

# REZ2022-00030, CHAROL SHAKESHAF AND DALE MANN

Residential Rezoning Report  
Beaverdam Magisterial District  
Board Meeting Date: July 26, 2023



## Overview

|                         |  |
|-------------------------|--|
| Requested Zoning        | AR-6(c), Agricultural Residential District with conditions   |
| Requested Density       | One (1) dwelling unit per 4.77 acres   |
| Current Zoning          | A-1, Agricultural District   |
| Acreage                 | 14.32 acres  |
| Location                | North line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659) |
| GPIN                    | 7789-77-6552   |
| General Land Use Plan   | Agricultural   |
| Major Thoroughfare Plan | Mount Hermon Road – 50-foot right-of-way (not a major thoroughfare)  |
| Suburban Service Area   | Outside  |
| Case Planner            | Brendan McHugh   |

## Executive Summary

This is a request to rezone one parcel from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, to create three lots on 14.32 acres. The proposed zoning amendment would have a gross density of one (1) dwelling unit per 4.77 acres. The applicant owns the subject property, as well as the adjacent parcel to the north (identified as “Parcel B” on the conceptual plan).

## Recommendations

### *Staff*

**APPROVAL** subject to the submitted proffers, dated July 11, 2023, and conceptual plan, dated October 11, 2022, and last revised May 23, 2023.

### *Planning Commission*

**APPROVAL** subject to the submitted proffers, dated July 11, 2023, and conceptual plan, dated October 11, 2022, and last revised May 23, 2023.

## **Planning Analysis**

### *Conceptual Plan*

The conceptual plan shows the subject parcel divided into three lots, all fronting on Mount Hermon Road. The lots range in size from 3.92 to 5.59 acres. Section 26-39 of the Zoning Ordinance allows parcels that are 14 to 24.99 acres in size to be subdivided into a maximum of three lots with a minimum lot size of two acres. All of the proposed lots conform to AR-6 district requirements.

The lots will have access from Mount Hermon Road. While Lot 1 will have its own entrance, Lots 2 and 3 will share an entrance within a 50-foot access easement, and the existing driveway on Lot 3 will be removed (as shown on the conceptual plan and referenced in the proffered conditions). The proposed access will be located farther west than the existing driveway, which will increase the sight distance for westbound traffic along Mount Hermon Road. The shared access will minimize the number of entrances to Mount Hermon Road, and its location is intended to maximize sight distance and improve safety.

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*

This application for AR-6 zoning is consistent with the Agricultural land use designation in the Comprehensive Plan. The surrounding area is rural residential, with properties ranging in size from two to twenty-five acres that are zoned A-1, Agricultural District; R-1, Single-Family Residential District; and RC, Rural Conservation District. An AR-6 zoning request for three additional lots 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.

### *Community Meeting*

The applicant held a community meeting on May 8, 2023. The following was discussed at the meeting:

- Timing of when the lots can be sold
- The creation of additional lots following the zoning process
- Safety concerns from additional driveways along that portion of Mount Hermon Road

## **Agency Analysis**

### *VDOT*

VDOT commented that the applicant provide safe driveway access points and shared access easements. They further identified that the plans do not include enough information to justify that sight distance is met for the proposed access easement; however, sight distance requirements do not apply for a two-lot entrance.

As previously mentioned, the applicant has proffered that Lots 2 and 3 share access, and the conceptual plan shows the shared access. Appendix F of the VDOT Road Manual identifies that shared access results in a reduction in the concentration of access points along a roadway, thus reducing the frequency and severity of conflicts. In addition, the new location of the proposed access will improve the sight distance along Mount Hermon Road.

**Proffers**

The applicant has submitted the following proffers, dated July 11, 2023:

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 Lots 2 and 3 will be limited to the shared access easement shown on the conceptual plan. The existing driveway on Lot 3 will be removed.
5. Dedication of Right-of-Way. Accept. Right-of-way will be dedicated along Mount Hermon Road.

**Planning Commission Recommendation**

At their meeting of June 15, 2023, the Hanover County Planning Commission, on a motion by Mrs. Iverson, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 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
- Historical Commission Recommendation
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan
- Elevations
- Ordinance

Initials: BRM

## Maps

# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

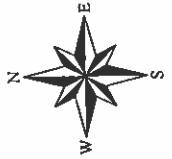
**REZ2022-00030**

Charol Shakeshaft & Dale Mann

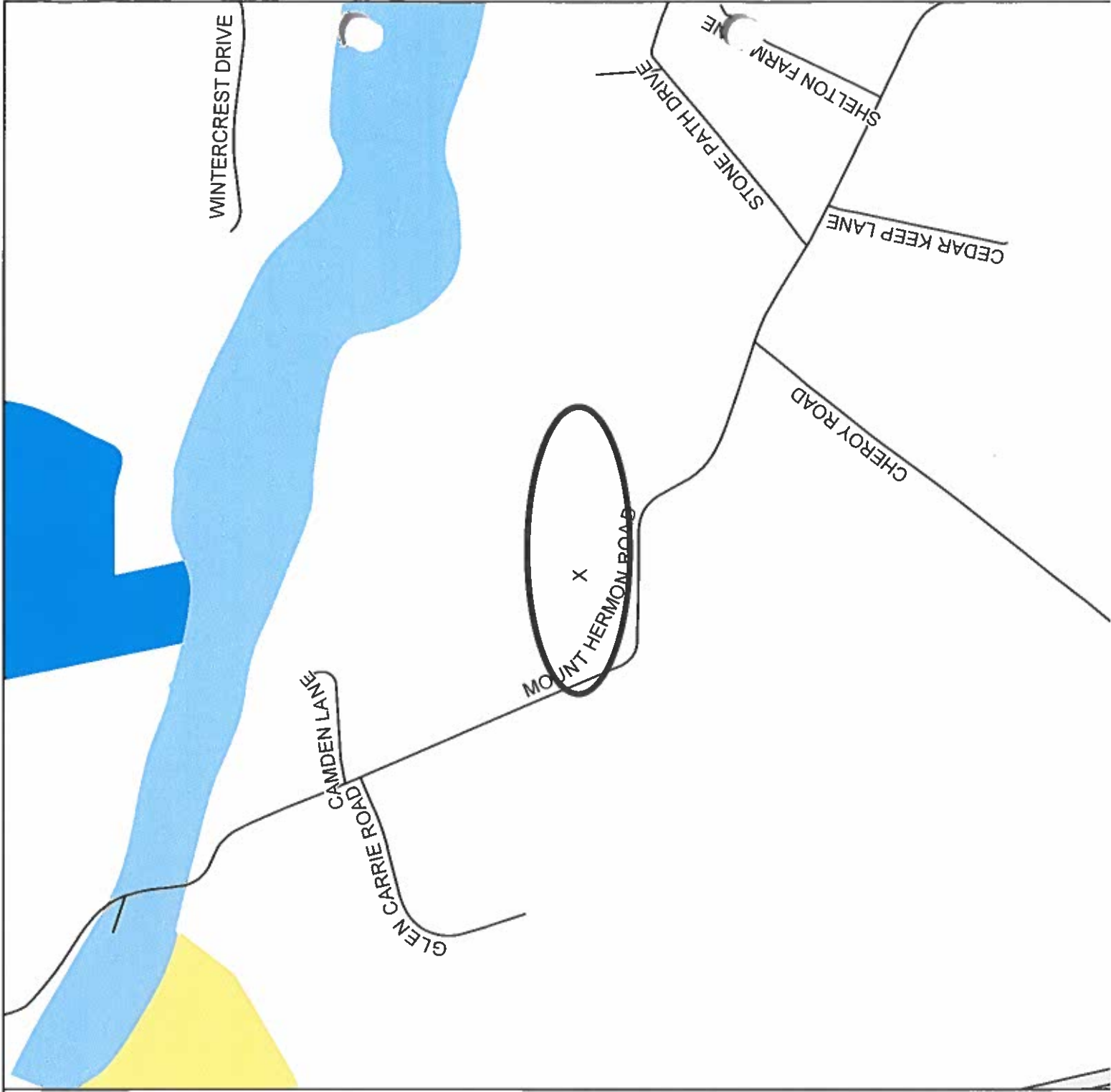
Rezone A-1 to AR-6

Agricultural Land Use

GPIN: 7789-77-6552  
Beaverdam Magisterial District



1 inch = 700 feet



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Structures
- Parcels
- Trees

