

REZ2024-00004, HANOVER CTY. BOARD OF SUPERVISORS



Residential Rezoning Report
South Anna Magisterial District
PC Meeting Date: April 18, 2024

Overview

Current Zoning	M-2, Light Industrial District
Requested Zoning	RS, Single-Family Residential District
Acreage	8.37 acres
Site Address	Multiple Noncontiguous Parcels (including 11080, 11112, and 11122 Cobbs Road)
Location	North line of Cobbs Road (State Route 801) between Stony Run and existing transmission lines west of U.S. Route 1
GPINs	7778-86-5196, 7778-76-8080, 7778-86-0015, 7778-75-4776
General Land Use Plan	Suburban Neighborhood Residential
Major Thoroughfare Plan	Cobbs Road: Minor Collector (Urban: 80' right-of-way)
Case Planner	Andrew Pompei
Associated Requests	Ordinance 24-01

Executive Summary

This is a request to rezone four noncontiguous parcels along the north side of Cobbs Road from M-2, Light Industrial District, to RS, Single-Family Residential District:

- The properties, which are either vacant or include a single-family dwelling, were zoned M-2 as part of a comprehensive rezoning approved on April 10, 1974, with limited community feedback.
- Property owners with a vacant parcel or a parcel with an existing single-family home currently zoned M-2 were contacted and asked if they would like their property to be rezoned to RS. Four property owners consented to the application.
- There is an accompanying ordinance amendment (Ordinance 24-01) being reviewed concurrently that would accommodate this request.

This request is consistent with recommendations within the Comprehensive Plan. If approved, it would implement Land Use Game Changer #3 (p. 160).

Outstanding Issues

No known outstanding issues at this time.

Draft Motions

I move that the Planning Commission recommend:

- a. Approval of REZ2024-00004 as submitted.
- b. Denial of REZ2024-00004 as submitted, but approval subject to the following changes: _____.
- c. Denial of REZ2024-00004.
- d. Deferral of REZ2024-00004 until the Planning Commission's May meeting.

Planning Analysis

Zoning History

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, the area was identified as a *historic and culturally-sensitive community* impacted by industrial encroachment, and a strategy was recommended to initiate a rezoning for the Cobbs Road community, rezoning existing residences from an industrial to a residential zoning district (Land Use Game Changer #3: p. 160).

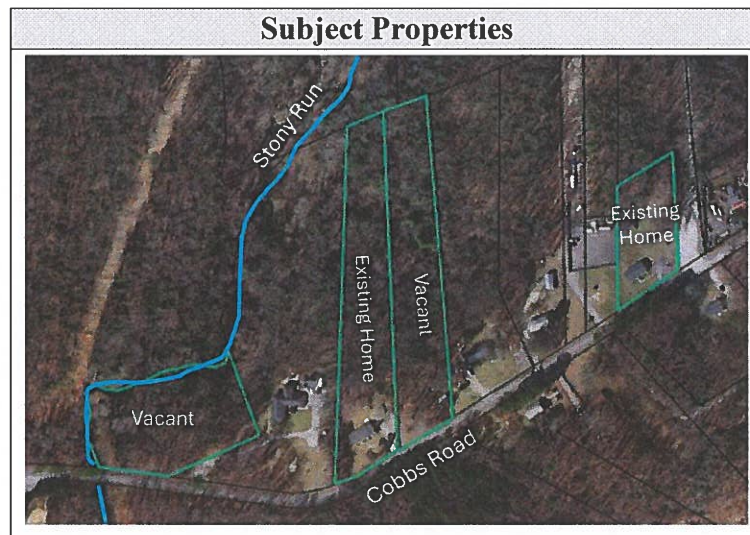
Requested Zoning

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:

- 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 7778-76-8080 (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.

Although this is a County-initiated zoning change, it must still go through the public hearing process. The associated ordinance amendment was initiated by the Board of Supervisors at its meeting on March 13, 2024. 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.



Existing Conditions

The rezoning request includes four parcels. Two parcels are currently vacant, while two parcels include existing single-family homes, which are brick ranchers from the early 1970s (prior to the area being rezoned to M-2).

