

REZ2023-00012, KENWOOD UNITED METHODIST CHURCH

Residential Rezoning Report
South Anna Magisterial District
Board Meeting Date: November 8, 2023



Overview

Requested Zoning	RS(c), Single-Family Residential District with conditions
Requested Density	Gross Density: 2.67 dwelling units per acre Net Density: 2.67 dwelling units per acre
Current Zoning	A-1, Agricultural District RS(c), Single-Family Residential District with conditions (C-19-05)
Acreage	7.52 acres
Location	South line of Cobbs Road (State Route 801) approximately 650 feet west of its intersection with Old Scotland Road (State Route 2259)
GPINs	7778-65-6209 7778-65-3028
General Land Use Plan	Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre)
Major Thoroughfare Plan	Cobbs Road: Minor Collector with 80' ultimate right-of-way (60' ultimate right-of-way prior to September 27, 2023)
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, to allow development of twenty (20) single-family detached homes for a gross density of 2.67 dwelling units per acre (also the net density since the plan shows no steep slopes or RPA wetlands). This property is located on Cobbs Road directly across from the Cobbs Creek Subdivision, and the entrances to the two subdivisions will align. One of the parcels was previously rezoned to RS with C-19-05 in 2005 to permit a family division, which never occurred.

Staff Recommendation

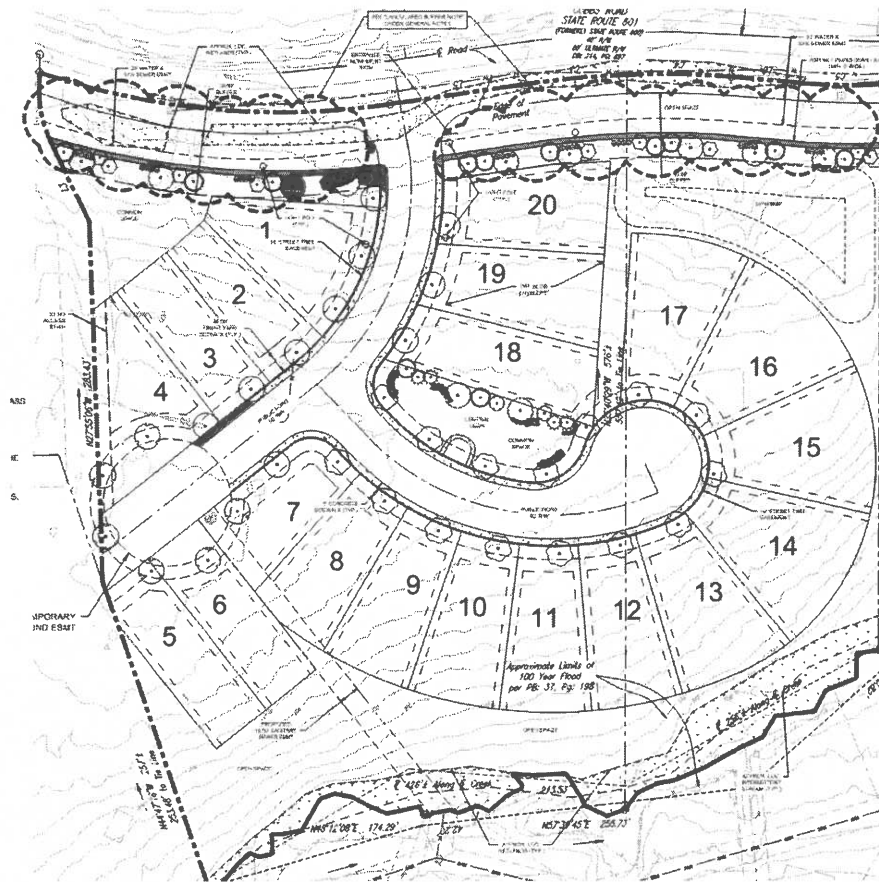
APPROVAL subject to the proffers received October 25, 2023, and the conceptual plan received October 26, 2023.

Planning Analysis

This is a request to rezone 7.52 acres to RS(c), Single-Family Residential District with conditions, for the development of twenty (20) single-family homes in an area with existing single-family residential neighborhoods.

Conceptual Plan

The applicant has submitted a conceptual plan that shows the layout of the proposed development.



The following chart summarizes features of the proposed RS development shown on the conceptual plan and required per Sec. 26-67:

Conceptual Plan Features	
Housing Types	20 single-family detached homes
Gross Residential Density	2.67 units per acre
Net Residential Density	2.67 units per acre
Lot Sizes	0.172 acres to 0.224 acres
Access and Circulation	<ul style="list-style-type: none"> • One full-movement entrance from Cobbs Road and one interior cul-de-sac road • One stub road is shown to the west
Open Space	<ul style="list-style-type: none"> • 1.43 acres are required (20% of site), and 1.53 acres of open space is provided (21.4% of site)

Streetlights	<ul style="list-style-type: none"> • Streetlights are shown in accordance with the RS District requirements on both sides of the entrance from Cobbs Road
Landscaping	<ul style="list-style-type: none"> • The plantings proposed for the 50' street buffer (shown on the landscaping plan) include deciduous trees, evergreen trees, and shrubs. The plantings are located south of a proposed utility easement(s) that will parallel Cobbs Road. A note was added on the landscaping plan indicating the intent to retain existing vegetation to the greatest extent possible, with existing vegetation supplemented with new plantings. • Street trees will be provided on both sides of each road. • The central open space will be landscaped in accordance with the landscaping plan.
Pedestrian/Bicycle Infrastructure	<ul style="list-style-type: none"> • Sidewalks are provided on both sides of all subdivision streets. • Asphalt pedestrian paths are provided within the street buffer, set back from the road.

