



















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
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

REZ2024-00004

HCBS - RS

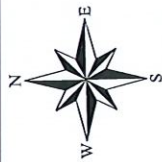
Rezone M-2 to RS

Suburban Neighborhood Residential
& Natural Conservation Land Use

GPIN's: 7778-86-5196, 7778-76-8080

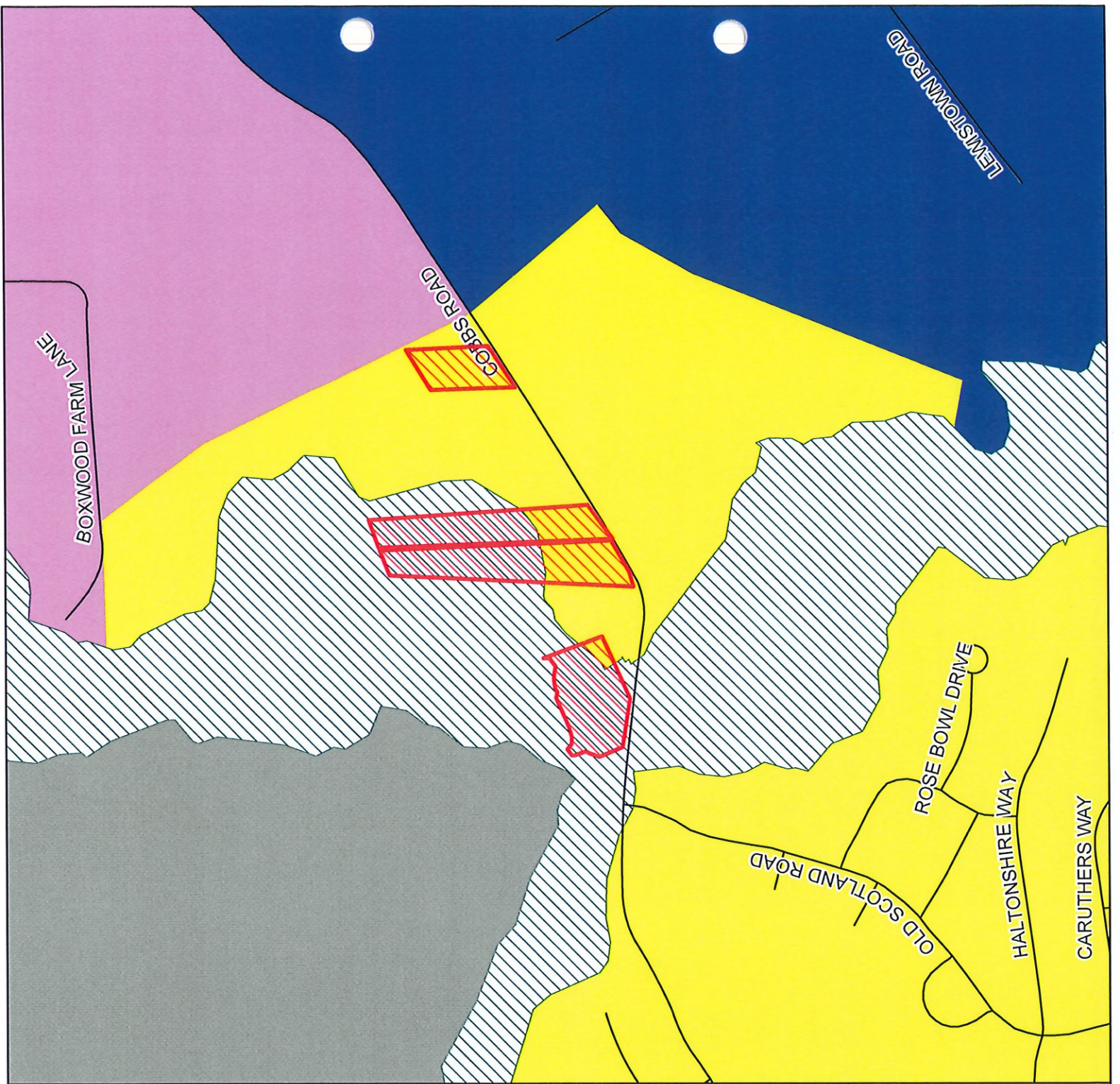
7778-86-0015 & 7778-75-4776

South Anna Magisterial District



1 inch = 500 feet

March 27, 2024



Hanover County, Virginia

