

REZ2023-00021, LIVING TRUST OF WINFRED AND MARY HALL

Residential Rezoning Amendment Report
Beaverdam Magisterial District
Board Meeting Date: November 8, 2023



Overview

Requested Zoning	Amendment to the conceptual plan and proffers approved with rezoning request C-12-08(c), Winfred L. Hall
Requested Density	One (1) dwelling unit per five (5) acres
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	10 acres
Location	East line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road)
GPINs	7825-98-5516
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Minor Collector (60' right-of-way)
Case Planner	Brendan McHugh

Executive Summary

This is a request to amend the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall (approved June 25, 2008). The applicant is no longer requesting a division among family members, so the revised proffers submitted are typical for an AR-6 subdivision. The applicant is also proposing to reconfigure the lot lines that were approved with the original rezoning. The density of the proposal would remain the same (one dwelling unit per five acres). The approved conceptual plan and proffers are attached to this report.

Recommendations

Staff

APPROVAL subject to the submitted proffers, dated September 19, 2023, conceptual plan, dated July 7, 2022, and last revised September 12, 2023.

Planning Commission

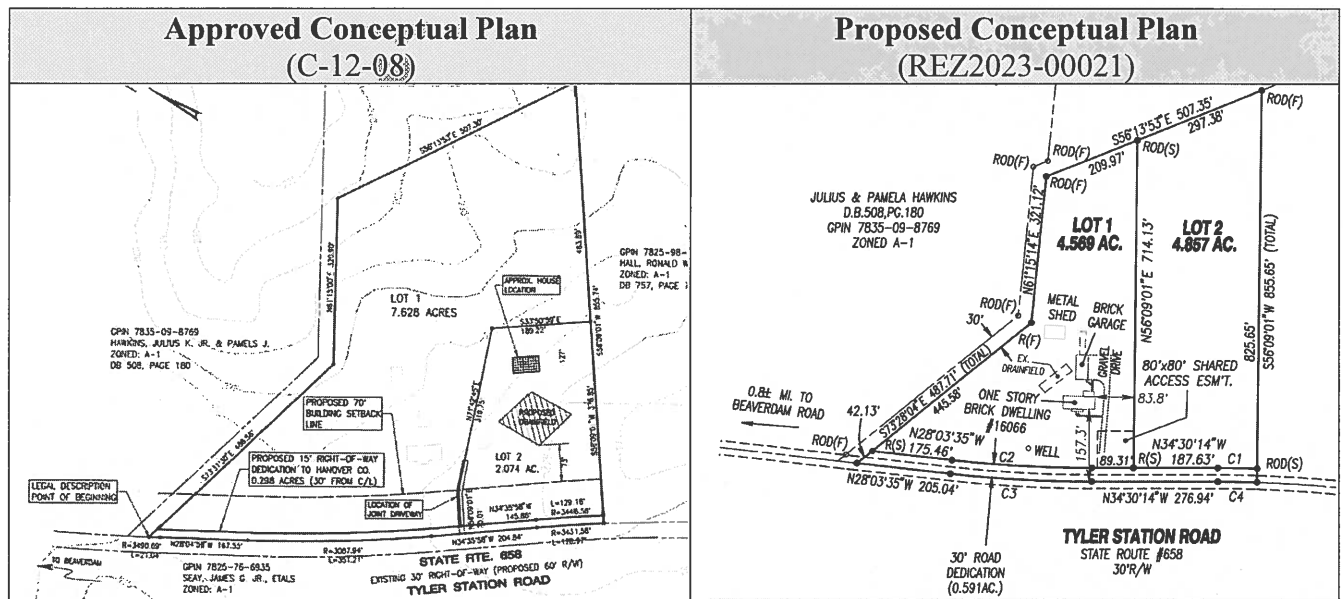
APPROVAL subject to the submitted proffers, dated September 19, 2023, conceptual plan, dated July 7, 2022, and last revised September 12, 2023.

Planning Analysis

Conceptual Plan

The conceptual plan shows the subject parcel divided into two lots (one 4.57-acre lot and a second 4.86-acre lot). Section 26-39 of the Zoning Ordinance allows parcels in the AR-6 District that are 4 – 13.99 acres in size to be subdivided into a maximum of two lots with a minimum lot size of two acres. Lot 1 will retain the existing dwelling and accessory structures on the property. Both lots will front on Tyler Station Road; however, the applicant is proposing shared access, as shown on the conceptual plan and required per Proffer #4.

The amendment to the conceptual plan would not result in a change in residential density, only a reconfiguration of the parcels. In the approved conceptual plan, Lot 1 is much larger than Lot 2. In the proposed conceptual plan, both lots are roughly the same size (between 4.5 and 4.9 acres).



Should this rezoning be approved, the applicant must submit a Subdivision application and plat to the Planning Department that is in substantial conformity with the conceptual plan.

Compatibility with the Surrounding Area and the Comprehensive Plan

The surrounding area is rural residential, with properties ranging in size from 2.0 to 200 acres that are zoned A-1 and AR-6. An AR-6 zoning request for one additional lot 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.

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 page includes an analysis of how the rezoning request aligns with these recommendations.

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 applicant has proffered to preserve mature trees on the property. While most of the property is open, there are mature trees near the existing homesite that contribute to the character of the area.
Transportation	The proposal includes the use of shared driveways to minimize access points along Tyler Station Road.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

Proffers

Since the applicant is no longer requesting a family division, the following revised proffers have been submitted that are typical for an AR-6 subdivision:

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. Most of the site is open, but there are some existing mature trees near the existing homesite that contribute to the character of the area.
3. Brick or Stone Foundations. Accept. The exterior of all foundations will be brick or stone. The existing house on the property is brick, so this proffer will ensure that the new home on Lot 2 is compatible with the existing home.
4. Access. Accept. Access to Lots 1 and 2 will be limited to the shared access easement shown on the conceptual plan.
5. Dedication of Right-of-Way. Accept. Right-of-way will be dedicated along Tyler Station Road.

Planning Commission Recommendation

On October 19, 2023, the Planning Commission held a public hearing regarding this request, and no one spoke. Following the public hearing, the Commission, on a motion by Mrs. Iverson, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** (Vote: 7-0) of the request to amend the conceptual plan and proffers approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10.0 acres, subject to the submitted proffers and conceptual plan.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Postal Verification of Adjacent Owner Notifications
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Agency Review Comments
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan
- Elevations
- Ordinance



















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

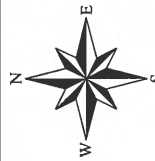
REZ2023-00021

Mary & Winfred Hall
Revocable Living Trust

amend family division.