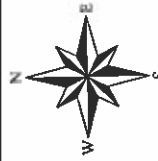
**REZ2022-00030**

**Charol Shakeshaft & Dale Mann**

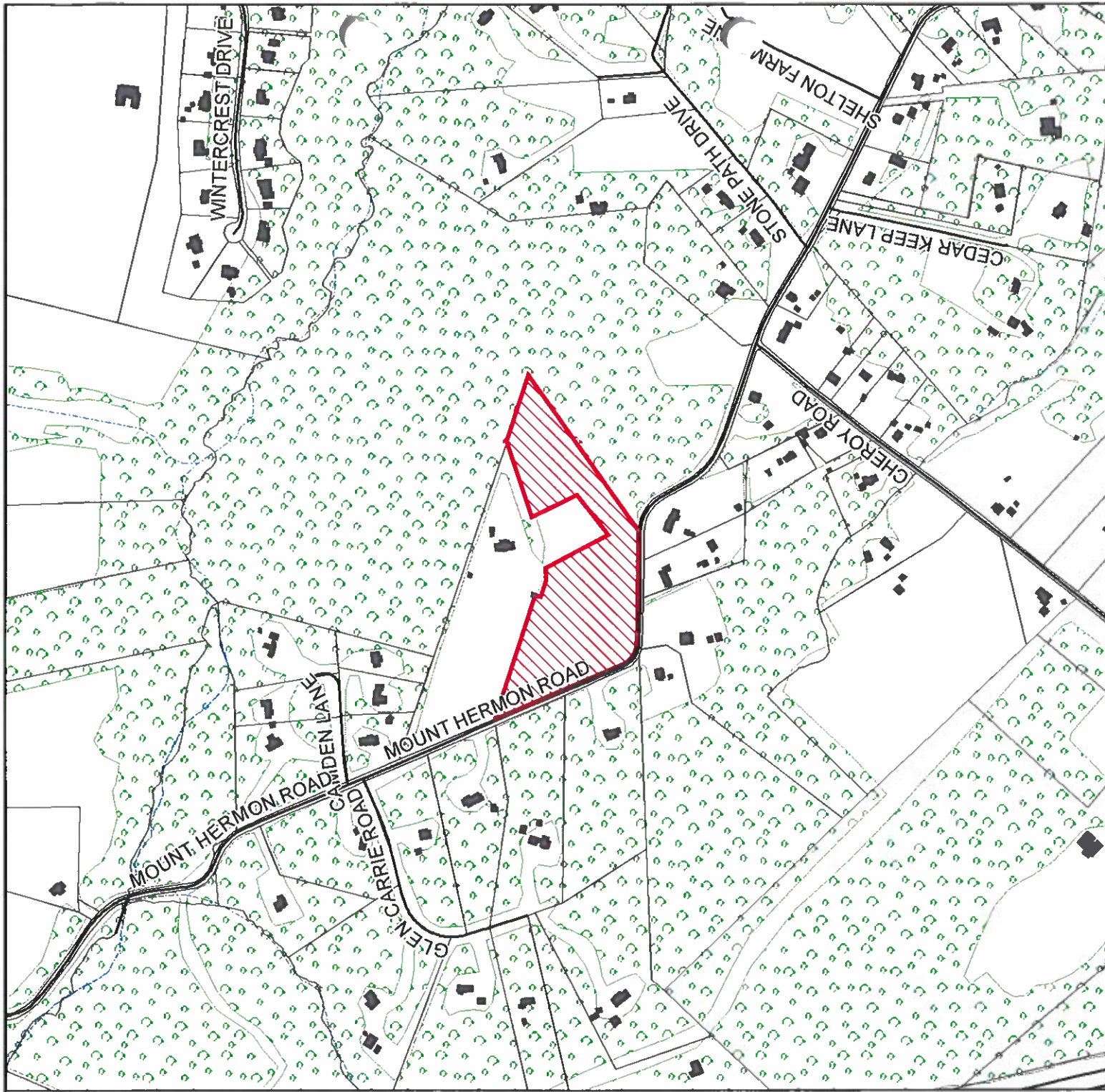
**Rezone A-1 to AR-6**

**Zoned A-1**

GPIN: 7789-77-6552  
Beaverdam Magisterial District



1 inch = 700 feet





# 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      |  |     |

**REZ2022-00030**

Charol Shakeshaft & Dale Mann

Rezone A-1 to AR-6

Zoned A-1

GPIN: 7789-77-6552

Beaverdam Magisterial District



1 inch = 700 feet





**REZ2022-00030**





## Photographs















NOTICE  
TO THE PUBLIC  
FOR THE  
ROAD









CLUBHOUSE

FIRM STAND  
- OPEN TODAY

1222 BOSTON ST











Application

**Hanover County Planning Department Application**

**Request for REZONING**

Case #: REZ 2022-00030

Please type or print in black ink.

| APPLICANT INFORMATION   |  |
|---|--|
| Owner: <u>Charol Shakeshaft; Dale Mann</u><br>Contact Name: <u>Dale Mann</u><br>Address: <u>12778 Mount Hermon Rd</u><br><u>Ashland, Va 23005</u> | Telephone No. <u>804</u><br><del>Fax No. 798-8700</del><br>Email Address <u>dmann</u><br><u>@interactive</u><br><u>inc.org</u> |
| Applicant/Contract Purchaser: <u>same</u><br>Contact Name: _____<br>Address: _____  | Telephone No. _____<br>Fax No. _____<br>Email Address _____  |

| PARCEL INFORMATION   | For multiple parcels, please complete Page 4 <input type="checkbox"/>  |
|--|--|
| GPIN(s) (Tax ID #'s) <u>7789-77-6552</u><br>Deed Book <u>2885</u> Page <u>2253</u><br>Magisterial District <u>Beaverdam</u><br>Location Description (Street Address, if applicable) <input type="checkbox"/> | Total Area (acres/square feet) <u>14,324</u><br>Current Zoning <u>A-1</u><br>Requested Zoning <u>AR-6</u><br>Requested Use <u>Residential Lots</u> |

**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>Charol Shakeshaft</u>   | Date _____           |
| Print Name <u>CHAROL SHAKE SHAFT</u> |                      |
| Signature <u>Dale Mann</u>           | Date <u>11/03/22</u> |
| Print Name <u>DALE MANN</u>          |                      |

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

|  |  |
|--|--|
| Name <u>William Knoop L.S.</u><br>Address: <u>PO Box 539</u><br><u>Mechanicsville Va 23111</u> | Telephone No. <u>804</u><br><del>Fax No. 746-7097</del><br>Email Address _____<br><u>gjbknoop@</u><br><u>comcast.net</u> |
|--|--|

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

**RECEIVED**

NOV 03 2022

**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. *N/A*
- 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 Carol Stakehaft Date \_\_\_\_\_  
 Print Name CHAROL STAKEHAFT

Signature of applicant/authorized agent D Mann Date 110322  
 Print Name DALE MANN

Address to which notification letter is to be sent:

CHAROL STAKEHAFT & DALE MANN  
12778 MT HERMON ROAD  
ASHLAND VA 23005

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

Email dmann@interactiveinc.org  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;<br>\$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: Dale Mann and Charol Shakeshaft

COMMONWEALTH OF VIRGINIA )

COUNTY OF HANOVER )

to-wit.

