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

Residential Rezoning Report
Cold Harbor Magisterial District
Board Meeting Date: June 26, 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

No known outstanding issues at this time.

Draft Motions

I move that the Board of Supervisors:

a. Approve REZ2023-00041/REZ2023-00042, with proffers dated May 28, 2024.

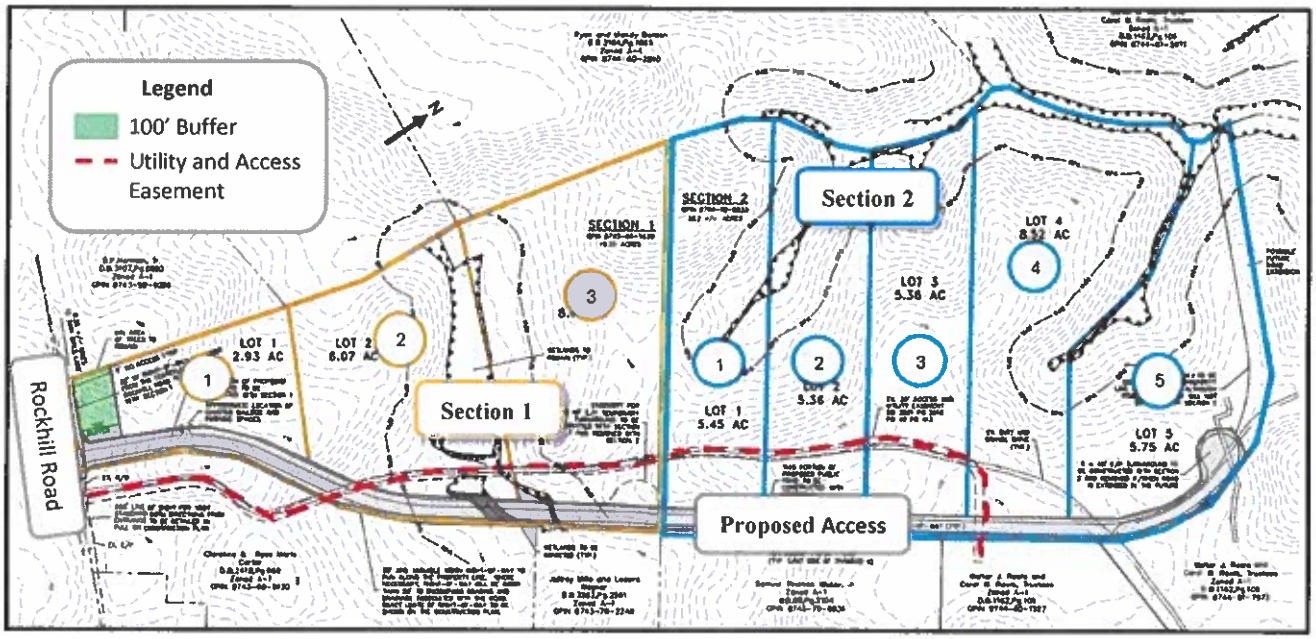
b. Deny REZ2023-00041/REZ2023-00042.

c. Defer REZ2023-00041/REZ2023-00042 until the Board of Supervisors' July 24, 2024, 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. Summary of Each Zoning Request/Section

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. The applicant has proffered that the road and access easement will be removed from the subject properties and that the utility company will use the proposed road on the conceptual plan to access the tower.[3] 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. Like other utilities, the utility easement will be sufficient for the telecommunications company to access and maintain the underground utilities.

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. The applicant has submitted the waiver, which was approved by VDOT and is attached to this report. The exact location of the T-intersection is not shown on the conceptual plan, but a note (#5) has been added stating 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."
[3] Proffers #7 and #8 (REZ2023-00041), Proffers #5 and #6 (REZ2023-00042)

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 district[4]. Section 26-39 (a) only allows the creation of lots five (5) acres or greater 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.[5]

Table 3. Width and Depth

Proposed [6]	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.

[4] Requirements are based on the acreage of the request.
[5] 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.
[6] 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.

Citizen Input

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
- Proposed access location
- Future connection shown on the plan
- Traffic

At the Planning Commission meeting, one (1) adjacent property owner to the north spoke in opposition to the case. He had concerns that any location for a house on the proposed Lot 1 would be too close to his property.

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 May 28, 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.

7. Access Easement. **Accept.** The existing 20-foot access easement shown on the conceptual plan must be vacated.

8. Gravel Road. **Accept.** The existing gravel road shown on the conceptual plan must be removed and the area stabilized.

REZ2023-00042

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.

5. Access Easement. **Accept.** The existing 20-foot access easement shown on the conceptual plan must be vacated.

6. Gravel Road. **Accept.** The existing gravel road shown on the conceptual plan must be removed and the area stabilized.

Planning Commission Recommendation

On May 16, 2024, the Planning Commission held a public hearing regarding this request. During the public hearing, one member of the public spoke in opposition, expressing concerns that the homesite on Lot 1 may be too close to his home on the adjacent property.

Following the public hearing, the Commission, on two separate motions by Mr. McGhee, seconded by Mr. Heiser, voted to recommend **APPROVAL** (Vote: 7-0) of the requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District, on GPINs 8743-69-5630 and 8744-70-0833, consisting of 52.4 acres, subject to the vacation of the existing 20-foot access road and easement on the subject properties.

Since the Planning Commission public hearing, the applicant has submitted revised proffers requiring that the access easement and road be vacated.