General Parcel Map

Legend

— Roads

— Water

■ Structures

□ Parcels

■ Trees

REZ2024-0004

HCBS - RS

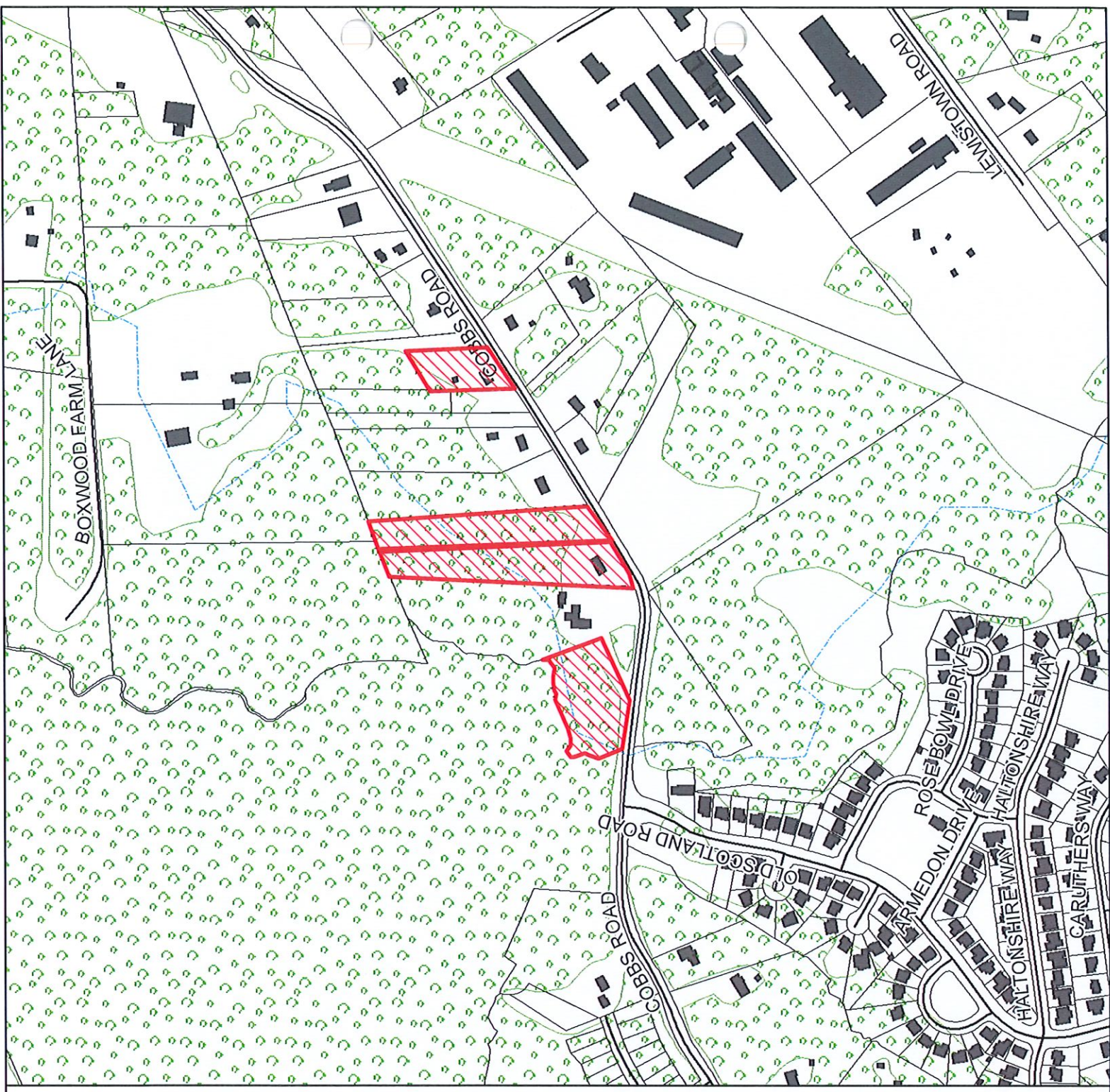
Rezone M-2 to RS

GPIIN's: 7778-86-5196, 7778-76-8080
778-86-0015 & 7778-75-4776
South Anna Magisterial District



1 inch = 500 feet




































March 27, 2024



Hanover County, Virginia

Zoning Map

Legend

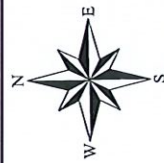
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2024-00004

