

REZ2023-00041 & REZ2023-00042**CAROL W. AND WALTER J. RAWLS REVOCABLE TRUST**

Residential Rezoning Report
Cold Harbor Magisterial District
PC Meeting Date: May 16, 2024

**Overview**

Requested Zoning	AR-6(c), Agricultural Residential District with conditions
Requested Density	REZ2023-00041: One (1) dwelling unit per 6.4 acres REZ2023-00042: One (1) dwelling unit per 6.64 acres Combined: One (1) dwelling unit per 6.55 acres
Current Zoning	A-1, Agricultural District
Acreage	REZ2023-00041: 19.2 acres REZ2023-00042: 33.2 acres Combined: 52.4 acres
Location	North line of Rockhill Road (State Route 619) approximately 75 feet west of its intersection with Cohart Lane (private road)
GPINs	8743-69-5630 8744-70-0833
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Rockhill Road (Minor Collector: 60' right-of-way)
Case Planner	Brendan McHugh

Executive Summary

The applicant has submitted two requests to rezone two parcels from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions to create eight residential lots. Both properties are adjacent to each other, and the lots in each section will share an access road from Rockhill Road.

Outstanding Issues

There is an outstanding issue regarding an existing access easement and road, which runs through the subject properties. Further details are provided on page 3 and 7.

Staff Recommendation

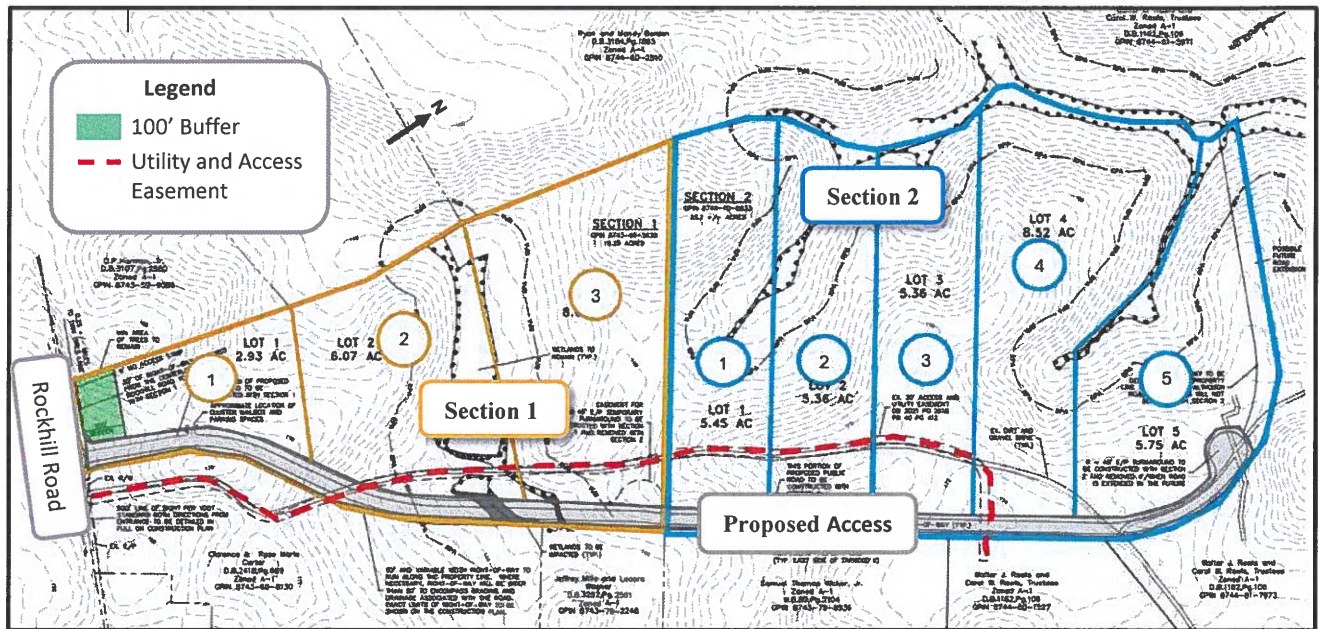
I move that the Planning Commission recommend:

- Approval of REZ2023-00041/REZ2023-00042 as submitted.
- Approval of REZ2023-00041/REZ2023-00042 if the following revisions are made: _____.
- Denial of REZ2023-0004/REZ2023-00042.
- Deferral of REZ2023-00041/REZ2023-00042 until the Planning Commission's June meeting.

Note separate motions are needed (one for REZ2023-00041 AND one for REZ2023-00042).

Planning Analysis

Conceptual Plan



One conceptual plan has been submitted showing both requests as Section 1 and Section 2.¹ The boundaries of each section are also the boundaries of each of the subject GPINs. Table 1 below is a general overview of the two sections:

Table 1.

Section	Zoning Case	GPIN	Acreage	# of lots
Section 1 (orange)	REZ2023-00041	8743-69-5630	19.2	3
Section 2 (blue)	REZ2023-00042	8744-70-0833	33.2	5

Section 1 (REZ2023-00041)

Section 1 (outlined in orange) is located along Rockhill Road. It includes three (3) lots with a density of one (1) unit per 6.4 acres.

- Internal Access (Public Road):** A public road within a 50-foot right-of-way (shown in gray) begins on Rockhill Road and runs along the eastern property line, terminating into a cul-de-sac located in Section 2. Per Proffer #4 and the conceptual plan, all lots would access this internal public road; a 5-foot no access strip is shown on Lot 1 to prevent the owner from constructing an individual driveway from Rockhill Road.

¹ The summary in this report is based on the exhibit above, which includes colors to highlight features on the plan.

- *Rockhill Road Buffer*: The proposal includes a 100-foot buffer (shown in green) along Rockhill Road as recommended in the Comprehensive Plan.² In addition, the applicant has proffered to provide the buffer as shown on the concept plan (Proffer #6). This area includes existing vegetation, which will remain.
- *Existing Access and Utility Easement*: An existing access and utility easement (shown as a red dashed line) begins on an adjacent property from Rockhill Road and runs through both subject properties before turning east to another adjacent property. The easement is for a telecommunications tower, which is located on an adjacent property and was approved as part of CUP-4-05. An access road for the tower is located within the easement. A gate is located within the easement near Rockhill Road to restrict public access. Staff recommends that the road and access easement be removed from the subject properties and that the utility company use the proposed road on the conceptual plan to access the tower. The utility easement area will be required to remain clear to allow access to the utilities; however, a road will no longer be running through the middle of the proposed lots. Similar to other utilities, the utility easement will be sufficient for the telecommunications company to access and maintain the underground utilities. Staff has recommended additional proffers that should address this issue, which is further detailed in the outstanding issues.

Section 2 (REZ2023-00042)

The property identified as Section 2 (outlined in blue) is located to the northeast of Section 1 and does not currently have road frontage. The conceptual plan shows five (5) lots in this section with a density of one (1) lot per 6.64 acres.

- *Internal Access (Public Road)*: As mentioned previously, the cul-de-sac for the proposed internal road will be located within this section. The internal road will be a public road located within a 50-foot right-of-way.
- *Future Roadway Connections*: The plan also shows a future right-of-way that extends from the cul-de-sac and stubs into the western property line, should the adjacent property be developed in the future. Although the applicant has provided the connection, VDOT has commented that it does not seem like a feasible connection due to the wetlands and RPA in this area. Although VDOT commented that the future road extension shown on the plan seems unfeasible, the applicant has still proffered (#4) that the area will be reserved for a future road extension, should the adjacent properties be developed.