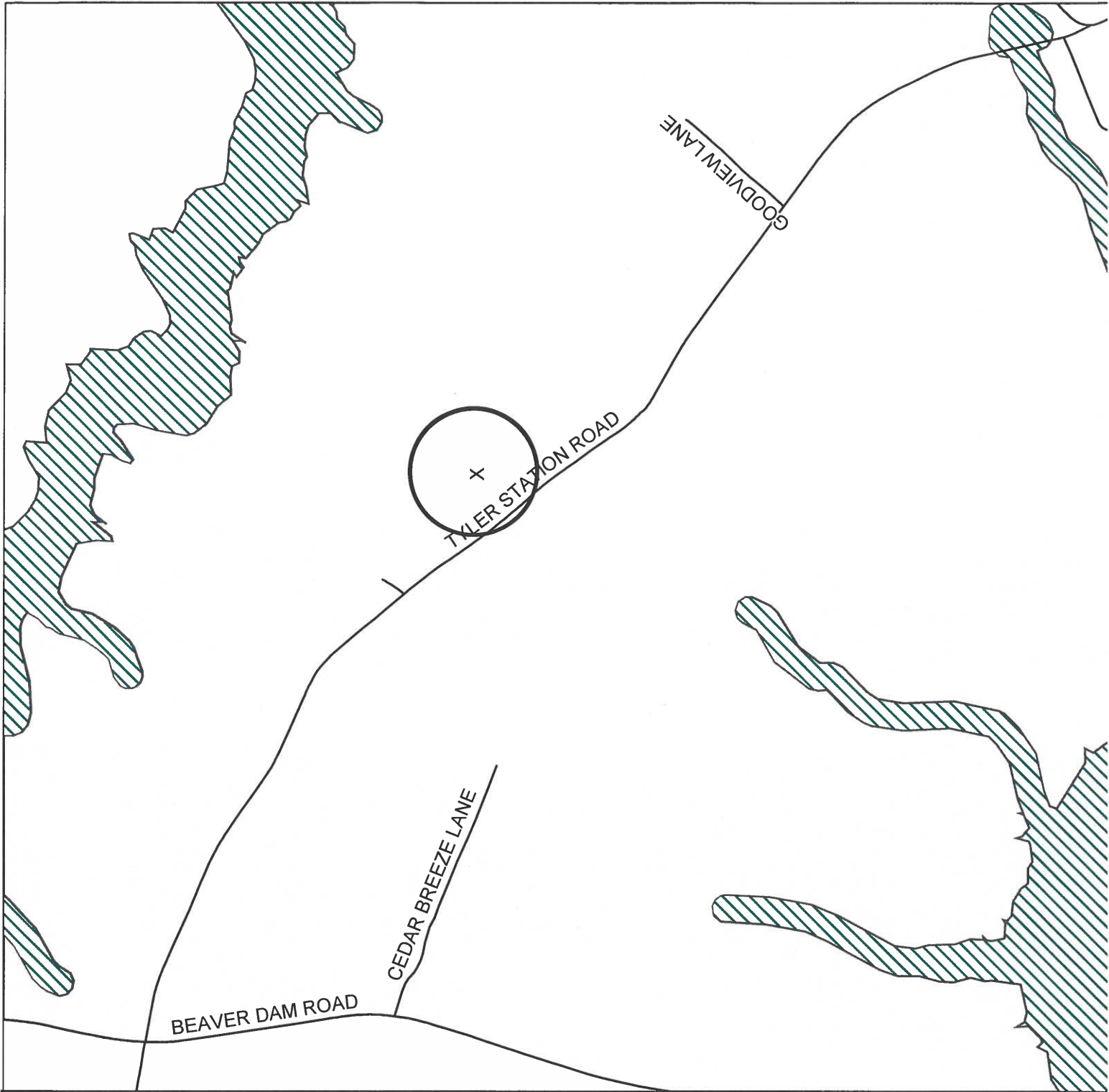
Rural/Agricultural Land Use

GPIN: 7825-98-5516
Beaverdam Magisterial District



1 inch = 1,000 feet

October 24, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

--- Water

■ Structures

□ Parcels

■ Trees

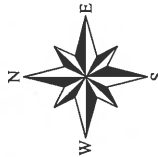
REZ2023-00021

Mary & Winfred Hall
Revocable Living Trust

amend family division

Zoned AR-6

GPIN: 7825-98-5516
Beaverdam Magisterial District



1 inch = 1,000 feet

June 27, 2023



Hanover County, Virginia

Zoning Map

Legend

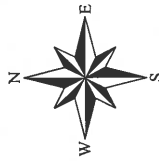
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2023-00021