Site Photos (Existing Conditions: View from Cobbs Road)	
	
11080 Cobbs Road (with adjacent business use visible in background)	11122 Cobbs Road

Implications

Approval of this request and the associated ordinance amendment would have the following policy implications:

- *Single-Family Residential Uses Permitted:* If this request and the associated ordinance amendment are approved, each parcel could be used for one single-family dwelling (without being required to connect to public utilities). The properties may not be subdivided without a future zoning action.

Note that GPIN 7778-76-8080, which is adjacent to Stony Run and is currently vacant, has limited buildable area outside of Resource Protection Areas (RPAs) and the floodplain. With these environmental constraints, it may be difficult to build a dwelling on this property.

- *Existing Homes Become Conforming:* Two of the parcels have existing single-family homes. Under their current M-2 zoning, they are considered nonconforming uses; property records indicate the houses legally existed prior to the 1974 zoning change but are not permitted within the M-2 zoning district. Since they are nonconforming uses, the existing homes cannot be expanded per the current zoning (Sec. 26-7.b) or used for residential purposes if vacant for two or more years (Sec. 26-7.c). Approving this rezoning request to RS would allow those existing homes to be expanded by the owners and would permit residential uses by-right, bringing the existing homes into compliance with the zoning ordinance.
- *Buffers Required on Adjacent Industrial Parcels:* If this rezoning request is approved, adjacent properties zoned M-2 that are developed or redeveloped for industrial uses would be required to provide a transitional buffer where they abut the subject properties (Sec. 26-266). The transitional buffer, which would be located on the industrially-zoned properties, would be required to be 20 to 40 feet wide, depending upon the plantings provided (or if a berm is provided).

Note that other rezoning requests along this segment of Cobbs Road have been approved, with the property owners requesting rezoning from M-2 following the comprehensive rezoning in 1974 to a residential zoning district:

- C-1-76: Approximately 5.45 acres (including 11094 and 11104 Cobbs Road) was rezoned from M-2 to R-1 on February 25, 1976. This area is immediately adjacent to one parcel that is part of this request.
 - The Board of Supervisors served as the applicant in that case, authorizing advertisement of the rezoning at its meeting on December 31, 1975. The minutes from that meeting state the “property was incorrectly mapped when the zoning maps and ordinance were adopted in April 1974.”
 - The Planning Commission minutes from January 29, 1976 state that the property owner wanted to construct a single-family dwelling on the property and “had been unaware that the property had been zoned M-2, Light Industrial when the Zoning District Maps had been adopted on April 10, 1974. He stated that because of the existing zoning he was unable to secure a building permit for a single-family dwelling.”
- C-33-90(c): Approximately 4.9 acres (11146 Cobbs Road) was rezoned from M-2 to A-1 on December 19, 1990. This area is immediately adjacent to two parcels that are part of this request, along the north side of Cobbs Road just east of Stony Run. The staff report for the Planning Commission stated “the property was rezoned in 1974 during the comprehensive rezoning of the County. Notice of the action was advertised as required but no specific notice was sent to property owners (because advertisement was all that was required.)” It lists other cases in which the Board of Supervisors had initiated “corrective” action to rezone industrial property associated with the comprehensive rezoning.

Transportation

The subject properties have frontage on Cobbs Road, which is designated a minor collector (urban) in the Major Thoroughfare Plan. Since all the parcels exist and this rezoning request would only permit one single-family dwelling per parcel, impacts to the local road network should be minimal.

Roadway Characteristic	Cobbs Road (State Route 801)
Functional Classification: VDOT	Minor Collector
Functional Classification: Major Thoroughfare Plan	Minor Collector (Urban)
Traffic Volumes (VDOT: 2022)	1,600 ADT

Public Utilities (Water/Sewer)

If the associated ordinance amendment is approved, the subject properties would not be required to connect to public water or sewer, even though they are located within the Suburban Service Area (SSA).

Per property records, existing single-family dwellings on the subject parcels are served by private wells and septic systems.

The nearest existing public water lines in this area are along Cobbs Road west of Stony Run. There is an existing gravity sewer line along Stony Run.