The following are the RS standards for review of the conceptual plan found in Section 26-67.3 of the Zoning Ordinance:

- a. *The open and common space areas shall be directly accessible to the largest practicable number of lots within the district. Non-adjointing lots shall be provided with safe and convenient pedestrian access to neighborhood common and open space.*

The interior open space (consisting of approximately 0.2 acres) is centrally located and accessible to the entire community, providing opportunities for passive and active recreational activities. The remaining open space is either in or behind the road buffer or behind Lots 5 – 14. Access to the rear open space is not provided, as that area is intended to remain mostly undisturbed with natural vegetation.

- b. *The common and open space areas shall be suitable for recreational uses, either active or passive, without interfering with adjacent dwelling units, parking, driveways, and roads.*

The open spaces are provided in areas that are suitable for passive recreational uses. Where open areas are near homes, they are designed to not interfere with the dwellings, parking, driveways, and roads. Where lawn area is not shown in the open spaces, the applicant has proffered tree preservation (except for removal of dead or diseased trees or where removal is necessary for development).

- c. *The open and common space areas shall be undivided by public or private roads, except where necessary for proper traffic circulation.*

Except for the buffer areas that are divided by the entrance road, the open and common space areas are not divided by roads and are large enough for activities to occur in those areas.

- d. *Open space areas shall be left in their natural state to the maximum practicable extent, unless located to provide a screening buffer from adjoining property and roadways. Pedestrian paths may be located within the open space, including the buffer areas.*

The open space at the rear of the site (located behind Lots 5 – 14) will remain natural.

- e. *Historic features other than structures, when identified on the property, shall be incorporated into the open space areas and a preservation plan shall be provided for protection and maintenance of the features. If approved by the board, historic structures may be included in common space for use by the homeowners or may be located on a residential lot for conveyance and use as a residence.*

There are no historic structures on the property.

- f. *Streets shall generally be designed to minimize the area within the project devoted to vehicular travel; calm traffic speeds; promote pedestrian movement; and terminate in views of open or common space or other appropriate vista.*

The streets provided are the minimum amount needed to access all lots. Sidewalks will be provided along both sides of internal streets. The central open space area is landscaped, with most of the landscaping along the perimeter of that area (adjacent to the road and providing screening from the adjacent lot). The center is lawn space suitable for active and passive recreational uses.

Elevations

Residential elevations have been provided that represent the architectural style proposed for this community. Each of the elevations shows one or more design elements that may be provided with future homes in this development. With each building permit, the particular elevation submitted must include at least three (3) design elements the buyer has chosen for their home. With individual homeowners choosing the design elements and colors, some variation in design should be realized. To enhance the design of structures visible from major thoroughfares, the applicants have proffered that side elevations visible from Cobbs Road will have similar features and materials to the fronts of those homes.

Transportation

A traffic impact analysis was not required for this request (since the proposed development will generate less than 380 trips per day), and no additional roadway improvements are shown at the access from Cobbs Road. However, the 2023 Comprehensive Plan has now been adopted and the typical section for the recommended right-of-way width along Cobbs Road has been increased to 80 feet (composed of 65 feet of right-of-way and 15 feet for a utility corridor). The Department of Public Utilities has indicated that a 20-foot utility easement is needed in this location, so the submitted conceptual plan currently shows a 20-foot utility easement immediately adjacent to the right-of-way dedication. The applicant has updated the proffers to include right-of-way dedication in accordance with the 2023 Comprehensive Plan.

Comprehensive Plan Analysis

Staff notes that this request was submitted under the concepts of the 2017 Comprehensive Plan, but just prior to the drafting of this report, the 2023 Comprehensive Plan was adopted by the Board of Supervisors.

In the recently-adopted 2023 Comprehensive Plan, the subject property is designated *Suburban Neighborhood Residential* (1.5 – 3.0 units/acre). The applicants prepared their submittals based on the 2017 Comprehensive Plan designation of *Suburban General* (1.5 – 3.0 units/acre). The overall intent of both are similar, as both designations recommend single-family residential development at similar

densities; however, additional design-based recommendations are included in the 2023 Comprehensive Plan. Below is an analysis of how the rezoning request aligns with these recommendations:

Overall Intent and Use	Request generally aligns with the overall intent of the land use designation, accommodating development of single-family homes at a density between 1.5 and 3.0 units/acre.
Appropriate Zoning Districts; Density	RS is listed as an appropriate zoning district; the proposed density of 2.67 units/acre is within the density range recommended. With this proposal, gross and net density are the same.
Project Framework	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> • 100% of the site is dedicated towards residential development. • More than 20% of the site is preserved as open space. • The development will connect to public utilities. • A mix of housing units is not required for the size of this development.
Community Character/Buffers and Landscaping	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> • Coordinated landscaping is provided throughout the site. • The road buffer includes a mix of landscaping materials and retention of existing vegetation that meets ordinance requirements. • The applicant proposes to preserve existing vegetation within two of the open space areas (Proffer #3). • The stormwater basin is behind the road buffer and over 150 feet from edge of the roadway. • Street trees are provided along both sides of internal streets. • Buildings include brick, stucco/EIFs, and other high-quality materials, with changes in roof line adding visual interest. Proffer #2 requires the use of brick or stone foundations.
Transportation	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> • A stub road is provided to the western property line. • Sidewalks are provided along both sides of internal streets and within the thoroughfare buffer.