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

Attachments

- ☑ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan
- ☐ Elevations
- ☑ Ordinances

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

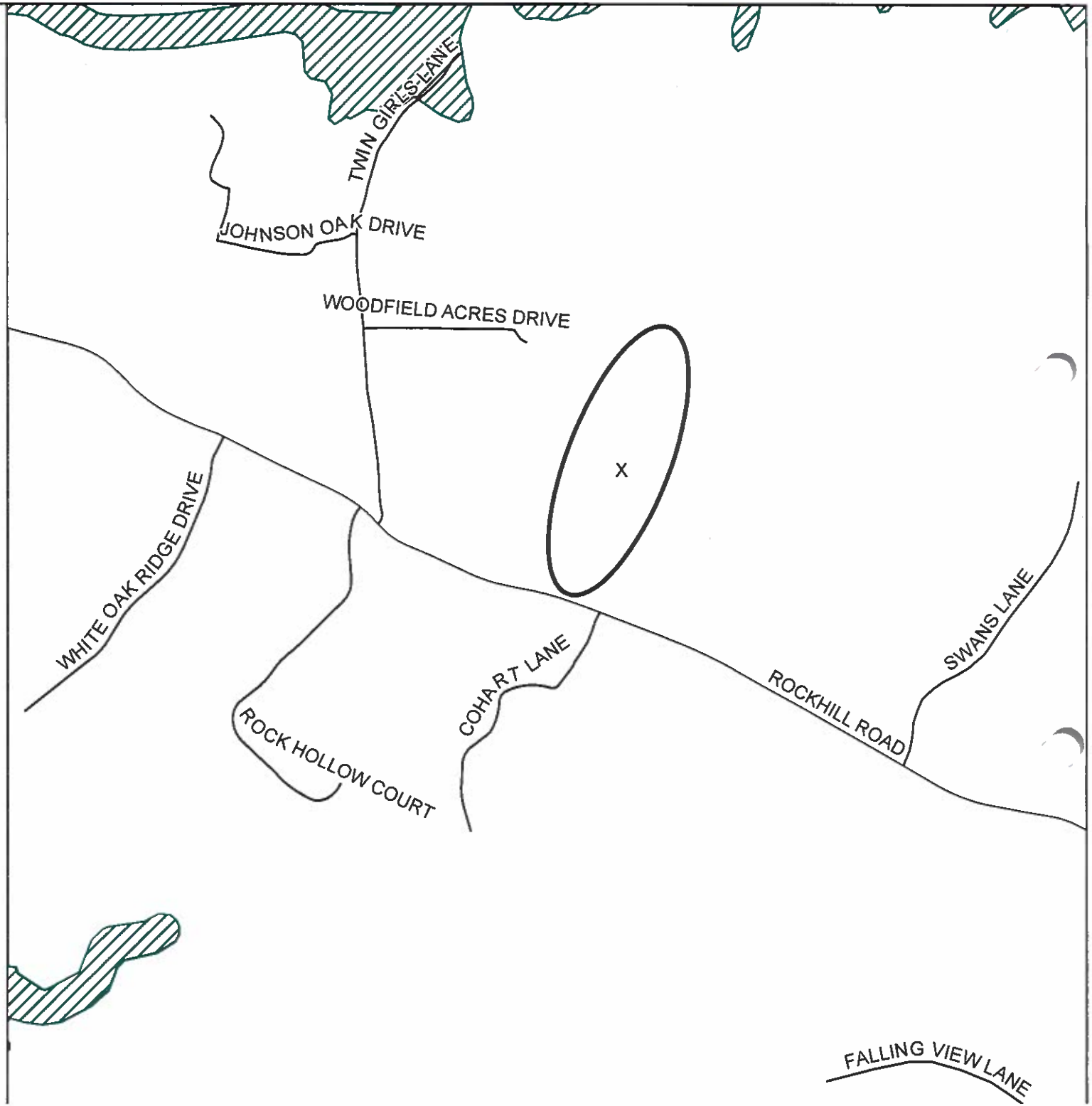
Rural/Agricultural Land Use

GPIN: 8743-69-5630
Cold Harbor Magisterial District

N
W E
S

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

N
W E
S

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

N
W E
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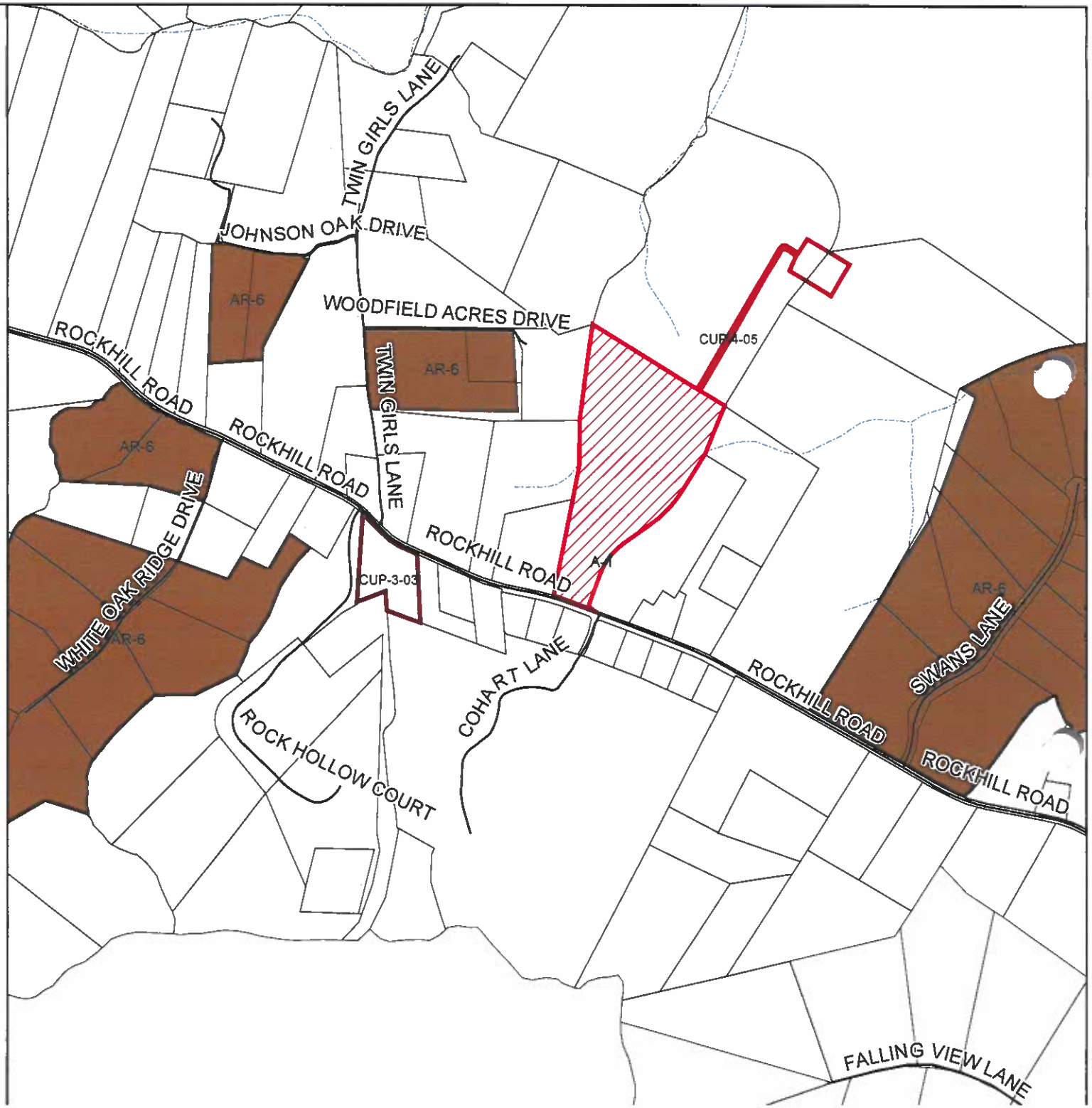
1 inch = 800 feet