The foregoing instrument was acknowledged before me this 9 day of November, 2022, by Dale Mann and Charol Shakeshaft (Applicant).

My commission expires: 7/31/22

Tina M. Craft  
Notary Public  
REG # 184815  
COMMISSION EXPIRES

Board of Supervisors Representative: R. Allen Davidson

Planning Commission Representative: Edmonia Irveson

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

| GPIN         | Name                         | Address                                   |
|--------------|------------------------------|---|
| 7789-77-8708 | Shakeshaft & Mann            | 120778 Mount Herman Rd Ashland Va 23005   |
| 7789-88-7149 | Rodney & Geraldine Person    | 11212 Mill Place Terr Glen Allen Va 23060 |
| 7789-86-2906 | Cynthia Mallory              | 12771 Mount Hermon Rd Ashland, Va 23005   |
| 7789-76-9956 | Jacqueline Lee               | 12789 Mount Herman Rd Ashland, Va 23005   |
| 7789-76-5691 | Russell Lyla Buchanan        | 12803 Mount Herman Rd Ashland, Va 23005   |
| 7789-66-6819 | Russell Buchanan             | 12803 Mount Herman Rd Ashland, Va 23005   |
| 7789-67-8413 | Dennis Sisk Janice Knightley | 12821 Mount Herman Rd Ashland Va 23005    |
| 7789-67-6749 | Richard and Cynthia Collins  | 12388 Glen Carrie Rd Ashland, Va 23005    |

**RECEIVED**

NOV 07 2022

**NOTIFICATION OF ZONING APPLICATION SUBMITTAL**

**TO:** Adjacent Property Owner

**FROM:** Dale Mann + Charol Shakeshaft

**DATE:** 10-27-2022

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Dale Mann + Charol Shakeshaft  
Property Location: Adjacent parcel to 12778 Mount Hermon Rd.

GPIN(s): 7789-77-6552

Requested Zoning District: AR-6

Requested Use/Exception: Residential Lots

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

**PLEASE RESPOND FOR ALL REZONING APPLICATIONS:**

1. What is the General Land Use Plan Map designation for the subject property? Rural and Agriculture
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? N/A
3. Describe in detail the proposed use of the property. 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? \_\_\_\_\_
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*

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

*Large lots consistent with rural area.*

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.)

*Adequate sight distance and ~~overhead~~ driveway entrances.*

**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**

*N/A*

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? \_\_\_\_\_
- 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: *Chand Shakshoff* *[Signature]* Date: *11/03/22*

## OMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

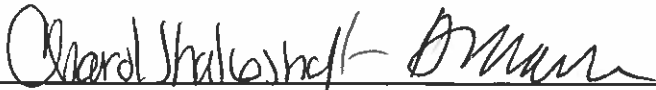
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 10 vehicles per day and a site peak hour trip generation of \_\_\_\_\_ vehicles per hour, based on the stipulations of 24 VAC 30-155. The \_\_\_\_\_ edition (latest edition) of the 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)

11/03/22

(Date)

CHAROL STAKESTAFF & DALE MANN

(Applicant/Applicant's Representative - Print Name)



## Postal Verification of Adjacent Owner Notifications

|               |   |                          |                |    |               |
|---------------|---|--------------------------|----------------|----|---------------|
| REZ2022-00030 | **SHAKESHAF, CHAROL & MANN, DALE        | 12778 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | **WILLIAM KNOOP LS                      | PO BOX 539               | MECHANICSVILLE | VA | 23111 US      |
| REZ2022-00030 | BROCK, J MCKENZIE & EVELYN H            | 12880 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | BUCHANAN, RUSSELL T & Lyla A TRUST      | 12803 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | COLLINS, RICHARD G III & CYNTHIA A      | 12388 GLEN CARRIE ROAD   | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | DERRICOTT, CARA J                       | 10133 CAMDEN LANE        | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | JACKSON LIVING TRUST                    | 12861 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | LEE, JACQUELINE P                       | 12789 MT HERMON ROAD     | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | MALLORY, CYNTHIA H                      | 12771 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | MCALEXANDER, CALVIN F & JANE C          | 12440 GLEN CARRIE ROAD   | ASHLAND        | VA | 23005-9327 US |
| REZ2022-00030 | NACEY, TIMOTHY J & NACEY, MARYA J R/S   | 10147 CAMDEN LANE        | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | PERSON, RODNEY H & PERSON, GERALDINE C  | 11212 MILL PLACE TERRACE | GLEN ALLEN     | VA | 23060 US      |
| REZ2022-00030 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S | 12821 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |

| GPIN         | OWN_NAME1                                       | OWN_NAME2 | MAIL_ADDRESS                       | MAIL_CITY          | MAIL_STATE    | MAIL_ZIP         |
|--------------|---|-----------|------------------------------------|--------------------|---------------|------------------|
| 7789-77-6552 | **SHAKESHAF, CHAROL & MANN, DALE                |           | 12778 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |
| 7789-77-8708 | <del>**SHAKESHAF, CHAROL &amp; MANN, DALE</del> |           | <del>12778 MOUNT HERMON ROAD</del> | <del>ASHLAND</del> | <del>VA</del> | <del>23005</del> |
|              | **WILLIAM KNOOP LS                              |           | PO BOX 539                         | MECHANICSVILLE     | VA            | 23111            |
| 7789-78-0519 | BROCK, J MCKENZIE & EVELYN H                    |           | 12880 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |
| 7789-76-5691 | BUCHANAN, RUSSELL T & LYL A TRUST               |           | 12803 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |
| 7789-66-6819 | <del>BUCHANAN, RUSSELL T TRUST</del>            |           | <del>12803 MOUNT HERMON ROAD</del> | <del>ASHLAND</del> | <del>VA</del> | <del>23005</del> |
| 7789-67-6749 | COLLINS, RICHARD G III & CYNTHIA A              |           | 12388 GLEN CARRIE ROAD             | ASHLAND            | VA            | 23005            |
| 7789-78-4536 | DERRICOTT, CARA J                               |           | 10133 CAMDEN LANE                  | ASHLAND            | VA            | 23005            |
| 7789-68-6019 | JACKSON LIVING TRUST                            |           | 12861 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |
| 7789-76-9956 | LEE, JACQUELINE P                               |           | 12789 MT HERMON ROAD               | ASHLAND            | VA            | 23005            |
| 7789-86-2906 | MALLORY, CYNTHIA H                              |           | 12771 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |
| 7789-68-4386 | MCALEXANDER, CALVIN F & JANE C                  |           | 12440 GLEN CARRIE ROAD             | ASHLAND            | VA            | 23005-9327       |
| 7789-78-2547 | NACEY, TIMOTHY J & NACEY, MARYA J R/S           |           | 10147 CAMDEN LANE                  | ASHLAND            | VA            | 23005            |
| 7789-88-7149 | PERSON, RODNEY H & PERSON, GERALDINE C          |           | 11212 MILL PLACE TERRACE           | GLEN ALLEN         | VA            | 23060            |
| 7789-67-8413 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S         |           | 12821 MOUNT HERMON ROAD            | ASHLAND            | VA            | 23005            |