VDOT commented that the proposal does not meet VDOT connectivity standards, and it was recommended that the applicant apply for a Secondary Street Acceptance Requirement (SSAR) waiver. Because the proposed road is located along the eastern property line, VDOT recommended as part of the waiver request that the future access from an adjacent property to the north or east to the proposed road be provided by a T-intersection, should either of those properties be developed. (This is not shown on the plan.) The applicant has submitted the waiver, which was approved by VDOT and is attached to this report. In addition, a note (#5) has been added to the conceptual plan, which states that a stub-out road with a T-intersection will be provided on one of the adjacent properties (which are currently owned by the applicant).

² Comprehensive Plan (page 24): "To help preserve viewsheds and the rural character of the County, minimize the visibility of new residential development by providing landscaped buffers at least 100 feet wide along major thoroughfares."

Zoning Ordinance

The conceptual plan demonstrates that the proposal will conform to the Zoning Ordinance requirements as follows:

Density and Lot Size Requirements

- Table 2 below shows that both requests will conform with Section 26-39(a) of the Zoning Ordinance which identifies minimum lot size and maximum amount of lots in the district³. Section 26-39 (a) only allows the creation of lots greater than five (5) acres on requests of 24.99 acres or more, therefore the applicant has submitted an application for each parcel to allow lots that are less than five (5) acres in Section 1 (19.2 acres).

Table 2. Number of Lots and Lot Sizes

Section (Acreage)	Maximum # of Lots	Proposed # of Lots	Minimum Lot Size	Proposed Minimum Lot Size
Section 1 (19.2 acres)	3 lots	3 lots	2 acres	2.93 acres
Section 2 (33.2 acres)	1 lot per 6.25 acres: 5 lots	5 lots	5 acres	5.36 acres

- The lots in both requests will front on the proposed public road as shown on the conceptual plan. The road will be considered a local road (50-foot right-of-way). Table 3 below demonstrates that the proposal conforms with Section 26-39(c), which requires 250 feet of width and 200 feet of depth for lots along 50-foot rights-of-way.⁴

Table 3. Width and Depth

Proposed ⁵	Required
Widths: 250 to 600 feet Depths: 200+ to 1,000+ feet	Width: 250 feet Depth: 200 feet

Compatibility with the Surrounding Area and the Comprehensive Plan

The surrounding area is rural residential, with properties ranging in size from sixty acres to less than one acre that are zoned A-1 and AR-6. This AR-6 zoning request is compatible with the area, and proffered conditions related to tree preservation and building materials will help ensure new development blends in with the character of the area.

³ Requirements are based on the acreage of the request.

⁴ Lot width is measured at the front lot line for any lot located along any public road. Lot depth is the average horizontal distance between the front and the rear lot lines.

⁵ Shown as a summary of all of the proposed lots.

The subject property is designated as *Rural/Agricultural* on the General Land Use Map. These areas are used primarily for low-density residential development, agriculture, forestry, and related uses that support the local agricultural economy.

The following is an analysis of how the rezoning request aligns with these recommendations:

Rural/Agricultural Land Use Analysis	
Overall Intent	Request aligns with the overall intent of the land use designation, specifically low-density residential development.
Appropriate Uses	Large-lot residential development is an appropriate use.
Appropriate Zoning Districts	AR-6 is defined as an appropriate zoning district.
Project Framework	The proposal includes limited low-density residential development (single-family detached residential uses) that does not detract from the area's rural character.
Community Character	The following proffers have been submitted, which will help ensure that the proposal conforms with the character of the surrounding community: • Existing trees on the property will be preserved. • A 100-foot natural buffer along Rockhill Road has been provided. • No lots may have direct access to Rockhill Road.
Transportation	The applicant is proposing an internal access and a no access strip to minimize access points to Rockhill Road.

Community Meeting

A community meeting for this case was held on January 17, 2024, at Cold Harbor Elementary School. Approximately 25 people were in attendance. Neighbors had questions about the following topics:

- RPA areas on the property
- The proposed access location
- The future connection shown on the plan
- Traffic

Historical Commission

This case was reviewed by the Historical Commission at their February 6, 2024, meeting because the property is in the area of Civil War battlefields:

- Cold Harbor Battlefield
- Grant's Movement from Cold Harbor (June 13-14, 1864)

A representative for the National Park Service indicated that there is a historic roadbed on the site, but he did not expect this proposal would impact it. Based on the presented information, the Commission determined that the request would not impact the battlefield sites.

Agency Analysis

VDOT

As mentioned previously, VDOT commented that the proposed road does not conform to the SSAR Requirements and adequate sight distance must be demonstrated.

- The applicant has received an approved SSAR waiver, and adequate sight distance along Rockhill Road is shown on the conceptual plan.

Proffers

The applicant has submitted the following proffers, dated April 18, 2024:

REZ2023-00041

1. Conceptual Plan. **Accept**. The property will be developed in substantial conformity with the conceptual plan.
2. Tree Preservation. **Accept**. The applicant has provided the standard language for tree preservation, which states that trees on the property will be preserved with the exception of those that are dead, diseased, or dying and the removal of those necessary for construction improvements.
3. Brick or Stone Foundations. **Accept**. The exterior of all foundations will be brick or stone.
4. Access. **Accept**. Access to all lots will be provided by the proposed internal road, which will be constructed within a 50-foot right-of-way. No lot may directly access Rockhill Road.
5. Dedication of Right-of-Way. **Accept**. Right-of-way will be dedicated along Rockhill Road in accordance with the Major Thoroughfare Plan.
6. Thoroughfare Buffer. **Accept**. A 100-foot natural thoroughfare buffer will be provided along Rockhill Road.

1. Conceptual Plan. **Accept.** The property will be developed in substantial conformity with the conceptual plan.
2. Tree Preservation. **Accept.** The applicant has provided the standard language for tree preservation, which states that trees on the property will be preserved with the exception of those that are dead, diseased, or dying and the removal of those necessary for construction improvements.
3. Brick or Stone Foundations. **Accept.** The exterior of all foundations will be brick or stone.
4. Future Road Extension. **Accept.** Right-of-way will be reserved in the area identified as "Possible Future Road Extension" as shown on the conceptual plan.

Outstanding Issues

To eliminate an access road that would cross through the middle of lots within the proposed subdivision, staff recommends the following additional proffers for both of the requests:

- 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.
- Gravel Road. The existing gravel road shown on the conceptual plan must be removed and the area must be seeded, strawed, and stabilized on the subject properties 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 or RPA may remain in its current state to limit disturbance within these areas.