Compatibility with Surrounding Area

There is a mix of uses along Cobbs Road between U.S. Route 1 and Stony Run. Business uses are found on the eastern end of the corridor (closer to U.S. Route 1), generally transitioning to residential uses to the west towards Stony Run. The subject properties that are part of this request are closer to Stony Run. Most are adjacent to residential uses except for GPIN 7778-86-5196 (11080 Cobbs Road), which is adjacent to business uses. This rezoning request would discourage additional industrial encroachment westward along Cobbs Road, helping retain the residential character of the area near Stony Run.

Comprehensive Plan Analysis

General Land Use Plan

The subject properties are designated *Suburban Neighborhood Residential* on the General Land Use Plan Map, with the area along Stony Run designated *Natural Conservation*. Areas designated *Suburban Neighborhood Residential* are intended to accommodate single-family residential development at densities of 1.5 – 3 dwelling units/acre. This request is consistent with recommended single-family residential uses in this area.

Other Plan Recommendations

Cobbs Road between Stony Run and U.S. Route 1 is identified as a *historic and culturally-sensitive community* due to industrial encroachment (p. 151). The area was subject to a County-initiated industrial rezoning that was approved in 1974. Areas along Cobbs Road near Stony Run still have a residential character, but some residents are unable to obtain loans for their homes due to industrial zoning.

This request would implement *Land Use Game Changer #3*, which is a recommendation to rezone residential and vacant properties along Cobbs Road to a residential zoning district within one year of plan adoption (p. 160).

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Agency Review Comments
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan/Elevations



















Initials: AJP

REZ2024-00004
Maps

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

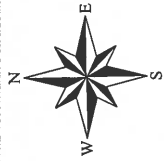
REZ2024-00004

HCBS - RS

Rezone M-2 to RS

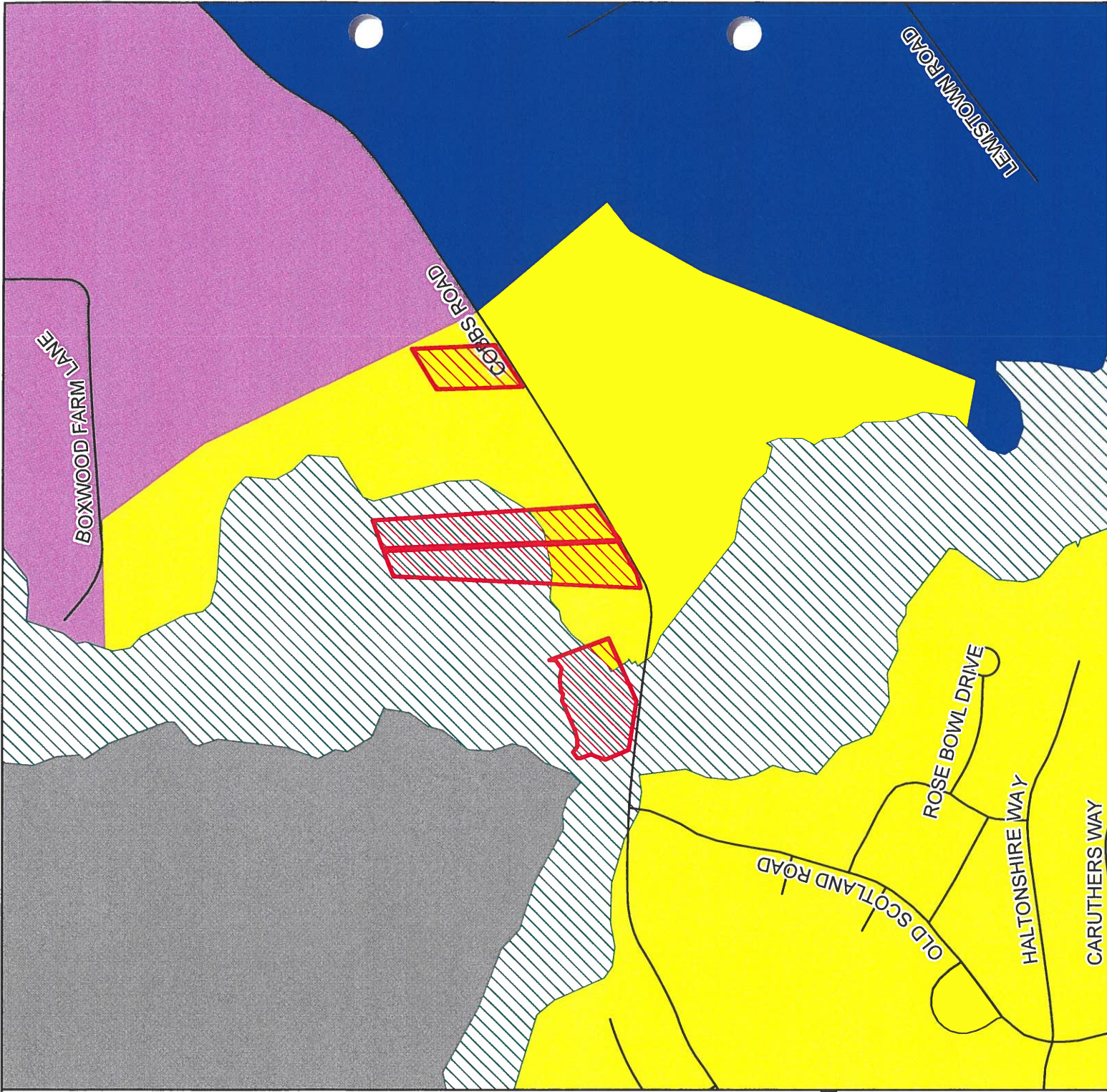
Suburban Neighborhood Residential
& Natural Conservation Land Use