October 30, 2023



REZ2023-00041

Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2023-00042

Carol & Walter Rawls

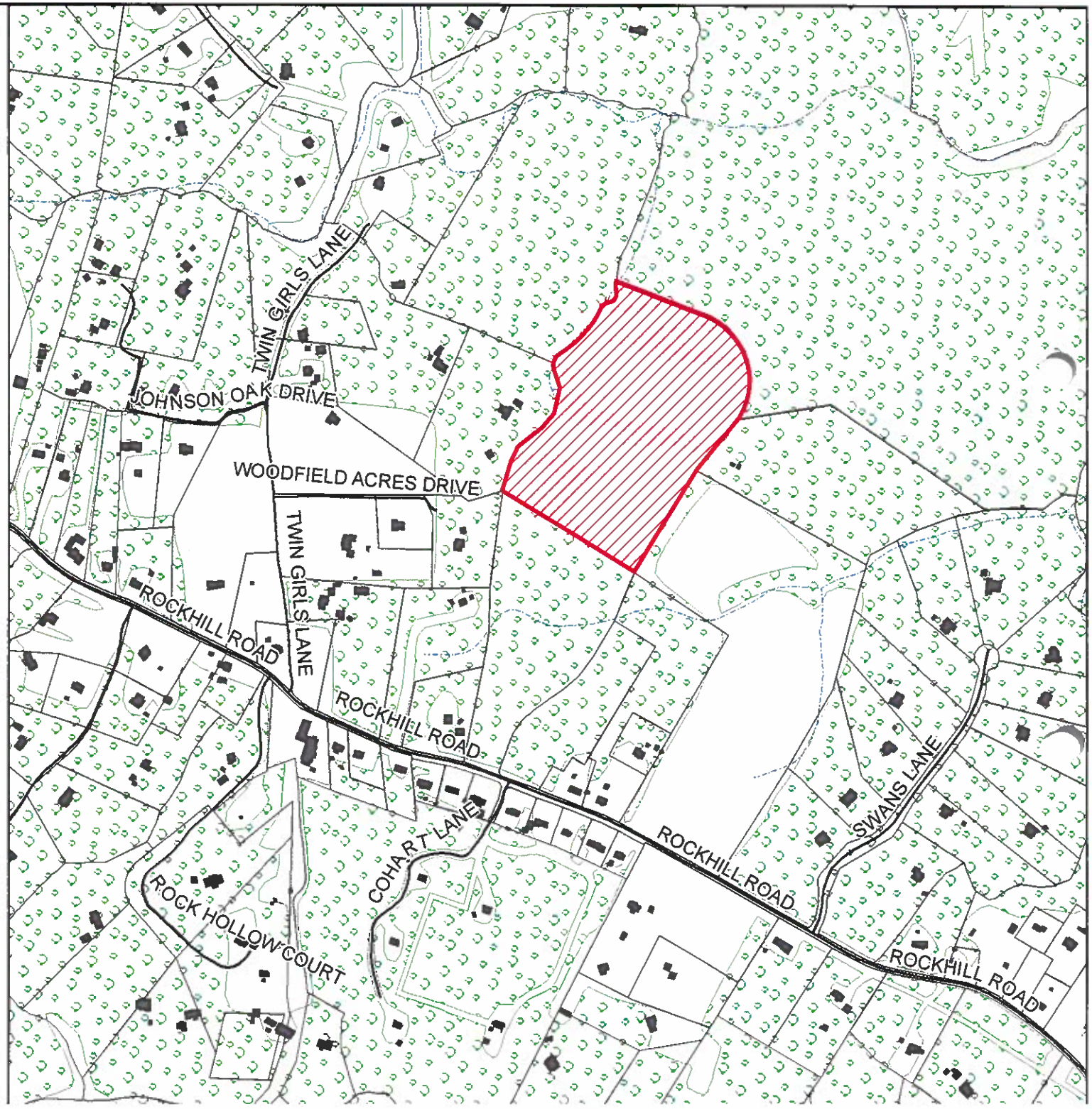
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District