Compatibility with Surrounding Area

This proposed subdivision is surrounded by single-family residential development, either in larger subdivisions (including Cobbs Creek and Cedarlea Park) or as agricultural residential lots.¹ The addition of this small subdivision that includes twenty lots that are similar in size to most of the surrounding lots should be compatible with this area.

¹ This proposed development has a density of 2.67 units/acre with lots generally ranging from 0.172 ac. to 0.224 ac. For comparison, Cobbs Creek (located across Cobbs Road) has an overall density of 1.94 units/acre with lots generally ranging from 0.14 ac. to 0.43 ac. Cedarlea Park: Section #3 (adjacent to the proposed development) has a density of 1.74 units/acre with lots generally ranging from 0.14 ac. to 0.60 ac.

Schools

Approval of this request would result in twenty (20) additional dwelling units. The schools possibly affected include the following:

Population Increase				
General Population	20 units	x	2.69 (avg. persons per household)	= 54 persons
School Children	54 persons	x	20% (avg. % of children per pop.)	= 11 children
School Enrollment Forecast				
Schools Affected	Capacity	2022	2023	2024
Elmont Elementary	467	352	358	350
Liberty Middle	1,131	912	885	859
Patrick Henry High	1,669	1,322	1,299	1,256

These schools are not near capacity, so the addition of eleven children to the school system should have minimal impacts on these schools.

Historical Analysis

Under the Guidelines for Historical Commission Review, zoning requests are brought to the Commission for review that are Category 1 and 2 sites, which include sites that are designated as:

- National Historic Landmarks and/or are determined to be of exceptional cultural and/or historic resources;
- Properties and districts that are on the National Register of Historic Places, or determined eligible or potentially eligible for the National Register;
- Century Farms;
- Battlefield sites; and,
- Documented historic cemeteries.

The Commission reviewed the request because this property is near the Ashland Trolley Line, which has been determined eligible for the National Register of Historic Places. The Trolley Line is approximately 575 feet west of this site and is surrounded by existing residential development. After consideration, the Commission determined that this residential development will not impact the Ashland Trolley Line.

Community Meeting

A community meeting was held by the applicant on April 19, 2023. Issues raised at the meeting included the following:

- Home Construction
 - The applicant indicated that nineteen (19) homes (1,800 – 2,200 square feet) may begin construction in the summer of 2024.
- Stormwater Management
 - Required stormwater controls will be reviewed, approved, and inspected by the Public Works Department.

- Traffic
 - Applicant Response: The number of lots proposed should have minimal traffic impact.

Agency Analysis

Most agency comments on this request have been addressed with the applicant's resubmittals or are features that will be required during the construction and subdivision processes.

Proffers

The applicant has submitted the following proffers, submitted October 24, 2023:

1. **Right-of-Way Dedication**. **Accept**. The applicant has proffered to dedicate 35 feet of right-of-way from Cobbs Road upon the request of the County or VDOT.
2. **Brick or Stone Foundations**. **Accept**. The applicant has proffered brick or stone foundations unless the home is constructed of synthetic stucco.
3. **Tree Preservation in Common Areas**. **Accept**. The applicant has proffered to preserve healthy trees in the common open space using protection measures that will be inspected prior to any development work being done in those areas.
4. **Windows/Decorative Treatment**. **Accept**. To enhance the design of structures visible from major thoroughfares, the applicants have proffered that side elevations visible from Cobbs Road will have similar features and materials to the fronts of those homes.
5. **Recreational Amenities**. **Accept**. The applicant has proffered to provide public seating, pedestrian stop zones (rest area), a dog station, and walking trails in the designated locations, which will be bonded as subdivision improvements.

Planning Commission Recommendation

On October 19, 2023, the Planning Commission held a public hearing regarding this request. During the public hearing, one member of the public spoke in opposition to the proposed rezoning. After closing the public hearing and further discussion, the Hanover County Planning Commission voted unanimously to recommend **DENIAL** as submitted, but **APPROVAL** subject to staff's recommended changes to the conceptual plan and proffers (with the exception that the Commission did not support staff's recommendation for pedestrian access to the rear open space).

On October 25, 2023, the applicant submitted executed proffers that address staff's recommended changes to Proffer #4 to enhance the design of structures visible from major thoroughfares, and to Proffer #1 to increase right-of-way dedication to 35' in accordance with the 2023 Comprehensive Plan. On October 26, 2023, a revised conceptual plan was submitted showing the additional dedication of right-of-way and to clarify that existing vegetation within the buffer adjacent to Cobbs Road will be preserved except to accommodate the construction of necessary improvements.

With those changes to the conceptual plan and proffers, the Planning Commission and staff recommend approval of this request.