| GPIN         | OWN_NAME1                               | OWN_NAME2 | MAIL_ADDRESS             | MAIL_CITY  | MAIL_STATE | MAIL_ZIP   |
|--------------|---|-----------|--------------------------|------------|------------|------------|
| 7789-66-6819 | BUCHANAN, RUSSELL T TRUST               | <Null>    | 12803 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-67-6749 | COLLINS, RICHARD G III & CYNTHIA A      | <Null>    | 12388 GLEN CARRIE ROAD   | ASHLAND    | VA         | 23005-0000 |
| 7789-67-8413 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S | <Null>    | 12821 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-68-4386 | MCALEXANDER, CALVIN F & JANE C          | <Null>    | 12440 GLEN CARRIE ROAD   | ASHLAND    | VA         | 23005-9327 |
| 7789-68-6019 | JACKSON LIVING TRUST                    | <Null>    | 12861 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-76-5691 | BUCHANAN, RUSSELL T & Lyla A TRUST      | <Null>    | 12803 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-76-9956 | LEE, JACQUELINE P                       | <Null>    | 12789 MT HERMON ROAD     | ASHLAND    | VA         | 23005-0000 |
| 7789-77-6552 | SHAKESHAF, CHAROL & MANN, DALE          | <Null>    | 12778 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-77-8708 | SHAKESHAF, CHAROL & MANN, DALE          | <Null>    | 12778 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-78-0519 | BROCK, J MCKENZIE & EVELYN H            | <Null>    | 12880 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005-0000 |
| 7789-78-2547 | NACEY, TIMOTHY J & NACEY, MARYA J R/S   | <Null>    | 10147 CAMDEN LANE        | ASHLAND    | VA         | 23005      |
| 7789-78-4536 | DERRICOTT, CARA J                       | <Null>    | 10133 CAMDEN LANE        | ASHLAND    | VA         | 23005-0000 |
| 7789-86-2906 | MALLORY, CYNTHIA H                      | <Null>    | 12771 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005-0000 |
| 7789-88-7149 | PERSON, RODNEY H & PERSON, GERALDINE C  | <Null>    | 11212 MILL PLACE TERRACE | GLEN ALLEN | VA         | 23060      |



## BOARD OF SUPERVISORS

W. CANOYA PETERSON, CHAIR  
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR  
SOUTH ANNA DISTRICT

SEAN 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  
[WWW.HANOVERCOUNTY.GOV](http://WWW.HANOVERCOUNTY.GOV)

## PLANNING DEPARTMENT

JO ANN HUNTER, AICP  
SENIOR DIRECTOR OF COMMUNITY DEVELOPMENT

MARY B. PENNOCK  
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT  
CURRENT PLANNING MANAGER

DONNA BOWEN  
PRINCIPAL PLANNER

ANDREW J. POMPEI  
PRINCIPAL PLANNER

C. JASON HAZELWOOD  
CODE COMPLIANCE SUPERVISOR

ERIN BAUER  
BUSINESS MANAGER

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

### HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

**DATE: 07/06/2023**

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

#### **REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

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

**WEDNESDAY, JULY 26, 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 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

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COUNTY ADMINISTRATOR



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C. JASON HAZELWOOD  
CODE COMPLIANCE SUPERVISOR

ERIN 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: 07/06/2023**

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:

#### **REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

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

**WEDNESDAY, JULY 26, 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 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 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<br>COUNTY OF HANOVER        | Address (Number, street, suite no., city, state and ZIP Code™)<br>PO Box 470<br>Hanover<br>VA<br>23069<br>US |
| Mailor Identification (MID)<br>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

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 6-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  
9475014902800903007644

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<br>7:29 AM | Date and Time of Mailing (if different from date of verification) |
|--|---|

Computerized PS Form 3152, July 2013 Facsimile

REZ2022-00030  
Please return  
Signed form to  
Kelley Kirby  
Planning  
mailed 7/11/23

RECEIVED

JUL 13 2023

HANOVER COUNTY  
PLANNING OFFICE



USPS Manifest Mailing System

|  |                                  |                                       |
|--|----------------------------------|---------------------------------------|
| <b>Mailer's Name &amp; Address</b><br>COUNTY OF HANOVER<br>PO Box 470<br>Hanover, VA 23069 | <b>Permit Number</b>             | <b>MAC Ver. Number</b><br>Transstream |
|  | <b>Sequence Number</b><br>1-2777 | <b>Class of Mail</b><br>Mixed         |

| Article #<br>Piece ID<br>Shipper Ref#                          | Addressee Name<br>Delivery Address  | ES<br>Type | Postage | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|--|---|------------|---------|--------------|---------------------|----------------|-----------------|
| 9414814902800503061871<br>8739<br>REZ2022-00030 BOS 7 26 2023  | **SHAKESHAFT, CHAROL & MARIE DALE<br>12738 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005  | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814902800503061865<br>8740<br>REZ2022-00030 BOS 7 26 2023  | **WILLIAM WOODS<br>PO BOX 939,<br>MECHANICSVILLE, VA 23111                          | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814902800503061895<br>8741<br>REZ2022-00030 BOS 7 26 2023  | BROCK, JACQUELINE & EVELYN H<br>12850 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005       | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 94148149028005030618701<br>8742<br>REZ2022-00030 BOS 7 26 2023 | DUCHAMPE, RUSSELL T & LYLA A TRUST<br>12653 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005 | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 94148149028005030618716<br>8743<br>REZ2022-00030 BOS 7 26 2023 | COLLINS, RICHARD G III & CYTHIA A<br>12389 GLEN CARRIE ROAD,<br>ASHLAND, VA 23005   | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 94148149028005030618725<br>8744<br>REZ2022-00030 BOS 7 26 2023 | DERRICOTT, CARA J<br>10133 CAMDEN LAKE,<br>ASHLAND, VA 23005                        | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |

|                          |   |  |      |       |  |  |       |
|--------------------------|---|--|------|-------|--|--|-------|
| <b>Page Totals</b>       | 6 |  | 3.60 | 37.50 |  |  | 41.10 |
| <b>Cumulative Totals</b> | 6 |  | 3.60 | 37.50 |  |  | 41.10 |