N
W E
S

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

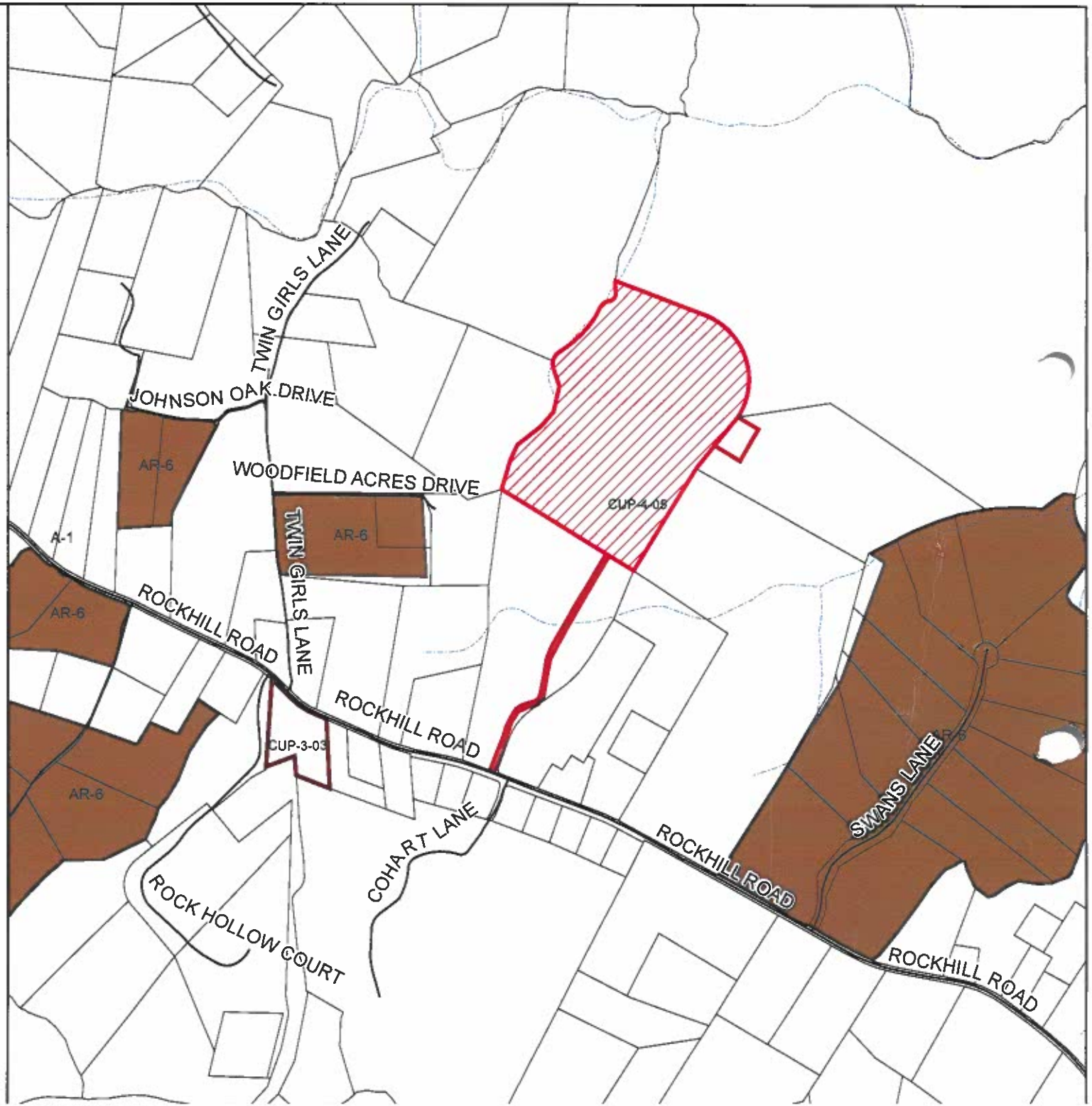
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District

N
W E
S

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 ☐

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 Residentural

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
HANOVER COUNTY PLANNING OFFICE

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 #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: Walter Rawls

TERRI ANNE WOOD NOTARY PUBLIC REG # 356672 MY COMMISSION EXPIRES 11/30/2025 COMMONWEALTH OF VIRGINIA

COMMONWEALTH OF VIRGINIA)

COUNTY OF ~~HANOVER~~ Louisa) to-wit:

The foregoing instrument was acknowledged before me this 16 day of October, 2023, by Walter Rawls (Name of Applicant).

My commission expires:

Notary Public

Board of Supervisors Representative:	Michael Herzberg IV
Planning Commission Representative:	Fredic McGhee Jr

List of Adjacent Property Owners: ☑ **Check here if list is attached.**

GPIN	Name	Address

		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, 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
8744-73-5918	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 Raney 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 210 and Page Number wkh 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 — 10/6/23

(Signature of Applicant/Applicant's Representative) (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 Residentural

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

HANOVER COUNTY PLANNING OFFICE

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 #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: Walter Rawls

TERRI ANNE WOOD NOTARY PUBLIC REG # 356672 MY COMMISSION EXPIRES 11/30/2025 COMMONWEALTH OF VIRGINIA

COMMONWEALTH OF VIRGINIA)

COUNTY OF ~~HANOVER~~ Louisa TAW) to-wit:

The foregoing instrument was acknowledged before me this 16 day of October, 2023, by Walter Rawls (Name of Applicant).

My commission expires:

Notary Public

Board of Supervisors Representative: Michael Herzberg IV

Planning Commission Representative: Fredic McGhee Jr

List of Adjacent Property Owners: ☑ **Check here if list is attached.**

GPIN	Name	Address

		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, 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
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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?

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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?
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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 G Rundle 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 wkb 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.