Mary & Winfred Hall
Revocable Living Trust
amend family division

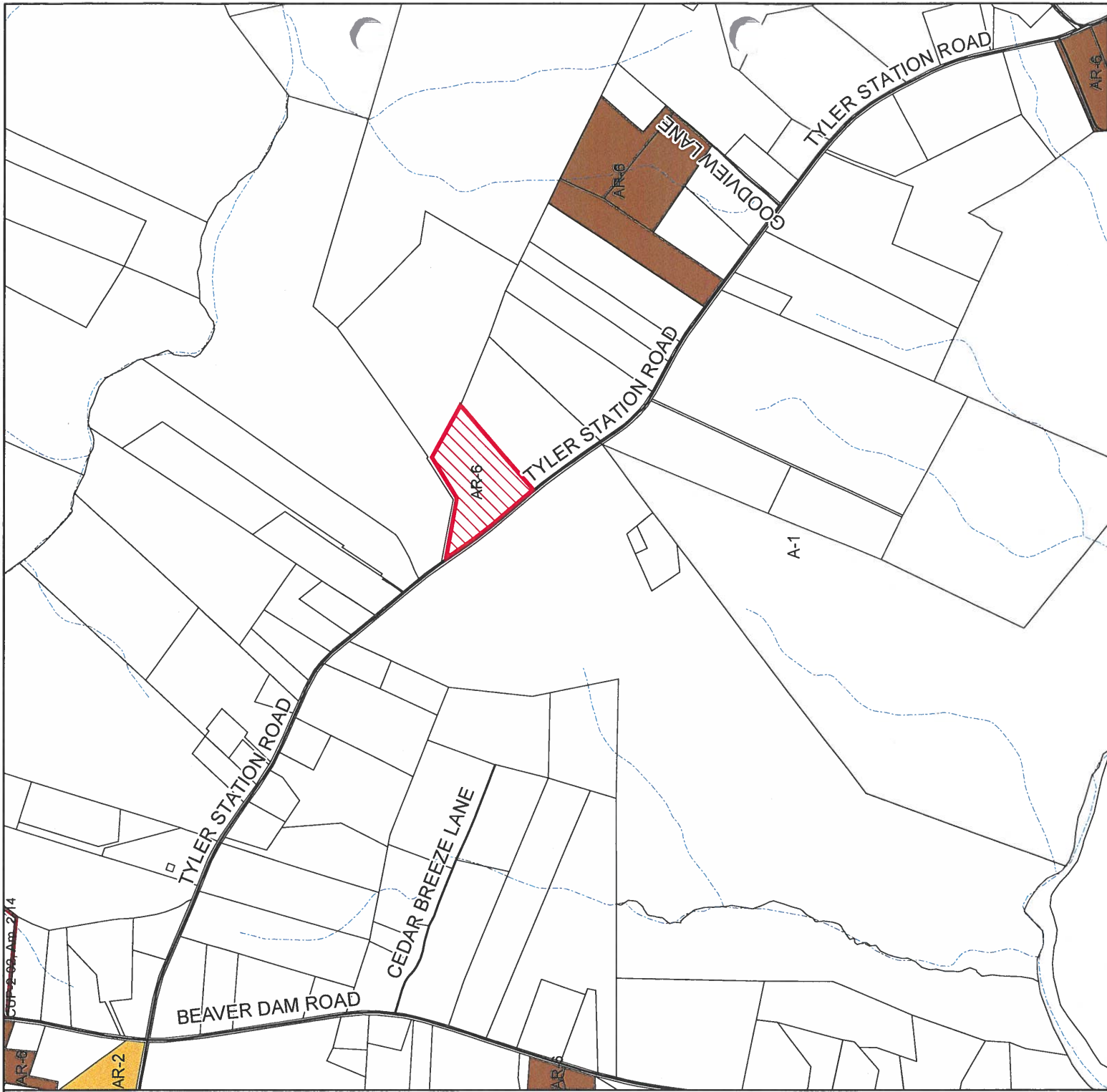
Zoned AR-6

GPIN: 7825-98-5516
Beaverdam Magisterial District



1 inch = 1,000 feet

June 27, 2023



REZ2023-00021



Photographs







Application

RECEIVED

Hanover County Planning Department Application

JUN 21 2023

HANOVER COUNTY PLANNING OFFICE

Request for REZONING

Case #: RE22023-00021

Please type or print in black ink.

APPLICANT INFORMATION

Owner: <u>Angie Hynson and Ryan Hall Trustees of the Estate of Winfred and Mary Hall</u>	Telephone No. <u>804-387-1816</u>
Contact Name: <u>Charles M. Utley Phone is 804-512-4099 chick@chickutley.com</u>	Fax No. _____
Address: <u>16066 Tyler Station Road, Beaverdam, VA 23015-1414</u>	Email Address <u>N/A</u>
Applicant/Contract Purchaser: <u>Ryan Hall and Angie Hynson</u>	Telephone No. _____
Contact Name: <u>Same</u>	Fax No. _____
Address: <u>13376 Stagg Trail Road Ashland, VA 23005</u>	Email Address _____

PARCEL INFORMATION For multiple parcels, please complete Page 4

GPIN(s) (Tax ID #'s) _____ <u>7825-98-5516</u>	Total Area (acres/square feet) <u>10.0 acres</u>
Deed Book <u>2960</u> Page <u>2867</u>	Current Zoning <u>AR6</u>
Magisterial District <u>Beaverdam</u>	Requested Zoning <u>AR6</u>
Location Description (Street Address, if applicable) _____ <u>16066 Tyler Station Road, Beaverdam, VA 23015</u>	Requested Use <u>Residential</u>
<u>N/E RT 658, ADJ M H HALL .</u>	This request is to modify the conceptual plan preoffer to accept a new concept plan and not a re-zoning request to fulfil the desired distribution of the assets of the Estate.

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 <u></u>	Date <u>06/15/2023</u>
Print Name <u>Angie Hynson</u>	
Signature <u></u>	Date <u>06/15/2023</u>
Print Name <u>Angela H. Hynson</u>	
Signature <u></u>	Date _____
Print Name <u>Ryan Hall</u>	

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

Name <u>Charles M. "Chick" Utley</u>	Telephone No. <u>804-512-4099</u>
Address: <u>C/O Weichert Realtors - Home Run Realty</u>	Fax No. _____
<u>500 England Street</u>	Email Address _____
<u>Ashland, VA 23005</u>	<u>chick@chickutley.com</u>

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

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 (Please check if you have read and understand Pages 14 & 15.)**
- 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. MX Project Design Manuals no larger than 8.5" x 11"**
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 *Angie H. Hynson* Date 6/15/23
 Print Name Angie Hynson Angela H. Hynson

Signature of applicant/authorized agent *Winfred Ryan* Date 6/15/23
 Print Name Ryan Hall Winfred Ryan N91

Address to which notification letter is to be sent:
 16066 Tyler Station Road
 Beaverdam VA 23015

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email Chick@ChickUtley.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 _____

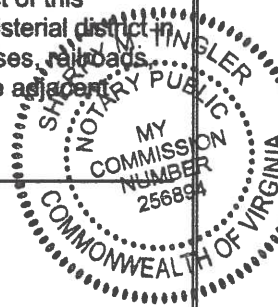
Accepted by: _____
 HTE #: _____

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: *[Signature]*



COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

) to-wit:

The foregoing instrument was acknowledged before me this 15th day of June, 2023, by Angela H. Hyanson & Winifred Ryan Hall (Name of Applicant).

My commission expires:

January 31, 2025

Sherry M. Tingler # 256894
Notary Public

Board of Supervisors Representative: R. Allen Davidson

Planning Commission Representative: Edmonia Iverson

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

GPIN	Name	Address
7835-08-6829	Keith & Thyralyn Leigers	16088 Tyler Station Rd Beaverdam, VA 23015
7835-09-8769	Julius & Pamela Hawkins	16100 Tyler Station Rd Beaverdam, VA 23015
7825-98-9272	Ronald W Hall & Ronald W Hall, Jr.	13325 Farrington Rd Ashland, VA 23005
7825-76-6935	James G. Seay, Jr.	17203 Dunns Chapel Road Montpelier, VA 23192-0000

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?
Tyler Station Road - Minor Collector
3. Describe in detail the proposed use of the property. _____
There are no plans for the property at this time. This request is made to fulfil an equal distribution of property.
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? _____
None
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? Yes
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? Property is farmland and there are no plans to change.
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. None
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.) _____
N/A

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. It is attached to the application.

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? _____
Yes. It is exactly as the land is being used today.

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.) _____
N/A

**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. _____ 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? No
- b) Is the historic site open to the public? N/A
- 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. N/A

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

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: _____ Date: _____

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

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.