Attachments

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

Initials: BRM

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 Area
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

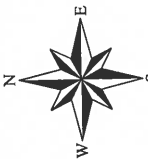
REZ2023-00041

Carol & Walter Rawls

Rezone A-1 to AR-6

Rural/Agricultural Land Use

GPIN: 8743-69-5630
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



October 30, 2023



Hanover County, Virginia

Zoning Map

Legend

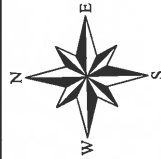
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2023-00041

Carol & Walter Rawls

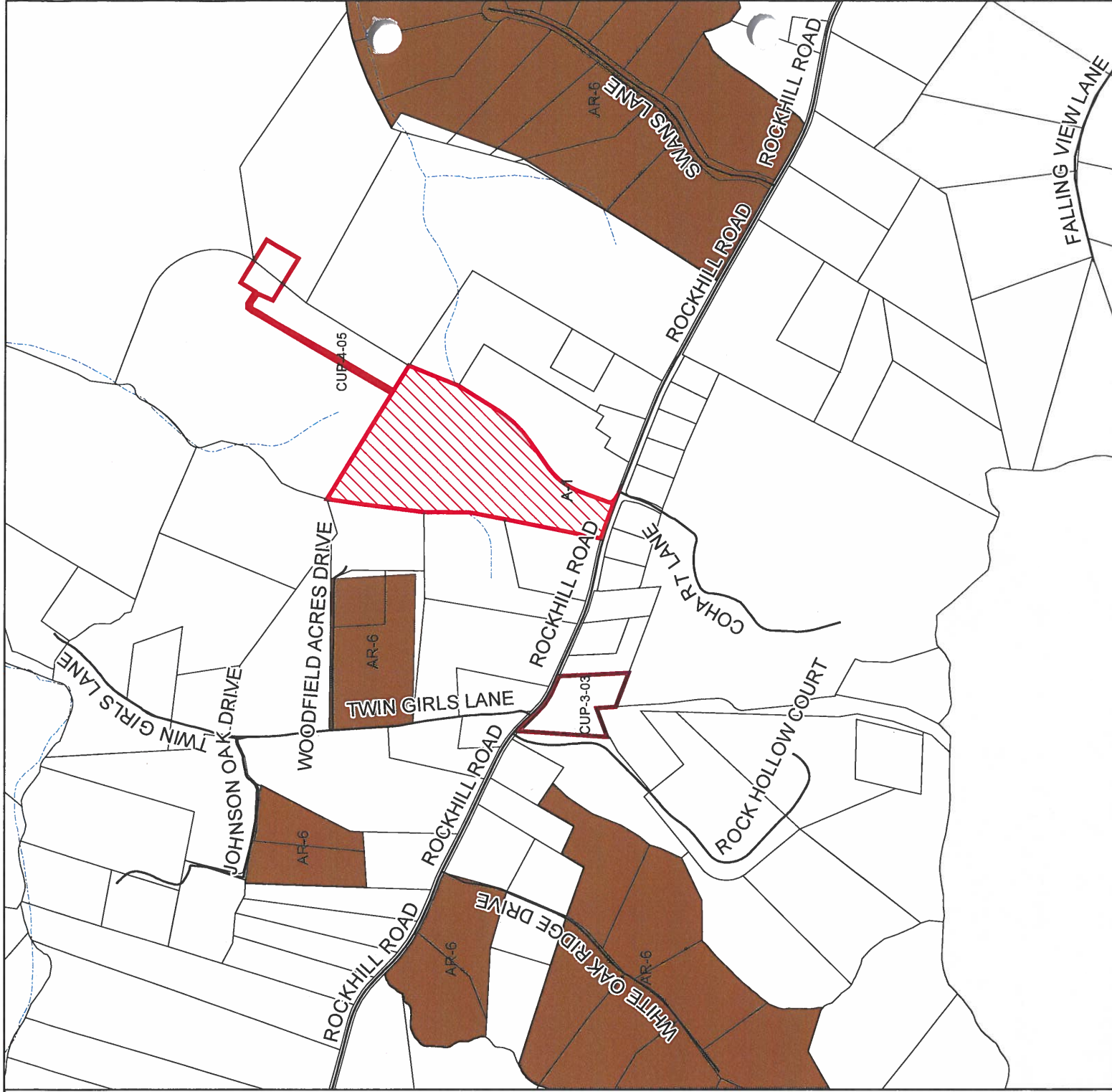
Rezone A-1 to AR-6

GPIN: 8743-69-5630
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



REZ2023-00041



Hanover County, Virginia

General Parcel Map

Legend

— Roads

— Water

■ Structures

□ Parcels

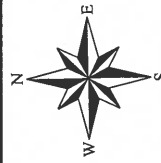
■ Trees

REZ2023-00042

Carol & Walter Rawls

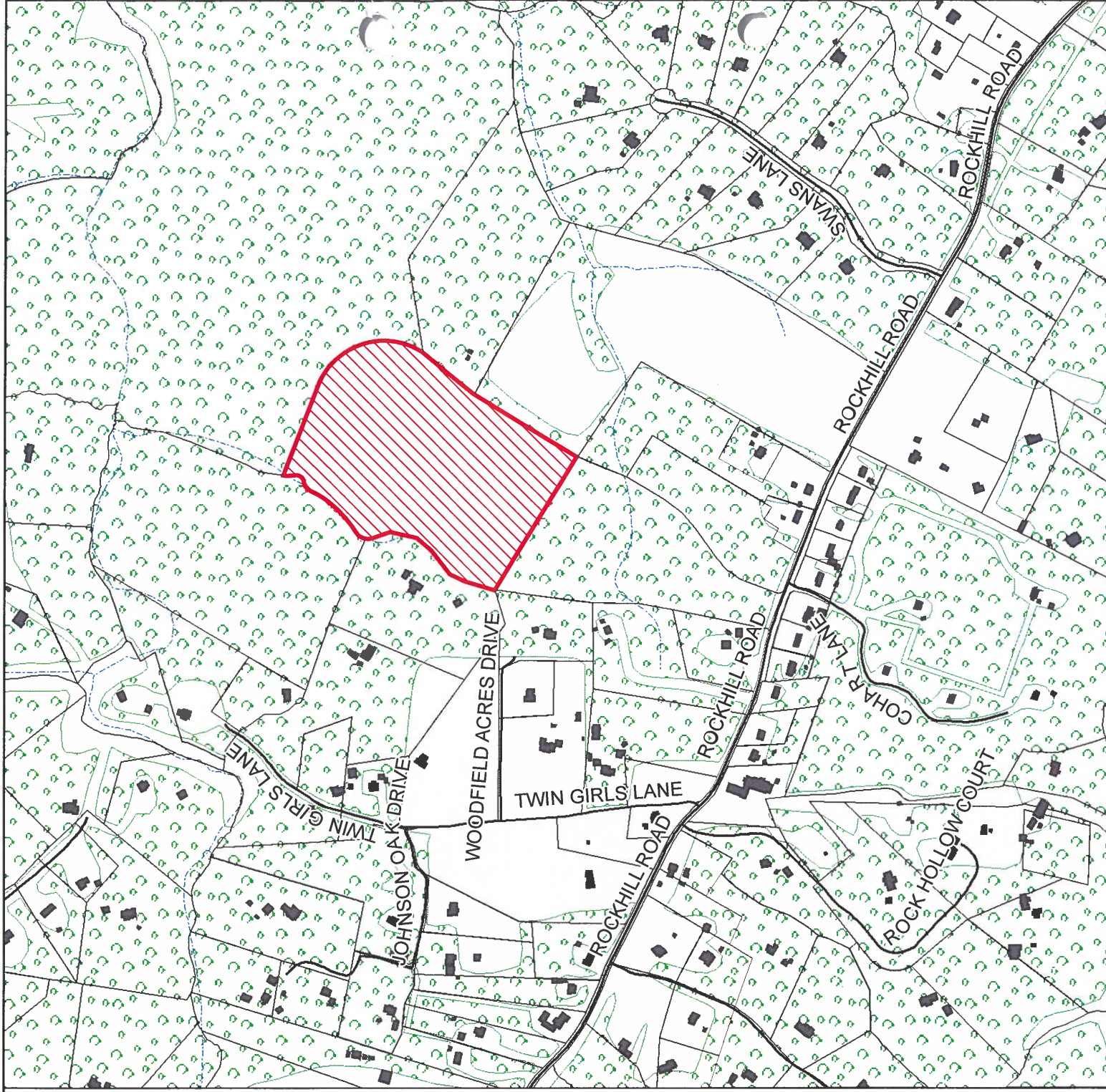
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