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

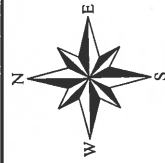
- Roads
- Water
- Structures
- Parcels
- 🌳 Trees

REZ2024-00004

HCBS - RS

Rezone M-2 to RS

GPIN'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

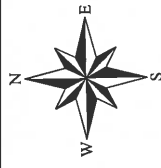
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2024-00004

HCBS - RS

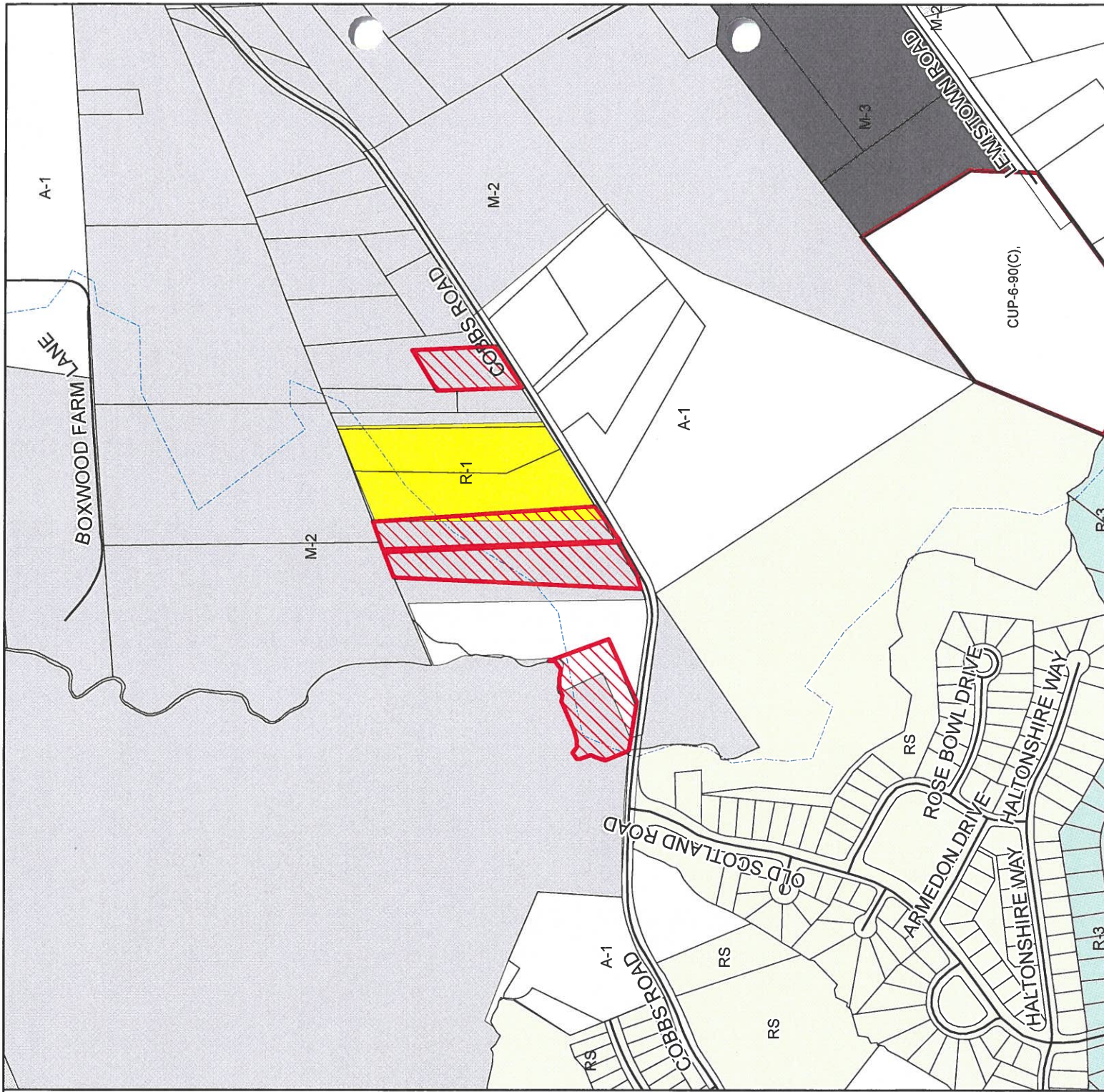
Rezone M-2 to RS

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



REZ2024-00004
Application

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2024-00004

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

APPLICANT INFORMATION	
Owner: <u>Kevin and Michelle Proctor, Jasper Lewis Jr., Cravest LLC + Nancy D. Johnson</u> Contact Name: <u>see attached consent forms for owner names + addresses</u> Address: _____ _____	Telephone No. _____ Fax No. _____ Email Address _____ _____
Applicant/Contract Purchaser: <u>Hanover County Board of Supervisors</u> Contact Name: <u>Jo Ann Hunter (Senior Director of Planning and Community Development)</u> Address: <u>P.O. Box 470</u> <u>Hanover, VA 23069</u>	Telephone No. <u>804-365-6171</u> Fax No. _____ Email Address <u>jmhunter@hanovercountv.gov</u>

PARCEL INFORMATION	For <u>multiple</u> parcels, please complete Page 4
GPIN(s) (Tax ID #'s) <u>7778-86-5196, 7778-86-0015,</u> <u>7778-76-8080, and 7778-75-4776</u> Deed Book _____ Page <u>see following page</u> Magisterial District <u>South Anna</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>North Line of Cobbs Road west of Stony Run</u> <u>(11080/11112/11122 Cobbs Rd. + 1 vacant parcel)</u>	Total Area (acres/square feet) <u>8.374 acres total (4 parcels)</u> Current Zoning <u>M-2 (1974 Comprehensive Rezoning)</u> Requested Zoning <u>RS</u> Requested Use <u>single-family residential uses (no division)</u> <u>County-Initiated Rezoning</u>

SIGNATURE OF OWNER <input type="checkbox"/> POWER OF ATTORNEY <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> <i>(attach contract)</i>	
<p>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.</p>	
Signature _____ Print Name <u>John Budesky: County Administrator (Hanover County)</u>	Date <u>4/1/24</u>
Signature _____ Print Name _____	Date _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Jo Ann Hunter (Senior Director of Planning and Community Development)</u> Address: <u>P.O. Box 470</u> <u>Hanover, VA 23069</u>	Telephone No. <u>804-365-6171</u> Fax No. _____ Email Address <u>jmhunter@hanovercountv.gov</u>
<p>**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.</p>	

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>				
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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

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F. MICHAEL HERZBERG IV – VICE CHAIR
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ASHLAND DISTRICT

JEFF S. STONEMAN
BEAVERDAM DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720

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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)

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.