(Signature of Applicant/Applicant's Representative)

06/15/2023

(Date)

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

<http://www.virginiadot.org/projects/chapter527/>

Postal Verification of Adjacent Owner Notifications

REZ2023-00021	C/O WEICHERT REALTOR	**CHARLES M UTLEY	500 ENGLAND STREET	ASHLAND	VA	23005 US
REZ2023-00021	C/O ANGIE HYNSON AND RYAN HALL	**ESTATE OF WINFRED AND MARY HALL	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		**HALL, WINFRED & MARY REVOCABLE LIVING TRUST	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		HALL, RONALD W & HALL RONALD W JR	13325 FARRINGTON ROAD	ASHLAND	VA	23005 US
REZ2023-00021		HAWKINS, JULIUS K JR & PAMELA J	16100 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		LEIGERS, KEITH W & THYRALYN PAGE	16088 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		SEAY, JAMES G JR	17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192 US

7825-98-5516	**CHARLES M UTLEY	C/O WEICHERT REALTOR	500 ENGLAND STREET	ASHLAND	VA	23005
7825-98-9272	**ESTATE OF WINFRED AND MARY HALL	C/O ANGIE HYNSON AND RYAN HALL	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015
7835-09-8769	**HALL, WINFRED & MARY REVOCABLE LIVING TRUST		16066 TYLER STATION ROAD	BEAVERDAM	VA	23015
7835-08-6829	HALL, RONALD W & HALL RONALD W JR		13325 FARRINGTON ROAD	ASHLAND	VA	23005
7825-76-6935	HAWKINS, JULIUS K JR & PAMELA J		16100 TYLER STATION ROAD	BEAVERDAM	VA	23015
	LEIGERS, KEITH W & THYRALYN PAGE		16088 TYLER STATION ROAD	BEAVERDAM	VA	23015
	SEAY, JAMES G JR		17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192

7825-76-6935	SEAY, JAMES G JR	<Null>	17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192-0000
7825-98-5516	HALL, WINFRED & MARY REVOCABLE LIVING TRUST	<Null>	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000
7825-98-9272	HALL, RONALD W & HALL RONALD W JR	<Null>	13325 FARRINGTON ROAD	ASHLAND	VA	23005-0000
7835-08-6829	LEIGERS, KEITH W & THYRALYN PAGE	<Null>	16088 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000
7835-09-8769	HAWKINS, JULIUS K JR & PAMELA J	<Null>	16100 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000

BOARD OF SUPERVISORS

W. CANOYA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720

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PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

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

HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

DATE: 10/19/2023

This is to inform you that YOUR ZONING REQUEST has been advertised for a public hearing.

REZ2023-00021, LIVING TRUST OF WINFRED AND MARY HALL

Requests an amendment to the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

The Hanover County Board of Supervisors will hold a hearing on the following date and time:

WEDNESDAY, NOVEMBER 8, 2023, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You or your representative should plan to be present at this hearing.

If you have questions on the request please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/697/Board-of-Supervisors-Upcoming-and-Archiv> for more information.

NOTE: YOU ARE REQUESTED TO RETURN THE SIGN(S) POSTED ON YOUR PROPERTY TO THE PLANNING OFFICE AT THE TIME OF YOUR BOARD OF SUPERVISORS PUBLIC HEARING

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

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

HANOVER COUNTY PLANNING OFFICE NOTICE TO ADJACENT PROPERTY OWNER(S)

DATE: 10/19/2023

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

REZ2023-00021, LIVING TRUST OF WINFRED AND MARY HALL

Requests an amendment to the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

The Hanover County Board of Supervisors will hold a hearing on the following date and time:

WEDNESDAY, NOVEMBER 8, 2023, AT 6:00 P.M.

The hearing will be held at 6:00 PM or as soon thereafter as the Board's consideration of the administrative agenda permits. The public hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office
c/o Jo Ann M. Hunter, AICP
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/697/Board-of-Supervisors-Upcoming-and-Archiv> for more information.

United States Postal Service®

Confirmation Services Certification

Company Information

Company Name
COUNTY OF HANOVER
Mailer Identification (MID)
002800903

Address (Number, street, suite no., city, state and ZIP Code™)
PO Box 470
Hanover
VA
23069
US

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature

Date Signed

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized Signature

Date Signed

Instructions for Mailer

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.
IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 9-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number
9475014902800903008535

Instructions for Acceptance Employee

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or 'e-VS' should be included either before or after the service banner text.
For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

Computerized PS Form 3152, July 2013 Facsimile

RET2023-00021
Please return signed form to Kelley Kirby Planning.
mailed 10/23/23

RECEIVED

OCT 25 2023

HANOVER COUNTY PLANNING OFFICE

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 1-2866	MAC Ver. Number Transtream
	Sequence Number 1-2866	Class of Mail Mixed

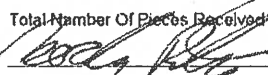
Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902800903077918 9648 RE22023-00021 BOS Mtg 11.8.2023	**CHARLES M UTLEY 500 ENGLAND STREET. ASHLAND, VA 23005	ERR C	0.630		2.20 4.35		7.18
9414814902800903077925 9649 RE22023-00021 BOS Mtg 11.8.2023	**ESTATE OF WINIFRED AND MARY HALL 16066 TYLER STATION ROAD. BEAVERDAM, VA 23016	ERR C	0.630		2.20 4.35		7.18
9414814902800903077932 9650 RE22023-00021 BOS Mtg 11.8.2023	**HALL, WINIFRED & MARY REVOCABLE LIVING TRUST 16066 TYLER STATION ROAD, BEAVERDAM, VA 23016	ERR C	0.630		2.20 4.35		7.18
9414814902800903077949 9651 RE22023-00021 BOS Mtg 11.8.2023	HALL, RONALD W & HALL, RONALD W JR 13325 FARRINGTON ROAD. ASHLAND, VA 23005	ERR C	0.630		2.20 4.35		7.18
9414814902800903077956 9652 RE22023-00021 BOS Mtg 11.8.2023	HAWKINS, JULIUS K JR & PAMELA J 16100 TYLER STATION ROAD. BEAVERDAM, VA 23016	ERR C	0.630		2.20 4.35		7.18
9414814902800903077963 9653 RE22023-00021 BOS Mtg 11.8.2023	LEIGERS, KEITH W & THYRALYNN PAGE 16066 TYLER STATION ROAD. BEAVERDAM, VA 23016	ERR C	0.630		2.20 4.35		7.18
Page Totals	6		3.78		39.30		43.08
Cumulative Totals	6		3.78		39.30		43.08

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 	MAC Ver. Number Transtream
	Sequence Number 1-2866	Class of Mail Mixed

Article # Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414614502800903077970 9654 REZ2023-00021 BOS Mfg 110 7073	SEAY, JAMES G JR 17903 DUKINS CHAPEL ROAD, MONTPELIER, VA 23192		0.630				7.10
		ERR C		2.20 4.35			

Page Totals	1	0.63	0.65	7.18
Cumulative Totals	7	4.41	45.85	50.28

USPS CERTIFICATION
 Total Number Of Pieces Received: 7

 Signature of Receiving Employee
 PS Form 3877 (Facsimile)



REZ2023-00021	C/O WEICHERT REALTOR	**CHARLES M UTLEY	500 ENGLAND STREET	ASHLAND	VA	23005 US
REZ2023-00021	C/O ANGIE HYNSON AND RYAN HALL	**ESTATE OF WINFRED AND MARY HALL	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		**HALL, WINFRED & MARY REVOCABLE LIVING TRUST	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		HALL, RONALD W & HALL RONALD W JR	13325 FARRINGTON ROAD	ASHLAND	VA	23005 US
REZ2023-00021		HAWKINS, JULIUS K JR & PAMELA J	16100 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		LEIGERS, KEITH W & THYRALYN PAGE	16088 TYLER STATION ROAD	BEAVERDAM	VA	23015 US
REZ2023-00021		SEAY, JAMES G JR	17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192 US