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 with Elevations
- Ordinance



















Initials: CDC

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

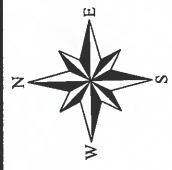
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Kenwood United Methodist Church

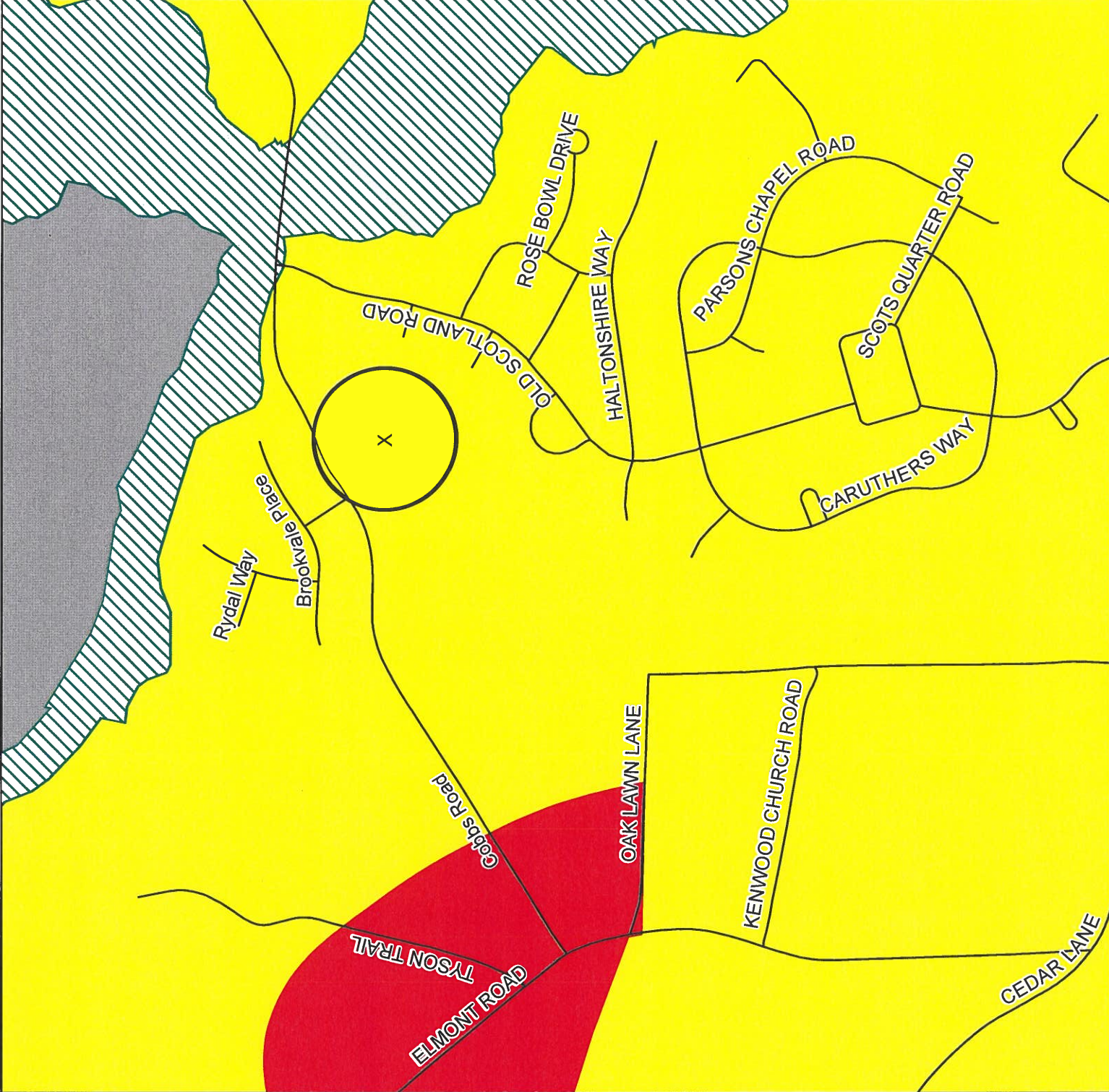
Rezone A-1 & RS to RS

Suburban Neighborhood
Residential Land Use

GPIN's: 7778-65-3028 & 7778-65-6209
South Anna Magisterial District



1 inch = 600 feet



**Hanover County,
Virginia**

General Parcel Map

Legend

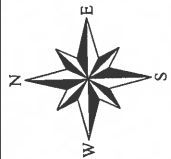
- Roads
- - - Water
- Structures
- Parcels
- ◉ Trees

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Kenwood United Methodist Church

Rezone A-1 & RS to RS

GPIN's: 7778-65-3028 & 7778-65-6209
South Anna Magisterial District







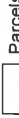






























1 inch = 600 feet



Hanover County, Virginia

Zoning Map

Legend

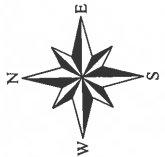
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RR		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

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Kenwood United Methodist Church

