

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR SPECIAL EXCEPTION REVIEW
SE2024-00008, RICO MORRIS AND ANNLEETA CHAVIS
Due Date: 05/17/2024

REQUESTED REVIEWERS:

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

FROM: Jessica R Crews

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, May 15, 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
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

SE2024-00008

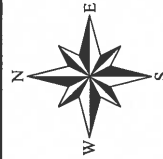
Rico Morris & Annleeta Chavis

medical hardship

Rural/Agricultural Land Use

GPIN: 7830-87-3068

South Anna Magisterial District



1 inch = 600 feet

April 23, 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

— Water

■ Structures

□ Parcels

■ Trees

SE2024-00008

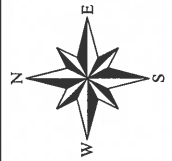
Rico Morris & Annleeta Chavis

medical hardship

Zoned A-1

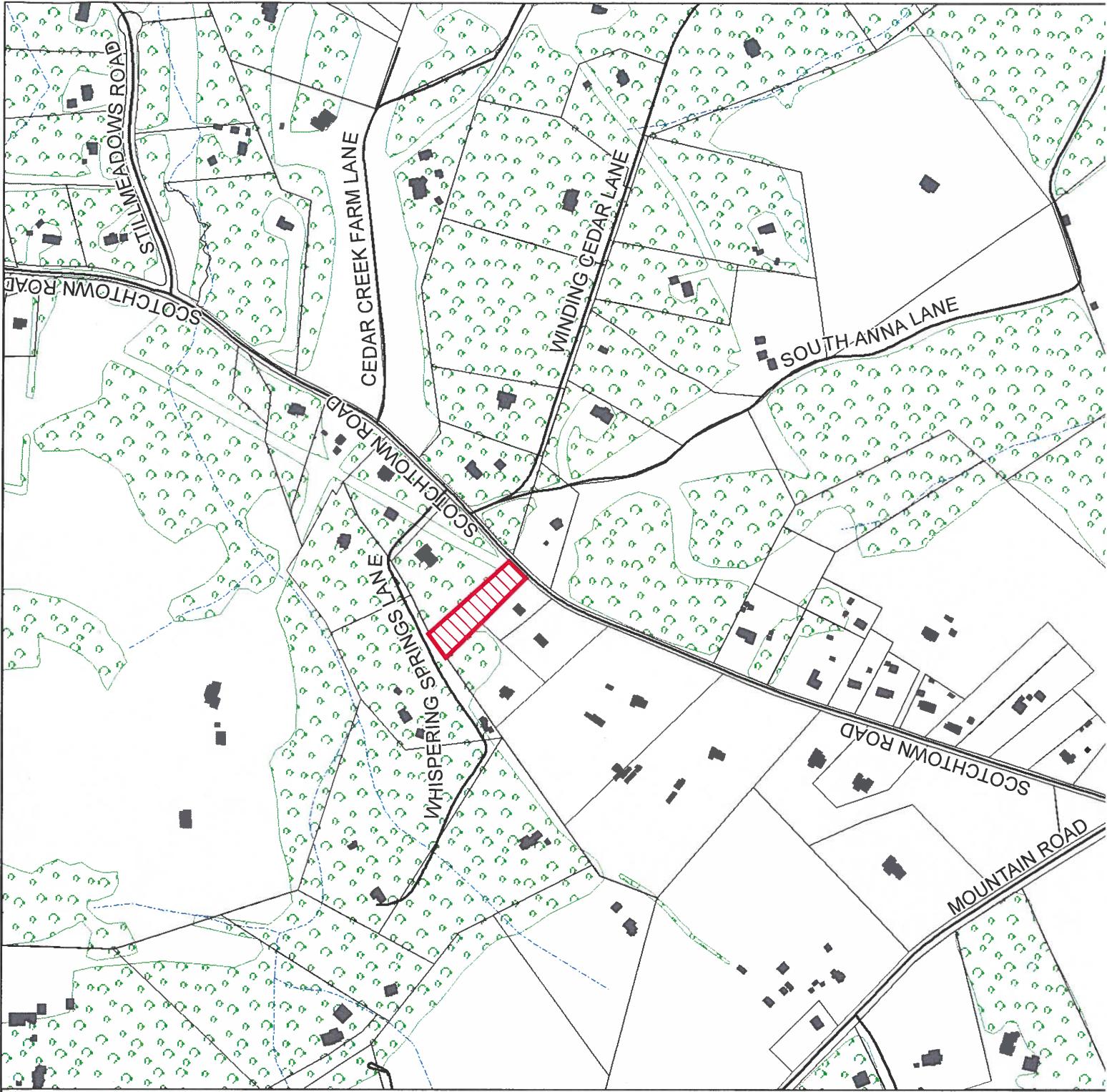
GPIN: 7830-87-3068

South Anna Magisterial District



1 inch = 600 feet




































April 23, 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	

SE2024-00008

Rico Morris & Annleeta Chavis

medical hardship

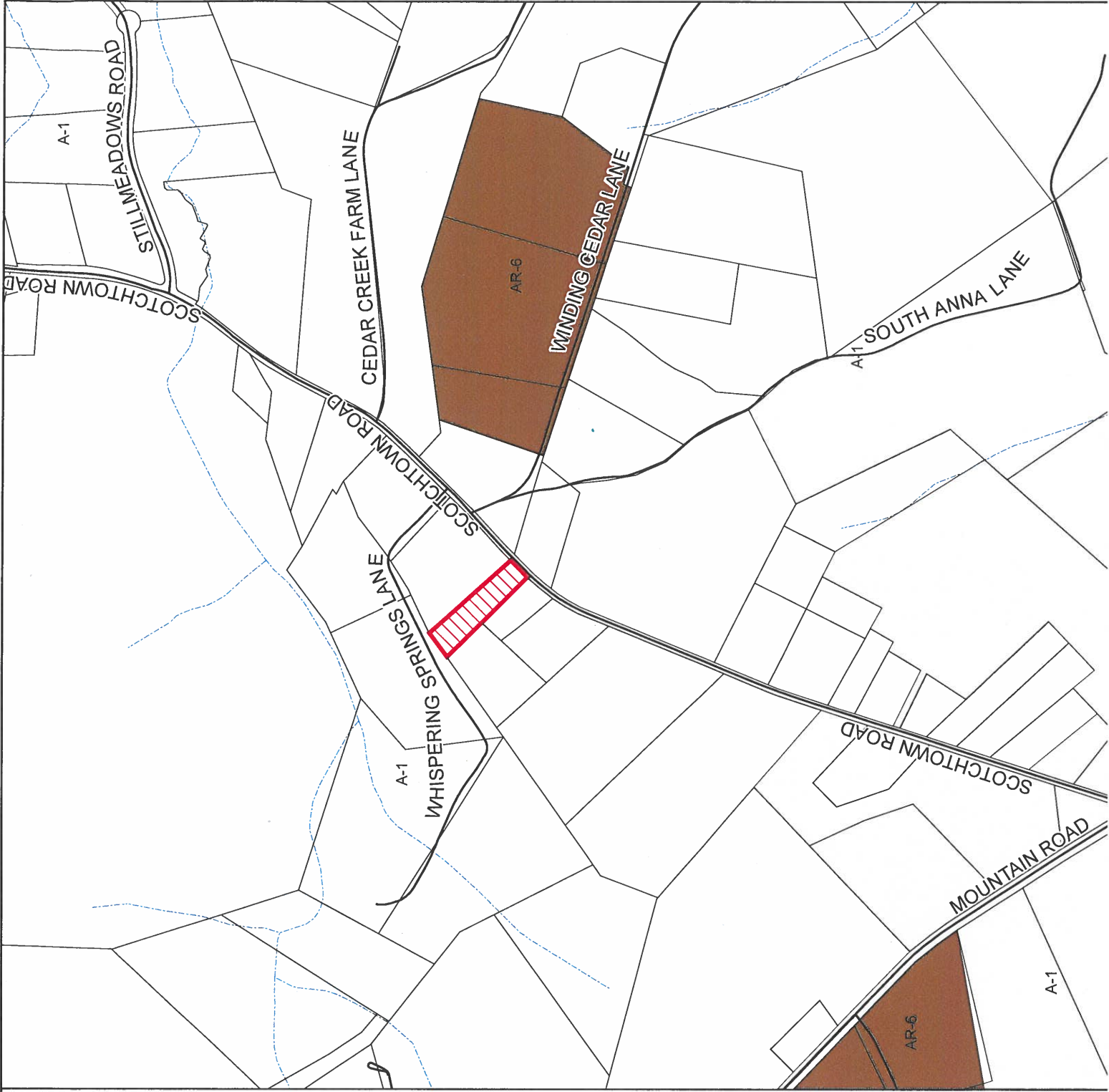
Zoned A-1

GPIN: 7830-87-3068
South Anna Magisterial District



1 inch = 600 feet

April 23, 2024



SE2024-00008



Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00008

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Rico Morris, annleeta chavis</u>	Telephone No. <u>(804)429-7922</u>
Contact Name: <u>annleeta chavis</u>	Fax No. _____
Address: <u>15570 Scotchtown Rd.</u>	Email Address _____
<u>Montpelier, Va 23192</u>	<u>annleetachavis12@gmail.com</u>

PARCEL INFORMATION	For <u>multiple</u> parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax Parcel #s) <u>7830-87-3068</u>	Area (acres/square feet) <u>1.303</u>
Deed Book <u>173</u> Page <u>307</u>	Current Zoning <u>A1</u>
Magisterial District <u>Beaverdam South Anna</u>	Requested Use/Exception <u>Medical Hardship Trailer</u>
Location Description (Street Address, if applicable) <input type="checkbox"/>	_____
<u>15570 Scotchtown Rd.</u>	_____
<u>Montpelier, Va 23192</u>	_____

SIGNATURE OF OWNER <input type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (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 <u>Annleeta Chavis</u> Date <u>3/29/24</u>
Print Name <u>annleeta chavis</u>
Signature <u>R. Morris</u> Date <u>3/29/24</u>
Print Name <u>Rico Morris</u>

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>annleeta chavis</u>	Telephone No. <u>(804)429-7922</u>
Address: <u>15570 Scotchtown Rd.</u>	Fax No. _____
<u>Montpelier, Va 23192 23192</u>	Email Address _____
_____	<u>annleetachavis12@gmail.com</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

RECEIVED

APR 19 2024

**HANOVER COUNTY
PLANNING DEPARTMENT**

REQUIREMENTS/ ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members 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 can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries and the location of existing structures on the property. 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.)
- e. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 13 & 14. 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. A **sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **ten (10) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

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 application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as 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 payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent AnnLeeTa Chavis Date 4/19/24
Print Name AnnLeeTa Chavis

Signature of applicant/authorized agent R. Morris Date 4/19/24
Print Name Rico Morris

Address to which notification letter is to be sent:
15570 Scotchtown Rd.
Montpelier, VA 23192

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

* Email annleetchavis12@gmail.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

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:

Fee: _____ Accepted by: _____
HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS AND BOARD OF SUPERVISORS

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 member of the Board of Supervisors 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: Annkeeta Chavis

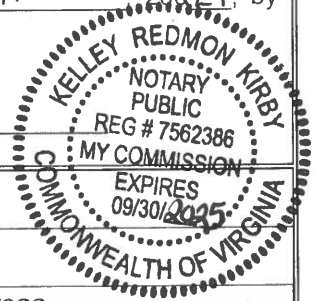
COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:
)

The foregoing instrument was acknowledged before me this 30 day of April, 2024, by Annkeeta Chavis (Name of Applicant).

My commission expires: 9/30/2025

Kelley Redmon Kirby
Notary Public



Board of Supervisors Representative: Susan Dibble

List of Adjacent Property Owners:

GPIN	Name	Address
7830-87-0411	Dennis Gilman	
7830-87-8454	George & Elizabeth Norris	
7830-86-3942	Wallace Richardson Jr.	

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: AnnleeTa Chavis; Rico Morris

DATE: 4/19/24

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

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: AnnleeTa Chavis; Rico Morris

Property Location: 15570 Scotchtown Rd.
Montpelier, VA 23192

GPIN(s): 7830-87-3068

Requested Zoning District: _____

Requested Use/Exception: Medical Hardship Special Exception

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.

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. _____ GPIN _____
- 2. Historic Resource/File No. _____ GPIN _____
- 3. 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: Andrew Chavis Date: 4/19/24

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: provide everyday ^{help} ~~care~~ for our family member who has fallen on medical hardship and requires extensive care.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. Our plan for the property is for a manufactured home to be placed where the required measurements would allow so that around the clock care is available.

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.)

This medical exception would greatly help our family so that accurate and reliable help is always available for our family member. We recently sold our brand new home and land in Goochland County ~~located in Goochland County~~ to be closer to our family member who requires everyday help. We also closely monitor her pacemaker heart machine and if abnormal activity is detected, we are only a few steps away.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) N/A.

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.

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 5 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.

Anneta Charis

(Signature of Applicant/Applicant's Representative)

4/19/24

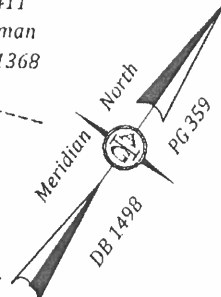
(Date)

anneta Charis

(Applicant/Applicant's Representative – Print Name)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2884.79'	80.84'	80.84'	S 50°18'54" W	1°36'20"
LINE	BEARING	DISTANCE			
L1	S 49°30'44" W	1.63'			

7830-87-0411
Dennis A. Gilman
DB 3199 PG 1368



60' Easement For
Ingress And Egress
WHISPERING SPRINGS LANE
N 69°18'15" E 152.65'

Note: Utilities Underground

7830-87-0051
Michael L. Sr. & Joy J. Sowinski
DB 3097 PG 1979

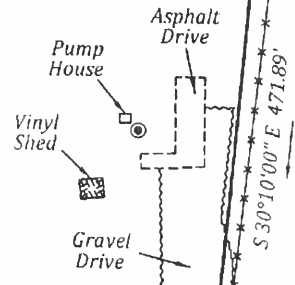
7830-87-3068
1.303 Acres

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
51085C0165B

NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.

This is to certify that on 10/20/23
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

7830-86-3942
Wallace L. Richardson Jr.
DB 3182 PG 3217



7830-87-8454
George & Elizabeth Norris
DB 3379 PG 150

- LEGEND**
- Right Of Way Corner
 - ⊕ Power Pole
 - Rod/F
 - Tel. Ped.
 - ⊙ Well
 - ▣ Planted Rock/F

Rod/F O/L 2.73'
NW Of Corner

0.53+/- Mi To
U.S. Rte. #33

SCOTCHTOWN ROAD
STATE ROUTE #671
40' R/W

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#15570 SCOTCHTOWN ROAD
BEAVERDAM DISTRICT
HANOVER COUNTY, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
RICO D. MORRIS

IN 53118

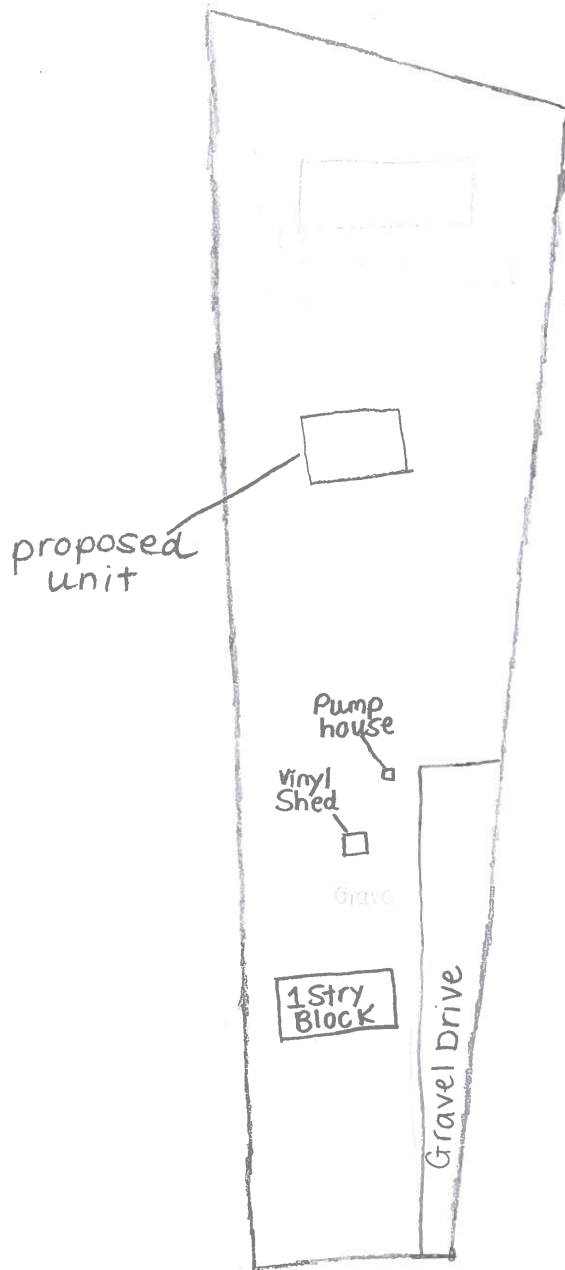
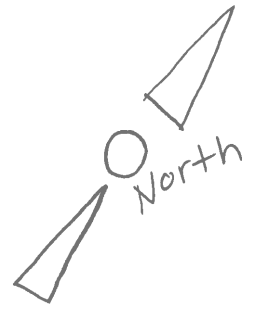
A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=60' Date 10/20/23 Drawn by GAH

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APR 19 2024
HANOVER COUNTY
PLANNING DEPARTMENT

Morris Chavis



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APR 19 2024
HANOVER COUNTY
PLANNING DEPARTMENT

APPLICATION PLAN

Scotchtown Rd.
1" = 60'

Medical Hardship Unit
7830-87-3068

Morris Chavis 4/19/24

3 beds 2 baths 902 sq. ft.

RECEIVED

APR 23 2024

HANOVER COUNTY
PLANNING DEPARTMENT

APPLICATION PLAN