7825-98-5516	**CHARLES M UTLEY	C/O WEICHERT REALTOR	500 ENGLAND STREET	ASHLAND	VA	23005
7825-98-9272	**ESTATE OF WINFRED AND MARY HALL	C/O ANGIE HYNSON AND RYAN HALL	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015
7835-09-8769	**HALL, WINFRED & MARY REVOCABLE LIVING TRUST		16066 TYLER STATION ROAD	BEAVERDAM	VA	23015
7835-08-6829	HALL, RONALD W & HALL RONALD W JR		13325 FARRINGTON ROAD	ASHLAND	VA	23005
7825-76-6935	HAWKINS, JULIUS K JR & PAMELA J		16100 TYLER STATION ROAD	BEAVERDAM	VA	23015
	LEIGERS, KEITH W & THYRALYN PAGE		16088 TYLER STATION ROAD	BEAVERDAM	VA	23015
	SEAY, JAMES G JR		17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192

REZ2023-00021
Original Spreadsheet

7825-76-6935	SEAY, JAMES G JR	<Null>	17203 DUNNS CHAPEL ROAD	MONTPELIER	VA	23192-0000
7825-98-5516	HALL, WINFRED & MARY REVOCABLE LIVING TRUST	<Null>	16066 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000
7825-98-9272	HALL, RONALD W & HALL RONALD W JR	<Null>	13325 FARRINGTON ROAD	ASHLAND	VA	23005-0000
7835-08-6829	LEIGERS, KEITH W & THYRALYN PAGE	<Null>	16088 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000
7835-09-8769	HAWKINS, JULIUS K JR & PAMELA J	<Null>	16100 TYLER STATION ROAD	BEAVERDAM	VA	23015-0000

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

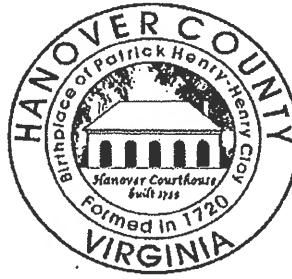
F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
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FAYE O. PRICHARD
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COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

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CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

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

**HANOVER COUNTY PLANNING OFFICE
NOTICE TO ADJACENT PROPERTY OWNER(S)**

DATE: 09/28/2023

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

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Requests an amendment to the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

The Hanover County Planning Commission will hold a hearing on the following date and time:

THURSDAY, OCTOBER 19, 2023, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

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c/o Jo Ann M. Hunter, AICP
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

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United States Postal Service®

Confirmation Services Certification

Company Information

Company Name COUNTY OF HANOVER	Address (Number, street, suite no., city, state and ZIP Code™) PO Box 470 Hanover VA 23069 US
Mailer Identification (MID) 902800903	

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature	Date Signed
----------------------	-------------

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized Signature	Date Signed
----------------------	-------------

Instructions for Mailer

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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number
9475014902800903008320

Instructions for Acceptance Employee

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification 10/2/23 1:28pm	Date and Time of Mailing (if different from date of verification)
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Computerized PS Form 3152, July 2013 Facsimile

REZ2023-00021
Please return signed form to Kelley Kirby Planning
mailed 10/2/23

RECEIVED

OCT 03 2023

HANOVER COUNTY PLANNING OFFICE

USPS Manifest Mailing System

Mailer's Name & Address		Permit Number	MAC Ver. Number				
COUNTY OF HANOVER PO Box 470			Transstream				
Hanover, VA 23069		Sequence Number	Class of Mail				
		1-2846	Mixed				
Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Duo/ Sender	Total Charge
9414814902800903075723 9430 REZ2023-00021 PC Mfg 10.19.2023	**CHARLES M UTLEY 600 ENGLAND STREET, ASHLAND, VA 23005	ERR C	0.630	2.20 4.35			7.10
9414814902800903075730 9431 REZ2023-00021 PC Mfg 10.19.2023	**ESTATE OF WINFRED AND MARY HALL 16066 TYLER STATION ROAD, BEAVERDAM, VA 23015	ERR C	0.630	2.20 4.35			7.10
9414814902800903075747 9432 REZ2023-00021 PC Mfg 10.19.2023	**HALL, WINFRED & MARY REVOCABLE LIVING TRUST 16066 TYLER STATION ROAD, BEAVERDAM, VA 23015	ERR C	0.630	2.20 4.35			7.10
9414814902800903075754 9433 REZ2023-00021 PC Mfg 10.19.2023	HALL, RONALD W & HALL RONALD W JR 13325 PATRINGTON ROAD, ASHLAND, VA 23005	ERR C	0.630	2.20 4.35			7.10
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9414814902800903075770 9435 REZ2023-00021 PC Mfg 10.19.2023	LEIGERS, KEITH W & THYRALYN PAGE 16088 TYLER STATION ROAD, BEAVERDAM, VA 23015	ERR C	0.630	2.20 4.35			7.10
Page Totals	6		3.78	39.30			43.08
Cumulative Totals	6		3.78	39.30			43.08

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
	Sequence Number 1-2846	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
941491499280033076765 9435 RE22023-00021 PC M'g 10.19.2023	SEAY, JAMES G JR 17203 OURINS CHAPEL ROAD, MONTPELIER, VA 23192	ERR C	0.630	2.20 4.35			7.18

Page Totals	1	0.63	6.55	7.18
Cumulative Totals	7	4.41	45.85	50.28

USPS CERTIFICATION

Total Number Of Pieces Received 7 Round Stamp

Signature of Receiving Employee [Signature]

PS Form 3877 (Facsimile)



Approval Letter/ Proffers/Elevations/Conceptual Plan

BOARD OF SUPERVISORS

AUBREY M. STANLEY, CHAIRMAN
BEAVERDAM DISTRICT

JOHN E. GORDON, JR., VICE-CHAIRMAN
SOUTH ANNA DISTRICT

DEBORAH B. COATS
MECHANICSVILLE DISTRICT

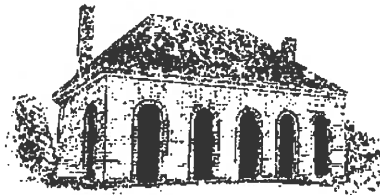
CHARLES D. MCGHEE
HENRY DISTRICT

ROBERT R. SETLIFF
CHICKAHOMINY DISTRICT

G. E. VIA, III
ASHLAND DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

CECIL R. HARRIS, JR.
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720
WWW.CO.HANOVER.VA.US

PLANNING DEPARTMENT

MICHAEL E. CRESCENZO
PLANNING DIRECTOR

DAVID P. MALONEY, AICP
DEPUTY DIRECTOR OF PLANNING

JOHN A. BENDER
DEPUTY DIRECTOR OF PLANNING

J. KEITH THOMPSON
SUBDIVISION ADMINISTRATOR

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

June 25, 2008

Winfred L. Hall
16066 Tyler Station Road
Beaverdam, VA 23015

RE: Approval of C-12-08(c), Winfred L. Hall

Dear Mr. Hall:

At their meeting of June 25, 2008, the Hanover County Board of Supervisors, on a motion by Mr. Stanley, seconded by Mr. Wade, voted to **APPROVE** the above-captioned request for AR-6, Agricultural Residential District zoning on GPIN 7825-98-5516, with your proffered conditions 1 through 6 as set forth in the attached Ordinance for C-12-08(c). The Board's approval incorporates adoption of the attached Ordinance.