USPS Manifest Mailing System

|  |                                  |                                       |
|--|----------------------------------|---------------------------------------|
| <b>Mailer's Name &amp; Address</b><br>COUNTY OF HANOVER<br>PO Box 470<br>Hanover, VA 23069 | <b>Permit Number</b>             | <b>MAC Ver. Number</b><br>Transstream |
|  | <b>Sequence Number</b><br>1-2777 | <b>Class of Mail</b><br>Mixed         |

| Article #<br>Piece ID<br>Shipper Ref#                         | Addressee Name<br>Delivery Address   | ES<br>Type | Postage | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|---|--|------------|---------|--------------|---------------------|----------------|-----------------|
| 9414814907800903068732<br>8745<br>REZ2022-00030 BOS 7 26 2023 | JACKSON L MING TRUST<br>12861 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005                | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814502800903068749<br>8748<br>REZ2022-00030 BOS 7 26 2023 | LEE JACQUELINE P<br>12789 MT HERMON ROAD,<br>ASHLAND, VA 23005                       | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814502800903068766<br>8747<br>REZ2022-00030 BOS 7 26 2023 | MALLORY, CYNTHIA H<br>12771 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005                  | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814907800903068763<br>8743<br>REZ2022-00030 BOS 7 26 2023 | MC ALEXANDER, CALVIN F & JANE C<br>12440 GLEN CARRIE ROAD,<br>ASHLAND, VA 23005-9327 | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814902800903068770<br>8749<br>REZ2022-00030 BOS 7 26 2023 | HACEY, TIMOTHY J & HACEY, MARYA J R/S<br>10147 CAMDEN LAKE<br>ASHLAND, VA 23005      | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| 9414814907800903068787<br>8760<br>REZ2022-00030 BOS 7 26 2023 | PERSON, RODRIGUEZ M & PERSON, GERALDINE C<br>11212 M'LL PLACE TERRACE                | ERR<br>C   | 0.600   | 2.10<br>4.15 |                     |                | 6.85            |
| <b>Page Totals</b>  | 6  |            | 3.60    | 37.50        |                     |                | 41.10           |
| <b>Cumulative Totals</b>                                      | 12   |            | 7.20    | 75.00        |                     |                | 82.20           |

USPS Manifest Mailing System

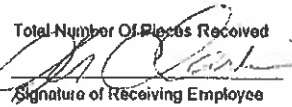
|  |                                  |                                       |
|--|----------------------------------|---------------------------------------|
| <b>Mailer's Name &amp; Address</b><br>COUNTY OF HANOVER<br>PO Box 470<br>Hanover, VA 23069 | <b>Permit Number</b>             | <b>MAC Ver. Number</b><br>Transstream |
|  | <b>Sequence Number</b><br>1-2777 | <b>Class of Mail</b><br>Mixed         |

| Article #<br>Piece ID<br>Shipper Ref#                         | Addressee Name<br>Delivery Address  | ES<br>Type | Postage | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|---|---|------------|---------|--------------|---------------------|----------------|-----------------|
|   | GIEH ALLETT, VA 23060   |            |         |              |                     |                |                 |
| 9414814907800903058734<br>8761<br>REZ7071-00030 BOS 7 26 7023 | DISK, K DEARNS & KNIGHTLY, JANICE GRUB<br>12821 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005 | ERR<br>C   | 0.60    | 2.10<br>4.15 |                     |                | 6.85            |

|                   |    |      |       |       |
|-------------------|----|------|-------|-------|
| Page Totals       | 1  | 0.60 | 6.25  | 6.85  |
| Cumulative Totals | 13 | 7.80 | 81.25 | 89.05 |

USPS CERTIFICATION

Total Number Of Pieces Received 13

Signature of Receiving Employee 

PS Form 3877 (Facsimile)

Round Stamp: HANOVER VA, JUL 11 2023, 23069 USPS

Extra Service Codes:  
 Certified  
 Return Receipt  
 Certified Mail Restricted Delivery



|               |   |                          |                |    |               |
|---------------|---|--------------------------|----------------|----|---------------|
| REZ2022-00030 | **SHAKESHAFI, CHAROL & MANN, DALE       | 12778 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | **WILLIAM KNOOP LS                      | PO BOX 539               | MECHANICSVILLE | VA | 23111 US      |
| REZ2022-00030 | BROCK, J MCKENZIE & EVELYN H            | 12880 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | BUCHANAN, RUSSELL T & TYLA A TRUST      | 12803 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | COLLINS, RICHARD G III & CYNTHIA A      | 12388 GLEN CARRIE ROAD   | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | DERRICOTT, CARA J                       | 10133 CAMDEN LANE        | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | JACKSON LIVING TRUST                    | 12861 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |
| REZ2022-00030 | LEE, JACQUELINE P                       | 12789 MT HERMON ROAD     | ASHLAND        | VA | 23005 US      |
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| REZ2022-00030 | NACEY, TIMOTHY J & NACEY, MARYA J R/S   | 10147 CAMDEN LANE        | ASHLAND        | VA | 23005 US      |
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| REZ2022-00030 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S | 12821 MOUNT HERMON ROAD  | ASHLAND        | VA | 23005 US      |

| GPIN         | OWN_NAME1  | OWN_NAME2 | MAIL_ADDRESS                                     | MAIL_CITY                            | MAIL_STATE | MAIL_ZIP         |
|--------------|--|-----------|--|--------------------------------------|------------|------------------|
| 7789-77-6552 | **SHAKESHAFI, CHAROL & MANN, DALE                                      |           | 12778 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |
| 7789-77-8708 | <del>**SHAKESHAFI, CHAROL &amp; MANN, DALE</del><br>**WILLIAM KNOOP LS |           | <del>12778 MOUNT HERMON ROAD</del><br>PO BOX 539 | <del>ASHLAND</del><br>MECHANICSVILLE | VA         | 23111            |
| 7789-78-0519 | BROCK, J MCKENZIE & EVELYN H   |           | 12880 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |
| 7789-76-5691 | BUCHANAN, RUSSELL T & LYLA A TRUST                                     |           | 12803 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |
| 7789-66-6819 | <del>BUCHANAN, RUSSELL T TRUST</del>                                   |           | <del>12803 MOUNT HERMON ROAD</del>               | <del>ASHLAND</del>                   | VA         | <del>23005</del> |
| 7789-67-6749 | COLLINS, RICHARD G III & CYNTHIA A                                     |           | 12388 GLEN CARRIE ROAD                           | ASHLAND                              | VA         | 23005            |
| 7789-78-4536 | DERRICOTT, CARA J  |           | 10133 CAMDEN LANE                                | ASHLAND                              | VA         | 23005            |
| 7789-68-6019 | JACKSON LIVING TRUST   |           | 12861 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |
| 7789-76-9956 | LEE, JACQUELINE P  |           | 12789 MT HERMON ROAD                             | ASHLAND                              | VA         | 23005            |
| 7789-86-2906 | MALLORY, CYNTHIA H   |           | 12771 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |
| 7789-68-4386 | MCALEXANDER, CALVIN F & JANE C   |           | 12440 GLEN CARRIE ROAD                           | ASHLAND                              | VA         | 23005-9327       |
| 7789-78-2547 | NACEY, TIMOTHY J & NACEY, MARYA J R/S                                  |           | 10147 CAMDEN LANE                                | ASHLAND                              | VA         | 23005            |
| 7789-88-7149 | PERSON, RODNEY H & PERSON, GERALDINE C                                 |           | 11212 MILL PLACE TERRACE                         | GLEN ALLEN                           | VA         | 23060            |
| 7789-67-8413 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S                                |           | 12821 MOUNT HERMON ROAD                          | ASHLAND                              | VA         | 23005            |