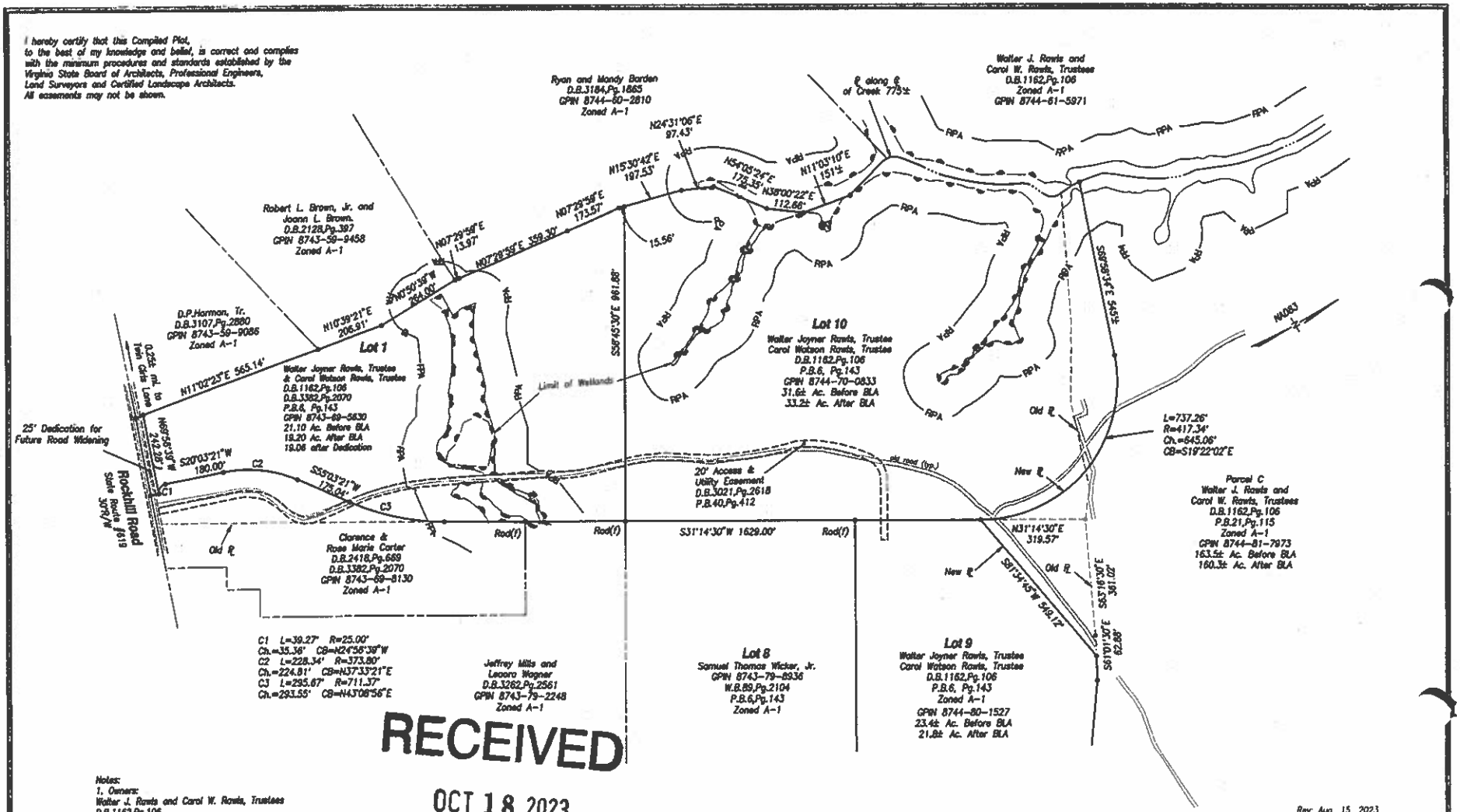
Bonnie D. Beavers
(Signature of Applicant/Applicant's Representative)

10/16/23
(Date)

Bonnie D. Beavers
(Applicant/Applicant's Representative – Print Name)

20230018000008528
PLAT BK: 47 Pg: 466
09/19/2023 03:14 PM Pages: 1
SUBDIVIDED PLAT
Fees: $ Margaret A. Griffin
BY: Deputy HANOVER COUNTY, VA

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.



RECEIVED
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 "FARWOOD".

GRAPHIC SCALE 1"=200'
0 200 400 600

APPROVAL BLOCK

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

Goodfellows, 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

COMMONWEALTH OF VIRGINIA
WILLIAM R. SNOOP
Lic. No. 1678
9/19/23
LAND SURVEYOR

Compiled Plat Showing Boundary Line Adjustments Between Properties of
Walter J. Rawls and Carol Watson Rawls, Trustees
GPIN 8744-70-0833, 8744-61-7973 and 8744-60-1527
Cold Harbor District, Hanover County, Va.

DESIGNED BY: WRK DATE: July 26, 2023
DRAWN BY: TWOOWN SCALE: 1"=200'
CHECKED BY: WRK P.N. 6954-0023
SHEET No. 1 / 1

CURRENT PATH: Z:\USERS\PAUL\ProFiles\01540023.pro - DATE PLOTTED: Sep 19, 2023 13:10:36 Tue

SSAR Approval

December 2018

SECONDARY STREET ACCEPTANCE REQUIREMENTS EXCEPTION, WAIVER, MODIFICATION REQUEST FORM

Submitted by: Walter Rawls	**Date:** 4/11/2024
Email Address: walterrawls12538gmail.com	**Phone:** 240 461-4689
Address: 2220 Windsor Run Ln, Apt 115, Matthews, NC 28105	
Development or Subdivision Name: Tarwood Estates II	
County: Hanover	**Connecting Route # :** 619 **Name:** Rockhill Rd
Description of Proposed Project: ARG Subdivision	

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 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 county proffer I think this meets the stub out standard

☐ Attached documentation supporting reason for request.

SSAR Exception, Waiver, Modification Request Form (continued)

Request Recommendation: Approve [X] 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 [X] 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.	