Prior to initiating the new use on this property, you must obtain a Subdivision Ordinance Exception for a family division. The Staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen W. Biernot, Applicant Liaison, or me.

Sincerely,

Michael E. Crescenzo
Michael E. Crescenzo
Director of Planning

DCP:sm/hte

cc: The Honorable Aubrey M. Stanley
Hanover County Planning Commission
Mr. Kevin Nelson
Mr. Lee Garman
Ms. Emma Lee Mitchell

Mr. J. Keith Thompson
Mr. Richard Paul
Mrs. Sherri A. Carneal
Mr. W. Randolph Johnson, Jr.

ORDINANCE C-12-08(c)

OWNER OF RECORD: WINFRED HALL

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 25th day of June, 2008, and advertised in the *Hanover Herald-Progress* 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 7825-98-5516, consisting of approximately 10± acres located on the north line of Tyler Station Road (State Route 658) approximately 4,200 feet east of its intersection with Beaverdam Road (State Route 715), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural-Residential District with conditions, subject to the following conditions which were proffered by the Applicant on June 4, 2008, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for Rezoning of GPIN 7825-98-5516," dated February 13, 2008, and prepared by Goodfellow, Jalbert, Beard and Associates, Inc.
2. Dedication of Right-of-way. The Owner agrees to dedicate thirty feet (30') of right-of-way from the centerline of Tyler Station Road (State Route 658) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
3. Tree Preservation. The Owner agrees that existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.
4. Wetlands Certification. The Owner agrees to submit a wetlands certification for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Subdivision Ordinance Exception. The Subdivision Ordinance Exception shall not be issued unless the Department of Public Works approves the wetlands certification.

5. Perenniality Study. The Owner agrees to submit a perenniality study for the property to the Hanover County Department of Public Works for its review and approval prior to or concurrent with the submission of an application for a Subdivision Ordinance Exception. The Subdivision Ordinance Exception shall not be issued unless the Department of Public Works approves the perenniality study.

6. Family Division. The property shall only be divided for immediate family, in accordance with Title II, Section 7-1(2) of the Hanover County Code. Title to the newly created lot shall be held by the family member to whom the property was sold or given for at least three (3) years following the issuance of a Certificate of Occupancy, unless the lot is the subject of an involuntary transfer caused by foreclosure, death, judicial sale, condemnation, or bankruptcy.

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

On motion of Mr. Stanley, seconded by Mr. Wade, the members of the Board of Supervisors voted to approve Ordinance C-12-08(c), Winfred L. Hall, as follows:

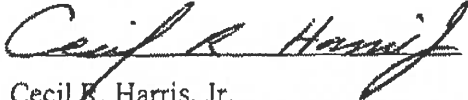
	Vote:
Aubrey M. Stanley	Aye
John E. Gordon, Jr.	Aye
Deborah B. Coats	Aye
Charles D. McGhee	Aye
Robert R. Setliff	Aye
G. E. Via, III	Aye
Elton J. Wade, Sr.	Aye

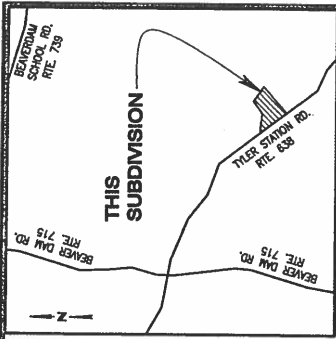
Public Hearings:

Planning Commission May 15, 2008
 Board of Supervisors June 25, 2008
 Adopted June 25, 2008

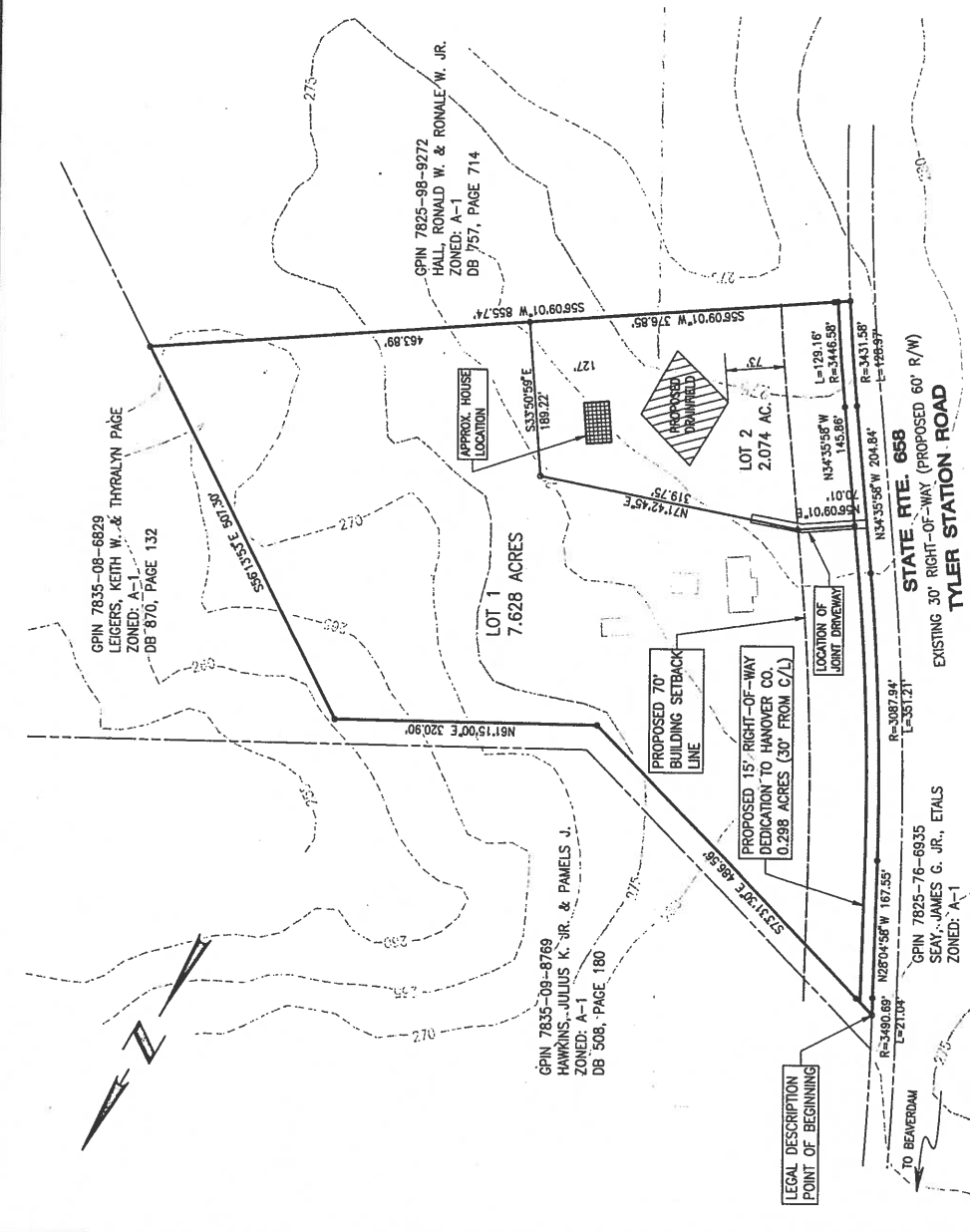
This is to certify that the above is a true copy of Ordinance C-12-08(c) adopted by the Hanover County Board of Supervisors on June 25, 2008.