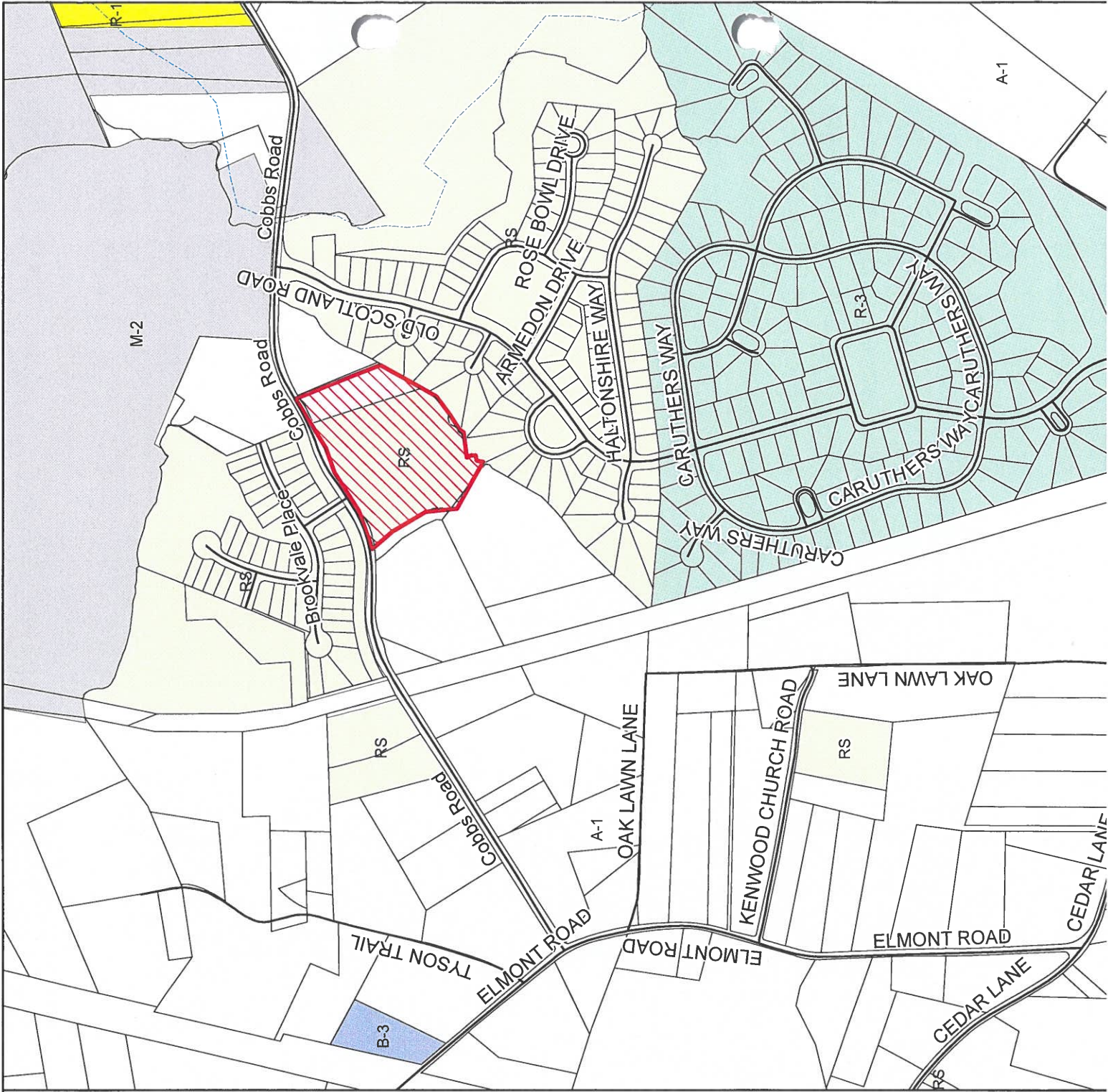
Rezone A-1 & RS to RS

GPIN's: 7778-65-3028 & 7778-65-6209
South Anna Magisterial District

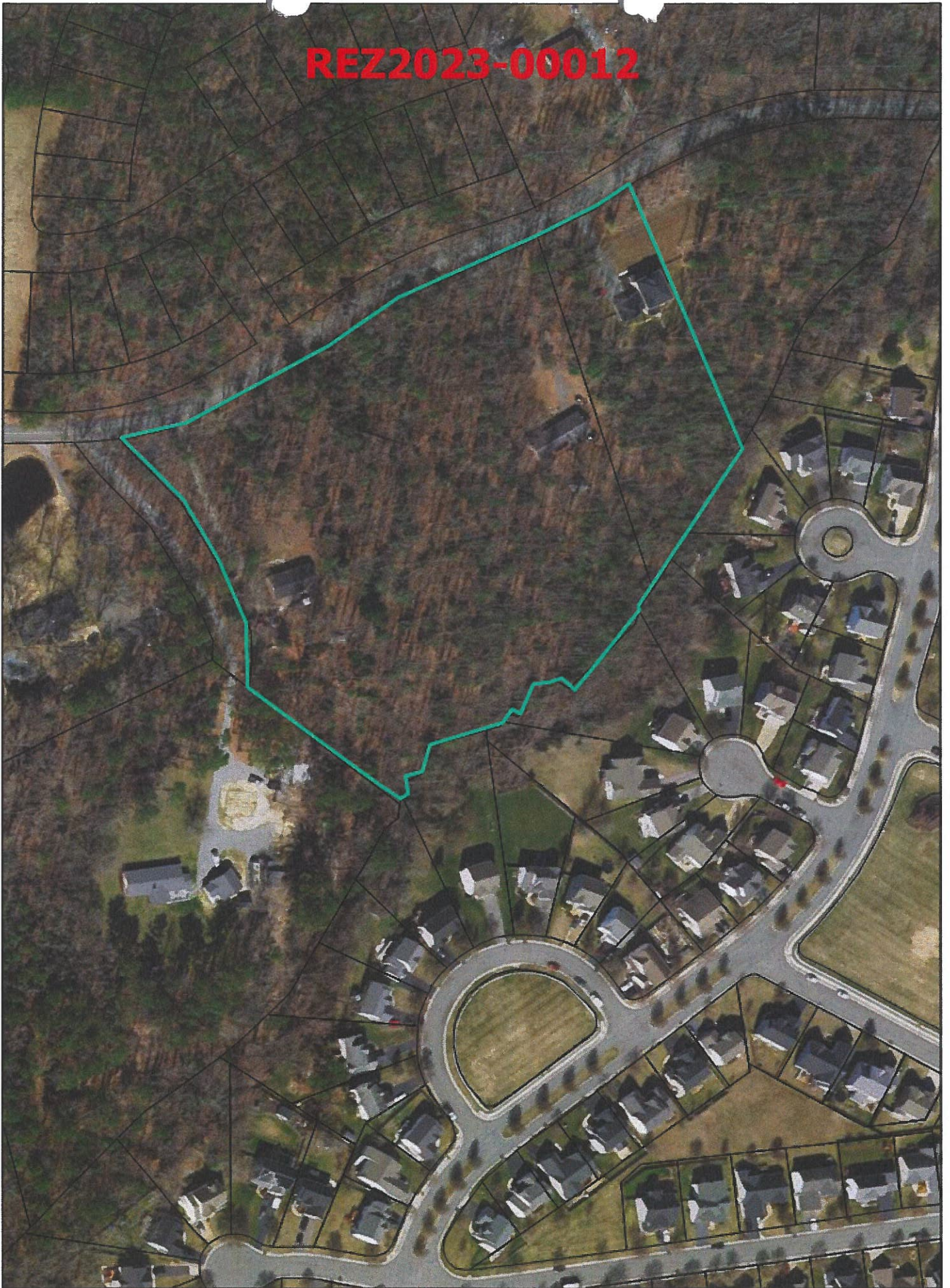


1 inch = 600 feet

April 28, 2023



REZ2023-00012



Application

Request for REZONING

HANOVER COUNTY PLANNING OFFICE

Case #: REZ2023-00012

Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>Sidney & Sidney Developments, LLC</u>	Telephone No. <u>240-277-4927</u>
Contact Name: <u>Kyle Burns</u>	Fax No. _____
Address: <u>9205 Atlee Branch Lane</u>	Email Address _____
<u>Mechanicsville, VA 23116</u>	<u>kburns@shurmhomes.co</u>
Applicant/Contract Purchaser: <u>Sidney & Sidney Developments, LLC</u>	Telephone No. <u>240-277-4927</u>
Contact Name: <u>Kyle Burns</u>	Fax No. _____
Address: <u>9205 Atlee Branch Lane Mechanicsville, VA 23116</u>	Email Address _____
	<u>kburns@shurmhomes.co</u>

PARCEL INFORMATION	For multiple parcels, please complete Page 4 <input checked="" type="checkbox"/>
GPIN(s) (Tax ID #'s) <u>pg 4</u>	Total Area (acres/square feet) <u>7.52 Acres</u>
Deed Book _____ Page _____	Current Zoning <u>A1 & RS</u>
Magisterial District <u>South Anna</u>	Requested Zoning <u>RS</u>
Location Description (Street Address, if applicable) <input type="checkbox"/>	Requested Use <u>To amend existing RS Zoning on 5+ acre parcel and rezone A-1 parcel to allow for a new residential single family lot subdivision as shown on the enclosed concept plan.</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 Kyle T. Burns Date 4/21/2023

Print Name Kyle Burns

Signature _____ Date _____

Print Name _____

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

Name <u>Kyle Burns</u>	Telephone No. <u>240-277-4927</u>
Address: <u>9205 Atlee Branch</u>	Fax No. _____
<u>Mechanicsville, VA 23116</u>	Email Address _____
	<u>kburns@shurmhomes.co</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** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.


NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 4/21/2023
 Print Name Kyle Burns

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
9205 Atlee Branch Lane
Mechanicsville, VA 23116

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

Email kburns@shurmhomes.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 _____	Accepted by: _____ HTE #: _____
Acreage Fee _____	
TOTAL FEE _____	

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: 

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

) to-wit:
)



Margaret Elizabeth Onken
Commonwealth of Virginia
Notary Public
Commission No. 7806224
My Commission Expires 11/30/2026

The foregoing instrument was acknowledged before me this 12 day of April, 2023, by Kyle Burns (Name of Applicant).