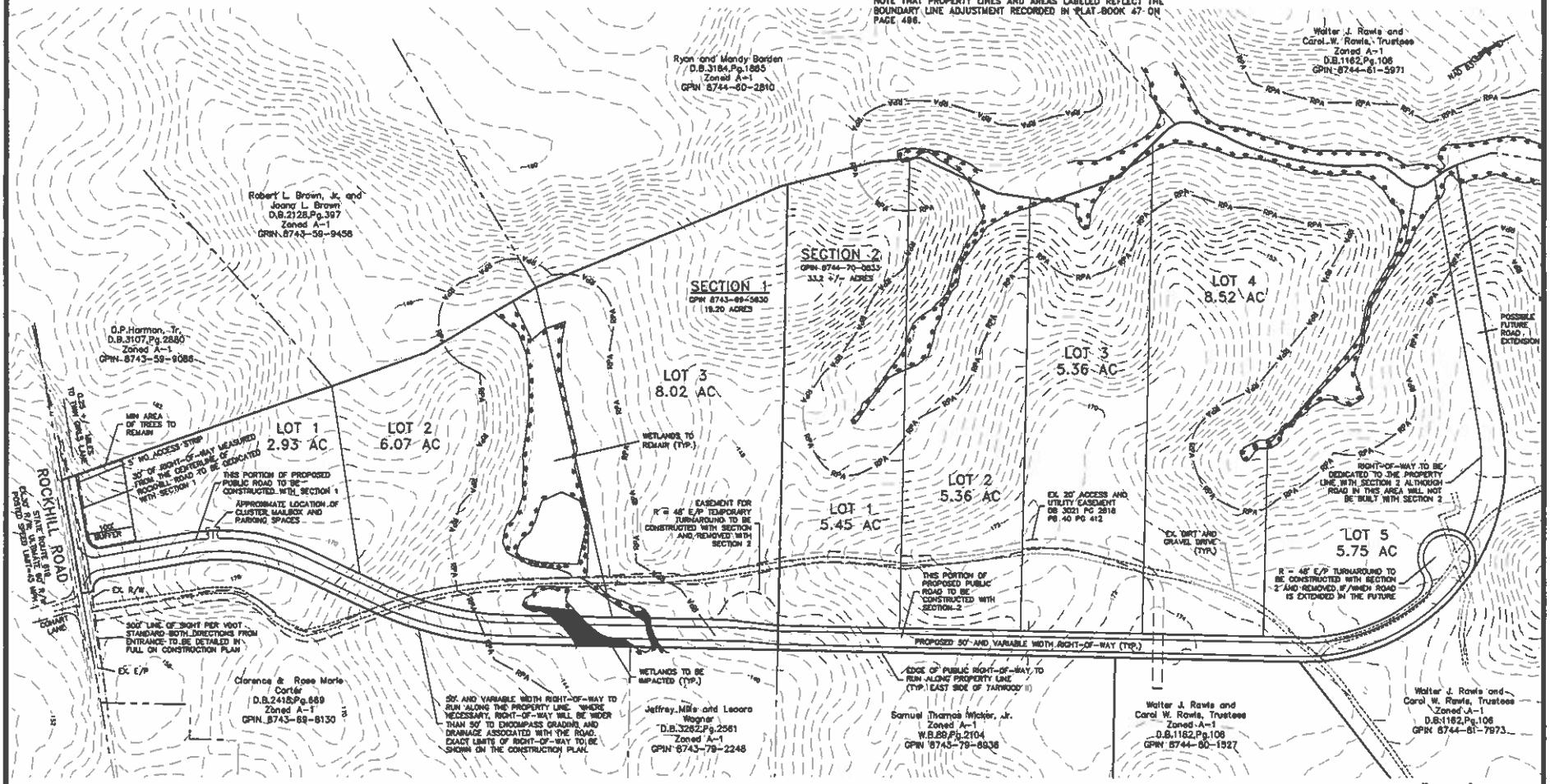
GENERAL NOTES:

GPINS:	8743-69-5630 (SECTION 1) & 8744-70-0633 (SECTION 2)
EXISTING ZONING:	A-1
PROPOSED ZONING:	AR-6
AREA:	52.4 +/- AC.
PROPOSED USE:	8-LOT RESIDENTIAL SUBDIVISION
ROADS:	PUBLIC
SEWER:	PRIVATE SEPTIC AND DRAINFIELDS
WATER:	PRIVATE WELLS
HUC:	YO34 (MOST OF SITE) AND JL19 (SMALL AREA BY ROCKHILL ROAD)

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

OWNER & DEVELOPER:

WALTER JOYNER RAWLS & CAROL WATSON, TRUSTEE
ATTN: WALTER RAWLS
5910 HALEY'S MILL ROAD
SPOTTSYLVANIA, VA 22551
PHONE: (240)481-4689
E-MAIL: walterrawls1253@gmail.com



SCALE 1"=100'

0 100 200 300

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.

NOTES:
1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE ONCE A MORE COMPLETE FIELD SURVEY IS AVAILABLE AND DURING THE CONSTRUCTION PLAN PREPARATION AND APPROVAL PROCESS.
2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE VIRGINIA GEOGRAPHIC INFORMATION NETWORK.
3. WETLANDS AND RESOURCE PROTECTION AREA WERE PROVIDED BY SOIL HORIZONS LLC.
4. OTHER EXISTING CONDITIONS ARE A COMBINATION OF BOUNDARY LINES DETERMINED BY FIELD SURVEY, COMPILATION OF PLATS OF RECORD, AND ROAD LOCATIONS BY OTHERS.

PN 6954-0023

DESIGNED BY: BDB
DRAWN BY: JMD
CHECKED BY: DCB
DATE: 10/5/23
REVISIONS: 3/5/24

Brookhaven, Jeffers, Bowers and Carr
ENGINEERING • SURVEYING • PLANNING
5104 Mechanicsville Turnpike, Mechanicsville, Virginia 23111
(804) 746-7007

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

OVERALL CONCEPT PLAN

1

Historical Commission Recommendation

Hanover County Historical Commission

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

Citizen Correspondence

chaberton
ENERGY

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

RECEIVED
MAY 2 8 2024
HANOVER COUNTY
PLANNING DEPARTMENT

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.

7. 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.

8. Gravel Road. The existing gravel road on the subject property, as shown on the conceptual plan, must be removed and the area stabilized in accordance with the Erosion and Sediment Control Handbook which will be reviewed and approved during the Construction Plan review process prior to release of the any bond, escrow,

letter of credit, or other performance guarantee which is required for the proposed subdivision and associated infrastructure. Areas of the road within wetlands and RPA may remain in its current state to limit disturbance within these areas.