Date: July 14, 2008


 Cecil R. Harris, Jr.
 County Administrator / Clerk
 Hanover County Board of Supervisors



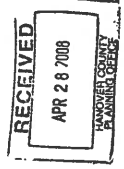
VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 100'

GENERAL NOTES:

1. CURRENT ZONING "A-1" AGRICULTURAL
2. PROPOSED ZONING "AR-6"
3. TOTAL ACREAGE = 10.00 ACRES
4. AREA IN RPA WETLANDS & CBPA = 0 ACRES
5. OWNER/DEVELOPER: WIMFREY-HALL
16056 TYLER STATION RD.
BEAVERDAM, VA 23015
6. TOPOGRAPHIC INFORMATION SCALED FROM
HANOVER COUNTY TOPOGRAPHIC MAPS.
7. THERE ARE NOT ANY CONSERVATION OR UTILITY
EASEMENTS ON THIS PROPERTY.
8. THERE ARE NOT ANY ROCK OUTCROPPINGS
LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION.
9. PER THE HANOVER COUNTY HISTORIC SITE SURVEY,
THERE ARE NO HISTORIC STRUCTURES OR
SITES ON THIS TRACT OF LAND.
10. THERE ARE NO GRAV'S AND THERE ARE RMA'S LOCATED
WITHIN THE LIMITS OF THIS PROPERTY.
11. BOUNDARY INFORMATION FROM A PLAT BY
H. CARTER REDD, DATED SEPT. 23, 1985
12. TRAFFIC ZONE: 1705
13. GPIN 7825-98-5516 (10.00 ACRES)



REVISED: APRIL 7, 2008



Goodfellow, Talbert, Beard and Associates, Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 748-7087 Fax (804) 750-7276
ENGINEERING - SURVEYING - PLANNING

CONCEPTUAL PLAN FOR REZONING OF GPIN 7825-98-5516 BEAVERDAM DISTRICT - HANOVER CO., VA	
DESIGNED BY: D.C.B.	DATE: FEB. 13, 2008
DRAWN BY: JMODWIN	SCALE: NOTED
CHECKED BY: D.C.B.	P.N. 5220-0018
	SHEET NO. 1

DATE: 6/25/08

Legal Description.
Commencing at the Point of Beginning; thence South 72°31'30" East, a distance of 28.16 feet; thence South 73°31'30" East, a distance of 458.40 feet; thence North 61°15'00" East, a distance of 320.80 feet; thence South 56°13'53" East, a distance of 507.30 feet; thence South 56°09'01" West, a distance of 833.74 feet; thence South 56°09'01" West, a distance of 20.00 feet to a point of cusp on a curve concave to the southwest having a radius of 3431.56 feet and a central angle of 2°09'12" and being subtended by a chord which bears North 33°21'32" West 128.96 feet; thence northwesterly along said 204.84 feet to the beginning of the right-of-way, thence northwesterly a distance of 351.21 feet along the curve to a point of tangency, thence northwesterly, having a radius of 3097.94 feet and a central angle of 6°31'00"; thence North 28°04'35" West tangent to said curve, a distance of 167.55 feet to the beginning of a curve concave to the northeast having a radius of 3490.69 feet and a central angle of 0°20'43" and being subtended by a chord which bears North 28°14'18" West 21.04 feet; thence northwesterly along said curve, a distance of 21.04 feet to the Point of Beginning. Containing 10.000 ACRES, more or less. As shown on a plat by H. Carter Redd dated Sept. 23, 1985.

APPROVAL BLOCK

Historical Commission Recommendation



MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *CDC*

SUBJECT: Historical Commission Recommendation
REZ2023-00021, Living Trust of Winfred and Mary Hall

DATE: September 13, 2023

At the Historical Commission meeting on September 5, 2023, the Commission reviewed the referenced request to amend the conceptual plan that was approved with rezoning request C-12-08(c), Winfred L. Hall. The original request allowed the applicant to rezone the property to AR-6(c), Agricultural Residential District to permit the creation of one (1) additional lot for a family member. The only change is the lot configuration.

The Commission reviewed this request because there is a cemetery on an adjacent property, VDHR #042-5370, 16100 Tyler Station Road & cemetery. While this site has not been evaluated, the survey writer notes it may warrant further investigation because it still includes several interesting historic farm buildings. Another site is adjacent that has not been evaluated, VDHR #042-0635, Thompson Farm, and its survey notes indicate the site includes a pre-Civil War home that was once a tavern, that the site was involved in the Civil War, and was also the point of origin for Zion Baptist Church, which are all features that could make it potentially eligible. However, since the subject property was already rezoned and its division to two parcels does not affect the two adjacent historic sites, the Commission determined this request will have no impacts on the historic resources in the area.

/cdc

Proffers

PROFFERS: REZ2023-00021, THE WINFRED AND MARY HALL REVOCABLE TRUST

The undersigned, Angela H. Hynson and Ryan Hall, owners of parcel designated GPIN 7825-98-5516, (“the Property”), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owners”) that, in the event the Property’s zoning is amended, the development and use of the Property will be subject to the following conditions:

1. Conceptual Plan. The Property will be developed in substantial conformity with the conceptual plan attached, titled “Conceptual Plan Showing A Family Division of 10.017 Acres of Land Lying On The Northeastern Line of Tyler Station Road State Route 658, GPIN 7825-98-5516, Beaverdam District, Hanover County, Virginia,” dated July 7, 2022, and last revised September 12, 2023, and prepared by Goodfellow, Jalbert, Beard, and Associates, Inc.
2. Tree Preservation. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall 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 shall 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 shall be permitted for the finished exterior of any structures.
4. Access. Access to Lots 1 and 2 shall be provided by an 80 x 80-foot access easement from Tyler Station Road (State Route 658), as shown on the conceptual plan.
5. Dedication of Right-of-way. The Owner agrees to reserve thirty feet (30’) of right-of-way from the centerline of Tyler Station Road (State Route 658) to the property for the future road widening, free of cost to the County, upon request of the County or VDOT.