My commission expires: 11/30/2026


Notary Public

Board of Supervisors Representative: Susan P Dibble

Planning Commission Representative: Larry Leadbetter

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

GPIN	Name	Address
7778-65-7487	Ryan & Joanna Vasconi	11195 Cobbs Road Glen Allen, VA 23059
7778-54-9569	Annie Nissen & Timothy Harless	11237 Cobbs Road Glen Allen, VA 23059
7778-65-7152	Patricia Hensen-Darcey	11544 Anne Gate Court Glen Allen, VA 23059
7778-65-7034	Craig & Monica Williams	11539 Anne Gate Court Glen Allen, VA 23059
7778-64-6983	Thomas Anthony Bradshaw	11524 Little Brighton Court Glen Allen, VA 23059
7778-64-5866	Shawn Christopher Johnson	11528 Little Brighton Court Glen Allen, Va 23059
7778-64-5759	Richard & Susan Marsh	11527 Little Brighton Court Glen Allen, VA 23059
7778-64-3760	David & Sharon Karluk	11514 Welshland Court Glen Allen, VA 23059

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? _____
Suburban General (1.5 - 3 units per acre)
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? _____
Minor Collector
3. Describe in detail the proposed use of the property. The proposed use will be for residential single family development.

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? Resource Protection Area (RPA)
and 100 year floodplain both to be preserved and maintained per local, state & federal regulations.

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? We have designated certain areas to remain in their Natural forested state. We also intend to plant one street tree on each lot that is created in the community.

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
Open Space, sidewalks and pedestrian paths will be created for this community. Common spaces may feature, benches, Dog stations, and pedestrian paths.

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.) The entrance is aligned w/ the development across the street which will provide for adequate visibility for vehicular traffic. We will have walking path and sidewalks for pedestrian safety.

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?

N/A

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

N/A

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? _____
- 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:  Date: 4/21/2023

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 190 vehicles per day and a site peak hour trip generation of 19 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 and Page Number 218).

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)

4/21/2023

(Date)

Kyle Buras

(Applicant/Applicant's Representative - Print Name)

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a current title commitment. Unless otherwise noted, to the best of my knowledge hereon, all encumbrances may be shown.

*As shown on unrecorded plat by Goodfellow, Leibert, Board, and Assoc., INC. dated March 4, 2003, Revised August 17, 2005, titled "PLAT SHOWING IMPROVEMENTS ON A PARCEL OF LAND BEING OPEN 7778-65-3028 AND SITUATED ON THE SOUTHERN LINE OF COBBES ROAD (STATE ROUTE 801) IN THE SOUTH ANNA DISTRICT, HANOVER COUNTY, VIRGINIA"

20' Drainage Easement
PB: 37, Pg: 198

20' Utility Easement
PB: 37, Pg: 198

20' Drainage Easement
PB: 37, Pg: 198

20' Drainage Easement
PB: 37, Pg: 198

Cedartree Park, Section 3
PB: 37, Pg: 198

Approximate Limits of Adjacient Wood Fence North of Line #532109 per PB: 37, Pg: 198

Possible Locations of Drainfields per recorded ADOSE

Parcel 1
2.34± Acres

Parcel 2
5.26± Acres

Parcel 1
#11209
1 Story Brick

Parcel 2
#11231
1 Story Brick

Massoni, Joanna M. & Ryan M.
GPN: 7778-65-7487
DB: 3250, Pg: 1701

Amis, Elizabeth, Nissen
4718
GPN: 7778-54-9569
DB: 3244, Pg: 3206

Tomms, Tracy S.
GPN: 7778-54-2906
DB: 3022, Pg: 1833

Road In Common
Owner Unknown
Ls. GPN: 7778-54-0005
(50' R/W)

Final Plat
Mark
1613
JUL 21/2022
COMMERCIAL
HANOVER COUNTY, VIRGINIA

DATE: 09/21/2022
SCALE: 1" = 50'
JOB: 56202691MS
DRAWN BY: NWD
CHECKED BY: MBB
SHEET 01 OF 01

PLAT SHOWING
2 PARCELS OF LAND LYING ON THE
SOUTH LINE OF COBBES ROAD
(STATE ROUTE 801)
SOUTH ANNA DISTRICT
HANOVER COUNTY, VIRGINIA
PLANNERS / ARCHITECTS / SURVEYORS
BALZER & ASSOCIATES
1881 COVINGTON LANE, SUITE 201, PHOENIX, ARIZONA 85004

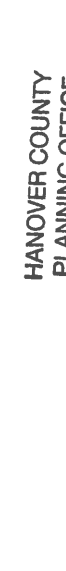
COBBES ROAD
STATE ROUTE 801
(FORMERLY STATE ROUTE 660)
40' R/W
50' ULTIMATE R/W
DB: 214, Pg: 687