Jo Ann Hunter
(Signature of Applicant/Applicant's Representative)

Jo Ann Hunter
(Applicant/Applicant's Representative – Print Name)

3/28/24
(Date)

REZ2024-00004
Citizen Correspondence

Consent to County-Initiated Rezoning Request in the Cobbs Road Area
Hanover County, Virginia
March 2024



Owner Name	Craveest, LLC
Owner Mailing Address	11608 Seth Warner Dr. Glen Allen, VA 23059
GPIN Number	7778-76-8080

I, Craveest, LLC by Randolph Craver, Manager as the owner of GPIN 7778-76-8080, consent to the County-initiated rezoning of my property along Cobbs Road from M-2, Light Industrial District to RS, Single-Family Residential District. I understand that the zoning of my property will not change unless and until:

- The Planning Commission and Board of Supervisors hold public hearings regarding this zoning change; and
- The Board of Supervisors approves the zoning change after holding a public hearing.

I also understand that, while this proposed zoning change (if approved) will allow my property to be used as permitted within the RS, Single-Family Residential District [Hanover County Zoning Ordinance: Sec. 26-55 through 26-68], it will not accommodate further subdivision of the property without additional zoning action.

A handwritten signature in cursive script, appearing to read "Randolph Craver".

Owner Name Craveest, LLC by Randolph Craver, Manager

3/10/24

Date

Consent to County-Initiated Rezoning Request in the Cobbs Road Area

Hanover County, Virginia

March 2024



Owner Name	Jasper Lewis Jr.
Owner Mailing Address	11104 Cobbs Rd Glen Allen Va. 23049
GPIN Number	7778-86-0015

I, Jasper Lewis Jr., as the owner of GPIN 7778-86-0015 consent to the County-initiated rezoning of my property along Cobbs Road from M-2, Light Industrial District to RS, Single-Family Residential District. I understand that the zoning of my property will not change unless and until:

- The Planning Commission and Board of Supervisors hold public hearings regarding this zoning change; and
- The Board of Supervisors approves the zoning change after holding a public hearing.

I also understand that, while this proposed zoning change (if approved) will allow my property to be used as permitted within the RS, Single-Family Residential District [Hanover County Zoning Ordinance: Sec. 26-55 through 26-68], it will not accommodate further subdivision of the property without additional zoning action.

Jasper Lewis Jr.

Owner Name

3/18/2024

Date

Consent to County-Initiated Rezoning Request in the Cobbs Road Area
Hanover County, Virginia
March 2024



Owner Name	NANCY D JOHNSON
Owner Mailing Address	1692 Burlington Rd, Roxboro NC 27573
GPIN Number	7778-75-4776

I, NANCY D JOHNSON, as the owner of GPIN 7778-75-4776, consent to the County-initiated rezoning of my property along Cobbs Road from M-2, Light Industrial District to RS, Single-Family Residential District. I understand that the zoning of my property will not change unless and until:

- The Planning Commission and Board of Supervisors hold public hearings regarding this zoning change; and
- The Board of Supervisors approves the zoning change after holding a public hearing.

I also understand that, while this proposed zoning change (if approved) will allow my property to be used as permitted within the RS, Single-Family Residential District [Hanover County Zoning Ordinance: Sec. 26-55 through 26-68], it will not accommodate further subdivision of the property without additional zoning action.

Nancy D Johnson
Owner Name

3/14/2024
Date

Pompei, Andrew J.

From: Hunter, Jo Ann M.
Sent: Tuesday, March 26, 2024 12:15 PM
To: Pompei, Andrew J.
Subject: Kevin Proctor - Cobbs Road

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew –

I received a return call from Kevin Proctor at 11:05 on 3/26/24. He indicated he does want to keep his property residential and participate in the county initiated rezoning.

Jo Ann M. Hunter, AICP
Senior Director of Planning and Community Development
Hanover County
Direct Line:(804) 365-6373
Main Line: (804) 365-6171



Want to be a part of envisioning Hanover's future? Visit www.envisionhanover.com and follow Envision Hanover on Facebook, Instagram, or Twitter to learn how you can be involved in the Comprehensive Plan Update.