HCBS - RS

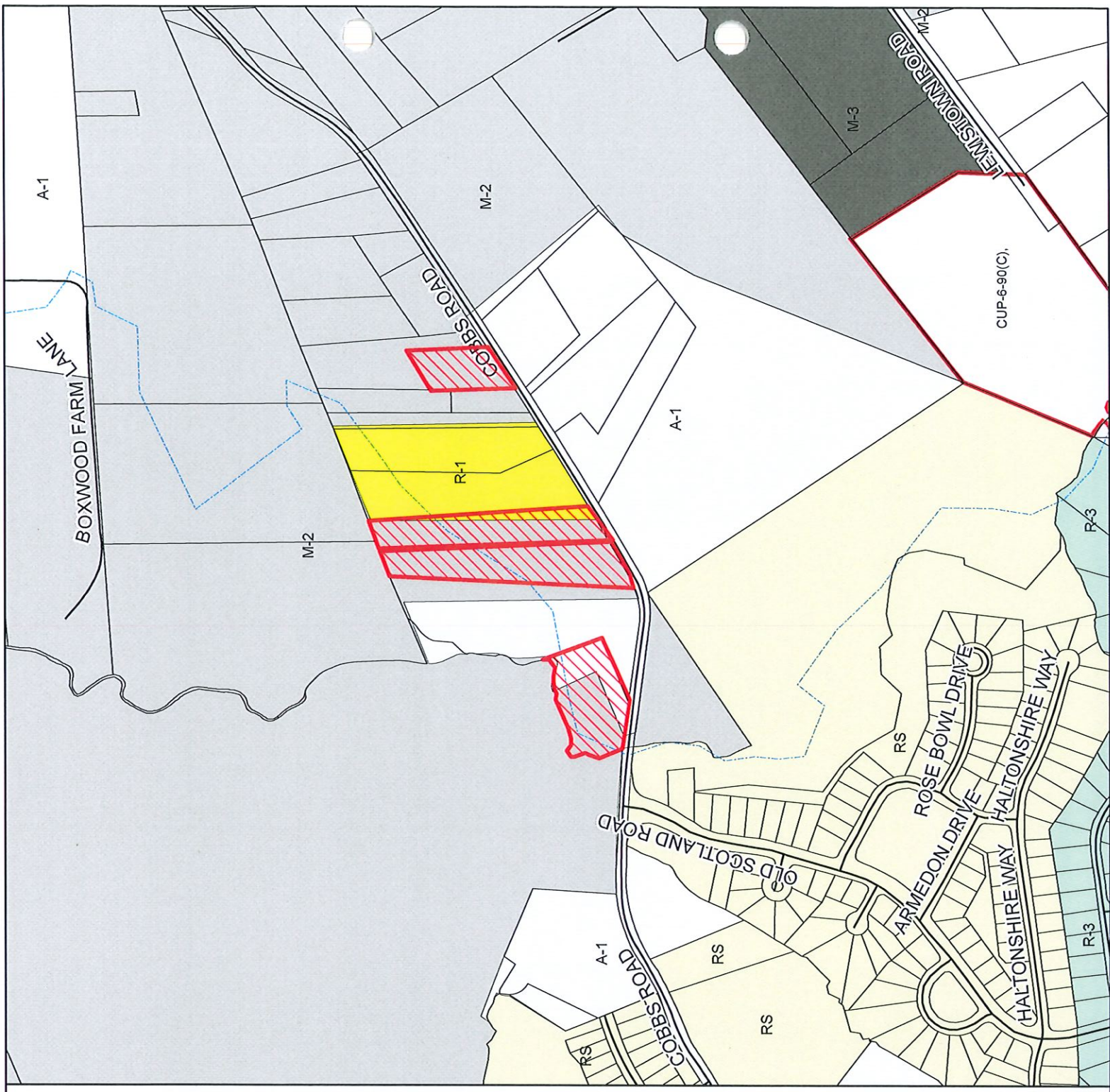
Rezone M-2 to RS

GPIN's: 7778-86-5196, 7778-76-8080
7778-86-0015 & 7778-75-4776
South Anna Magisterial District



1 inch = 500 feet

March 27, 2024



REZ2024-00004



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00004

Please type or print in **black ink**.