| GPIN         | OWN_NAME1                               | OWN_NAME2 | MAIL_ADDRESS             | MAIL_CITY  | MAIL_STATE | MAIL_ZIP   |
|--------------|---|-----------|--------------------------|------------|------------|------------|
| 7789-66-6819 | BUCHANAN, RUSSELL T TRUST               | <Null>    | 12803 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-67-6749 | COLLINS, RICHARD G III & CYNTHIA A      | <Null>    | 12388 GLEN CARRIE ROAD   | ASHLAND    | VA         | 23005-0000 |
| 7789-67-8413 | SISK, K DENNIS & KNIGHTLY, JANICE G R/S | <Null>    | 12821 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-68-4386 | MCALEXANDER, CALVIN F & JANE C          | <Null>    | 12440 GLEN CARRIE ROAD   | ASHLAND    | VA         | 23005-9327 |
| 7789-68-6019 | JACKSON LIVING TRUST                    | <Null>    | 12861 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-76-5691 | BUCHANAN, RUSSELL T & LYLE A TRUST      | <Null>    | 12803 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-76-9956 | LEE, JACQUELINE P                       | <Null>    | 12789 MT HERMON ROAD     | ASHLAND    | VA         | 23005-0000 |
| 7789-77-6552 | SHAKESHAF, CHAROL & MANN, DALE          | <Null>    | 12778 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-77-8708 | SHAKESHAF, CHAROL & MANN, DALE          | <Null>    | 12778 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005      |
| 7789-78-0519 | BROCK, J MCKENZIE & EVELYN H            | <Null>    | 12880 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005-0000 |
| 7789-78-2547 | NACEY, TIMOTHY J & NACEY, MARYA J R/S   | <Null>    | 10147 CAMDEN LANE        | ASHLAND    | VA         | 23005      |
| 7789-78-4536 | DERRICOTT, CARA J                       | <Null>    | 10133 CAMDEN LANE        | ASHLAND    | VA         | 23005-0000 |
| 7789-86-2906 | MALLORY, CYNTHIA H                      | <Null>    | 12771 MOUNT HERMON ROAD  | ASHLAND    | VA         | 23005-0000 |
| 7789-88-7149 | PERSON, RODNEY H & PERSON, GERALDINE C  | <Null>    | 11212 MILL PLACE TERRACE | GLEN ALLEN | VA         | 23060      |



## BOARD OF SUPERVISORS

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## HANOVER COUNTY

ESTABLISHED IN 1720

[WWW.HANOVERCOUNTY.GOV](http://WWW.HANOVERCOUNTY.GOV)

## PLANNING DEPARTMENT

DAVID P. MALONEY, AICP  
DIRECTOR OF PLANNING

MARY B. PENNOCK  
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT  
CURRENT PLANNING MANAGER

DONNA BOWEN  
PRINCIPAL PLANNER

ANDREW J. POMPEI  
PRINCIPAL PLANNER

C. JASON HAZELWOOD  
CODE COMPLIANCE SUPERVISOR

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

### HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

**DATE: 05/25/2023**

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

**REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

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

**THURSDAY, JUNE 15, 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/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 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**

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**MARY B. PENNOCK**  
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CURRENT PLANNING MANAGER

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PRINCIPAL PLANNER

**ANDREW J. POMPEI**  
PRINCIPAL PLANNER

**C. JASON HAZELWOOD**  
CODE COMPLIANCE SUPERVISOR

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

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

**DATE: 05/25/2023**

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:

**REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

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

**THURSDAY, JUNE 15, 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:

Hanover County Planning Office  
c/o David P. Maloney, 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.

United States Postal Service®

Confirmation Services Certification

REZ2022-00030  
File Copy  
mailed

Company Information

|  |  |
|--|--|
| Company Name<br>COUNTY OF HANOVER        | Address (Number, street, suite no., city, state and ZIP Code™)<br>PO Box 470<br>Hanover<br>VA<br>23069<br>US |
| Mailer Identification (MID)<br>002H00903 |  |

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 tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Meter ID for commercial permit payment mailers. IMpb barcode "93" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "91" is used for online and meter mailers. Legacy barcodes 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

9475014902800903007361

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



USPS Manifest Mailing System

|  |                                  |                                       |
|--|----------------------------------|---------------------------------------|
| <b>Mailer's Name &amp; Address</b><br>COUNTY OF HANOVER<br>PO Box 470<br>Hanover, VA 23069 | <b>Permit Number</b>             | <b>MAC Ver. Number</b><br>TransStream |
|  | <b>Sequence Number</b><br>1-2748 | <b>Class of Mail</b><br>Mixed         |

| Article #/<br>Piece ID<br>Shipper Ref#                     | Addressee Name<br>Delivery Address  | ES<br>Type | Postage | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|--|---|------------|---------|--------------|---------------------|----------------|-----------------|
| 24143145320201069137<br>6367<br>RF72022 00010 PC 6 15 2023 | SHAKE SHAFT, CHAROL & MARIL DALE<br>17778 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005 | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |
| 24143145320201065144<br>6368<br>RF72022 00010 PC 6 15 2023 | WOLFE MICHIGOPERS<br>PO BOX 639<br>MC GOWANVILLE, VA 23111                        | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |
| 24143145320201065151<br>6369<br>RF72022 00010 PC 6 15 2023 | BROCK, JIMMIE WIFE & EVELYN III<br>17778 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005  | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |
| 24143145320201065110<br>6370<br>RF72022 00010 PC 6 16 2023 | BACHMAN BUDGET LIT & VLA TRUST<br>17803 MOUNT HERMON ROAD,<br>ASHLAND, VA 23005   | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |
| 24143145320201065176<br>6371<br>RF72022 00010 PC 6 15 2023 | COLLINS, RICHARD O II & CYNTHIA<br>17313 GLEN CARRIE ROAD,<br>ASHLAND, VA 23005   | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |
| 24143145320201065187<br>6372<br>RF72022 00010 PC 6 15 2023 | DERRICOTT, CARA J<br>10133 CAMDEN LANE,<br>ASHLAND, VA 23005                      | FRR<br>C   | 0.600   | 2.10<br>4.16 |                     |                | 6.85            |

|                          |   |      |       |       |
|--------------------------|---|------|-------|-------|
| <b>Page Totals</b>       | 6 | 3.00 | 37.50 | 41.10 |
| <b>Cumulative Totals</b> | 6 | 3.00 | 37.50 | 41.10 |