Walter J Rawls — 5/23/24
Owner — Date

State of NC
~~COMMONWEALTH OF VIRGINIA,~~
COUNTY OF ~~HANOVER, to-~~wit: Mecklenburg

I, Douglas Driggers, do hereby certify that Walter J Rawls has acknowledged the foregoing Proffers before me, this 23 day of May, 2024

DOUGLAS DRIGGERS Notary Public Mecklenburg County My Comm. Exp. 05-10-2026 NORTH CAROLINA (SEAL)

Notary Public

My Commission Expires: 05/10/2026

Carol W. Rawls, Trustee — 5/23/24
Owner — Date

State of NC
~~COMMONWEALTH OF VIRGINIA,~~
COUNTY OF ~~HANOVER~~, to-wit: Mecklenburg

I, Douglas Driggers, do hereby certify that Carol W Rawls has acknowledged the foregoing Proffers before me, this 23 day of May, 2024

DOUGLAS DRIGGERS Notary Public Mecklenburg County My Comm. Exp. 05-10-2026 NORTH CAROLINA (SEAL)

Notary Public

My Commission Expires: 05/10/2026

RECEIVED

MAY 2 8 2024

HANOVER COUNTY
PLANNING DEPARTMEI

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.

5. 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.

6. Gravel Road. The existing gravel road shown on the conceptual plan must be removed and the area stabilized in accordance with the Erosion and Sediment Control Handbook which will be reviewed and approved during the Construction Plan review process prior to release of the any bond, escrow, letter of credit, or other performance guarantee which is required for the proposed subdivision and associated infrastructure. Areas of the road within wetlands and RPA may remain in its current state to limit disturbance within these areas.

Walter J Rawls trustee — 5/23/24
Owner — Date

State of NC
~~COMMONWEALTH~~ OF ~~VIRGINIA.~~
COUNTY OF ~~HANOVER~~, to-wit: Mecklenburg

I, ~~Carol W.~~ Douglas Driggers, do hereby certify that Walter J Rawls has acknowledged the foregoing Proffers before me, this 23 day of May, 2024

DOUGLAS DRIGGERS Notary Public Mecklenburg County My Comm. Exp. 05-10-2026 NORTH CAROLINA

Notary Public (SEAL)

My Commission Expires: 05/10/2026

Carol W. Rawls, Trustee — 5/23/24
Owner — Date

State of NC
~~COMMONWEALTH OF VIRGINIA~~,
COUNTY OF ~~HANOVER~~, to-wit: Mecklenburg

I, Douglas Driggers, do hereby certify that Carol W Rawls has acknowledged the foregoing Proffers before me, this 23 day of May, 2024

DOUGLAS DRIGGERS Notary Public Mecklenburg County My Comm. Exp. 05-10-2026 NORTH CAROLINA

Notary Public (SEAL)

My Commission Expires: 05/10/2026

Conceptual Plan

RECEIVED

APR 18 2024

HANOVER COUNTY
PLANNING DEPARTMENT

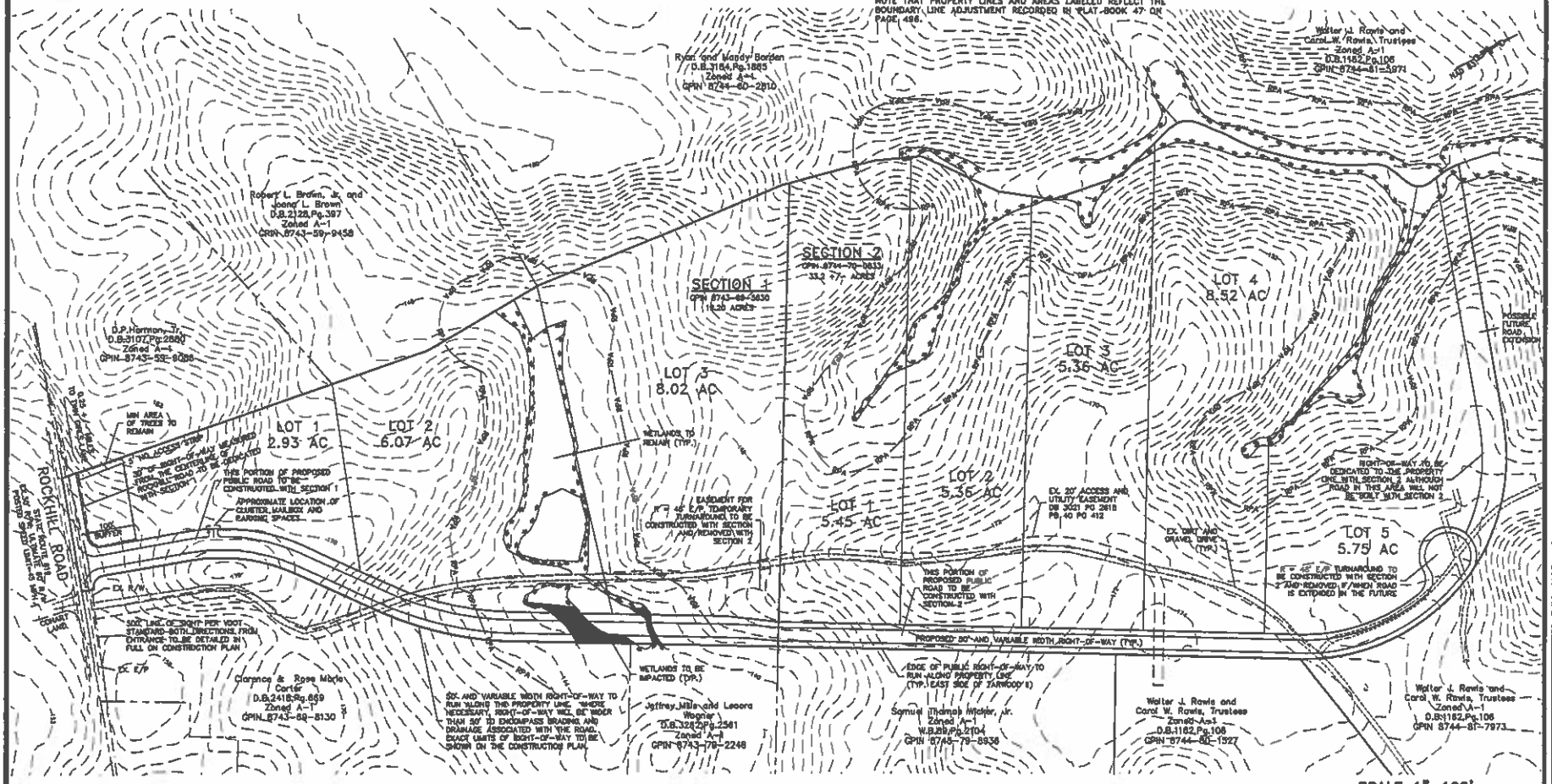
GENERAL NOTES:

