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DONNA BOWEN
PRINCIPAL PLANNER

ANDREW J. POMPEI
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171
FAX: 804-365-6232

February 20, 2024

VIA E-mail: walterrawls1253@gmail.com
Walter Rawls
5910 Haleys Mill Road
Spotsylvania, VA 22551

RE: REZ2023-00041 and REZ2023-00042, Carol W. and Walter J. Rawls Trust

Dear Mr. Rawls,

Planning staff has conducted a review of your application and provide the comments listed below. Attached, you will also find comments from other reviewing agencies. Your request has tentatively been placed on the Planning Commissions agenda for March 21, 2024. Please respond to the comments below by **February 23, 2024**, which is the submittal deadline for the March meeting. I understand that this is a quick turnaround, please let me know if you do not believe you can meet the deadline. Please submit 14 hard copies of the revised plan by the due 14 days prior to the Planning Commission meeting.

The following are Planning staff's comments regarding your request:

1. On the conceptual plan:
    a. Add a five (5) foot no access strip along Rockhill Road.
    b. Rockhill Road is a 60 foot ultimate right of way. Please adjust the dedication to 30 feet from the centerline of Rockhill Road.
    c. Add a 100 foot buffer along Rockhill Road as recommended in the Comprehensive Plan. Staff recommends leaving this area be left undisturbed as recommended in the Comprehensive Plan. Please show the tree line that will remain in that area and add a note that it will be undisturbed.
    d. Demonstrate that the proposed access meets sight distance requirements.
    e. Please note comments from the Fire Marshalls Office. Please demonstrate that the cul-de-sac meets the 48 foot radius.
    f. Add a revised date.

2. Staff has reached out to VDOT concerning their comments regarding SSA connectivity. The access may need to be adjusted based on their response.
3. Staff is working on recommended proffers and will forward you those once complete.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,

Brendan McHugh
Planner

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

December 26, 2023

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Brendan McHugh

Re: REZ2023-00041 and REZ2023-00042 Carol W and Walter J Rawls Trust

Ms. McHugh,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by GJB, dated October 5, 2023 and offers the following comments:

1. Roads that are intended to be accepted into the state system for maintenance must be designed and constructed in accordance with the Secondary Street Acceptance Requirements, notably the VDOT Road Design Manual, and other applicable standards. This must be demonstrated on the road construction plans.
2. The proposed roadway layout does not meet the SSAR connectivity standards, as roads against a property line are not viewed the same as a stub out. However, it is possible the layout could be eligible for a connectivity exception given the noted access to neighboring parcels.
3. Please ensure that adequate sight distance is available at the noted connection to Route 619 Rockhill Road.

Please contact me at (804)585-3585 with any questions.

Sincerely,

Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency

HANOVER COUNTY
Office of the Fire Marshal

Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

FIRE PLANS REVIEW

JURISDICTION:	**Hanover**
TRAKIT FILE#	**REZ2023-00041**
TO:	**Brendan McHugh**
FROM:	**Lieutenant Paul Polivka** **Fire Plans Review** **Office 804-365-4858** **Email: ptpolivka@hanovercounty.gov**
SUBJECT:	**CAROL W AND WALTER J RAWLS TRUST**
DATE:	**11-17-2023**
TYPE OF REVIEW	**REZ 1st Review**
COMMENTS:	1. The Fire Marshal's Office approves the rezoning of this property. o If this project moves towards the site plan process, the applicant should be aware of the following requirements of the Hanover Fire Marshal's Office. o Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). VSFPC 503.2.1. o Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. See the Virginia Statewide Fire Prevention Code (2012), appendix D103.1 o The approximate location of all required fire lane markings shall be indicated on the plans. Fire lanes between twenty and twenty-six feet in width shall be marked on both sides of the roadway. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website. o Fire Lane details need to be added to the plan set. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website. https://www.hanovercounty.gov/1082/Plans-Review o The minimum turning radius for emergency fire apparatus to travel, including cul-de-sacs, shall be at least a 48-foot radius. The turning radius shall be demonstrated on the plan by template. The Virginia Statewide Fire Prevention Code (2012), appendix D103.3 The cul-de-sac shown on the plans is not an approved turnaround. The approved turnaround can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Carol W and Walter J Rawls Trust

PROJECT #: REZ2023-00041

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☑

Comments Below: ☐

DATE: 11/16/2023 REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has no comments. The development is outside of the Suburban Service Area and DPU has no facilities adjacent to the site.

Future submissions for this request do not need to be routed to DPU for review. Please feel free to contact me if you have any questions or concerns.