USPS Manifest Mailing System

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| <b>Mailer's Name &amp; Address</b><br>COUNTY OF HANOVER<br>PO Box 470<br>Hanover, VA 23069 | <b>Permit Number</b>             | <b>MAC Ver. Number</b><br>Transstream |
|  | <b>Sequence Number</b><br>1-2748 | <b>Class of Mail</b><br>Mixed         |

| Article #/<br>Piece ID<br>Shipper Ref#                     | Addressee Name<br>Delivery Address  | ES<br>Type | Postage       | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|--|---|------------|---------------|--------------|---------------------|----------------|-----------------|
| 94143145720053265169<br>8353<br>RF77527 00333 PG 6 15 2023 | JACKSON LIVING TRUST<br>12651 MOUNT HERMON ROAD<br>ASHLAND, VA 23005                  | ERR<br>C   | 0.600<br>4.10 | 2.10         |                     |                | 6.85            |
| 94143145720053265205<br>8354<br>RF77527 00333 PG 6 15 2023 | LIFE JACQUELINE P<br>12769 MT HERMON ROAD<br>ASHLAND, VA 23005                        | ERR<br>C   | 0.600<br>4.15 | 2.10         |                     |                | 6.85            |
| 94143145720053265217<br>8355<br>RF77527 00333 PG 6 15 2023 | MALORY, CYNTHIA H<br>12771 MOUNT HERMON ROAD<br>ASHLAND, VA 23005                     | ERR<br>C   | 0.600<br>4.15 | 2.10         |                     |                | 6.85            |
| 94143145720053265229<br>8356<br>RF77527 00333 PG 6 15 2023 | MICA, FAYNDER CALVIN F & JANE C<br>12443 GIFFIN CARRIE ROAD<br>ASHLAND, VA 23005-5327 | ERR<br>C   | 0.600<br>4.15 | 2.10         |                     |                | 6.85            |
| 94143145720053265236<br>8357<br>RF77527 00333 PG 6 15 2023 | MACEY, TIMOTHY J & MACEY, MARVA J R/S<br>10147 CAMDEN HANSE<br>ASHLAND, VA 23005      | ERR<br>C   | 0.600<br>4.15 | 2.10         |                     |                | 6.85            |
| 94143145720053265243<br>8358<br>RF77527 00333 PG 6 15 2023 | PERSOY, RODNEY H & PERSOY, GERALDINE C<br>15212 MILL PLACE TERRACE                    | ERR<br>C   | 0.600<br>4.15 | 2.10         |                     |                | 6.85            |
| <b>Page Totals</b>   | <b>6</b>  |            | <b>3.60</b>   | <b>37.50</b> |                     |                | <b>41.10</b>    |
| <b>Cumulative Totals</b>                                   | <b>12</b>   |            | <b>7.20</b>   | <b>75.00</b> |                     |                | <b>82.20</b>    |

USPS Manifest Mailing System

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|  | <b>Sequence Number</b><br>1-2748 | <b>Class of Mail</b><br>Mixed         |

| Article #/<br>Piece ID<br>Shipper Ref#                     | Addressee Name<br>Delivery Address   | ES<br>Type | Postage | ES<br>Fee    | Insurance<br>Amount | Due/<br>Sender | Total<br>Charge |
|--|--|------------|---------|--------------|---------------------|----------------|-----------------|
|  | GLFH ALLEN, VA 23060   |            |         |              |                     |                |                 |
| 141481413702030265250<br>E315<br>RF7202702035 PC 6 15 2021 | SSK, K DENNIS & KIMMELLY, JAVACE G RVB<br>12321 MOUNTAIN VIEW ROAD,<br>ASHRALE, VA 23005 | ERR<br>C   | 0.60    | 2.10<br>4.15 |                     |                | 6.85            |

|                   |    |      |       |       |
|-------------------|----|------|-------|-------|
| Page Totals       | 1  | 0.60 | 6.25  | 6.85  |
| Cumulative Totals | 13 | 7.80 | 81.25 | 89.05 |

USPS CERTIFICATION

Total Number Of Pieces Received \_\_\_\_\_ Round Stamp \_\_\_\_\_

Signature of Receiving Employee  
PS Form 3877 (Facsimile)

Extra Service Codes:  
 C Certified  
 ERR Return Receipt  
 CMRD Certified Mail Restricted Delivery



## Community Meeting Notes

**Community Meeting Notes:**  
**REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

A community meeting for REZ2022-00030, Charol Shakeshaft and Dale Mann, was held by the applicant, on May 8, 2023 at 6:00 p.m. at the Hanover County Taylor Complex, located at 13017 Taylor Complex Lane. The applicant is requesting to rezone 14.32 acres from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, to permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres.

Five (5) nearby property owners attended. Board of Supervisors representative Rob Monolo and Planning Commissioner Edmonia Iverson attended. Planning staff members Gretchen Biernot and Brendan McHugh were also in attendance.

The applicant provided an overview of the project. The following questions and concerns were raised:

- Citizens raised concerns that additional driveways along that portion of Mount Hermon Road could be dangerous because of the curvature of the road.
  - The applicant explained that the current driveway on Lot 3 will remain and serve Lot 3 and the adjacent Parcel B to the north, as shown on the conceptual plan. Lot 1 and Lot 2 will have separate driveways.
  - Staff explained that shared access was recommended for Lots 2 and 3 to ensure safe sight distance along Mount Hermon Road. In addition, staff explained that Virginia Department of Transportation (VDOT) has recommended sight distance be provided on the conceptual plan for all proposed driveways.
  
- When can the lots be sold?
  - Staff explained that should the rezoning be approved, the applicant will be required to submit a subdivision application for review and approval. The subdivision will then need to be recorded before the lots can be sold.
  
- Can additional lots be created from the three new lots?
  - Staff explained that for a 14-acre parcel, the AR-6 ordinance permits the creation of three total lots. No additional lots could be created under that zoning district.

This case is expected to be heard at the Planning Commission on June 15, 2023 at 6:00 pm.

Proffers



JUL 11 2023

**PROFFERS: REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**HANOVER COUNTY  
PLANNING OFFICE

The undersigned, Charol Shakeshaft and Dale Mann, owners of parcel designated GPIN 7789-77-6552, (“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 shall be developed in substantial conformity with the conceptual plan attached, titled “Conceptual Plan for Parcel A GPIN 7789-77-6552, Mount Hermon Road, Beaverdam District, Hanover County, Virginia,” dated October 11, 2022, and last revised May 23, 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 2 and 3 shall be provided by a 50-foot access easement from Mount Hermon Road (State Route 656), as shown on the conceptual plan. The existing driveway located on Lot 3 shall be removed prior to the issuance of a Certificate of Occupancy for Lot 2 or 3.
5. Dedication of Right-of-way. The Owner agrees to dedicate twenty-five feet (25’) of right-of-way from the centerline of Mount Hermon Road (State Route 656) to the property for the future road widening, free of cost to the County, upon request of the County or VDOT.

Dullman  
Owner

7/7/23  
Date

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

I, Teresa Light, do hereby certify that  
Dak Mann has acknowledged the  
foregoing Proffers before me, this 7<sup>th</sup> day of July, 2023

Teresa Light (SEAL)  
Notary Public

My Commission Expires: 10/31/23

**Teresa J. Light**  
**Notary Public**  
**Commonwealth of Virginia**  
**228479**  
**My Commission Expires 10/31/2023**

Chard Shakshoff  
Owner

7/7/23  
Date

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

I, Teresa Light, do hereby certify that  
Chard Shakshoff has acknowledged the  
foregoing Proffers before me, this 7<sup>th</sup> day of July, 2023

Teresa Light (SEAL)  
Notary Public

My Commission Expires: 10/31/23

**Teresa J. Light**  
**Notary Public**  
**Commonwealth of Virginia**  
**228479**  
**My Commission Expires 10/31/2023**

# Conceptual Plan



RECEIVED

MAY 23 2023

HANOVER COUNTY  
PLANNING OFFICE

**FLOOD NOTE**

PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X",  
A NON-HAZARD FLOOD ZONE, SCALED FROM FEMA  
FLOOD MAP 51085C0305B, DATED 12/02/2008.

