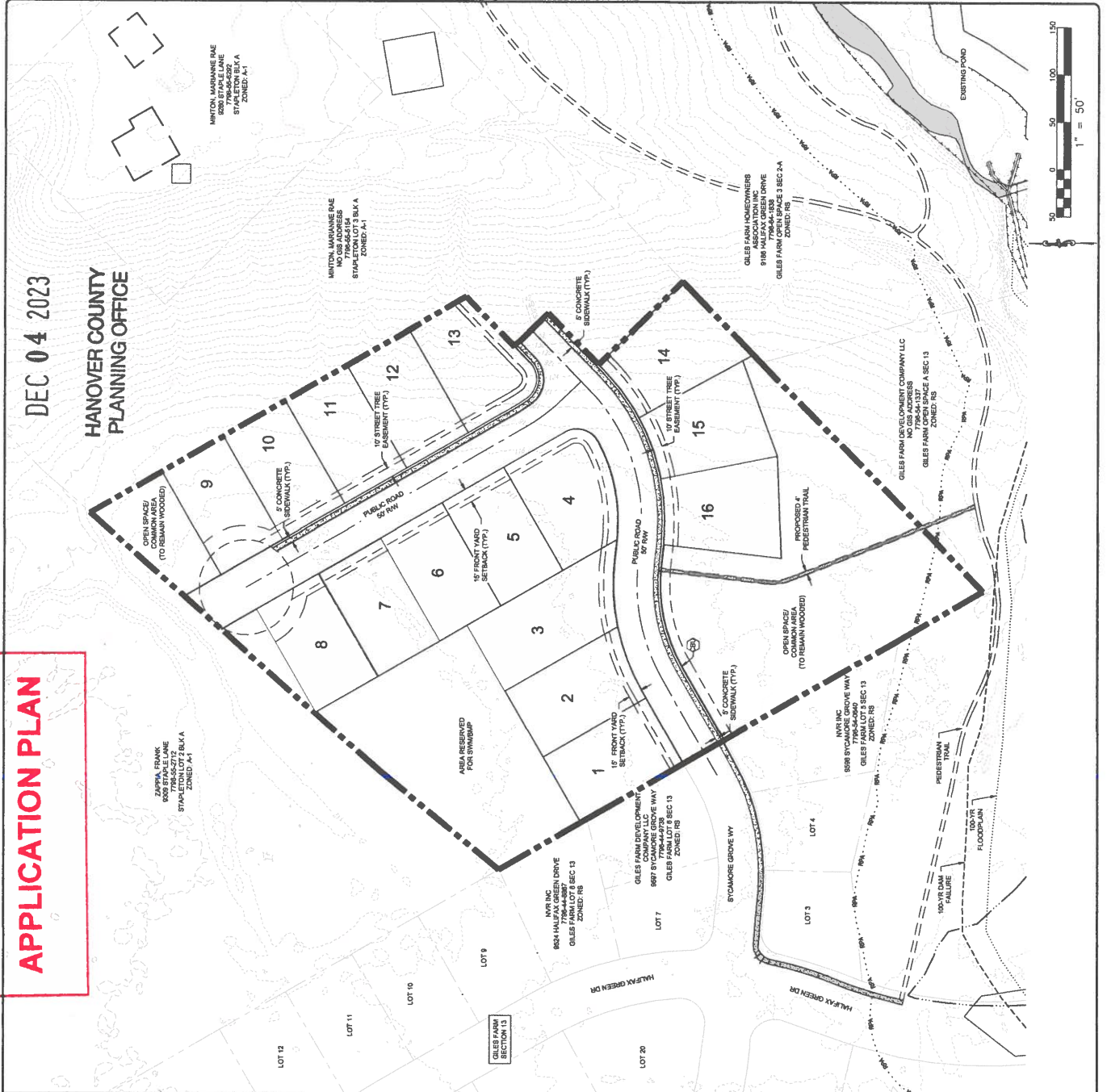
1. THE PROPERTY IS WOODED
 2. ALL PROPOSED ROADS WILL BE PUBLIC AND POSTED 25 MPH
- MINIMUM SETBACKS FOR RS (HIGHER DENSITIES)
1. FRONT YARD: 15 FEET
 2. SIDE SETBACK (FRONT YARD), MIN: 0 FEET
 3. SIDE SETBACK (FRONT YARD), AGGREGATE: 0 FEET
 4. REAR YARD: 0 FEET