APPLICANT INFORMATION

Owner: Kevin and Michelle Proctor, Jasper Lewis Jr., Cravest LLC + Nancy D. Johnson
 Contact Name: see attached consent forms for owner names + addresses
 Address: _____

Telephone No. _____
 Fax No. _____
 Email Address _____

Applicant/Contract Purchaser: Hanover County Board of Supervisors
 Contact Name: Jo Ann Hunter (Senior Director of Planning and Community Development)
 Address: P.O. Box 470
Hanover, VA 23069

Telephone No. 804-365-6171
 Fax No. _____
 Email Address jmhunter@
hanovercountv.gov

PARCEL INFORMATION

For multiple parcels, please complete Page 4

GPIN(s) (Tax ID #'s) 7778-86-5196, 7778-86-0015,
7778-76-8080, and 7778-75-4776
 Deed Book _____ Page see following page
 Magisterial District South Anna
 Location Description (Street Address, if applicable)
North Line of Cobbs Road west of Stony Run
(11080/11112/11122 Cobbs Rd. + 1 vacant parcel)

Total Area (acres/square feet) 8.374 acres total (4 parcels)
 Current Zoning M-2 (1974 Comprehensive Rezoning)
 Requested Zoning RS
 Requested Use single-family residential uses (no division)
 County-Initiated Rezoning _____

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 4/1/24

Print Name John Budesky: County Administrator (Hanover County)

Signature _____

Date _____

Print Name _____

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

Name Jo Ann Hunter (Senior Director of Planning and Community Development)
 Address: P.O. Box 470
Hanover, VA 23069

Telephone No. 804-365-6171
 Fax No. _____
 Email Address jmhunter@
hanovercountv.gov

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

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7778-86-5196	Print JO Ann Hunter	BK 3315, P 2543	1.0 acres	M-2	RS
	Sign <i>JO Ann Hunter</i>				
7778-86-0015	Print JO Ann Hunter	BK 3164, P 1413	2.694 acres	M-2	RS
	Sign <i>JO Ann Hunter</i>				
7778-76-8080	Print JO Ann Hunter	BK 3341, P 566	2.73 acres	M-2	RS
	Sign <i>JO Ann Hunter</i>				
7778-75-4776	Print JO Ann Hunter	BK 864, P 512	1.95 acres	M-2	RS
	Sign <i>JO Ann Hunter</i>				
	Print				
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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 Jo Ann Hunter Date 4/2/24
Print Name Jo Ann Hunter

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

Address to which notification letter is to be sent:

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email _____ 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 _____	Accepted by: _____ HTE #: _____
Acreage Fee _____	
TOTAL FEE _____	

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: Jo Ann Hunter

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

to-wit:

**Ashley Brooke Westfall
NOTARY PUBLIC
REGISTRATION # 7852051
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 10/31/27**

The foregoing instrument was acknowledged before me this 2nd day of April, 2024, by Jo Ann Hunter (Name of Applicant).

My commission expires: October 31, 2027
Ashley Brooke Westfall
Notary Public

Board of Supervisors Representative: Susan Dibble

Planning Commission Representative: Larry Leadbetter

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

GPIN	Name	Address
7778-86-4097	Cobbs Rd Properties LLC	8346 Old Richfood Road Mechanicsville, VA 23116
7778-86-4485 7778-86-6426 7778-87-2026	Cobbs Road LLC	17460 Countyline Road Ruther Glen, VA 22546
7778-85-9928	Helen P Harris	11077 Cobbs Road Glen Allen, VA 23059
7778-75-7604	Gary V and Betty S Shelton	11146 Cobbs Road Glen Allen, VA 23059
7778-76-7969	Jasper Lewis Jr and Gary V Shelton Sr	11104 Cobbs Road Glen Allen, VA 23059
7778-85-4745	Patricia A Edwards	11101 Cobbs Road Glen Allen, VA 23059
7778-85-5167	Dorothy Anne Jennings	9658 Sliding Hill Road Ashland, VA 23005
7778-75-5452	Yellow Jacket LLC	206 Haley Road Ashland, VA 23005
7778-66-6936	Vulcan Lands Inc	1200 Urban Center Drive Birmingham, AL 35242

BOARD OF SUPERVISORS

SUSAN P. DIBBLE – CHAIR
SOUTH ANNA DISTRICT

F. MICHAEL HERZBERG IV – VICE CHAIR
COLD HARBOR DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

DANIELLE GRIESHABER FLOYD
CHICKAHOMINY DISTRICT

RYAN M. HUDSON
MECHANICSVILLE DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JEFF S. STONEMAN
BEAVERDAM DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

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PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

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

March 29, 2024

RE: County-Initiated Rezoning of Vacant and Residential Properties along Cobbs Road

Adjoining Property Owner:

The area along the north side of Cobbs Road (State Route 801) roughly between Stony Run and the overhead transmission lines (near U.S. Route 1) was zoned M-2, Light Industrial as part of a comprehensive rezoning approved on April 10, 1974. Industrial zoning was applied to existing residences with limited community feedback.