Department of Public Works Comments

CASE NAME: Carol and Walter J. Rawls Trust

TRACKIT PROJECT #: REZ2023-00041

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment ☑

Comments Below ☒

DATE: 11/09/2023 REVIEWED BY: Michael J Dieter

No comments on the zoning actions, comments are on future subdivision:

At the time of preparation of the subdivision plat, provide the following notes:

1) Minimize RPA and wetland imp;act for future ROW RPA crossing.
2) This property is in/out of a Chesapeake Bay Resource Management Area. This property contains/does not contain a 100' Resource Protection Area Buffer.*
3) All lots located within a Chesapeake Bay Preservation Act Area are required to have a 100% reserve drain field.
4) All septic systems located within a Chesapeake Bay Preservation Area (Resource Management Area) must be pumped out every 5 years.
5) Resource Protection Areas are to be retained as undisturbed and vegetated 100' wide buffer area, as specified in Chapter 10 of the Hanover County Code.
6) Only water dependent facilities and redevelopment, as defined in Chapter 10 of the Hanover County Code are permissible within the Resource Protection Area, including the 100' wide buffer.
7) Property lies within a F.E.M.A. defined flood zone "____" per community panel number _____, dated _____.

On the plat, a delineation of wetlands, and Chesapeake Bay Resource Protection Area RPA is required if present on the site:

1) Identify wetlands areas if present.
2) Identify RPA Areas
3) Identify floodplain
4) Water Quality Impact Assessment certifications required. See WQIA forms available at https://www.hanovercounty.gov/DocumentCenter/Home/View/163

HANOVER COUNTY
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FIRE PLANS REVIEW

JURISDICTION:	**Hanover**
TRAKIT FILE#	**REZ2023-00042**
TO:	**Brendan McHugh**
FROM:	**Lieutenant Paul Polivka** **Fire Plans Review** **Office 804-365-4858** **Email: ptpolivka@hanovercounty.gov**
SUBJECT:	**CAROL W AND WALTER J RAWLS TRUST**
DATE:	**11-17-2023**
TYPE OF REVIEW	**REZ 1st Review**
COMMENTS:	1. The Fire Marshal's Office approves the rezoning of this property. o If this project moves towards the site plan process, the applicant should be aware of the following requirements of the Hanover Fire Marshal's Office. o Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). VSFPC 503.2.1. o Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. See the Virginia Statewide Fire Prevention Code (2012), appendix D103.1 o The approximate location of all required fire lane markings shall be indicated on the plans. Fire lanes between twenty and twenty-six feet in width shall be marked on both sides of the roadway. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website. o Fire Lane details need to be added to the plan set. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website. https://www.hanovercounty.gov/1082/Plans-Review o The minimum turning radius for emergency fire apparatus to travel, including cul-de-sacs, shall be at least a 48-foot radius. The turning radius shall be demonstrated on the plan by template. The Virginia Statewide Fire Prevention Code (2012), appendix D103.3 The cul-de-sac shown on the plans is not an approved turnaround. The approved turnaround can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Carol W and Walter J Rawls Trust

PROJECT #: REZ2023-00042

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☑

Comments Below: ☐

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Department of Public Works Comments

CASE NAME: Carol and Walter J. Rawls Trust

TRACKIT PROJECT #: REZ2023-00042

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment ☑

Comments Below ☒

DATE: 11/09/2023 REVIEWED BY: Michael J Dieter

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At the time of preparation of the subdivision plat, provide the following notes:

1) This property is in/out of a Chesapeake Bay Resource Management Area. This property contains/does not contain a 100' Resource Protection Area Buffer.*
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5) Only water dependent facilities and redevelopment, as defined in Chapter 10 of the Hanover County Code are permissible within the Resource Protection Area, including the 100' wide buffer.
6) Property lies within a F.E.M.A. defined flood zone "____" per community panel number _____, dated _____.

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1) Identify wetlands areas if present.
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3) Identify floodplain
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rez2023-00042 GO Advanced Search

REZ2023-00038 REZ2023-00021 REZ2023-00030

Remarks (no remarks)

Due 11/17/2023
Returned 11/20/2023

Reviewer Brendan McHugh

Sent 11/7/2023

View Notes

REZ2023-00042

Type (Asc) GO

REVIEWS

David B Bauer

REZR1
HEALTH
DEPARTMENT

No comments for rezoning.
11/13/2023 9:06:41 AM

Close

Reviewer Kimberlee Daniels
Remarks (no remarks)

Sent 11/7/2023
Due 11/13/2023
Returned (mm/dd/yyyy)

Reviewer Ed Buzzelli
Remarks (no remarks)

Sent 11/7/2023
Due 11/17/2023
Returned (mm/dd/yyyy)

Reviewer Kathleen Cabe
Remarks (no remarks)

Sent 11/7/2023
Due 11/17/2023

rez2023-00042 GO Advanced Search

REZ2023-00038 REZ2023-00021 REZ2023-00030

Reviewer Jason Hazelwood
Remarks *(no remarks)*

Sent 11/7/2023
Due 11/17/2023
Returned 11/20/2023

View Notes

REZ2023-00041

Type (Asc) GO

REVIEWS

David B Bauer

REZR1
HEALTH
DEPARTMENT

No comments regarding rezoning.
11/13/2023 9:19:00 AM

Close

Returned 11/9/2023

Reviewer Kimberlee Daniels
Remarks *(no remarks)*

Sent 11/7/2023
Due 11/13/2023
Returned *(mm/dd/yyyy)*

Reviewer Ed Buzzelli
Remarks *(no remarks)*

Sent 11/7/2023
Due 11/17/2023
Returned *(mm/dd/yyyy)*

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II CDC

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