GPINS:	8743-69-5830 (SECTION 1) & 8744-70-0833 (SECTION 2)
EXISTING ZONING:	A-1
PROPOSED ZONING:	AR-6
AREA:	52.4 +/- AC.
PROPOSED USE:	8-LOT RESIDENTIAL SUBDIVISION
ROADS:	PUBLIC
SEWER:	PRIVATE SEPTIC AND DRAINFIELDS
WATER:	PRIVATE WELLS
HUC:	Y034 (MOST OF SITE) AND JL19 (SMALL AREA BY ROCKHILL ROAD)

NOTE THAT PROPERTY LINES AND AREAS LABELED REFLECT THE BOUNDARY LINE ADJUSTMENT RECORDED IN PLAT BOOK 47 ON PAGE 496.

OWNER & DEVELOPER:

WALTER JOYNER RAWLS & CAROL WATSON, TRUSTEE
ATTN: WALTER RAWLS
5910 HALEY'S MILL ROAD
SPOTTSYLVANIA, VA 22551
PHONE: (240)461-4889
E-MAIL: wallerrawls1253@gmail.com



SCALE 1"=100'
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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.

NOTES:
1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE ONCE A MORE COMPLETE FIELD SURVEY IS AVAILABLE AND DURING THE CONSTRUCTION PLAN PREPARATION AND APPROVAL PROCESS.
2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE VIRGINIA GEOGRAPHIC INFORMATION NETWORK.
3. WETLANDS AND RESOURCE PROTECTION AREA WERE PROVIDED BY SOIL HORIZONS LLC.
4. OTHER EXISTING CONDITIONS ARE A COMBINATION OF BOUNDARY LINES DETERMINED BY FIELD SURVEY, COMPILATION OF PLATS OF RECORD, AND ROAD LOCATIONS BY OTHERS.
5. A STUB-OUT ROAD WILL BE CONSTRUCTED ACCORDING TO VDOT STANDARDS ON AN ADJACENT PARCEL OWNED BY THE DEVELOPER, EITHER ON GPIN 8744-81-7973 OR 8744-80-1527. IT WILL BE CONNECTED AT A T-INTERSECTION INTO THE PROPOSED SUBDIVISION ROAD.

PN 6954-0023

DESIGNED BY: BDG
DRAWN BY: MED
CHECKED BY: DCB
DATE: 10/5/23
REVISIONS: 3/5/24, 4/16/24

Bradshaw, Gilbert & Associates, Inc.
ENGINEERING · SURVEYING · PLANNING
7104 Mechanicsville Turnpike
Mechanicsville, Virginia 23111
(804) 746-7387

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

OVERALL
CONCEPT PLAN

1

Ordinance

ORDINANCE REZ2023-00041

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as GPIN 8743-69-5630, consisting of approximately 19.2 acres, and located on the north line of Rockhill Road (State Route 619) approximately 75 feet west of its intersection with Cohart Lane (private road), from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions, which were proffered by the applicant on May 28, 2024, and accepted by the Board:

1. Conceptual Plan. The Property must be developed in substantial conformity with the conceptual plan attached, titled "Tarwood II, Sections 1 and 2," dated October 5, 2023, and last revised 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.

7. 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.

8. Gravel Road. The existing gravel road on the subject property, as shown on the conceptual plan, must be removed and the area stabilized in accordance with the Erosion and Sediment Control Handbook which will be reviewed and approved during the Construction Plan review process prior to release of the any bond, escrow, letter of credit, or other performance guarantee which is required for the proposed subdivision and associated infrastructure. Areas of the road within wetlands and RPA may remain in its current state to limit disturbance within these areas.

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

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00041, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: May 16, 2024

Board of Supervisors: June 26, 2024

Adopted: June 26, 2024

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

Dated: _____

_____
John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors

ORDINANCE REZ2023-00042

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as GPIN 8744-70-0833, consisting of approximately 33.20 acres, and located on a private drive, which is approximately 1,400 feet north of the intersection of Rockhill Road (State Route 619) and Cohart Lane (private road) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions, which were proffered by the applicant on May 28, 2024 and accepted by the Board:

1. Conceptual Plan. The Property must be developed in substantial conformity with the conceptual plan attached, titled "Tarwood II, Sections 1 and 2," dated October 5, 2023, and last revised 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.

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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.

5. 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.

6. Gravel Road. The existing gravel road shown on the conceptual plan must be removed and the area

stabilized in accordance with the Erosion and Sediment Control Handbook which will be reviewed and approved during the Construction Plan review process prior to release of the any bond, escrow, letter of credit, or other performance guarantee which is required for the proposed subdivision and associated infrastructure. Areas of the road within wetlands and RPA may remain in its current state to limit disturbance within these areas.

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

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00042, as follows:

Vote:

Ms. Dibble – Chair
Mr. Herzberg – Vice-Chair
Mr. Davis
Ms. Floyd
Mr. Hudson
Ms. Prichard
Mr. Stoneman

Public Hearings:

Planning Commission: May 16, 2024

Board of Supervisors: June 26, 2024

Adopted: June 26, 2024

This is to certify that the above is a true copy of REZ2023-00042 adopted by the Hanover County Board of Supervisors on June 26, 2024.

Dated: _____

_____
John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors