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BUSINESS MANAGER

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

July 8, 2024

Walter Rawls
5910 Haleys Mill Road
Spotsylvania, Virginia 22551

RE: Approval of REZ2023-00041, Carol W. and Walter J. Rawls Revocable Trust

Dear Mr. Rawls,

At their meeting of June 26, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8743-69-5630, consisting of approximately 19.2 acres, with conditions 1 through 9 as set forth in the attached Ordinance for REZ2023-00041, Carol W. and Walter J. Rawls Revocable Trust. The Board's approval incorporates adoption of the Ordinance. Attached please find the approved conceptual plan.

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

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

Sincerely,

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

JMH/abw

cc: F. Michael Herzberg, IV
Richard W. Paul
Jessica Crews

Planning Commission
Tim O'Keefe
Assessor

Erin Baber
Jason Hazelwood
Kimberlee Daniels

ORDINANCE REZ2023-00041

OWNER OF RECORD: CAROL W. AND WALTER J. RAWLS REVOCABLE TRUST

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of June 2024, and advertised in the Richmond Times-Dispatch once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as GPIN 8743-69-5630, consisting of approximately 19.2 acres, and located on the north line of Rockhill Road (State Route 619) approximately 75 feet west of its intersection with Cohart Lane (private road), from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions, which were proffered by the applicant on June 25, 2024, and accepted by the Board:

1. Conceptual Plan. The Property must be developed in substantial conformity with the conceptual plan attached, titled "Tarwood II, Sections 1 and 2," dated October 5, 2023, and last revised June 21, 2024, and prepared by Goodfellow, Jalbert, Beard, and Associates, Inc.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property must not be removed with the exception of dead or diseased trees or parts thereof. This does not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
3. Brick or Stone Foundations. Exterior of all foundations must be brick or stone unless the residence is constructed with synthetic stucco, in which case the foundation may be synthetic stucco. No cinder block, cement block, solite block, or asbestos shingle is permitted for the finished exterior of any structures.
4. Access. Access to all lots must be provided by the proposed 50-foot right-of-way from Rockhill Road (State Route 619), as shown on the conceptual plan. No lot can have direct access to Rockhill Road (State Route 619).
5. Dedication of Right-of-way. The Owner agrees to dedicate thirty-feet (30') of right-of-way from the centerline of Rockhill Road (State Route 619) to the property for the future road widening, free of cost to the County, upon request of the County or VDOT.

6. Thoroughfare Buffer. A 100-foot natural thoroughfare buffer must be provided along Rockhill Road as shown on the conceptual plan. Existing trees within the buffer must not be removed with the exception of dead or diseased trees or parts thereof or trees necessary to accommodate the required sight distance according to VDOT standards.
7. Lot 1 Setback and Perimeter Buffer. A 60-foot setback and buffer must be provided along the property line adjacent to GPIN 8743-59-9086 as shown on the conceptual plan. Existing trees of 5 inch caliper or greater within this buffer must not be removed with the exception of dead or diseased trees or parts thereof.
8. Access Easement. The existing 20-foot access easement shown on the conceptual plan must be vacated on the subject properties prior to release of the any bond, escrow, letter of credit, or other performance guarantee for the proposed subdivision and associated infrastructure.
9. Gravel Road. The existing gravel road on the subject property, as shown on the conceptual plan, must be removed and the area stabilized in accordance with the Erosion and Sediment Control Handbook which will be reviewed and approved during the Construction Plan review process prior to release of the any bond, escrow, letter of credit, or other performance guarantee which is required for the proposed subdivision and associated infrastructure. Areas of the road within wetlands and RPA may remain in its current state to limit disturbance within these areas.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Mr. Michael Herzberg, seconded by Mr. Jeff Stoneman, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00041 as follows:

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

Public Hearings:


Planning Commission: May 16, 2024

Board of Supervisors: June 26, 2024

Adopted: June 26, 2024

This is to certify that the above is a true copy of REZ2023-00041 adopted by the Hanover County Board of Supervisors on June 26, 2024.

Dated: June 26, 2024



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