SHEET INDEX

- C01 OVERALL PLAN
- C02 OPEN SPACE REQUIREMENTS
- C03 LANDSCAPE REQUIREMENTS

NOTES: THE FOLLOWING ITEMS NOT APPLICABLE TO PROPERTY

- ACQUIRE RECHARGE AREAS, BASED ON AVAILABLE PUBLISHED INFORMATION.
- LOCATIONS OF ALL HISTORIC STRUCTURES, FEATURES, AND SITES ON THE TRACT, SUCH AS, BUT NOT LIMITED TO, THOSE IDENTIFIED IN THE HANOVER COUNTY HISTORIC LANDMARKS AND ARCHITECTURAL RECORDS (SITES TRACT), ABANDONED ROADS, CEMETERIES, AND MILITARY EARTHWORKS.



BALZER & ASSOCIATES, INC.
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
1501 City View Drive
New River Valley
Roanoke, VA 24012
www.balzer.cc
540.794.0571
804.794.0071

PRELIMINARY NOT FOR CONSTRUCTION

GILES FARM PHASE 2
CONCEPT PLAN
OVERALL
DRAWN BY: AGM
CHECKED BY: PFC
DATE: 11/29
SCALE: 1" = 50'
REVISIONS:

C01 PROJECT NO. 240000030

RECEIVED

DEC 04 2023

HANOVER COUNTY
PLANNING OFFICE

"Prospective Elevations"





The undersigned, **Sidney & Sidney Developments LLC**, as the Applicant on behalf of Marianne Minton, Owner of the parcel designated as parcel ID # 7796-55-5154 (“the Property”), voluntarily agrees for itself, the owner’s agents, personal representatives, successors and assigns (collectively the “Property Owner”) that, in the event the Property is rezoned from A-1 to RS(c), the development and use of the Property must be subject to the following conditions:

1. Brick or Stone Foundations. All visible portions of exterior foundations shall be constructed of brick or stone. No cinder block, cement block, solute block, or asbestos shingle shall be permitted for the finish exterior of many structures. All homes must be built on Crawl Space foundations or basements. All visible portions of exterior foundations shall be constructed of brick or stone.
2. Building Materials and Guidelines: All homes will be built in conformance with the existing architecture and design standards of the Giles Farm Community.
3. Tree Preservation in Common Areas. Existing trees within the Common Areas 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 drainage or public utility improvements or recreation amenities shown on the conceptual plan. Prior to land disturbance, all tree protection measures shall be installed and then inspected by the representative of the Planning Department.
4. Amenities. Open spaces shall have either public seating, pedestrian stop zones, dog station, walking trails or a combination thereof.

RECEIVED

DEC 04 2023

**HANOVER COUNTY
PLANNING OFFICE**

SIDNEY & SIDNEY DEVELOPMENTS LLC, a
Virginia limited liability company

By: _____ (SEAL)
Name: John Shurm
Its: Manager

STATE OF Virginia
COUNTY OF Hanover

On this ___ day of _____, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared _____, who acknowledged he is the _____ of the **SIDNEY & SIDNEY DEVELOPMENTS LLC.**, and who executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: _____
Reg. No.: _____ Notary Public _____

&

MARIANNE MINTON (Seal)

STATE OF VIRGINIA
COUNTY OF _____

On this ___ day of _____, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared **STEVE FITCHETT.**, an individual, who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: _____
Reg. No.: _____ Notary Public _____