Hanover County, Virginia

Zoning Map

Legend

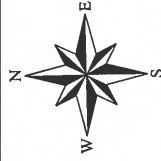
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2023-00042

Carol & Walter Rawls

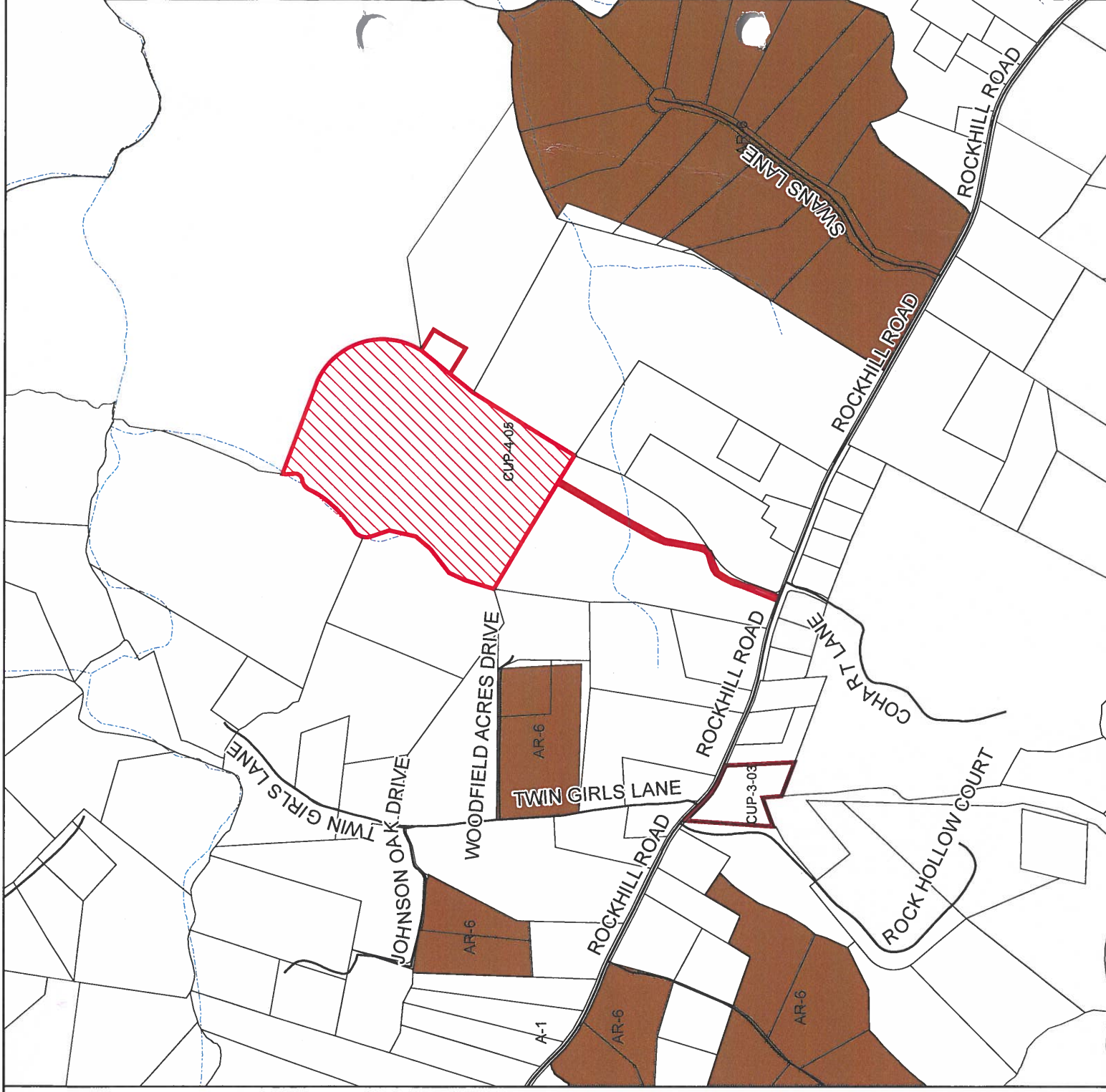
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



REZ2023-00042



Photographs







Application

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2023-00041

Please type or print in black ink.

APPLICANT INFORMATION

Owner: Walter & Caro Rawls, Trustees

Contact Name: Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 61-4689

Fax No. _____

Email Address walterrawls1253
@gmail.com

Applicant/Contract Purchaser: Walter Rawls

Contact Name: Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 461- 4689

Fax No. _____

Email Address walterrawls1253
@gmail.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 1

GPIN(s) (Tax ID #'s) 8743-69-5630

Deed Book Plat bk 47 Page 496

Magisterial District Cold Harbor

Location Description (Street Address, if applicable)

Across from 4207 Rockhill Rd

Total Area (acres/square feet) 19.2 acres

Current Zoning A-1

Requested Zoning AR-6

Requested Use Residential

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 Walter J Rawls Trustee

Date 10-16-23

Print Name Walter J Rawls, trustee

Signature Carol W. Rawls Trustee

Date 10-16-23

Print Name Carol W Rawls, trustee

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

Name Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 461-689

Fax No. _____

Email Address walterrawls1253
@gmail.com

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

RECEIVED

OCT 18 2023

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 Walter Rawls Date 10-16-23
Print Name Walter Rawls

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

Address to which notification letter is to be sent:

5910 Haleys Mill Rd
Spotsylvania, VA 22551

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

☒ Email walterrawls1253@gmail.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 #: _____

			ADJACENT PROPERTY OWNERS						
GPIN	OWNERS NAME	OWNERS ADDRESS	OWNERS CITY	OWNERS STATE	OWNERS ZIP CODE				
8743-59-9086	HARMON, DONALD PATRICK	4232 ROCKHILL ROAD	MECHANICSVILLE	VA	23111				
8743-59-9458	BROWN, ROBERT L JR & JOANN L	4246 ROCKHILL ROAD	MECHANICSVILLE	VA	23111				
8743-68-0558	SNIDER, RICHARD A & MARGARET Q	4225 ROCKHILL ROAD	MECHANICSVILLE	VA	23111				
8743-68-2513	VARNER, RAYMOND J & JENNIFER R	4217 ROCKHILL ROAD	MECHANICSVILLE	VA	23111				
8743-69-8130	CARTER, CLARENCE E & ROSE MARIE	2809 LITO ROAD	GLEN ALLEN	VA	23060				
8743-78-6867	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842				
8743-79-2248	MILLS, JEFFREY LAMONT & WAGNER, LEORA L R/S	4182 ROCKHILL ROAD	MECHANICSVILLE	VA	23111				
8743-79-8936	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842				
8743-89-7611	GILLEY, WILLIAM F JR & GILLEY, PAMALA M	6017 SWANS LANE	MECHANICSVILLE	VA	23111				
8743-89-8993	GILLEY, WILLIAM F JR & PAMALA M	6021 SWANS LANE	MECHANICSVILLE	VA	23111				
8743-99-3085	JENKINS, CHARLES E	6025 SWANS LANE	MECHANICSVILLE	VA	23111				
8744-50-0085	NEVINS, HARRY L JR & CYNTHIA L	4518 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111				
8744-51-7741	REYNOLDS, ROBERT M JR & STARLETTE A	7092 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111				
8744-52-8052	REYNOLDS, DOUGLAS & MARY	7103 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111				
8744-60-2810	BARDEN, RYAN C & BARDEN, MANDY G	4521 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111				
8744-73-0098	HARRIS, MICHAEL D &	7175 HIGGINS LANE	MECHANICSVILLE	VA	23111				
8744-73-5918	MCGHEE, F I	6346 COLD HARBOR ROAD	MECHANICSVILLE	VA	23111				
8744-85-4013	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116				
8744-63-2173	DAVID & HELEN HAMILTON	7187 HIGGINS LANE	MECHANICSVILLE	VA	23111				
8744-50-8988	PEYTON & STACIE RODEN	4527 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111				
8754-00-7512	ANNE RAWLS	4182 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111				
8744-93-7367	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116				

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Agriculture
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
None
3. Describe in detail the proposed use of the property. Large lot residential
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? There is a deeded utility easement connected to a cell tower on adjacent property.
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? _____
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? _____
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
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.) _____

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? ☒

YES There are other AR- 6 developments in the immediate area

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

The area will have wooded lots

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.) The proposed road will be a public VDOT road and is less than 51 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. N/A GPIN _____
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: Walter J. Ramey Date: 10-16-23

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 80 vehicles per day and a site peak hour trip generation of 8 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 710 and Page Number web app).

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.

Bonnie D. Beavers

(Signature of Applicant/Applicant's Representative)

10/16/23

(Date)

Bonnie D. Beavers

(Applicant/Applicant's Representative - Print Name)

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2023-00042

Please type or print in black ink.

APPLICANT INFORMATION

Owner: Walter & Caro Rawls, Trustees

Contact Name: Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 61-4689

Fax No. _____

Email Address walterrawls1253

@gmail.com

Applicant/Contract Purchaser: Walter Rawls

Contact Name: Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 461- 4689

Fax No. _____

Email Address walterrawls1253

@gmail.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☐

GPIN(s) (Tax ID #'s) 8744-70-0833

Deed Book Plat bk 47 Page 496

Magisterial District Cold Harbor

Location Description (Street Address, if applicable) ☐

Across from 4207 Rockhill Rd

Total Area (acres/square feet) 33.2 acres

Current Zoning A-1

Requested Zoning AR-6

Requested Use Residential

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 Walter J Rawls trustee

Date 10-16-23

Print Name Walter J Rawls, trustee

Signature Carol W. Rawls Trustee

Date 10-16-23

Print Name Carol W Rawls, trustee

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

Name Walter Rawls

Address: 5910 Haleys Mill Rd

Spotsylvania, VA 22551

Telephone No. 240 461-689

Fax No. _____

Email Address walterrawls1253

@gmail.com

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

RECEIVED

OCT 18 2023

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

Walter Rawls

Date 10-16-23

Print Name Walter Rawls

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

5910 Haleys Mill Rd

Spotsylvania, VA 22551

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

☒ Email walterrawls1253@gmail.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 #: _____

			ADJACENT PROPERTY OWNERS					
GPTN	OWNERS NAME	OWNERS ADDRESS	OWNERS CITY	OWNERS STATE	OWNERS ZIP CODE			
8743-59-9086	HARMON, DONALD PATRICK	4232 ROCKHILL ROAD	MECHANICSVILLE	VA	23111			
8743-59-9458	BROWN, ROBERT L JR & JOANN L	4246 ROCKHILL ROAD	MECHANICSVILLE	VA	23111			
8743-68-0558	SNIDER, RICHARD A & MARGARET Q	4225 ROCKHILL ROAD	MECHANICSVILLE	VA	23111			
8743-68-2513	VARNER, RAYMOND J & JENNIFER R	4217 ROCKHILL ROAD	MECHANICSVILLE	VA	23111			
8743-69-8130	CARTER, CLARENCE E & ROSE MARIE	2809 LITO ROAD	GLEN ALLEN	VA	23060			
8743-78-6867	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842			
8743-79-2248	MILLS, JEFFREY LAMONT & WAGNER, LEAORA L R/S	4182 ROCKHILL ROAD	MECHANICSVILLE	VA	23111			
8743-79-8936	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842			
8743-89-7611	GILLEY, WILLIAM F JR & GILLEY, PAMALA M	6017 SWANS LANE	MECHANICSVILLE	VA	23111			
8743-89-8993	GILLEY, WILLIAM F JR & PAMALA M	6021 SWANS LANE	MECHANICSVILLE	VA	23111			
8743-99-3085	JENKINS, CHARLES E	6025 SWANS LANE	MECHANICSVILLE	VA	23111			
8744-50-0085	NEVINS, HARRY L JR & CYNTHIA L	4518 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111			
8744-51-7741	REYNOLDS, ROBERT M JR & STARLETTE A	7092 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111			
8744-52-8052	REYNOLDS, DOUGLAS & MARY	7103 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111			
8744-60-2810	BARDEN, RYAN C & BARDEN, MANDY G	4521 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111			
8744-73-0098	HARRIS, MICHAEL D &	7175 HIGGINS LANE	MECHANICSVILLE	VA	23111			
8744-73-3918	MCGHEE, F I	6346 COLD HARBOR ROAD	MECHANICSVILLE	VA	23111			
8744-85-4013	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116			
8744-63-2173	DAVID & HELEN HAMILTON	7187 HIGGINS LANE	MECHANICSVILLE	VA	23111			
8744-50-8988	PEYTON & STACIE RODEN	4527 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111			
8754-00-7512	ANNE RAWLS	4182 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111			
8744-93-7367	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116			

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Agriculture
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
None
3. Describe in detail the proposed use of the property. Large lot residential
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? There is a deeded utility easement connected to a cell tower on adjacent property.
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? _____
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? _____
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
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.) _____

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? ☒

YES There are other AR- 6 developments in the immediate area

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

The area will have wooded lots

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.) The proposed road will be a public VDOT road and is less than 51 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. N/A GPIN _____
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: Walter J. Rumble

Date: 10-16-23

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 80 vehicles per day and a site peak hour trip generation of 8 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 710 and Page Number web app).

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.

Bonnie D. Beavers

(Signature of Applicant/Applicant's Representative)

10/6/23

(Date)

Bonnie D. Beavers

(Applicant/Applicant's Representative - Print Name)

I hereby certify that this Compiled Plat, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.
All easements may not be shown.



OCT 18 2023

**HANOVER COUNTY
PLANNING OFFICE**

Notes:

1. Owners:
Walter J. Rawls and Carol W. Rawls, Trustees
D.B. 1162, Pg. 106

2. Zoning: A-1
3. This Plat Prepared without benefit of a title report
4. Lot Numbers refer to Plat by T. Crawford Redd
Dated October 22, 1917 recorded in P.B.6.Pg.143,
known as part of "TARWOOD".

Rev: Aug. 15, 2023
Rev: Sept. 19, 2023 (Carter BLA)

Goodfellow, Talbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7275

ENGINEERING - SURVEYING - PLANNING

Compiled Plat Showing Boundary Line Adjustments Between Properties of
Walter J. Rawls and Carol Watson Rawls, Trustees
GPIN 8744-70-0833, 8744-81-7973 and 8744-80-1527
Cold Harbor District, Hanover County, Va.

DESIGNED BY: <u>WRK</u>	DATE: <u>July 26, 2023</u>
DRAWN BY: <u>TMOCHIN</u>	SCALE: <u>1"=200'</u>
CHECKED BY: <u>WRK</u>	<u>6954-0023</u>

APPROVAL BLOCK

CURRENT PATH: Z:\USERS\PAUL\Proj03\6354002Lpro ~ DATE PLOTTED: Sep 19, 2023 13:10:36 Tue

SSAR Approval

SECONDARY STREET ACCEPTANCE REQUIREMENTS EXCEPTION, WAIVER, MODIFICATION REQUEST FORM

Submitted by: <u>Walter Rawls</u>		Date: <u>4/11/2024</u>
Email Address: <u>walterrawls1253@gmail.com</u>		Phone: <u>240 461-4689</u>
Address: <u>2220 Windsor Run Ln, Apt 115, Matthews, NC 28105</u>		
Development or Subdivision Name: <u>Tarwood Estates II</u>		
County: <u>Hanover</u>	Connecting Route #: <u>619</u> Name: <u>Rockhill Rd</u>	
Description of Proposed Project: <u>ARG Subdivision</u>		

FOR VDOT USE ONLY

Date received by VDOT:

Initial review conducted by:

District Administrator's designee:

Is request required to be determined by D.A.?:

Deadline to finalize request decision:

Date developer & locality notified of decision:

NOTES:

- (i) Attach additional information as necessary describing the reasons for the exception, waiver, or modification request.
- (ii) Use the LD-440 Design Exception or the LD-448 Design Waiver forms for design related standards (e.g. design speed). See IIM-LD-227.5 for additional instructions.

TYPE OF EXCEPTION, WAIVER OR MODIFICATION

1. ☐ Stub out connection to an adjacent, existing VDOT maintained stub out (Section 60, C, 1 in SSAR of regulation)

Name, route number, and location of existing stub out:

Reason for request:

☐ Specify reason: _____

☐ Attached documentation supporting reason for request.

SSAR Exception, Waiver, Modification Request Form (continued)

2. ☐ **Multiple Connections in Multiple Directions** (Section 60, C, 2 of regulation)

Number of connections and related directions being proposed:

Reason for request:

Why multiple connections in multiple directions can NOT be met.

☐ Specify reason: _____

☐ Attached documentation supporting reason for request.

3. ☐ **Additional Connections Standard** (Section 60, C, 3 of regulation)

Number of connections and related directions being proposed:

Reason for request:

Why the additional connections standard can NOT be met.

☐ Specify reason: _____

☐ Attached documentation supporting reason for request.

4. ☐ **Pedestrian Accommodation Requirements** (Section 120, I of regulation)

SSAR pedestrian accommodations required for this development:

Describe pedestrian accommodations being proposed for development:

Reason for request:

☐ A. **Why can the required pedestrian accommodations NOT be constructed.**

☐ Specify reason: _____

☐ Attached documentation supporting reason for request.

☐ B. **Is developer proposing to build equivalent pedestrian accommodations:**

If "yes," explain how the proposal is equivalent or better than the SSAR required facilities:

☐ Attached documentation supporting reason for request, including plans.

SSAR Exception, Waiver, Modification Request Form (continued)

5. ☐ **Public Service Requirement** (Section 60, B of regulation)

For which Public Service criteria does the developer seek the exception:

Reason for request:

Why is the Public Service exception being requested?

☐ Specify reason: _____

How does facility provide Public Service equivalent to the SSAR requirement?

☐ Provide specifics: _____

6. ☐ **Other SSAR Exception, Waiver or Modification Request** (insert information for each individual request being made which is not addressed in items #1 through #5 above)

Exception, waiver, or modification the developer is requesting:

Related section of the SSAR regulation:

Reason for request:

☐ Why is this request being made?:

☒ Specify reason: Hanover requires the proposed

☐ Attached documentation supporting reason for request.

road to follow the property line. To meet the
stub out standard we are proposing access
to the proposed road would be provided
by construction of a T intersection on a
neighboring parcel owned by the applicant.
The T intersection will be included as a ^{country} proffer
I think this meets the stub out standard and an

SSAR Exception, Waiver, Modification Request Form (continued)

Request Recommendation: Approve ☒ Deny ☐	Date: 4/15/2024
Person completing recommendation: Adam J. Moore, P.E. - Area Land Use Engineer	
Reasons for recommendation (required): I recommend approval based on the right-of-way frontage provided to the neighboring parcel. Though a perpendicular stub out is not provided there is ample opportunity for a new road to be connected at a T-intersection into the proposed subdivision street. Additionally private entrances could also be connected as a different means of access.	

Request Action: Approved ☒ Denied ☐	Date: 4-15-2023
Action taken by District Administrator or Designee (name): HE Joseph Jr.	
Reasons for action (required): Harley E. Joseph Jr., PE - District Land Use Engineer To provide a 25ft deep stub out, the applicant would have to create a 25ft wide spite strip with the adjacent parcels and the spite strip was prohibited by the locality.	

GENERAL NOTES:

GPINS: 8743-68-5630 (SECTION 1) & 8744-70-0833 (SECTION 2)
 EXISTING ZONING: A-1
 PROPOSED ZONING: 52.4 +/- AC.
 PROPOSED USE: 8-Lot Residential Subdivision
 ROADS: PUBLIC, SEPTIC AND DRAINFIELDS
 UTILITIES: PRIVATE WELLS
 WATER: PRIVATE WELLS
 HUC: J034 (MOST OF SITE) AND J019 (SMALL AREA BY ROCKHILL ROAD)

OWNER & DEVELOPER:

WALTER JOINER BANKS & CAROL WATSON, TRUSTEE
 ATTN: WALTER BANKS
 5910 HALEY'S MILL ROAD
 SPOTTSYLVANIA, VA 22551
 PHONE: 540-833-1111
 E-MAIL: walterbanks123@gmail.com

NOTE THAT PROPERTY LINES AND AREAS LABELED REFLECT THE BOUNDARY LINE ADJUSTMENT RECORDED IN PLAT BOOK 47 ON PAGE 486.

DESIGNED BY: DBB
 CHECKED BY: DBB
 DATE: 10/5/23
 REMISIONS: 3/5/24

Good Planning, Growth, & Development
 ENGINEERING - CIVIL
 7704 Northcreek Parkway
 Suite 200
 Rockville, MD 20854
 800-746-7827

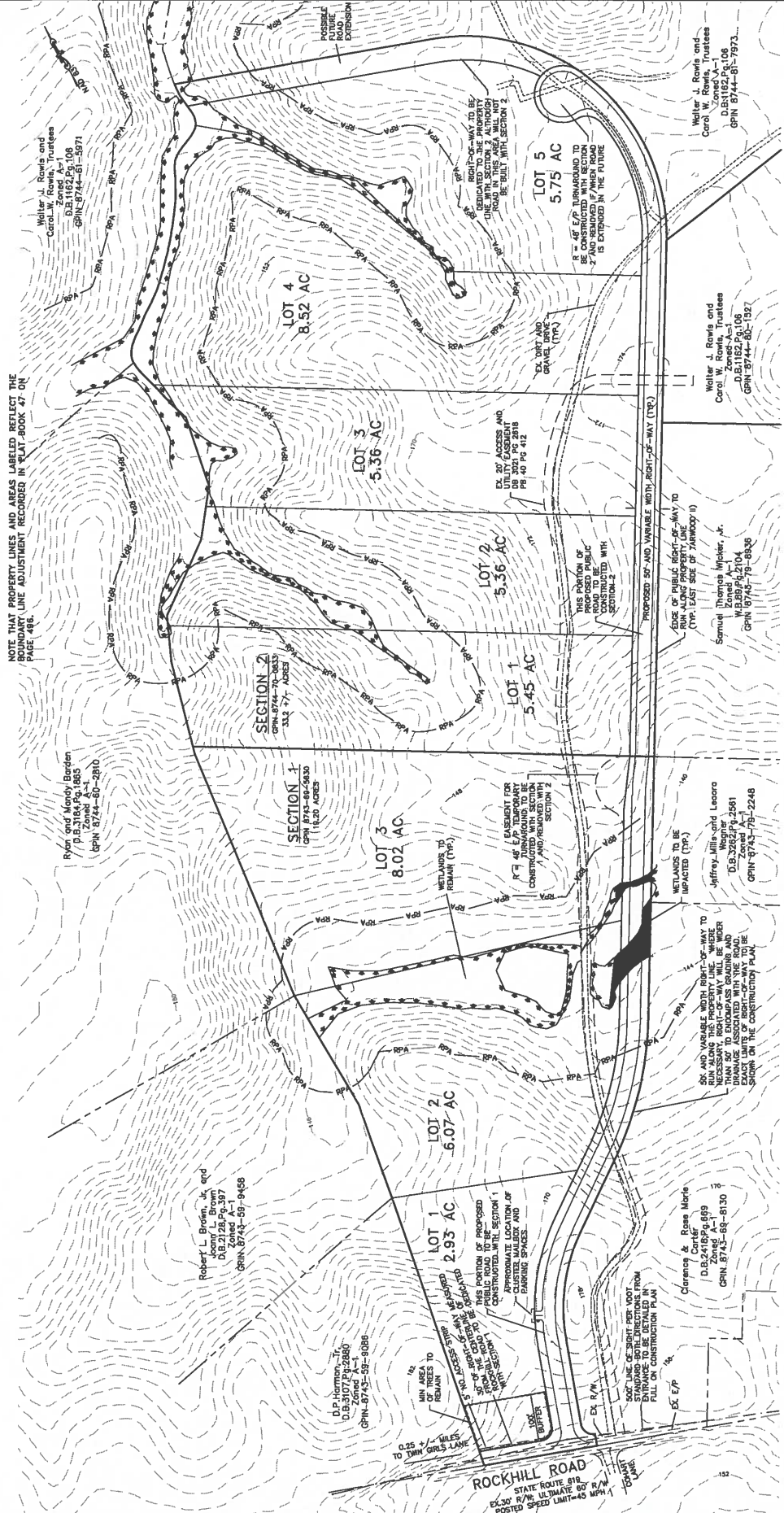


COLD HARBOR DISTRICT
 HANOVER COUNTY, VA
TARWOOD II
SECTIONS 1 AND 2

OVERALL CONCEPT PLAN

1

PN 6954-0023



SCALE 1"=100'

NOTES:
 1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE ONCE A MORE COMPLETE FIELD SURVEY IS COMPLETED.
 2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE 1980s AND MAY BE OUTDATED.
 3. WETLANDS AND RESOURCE PROTECTION AREAS WERE DETERMINED BY FIELD SURVEY.
 4. OTHER EXISTING CONDITIONS ARE A COMBINATION OF BOUNDARY LINES DETERMINED BY FIELD SURVEY, RECORDS, AND ROAD LOCATIONS BY OTHERS.

STORMWATER MANAGEMENT COMPLIANCE

COMPLIANCE WITH STATE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED ROAD IS EXPECTED TO BE ACHIEVED PARTIALLY BY DETERMINING STORMWATER IN ROADSIDE DITCHES AND PAVED AREAS. THE REMAINING REQUIREMENTS WILL BE ACHIEVED BY MAINTAINING SHEET FLOW OFF OF LOTS AND PURCHASING OFF-SITE NUTRIENT CREDITS.

EROSION CONTROL

EROSION CONTROL IS EXPECTED TO BE HANDLED BY CHECK DAMS AND SILT FENCE.

Historical Commission Recommendation



MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *CNC*

SUBJECT: Historical Commission Recommendation
REZ2023-00041 and REZ2023-00042, Carol W. and Walter J. Rawls

DATE: February 13, 2024

At the Historical Commission meeting on February 6, 2024, the Commission reviewed the referenced requests for rezoning to AR-6, Agricultural Residential District. The subject parcels include 19.06 acres and are located on Rockhill Road west of Cohart Lane.

The Commission reviewed this request because the property is in the area of Civil War battlefields, the Cold Harbor battlefield and the feature known as Grant's Movement from Cold Harbor, June 13-14, 1864. The representative for the National Park Service indicated that there is a historic roadbed on the site, but he did not expect this proposal would impact it. Based on the presented information, the Commission determined that the request would not impact the battlefield sites.

/cdc

Citizen Correspondence



January 29, 2024

Hanover County, Virginia
Department of Planning
7516 County Complex Road
Hanover, VA 23069

Re: Walter Rawls Rezoning off Rockhill Road- Rezoning case numbers REZ202300041 and REZ20300042

Chaberton Energy currently has an option to purchase a parcel of property off Rockhill Road (Parcel ID: 8743-79-7331). Walter Rawls owns property bordering our property. We have been in communication with Mr. Rawls regarding the rezoning case for his property. Mr. Rawls has been an exemplary neighbor, and we support the application for rezoning on his property.

Regards,

John Miller
Director of Development
Chaberton Energy

Proffers

**STAFF RECOMMENDED PROFFERS: REZ2023-00041, CAROL W. AND
WALTER J. RAWLS REVOCABLE TRUST**

The undersigned, Carol W. Rawls and Walter J. Rawls, owners of parcel designated GPIN 8743-69-5630, ("the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owners") that, in the event the Property is rezoned from A-1 to AR-6, the development and use of the Property shall be subject to the following conditions:

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 April 18, 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.

RECEIVED

APR 18 2024

**HANOVER COUNTY
PLANNING DEPARTMENT**

Owner

Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that
_____ has acknowledged the
foregoing Proffers before me, this ____ day of _____, 202__.

(SEAL)

Notary Public

My Commission Expires: / /

Owner

Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that
_____ has acknowledged the
foregoing Proffers before me, this ____ day of _____, 202__.

(SEAL)

Notary Public

My Commission Expires: / /

**STAFF RECOMMENDED PROFFERS: REZ2023-00042, CAROL W. AND
WALTER J. RAWLS REVOCABLE TRUST**

The undersigned, Carol W. Rawls and Walter J. Rawls, owners of parcel designated GPIN 8744-70-0833, ("the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owners") that, in the event the Property is rezoned from A-1 to AR-6, the development and use of the Property shall be subject to the following conditions:

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 April 18, 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. Future Road Extension. Right-of-way will be reserved in the area identified as "Possible Future Road Extension", as shown on the conceptual plan, to accommodate for a future connection to GPIN 8744-61-5971, should that property be further subdivided in the future.

Owner

Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that
_____ has acknowledged the
foregoing Proffers before me, this ____ day of _____, 202__.

(SEAL)

Notary Public

My Commission Expires: / /

RECEIVED

APR 18 2024

HANOVER COUNTY
PLANNING DEPARTMENT

Owner

Date

COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, _____, do hereby certify that
_____ has acknowledged the
foregoing Proffers before me, this ____ day of _____, 202__.

Notary Public (SEAL)

My Commission Expires: / /

Conceptual Plan

RECEIVED

APR 18 2024

HANOVER COUNTY
PLANNING DEPARTMENT

GENERAL NOTES:

GPINS: 8745-89-5830 (SECTION 1) &
8744-70-5833 (SECTION 2)
EXISTING ZONING: A-1
PROPOSED ZONING: A-1
ADJACENT ZONING: A-1
PROPOSED USE: RESIDENTIAL SUBDIVISION
ROADS: PUBLIC
SEWER: PRIVATE SEPTIC AND DRAINFIELDS
WATER: PRIVATE TANKS
HUC: Y034 (MOST OF SITE) AND
JL19 (SMALL AREA BY ROCKHILL ROAD)

OWNER & DEVELOPER:
WALTER JOYNER RAWLS & CAROL WATSON, TRUSTEE
WALTER JOYNER RAWLS & CAROL WATSON, TRUSTEE
5916 HALEY'S MILL ROAD
SPOTTSYLVANIA, VA 22051
PHONE: (240)481-4689
FAX: (240)481-4690
E-MAIL: walterrawls123@gmail.com

NOTE: THAT PROPERTY LINES AND AREAS LABELED SELECT THE
BOUNDARY LINE ADJUSTMENT RECORDED IN PLAT BOOK 67 OF
PAGE 188.

DESIGNED BY: BOB
CHECKED BY: BOB
DATE: 10/5/23
REVISIONS: 3/5/24,
4/18/24

7104 Mechanicsville Turnpike / P.O. Box 888
Mechanicsville, Virginia 23111
RECEIVED - SURVEYING - PLANNING
And Associates, Inc.
800-746-7087

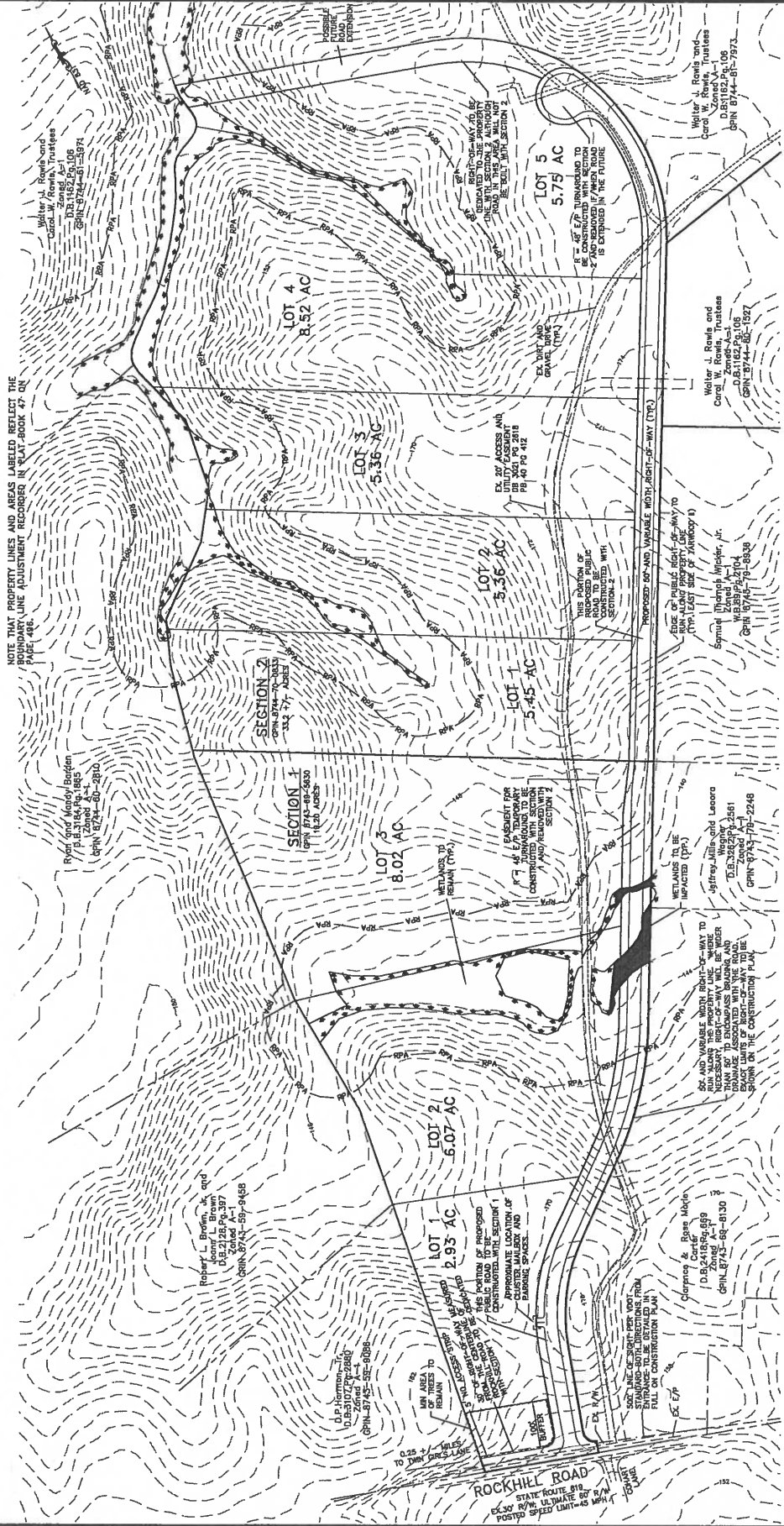
7104 Mechanicsville Turnpike / P.O. Box 888
Mechanicsville, Virginia 23111
RECEIVED - SURVEYING - PLANNING
And Associates, Inc.
800-746-7087

COLD HARBOR DISTRICT HANOVER COUNTY, VA
TARWOOD II
SECTIONS 1 AND 2

OVERALL
CONCEPT PLAN

1

PN 6954-0023



SCALE 1"=100'

- NOTES:
1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DEPARTMENT AND THE CONSTRUCTION PLAN REVIEW BOARD DURING THE CONSTRUCTION OF THE PROJECT.
 2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE VIRGINIA DEPARTMENT OF HIGHWAYS, DATE 1992, PG. 108.
 3. WETLANDS AND RESOURCE PROTECTION AREA WERE PROVIDED BY SOIL CONSERVATION SERVICE, DATE 1992, PG. 108.
 4. OTHER EXISTING CONDITIONS ARE A COMBINATION OF BOUNDARY LINES DETERMINED BY FIELD SURVEY, COMPILED OF PLATS OF RECORD, AND RECORDS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS.
 5. A SUB-OUT ROAD WILL BE CONSTRUCTED ACCORDING TO WEST VIRGINIA DEPARTMENT OF HIGHWAYS, DATE 1992, PG. 108.
 6. INTERSECTION OF THE PROPOSED SUB-OUT ROAD WITH THE PROPOSED RIGHT-OF-WAY WILL BE HANDLED BY CHECK DAMS AND SILT FENCE.

STORMWATER MANAGEMENT COMPLIANCE

COMPLIANCE WITH STATE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED ROAD IS EXPECTED TO BE ACHIEVED PARTIALLY BY DETAINING STORMWATER IN ROADSIDE DITCHES AND PARTIALLY BY PURCHASE OF OFF-SITE NUTRIENT CREDITS. COMPLIANCE FOR HOMESITES WILL BE ACHIEVED BY MAINTAINING SHEET FLOW OFF OF LOTS AND PURCHASING OFF-SITE NUTRIENT CREDITS.

EROSION CONTROL

EROSION CONTROL IS EXPECTED TO BE HANDLED BY CHECK DAMS AND SILT FENCE.