**GENERAL NOTES**

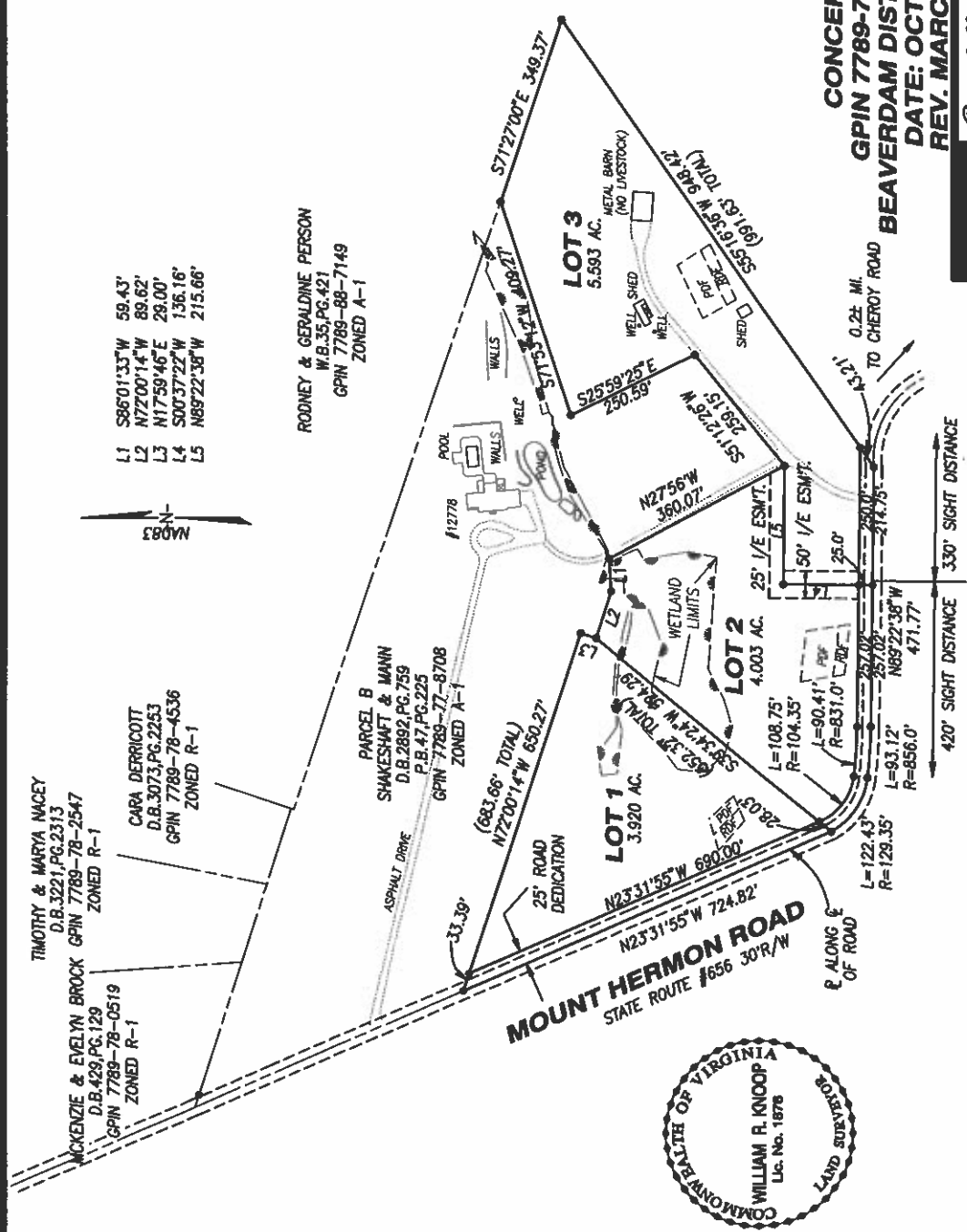
1. CURRENT ZONING: A-1
2. PROPOSED ZONING: AR-6 (3 PROPOSED LOTS)
3. USE: RESIDENTIAL LOTS
4. GPIN: 7789-77-6552
5. TRAFFIC ZONE: 1731
6. WATER : PRIVATE
7. SEWER : PRIVATE
8. TOTAL AREA: 14.324 AC.  
AREA IN LOT 1: 3.920 AC.  
AREA IN LOT 2: 4.003 AC.  
AREA IN LOT 3: 5.594 AC.  
AREA IN DEDICATION 0.807 AC.
9. DEVELOPER  
CHAROL SHAKESHAF AND DALE MANN  
12778 MOUNT HERMON ROAD  
ASHLAND, VA 23005  
804-798-8700  
DEED BOOK 2892, PAGE 759  
PLAT BOOK 47, PAGE 225
10. THE PORTION OF EXISTING DRIVEWAY NOT LOCATED WITHIN PROPOSED EASEMENT TO BE RE-LOCATED.

**CONCEPTUAL PLAN FOR PARCEL A**  
**GPIN 7789-77-6552, MOUNT HERMON ROAD**  
**BEAVERDAM DISTRICT, HANOVER COUNTY, VIRGINIA**  
**DATE: OCTOBER 11, 2022 JN: 6677-0022**  
**REV. MARCH 24, 2023 REV. MAY 23, 2023**

*Goodfellow, Gilbert, Beard, and Associates Inc.*  
 7104 Mechanicsville Turnpike / P.O. Box 638  
 Mechanicsville, Virginia 23111  
 (804) 746 - 7087 Fax (804) 790 - 7275  
**ENGINEERING - SURVEYING - PLANNING**



CLIENT PATH: 7:\PDRS\PA111\Projects\66770022\Rev. 4 DATE PLOTTED: May 23, 2023 11:39:12 The



# Ordinance

## ORDINANCE REZ2022-00030

### OWNER OF RECORD: CHAROL SHAKESHAFT AND DALE MANN

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 26<sup>th</sup> day of July 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 the rezoning of the property described as GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659), 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 July 11, 2023, and accepted by the Board:

1. Conceptual Plan. The Property shall be developed in substantial conformity with the conceptual plan attached, titled "Conceptual Plan for Parcel A GPIN 7789-77-6552, Mount Hermon Road, Beaverdam District, Hanover County, Virginia," dated October 11, 2022, and last revised May 23, 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 2 and 3 shall be provided by a 50-foot access easement from Mount Hermon Road (State Route 656), as shown on the conceptual plan. The existing driveway located on Lot 3 shall be removed prior to the issuance of a Certificate of Occupancy for Lot 2 or 3.
5. Dedication of Right-of-way. The Owner agrees to dedicate twenty-five feet (25') of right-of-way from the centerline of Mount Hermon Road (State Route 656) 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 REZ2022-00030, as follows:

Vote:

Angela Kelly-Wiecek  
Sean M. Davis  
Susan P. Dibble  
W. Canova Peterson, IV  
Faye O. Prichard  
J. Robert Monolo  
F. Michael Herzberg

**Public Hearings:**

Planning Commission: June 15, 2023

Board of Supervisors: July 26, 2023

Adopted: July 26, 2023

This is to certify that the above is a true copy of REZ2022-00030, adopted by the Hanover County Board of Supervisors on July 26, 2023.

Dated: \_\_\_\_\_

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