RECEIVED

SEP 19 2023

HANOVER COUNTY
PLANNING OFFICE

[Signature]
Owner

9/13/23
Date

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

I, GRAYSON S. JOHNSON, do hereby certify that
RYAN HALL has acknowledged the
foregoing Proffers before me, this 13th day of SEPTEMBER, 2023



[Signature] (SEAL)
Notary Public

My Commission Expires: 9 / 30 / 2024

[Signature]
Owner

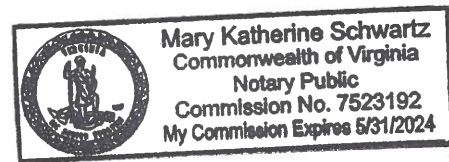
9/15/23
Date

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

I, Mary K Schwartz, do hereby certify that
Angela H. Hynson has acknowledged the
foregoing Proffers before me, this 15th day of September, 2023

[Signature] (SEAL)
Notary Public

My Commission Expires: 5 / 31 / 2024



Conceptual Plan

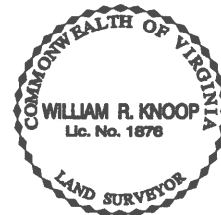
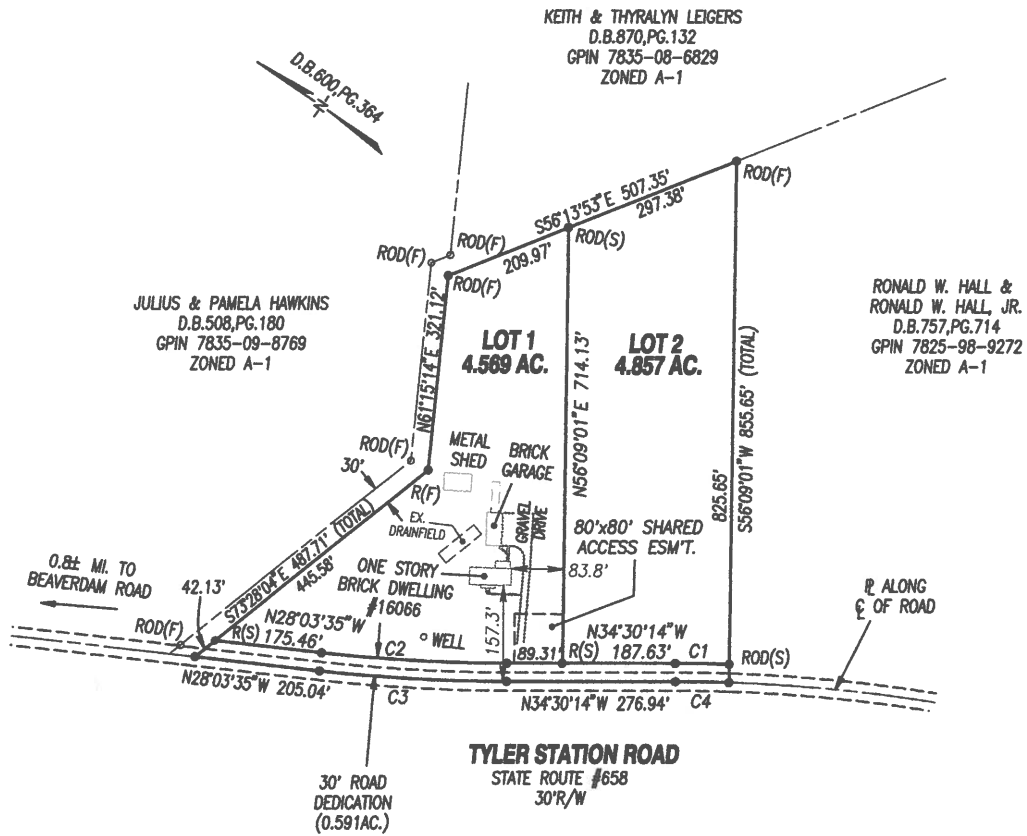
NOTES

1. OWNER: THE WINIFRED AND MARY HALL REVOCABLE LIVING TRUST
D.B.2960,PG.2867
2. ZONING: AR-6
3. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
4. GPIN 7825-98-5516

AREA SUMMARY

AREA IN LOT 2 - 4.857 ACRES
 AREA IN LOT 1 - 4.569 ACRES
 AREA IN DEDICATION - 0.591 ACRE
 TOTAL AREA - 10.017 ACRES

C1	L=87.37'	R=2755.00'	CB=N33°35'33"W	Ch.=87.36'
C2	L=302.55'	R=2690.00'	CB=N31°16'54"W	Ch.=302.40'
C3	L=305.93'	R=2720.00'	CB=N31°16'54"W	Ch.=305.77'
C4	L=87.02'	R=2725.00'	CB=N33°35'33"W	Ch.=87.02'



RECEIVED

SEP 19 2023

HANOVER COUNTY
PLANNING OFFICE

**CONCEPTUAL PLAN SHOWING
 10.017 ACRES OF LAND LYING
 ON THE NORTHEASTERN LINE OF TYLER STATION ROAD
 STATE ROUTE 658, GPIN 7825-98-5516
 BEAVERDAM DISTRICT, HANOVER COUNTY, VIRGINIA**

DATE: JULY 7, 2022 SCALE: 1" = 200' JN: 6817-0012
 REV: OCT. 11, 2022 REV: AUG. 30, 2023 (ACCESS ESM'T.,DF) REV: SEPT. 12, 2023 (LOT NUMBERS, TITLE)



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

Ordinance

ORDINANCE REZ2023-00021

OWNER OF RECORD: LIVING TRUST OF WINFRED AND MARY HALL

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 8th day of November 2023, and advertised in the Mechanicsville Local 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 amending the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road), subject to the following conditions, which were proffered by the Applicant on September 19, 2023 and accepted by the Board:

1. Conceptual Plan. The Property will be developed in substantial conformity with the conceptual plan attached, titled "Conceptual Plan Showing A Family Division of 10.017 Acres of Land Lying On The Northeastern Line of Tyler Station Road State Route 658, GPIN 7825-98-5516, Beaverdam District, Hanover County, Virginia," dated July 7, 2022, and last revised September 12, 2023, and prepared by Goodfellow, Jalbert, Beard, and Associates, Inc.
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5. Dedication of Right-of-way. The Owner agrees to reserve thirty feet (30') of right-of-way from the centerline of Tyler Station Road (State Route 658) to the property for the future road widening, free of cost to the County, upon request of the County or VDOT.

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 REZ2023-00021, as follows:

Vote:

S. Brent Helmick
Sean M. Davis
Susan P. Dibble
W. Canova Peterson, IV
Faye O. Prichard
J. Robert Monolo
F. Michael Herzberg

Public Hearings:

Planning Commission: October 19, 2023

Board of Supervisors: November 8, 2023

Adopted: November 8, 2023

This is to certify that the above is a true copy of REZ2023-00021, adopted by the Hanover County Board of Supervisors on November 8, 2023.

Dated: _____

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