

HANOVER COUNTY PLANNING DEPARTMENT  
REQUEST FOR REZONING AR6 MULTI LOT REVIEW  
REZ2023-00041, CAROL W AND WALTER J RAWLS TRUST

**Due Date: 11/17/2023**

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: Brendan Mchugh

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, November 15, 2023, 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 Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

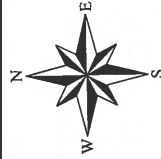
**REZ2023-00041**

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



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

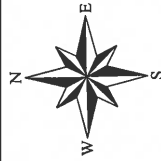
- Roads
- - - Water
- Structures
- Parcels
- ▨ Trees

**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



# Hanover County, Virginia

## Zoning Map

### Legend

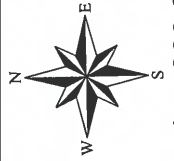
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

**REZ2023-00041**

Carol & Walter Rawls

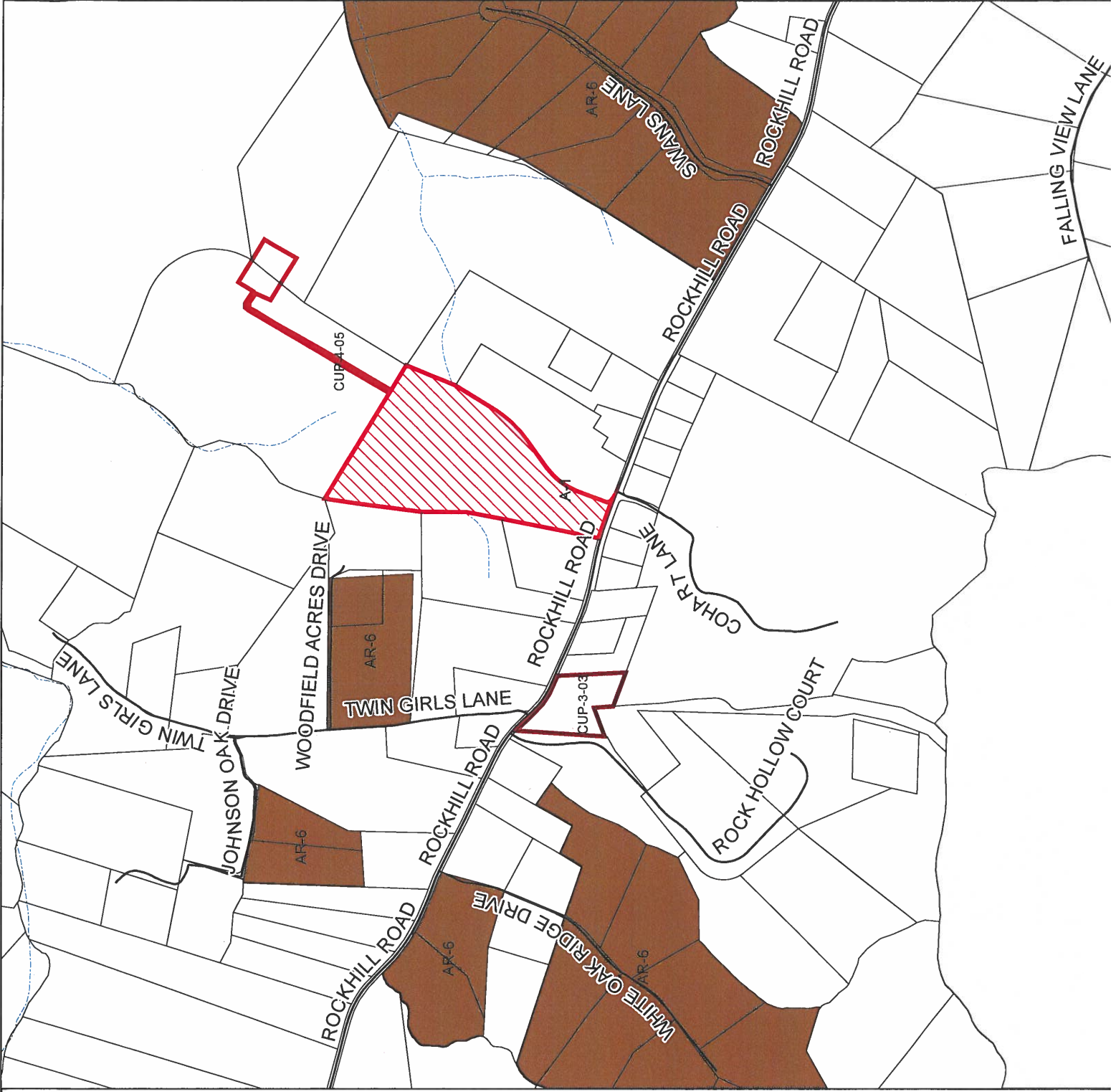
Rezone A-1 to AR-6

GPIN: 8743-69-5630  
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



**REZ2023-00041**



Hanover County 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

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 [checked] 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:**

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- 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 #: \_\_\_\_\_





**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. \_\_\_\_\_

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. \_\_\_\_\_

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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. Roney

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 10<sup>th</sup> 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)