As part of the Envision Hanover Comprehensive Plan Update, the current Planning Commission and Board of Supervisors became aware of how industrial zoning applied to the area in 1974 impacted existing residential properties and the Cobbs Road community. As part of that plan, there is a recommended strategy to initiate a rezoning for the Cobbs Road community, rezoning existing residences from an industrial to a residential zoning district (Land Use Game Changer #2: p. 160).

Property owners with a vacant parcel or a parcel with an existing single-family home currently zoned M-2, Light Industrial District were contacted and asked if they would like their property to be rezoned to RS, Single-Family Residential District. Four property owners consented to the application, including one or more parcels adjacent to your property:

- GPIN 7778-86-5196 (11080 Cobbs Road: 1-acre lot with an existing single-family home)
- GPIN 7778-86-0015 (11112 Cobbs Road; 2.964-acre vacant lot)
- GPIN 7778-76-8080 (11122 Cobbs Road: 2.73-acre lot with an existing single-family home)
- GPIN 7778-75-4776 (No Address: 1.95-acre vacant lot adjacent to Stony Run)

An ordinance amendment and rezoning are currently under review to accommodate rezoning these four properties. No other properties are being considered for rezoning other than the four properties listed above, which the property owners consented to.

Cobbs Road Rezoning: Adjoining Property Owners

March 29, 2024

Page Two

Although this is a County-initiated zoning change, it must still go through the public hearing process. The Planning Commission will hold a public hearing on this request and forward its recommendation to the Board of Supervisors. The Board of Supervisors will also have to hold a public hearing and ultimately approve the rezoning before it is applied to the subject properties. As an adjoining property owner, you will receive mailed notice of the public hearings before the Planning Commission and Board of Supervisors.

If you have questions, please contact the Planning Department at (804) 365-6171.

Sincerely,



Andrew J. Pompei, CZA, AICP
Deputy Director of Planning

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? _____
Suburban Neighborhood Residential + Natural Conservation Area (along/adjacent to Stony Run)
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? _____
Cobbs Road (Minor Collector)
3. Describe in detail the proposed use of the property. Single-family residential purposes (no future divisions) _____
7778-75-4776 is currently vacant and includes significant floodplain areas and RPAs along Stony Run
7778-86-0015 (11112 Cobbs Rd.) is currently vacant.
7778-76-8080 (11122 Cobbs Rd.) + 7778-86-5196 (11080 Cobbs Rd.) include existing single-family dwellings from the 1970s
This is a County-initiated zoning that aligns with Comprehensive Plan Recommendations (Land Use Game Changer #3: p. 160)
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? _____
7778-75-4776 is currently vacant and includes significant floodplain areas and RPAs along Stony Run

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? No: County-Initiated Zoning (future divisions would not be permitted without another rezoning request) _____
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? N/A _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. N/A _____

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.) N/A (no additional lots) _____

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?

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

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.) _____

**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. 42-5207 (11086 Cobbs Road) GPIN 7778-86-4215
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? No
- b) Is the historic site open to the public? No
- 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. This resource is shown on an adjacent parcel.

Two parcels contain existing single-family homes, and two parcels are vacant. If the rezoning is approved, only one single-family dwelling would be permitted on the vacant parcels (if setbacks + environmental requirements can be met.)

- 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: _____

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

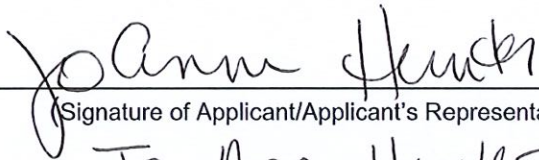
The following must be completed for all applications: The selection below is based on a projected daily trip generation of N/A vehicles per day and a site peak hour trip generation of _____ vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip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

Choose one of the two options below:

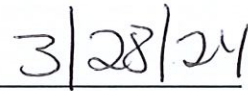
- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

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)



(Date)


(Applicant/Applicant's Representative – Print Name)