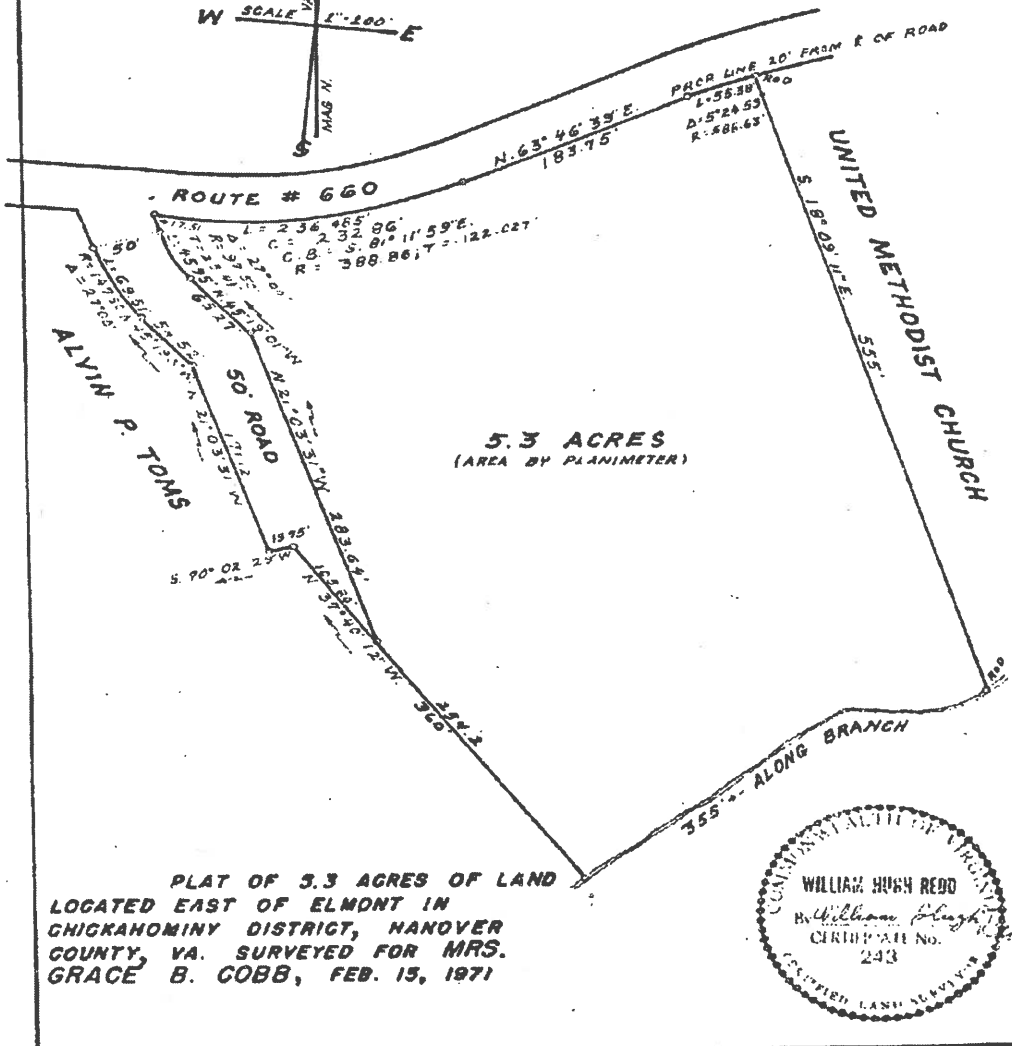
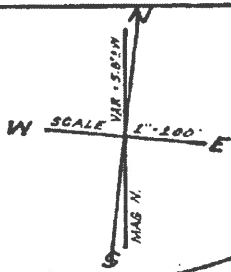
RECEIVED
APR 26 2023
HANOVER COUNTY
PLANNING OFFICE

LEGEND
● Sanitary Manhole
○ Well
○ Utility Pole
○ Cable Pedestal
□ Pole, Pedestal
□ Power Meter

LINE	BEARING	DISTANCE
1	S85°14'47"W	19.71'
2	S85°10'04"W	65.27'
3	N85°02'04"W	13.62'
4	N65°55'41"E	101.84'
5	N69°36'21"E	52.35'
6	S63°10'54"W	19.79'
7	N67°55'06"W	171.12'
8	N65°10'36"W	54.52'
9	N86°12'04"W	45.52'
10	N86°12'04"W	2770.00'
11	N86°12'04"W	19.71'
12	N69°33'40"E	275.21'
13	N69°33'40"E	671.58'
14	N59°01'06"E	81.73'
15	N59°01'06"E	671.58'
16	N65°38'17"E	87.46'
17	N65°38'17"E	756.07'
18	N65°05'04"E	83.13'
19	N65°05'04"E	932.34'

CURVE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
CI	97.5°	45.95'	N86°12'04"W	45.95'	2770.00'
C2	62.2°	583.53'	N69°33'40"E	275.21'	671.58'
C3	62.2°	755.94'	N59°01'06"E	81.73'	671.58'
C4	62.2°	583.53'	N65°38'17"E	87.46'	756.07'
C5	413.1°	66.2'	N65°05'04"E	83.13'	932.34'





5.3 ACRES
(AREA BY PLANIMETER)

PLAT OF 5.3 ACRES OF LAND
LOCATED EAST OF ELMONT IN
CHIGRAHOMINY DISTRICT, HANOVER
COUNTY, VA. SURVEYED FOR MRS.
GRACE B. COBB, FEB. 15, 1971



RECEIVED

APR 26 2023

HANOVER COUNTY
PLANNING OFFICE

Postal Verification of Adjacent Owner Notifications

Case Number	Applicant	Property Address	City	State	Zip
REZ2023-00012	C/O KYLE BURNS	11208 ELMONT ROAD	ASHLAND	VA	23005 US
REZ2023-00012	**KENWOOD UNITED METHODIST, CHURCH	9205 ATLEE BRANCH LANE	MECHANICSVILLE	VA	23116 US
REZ2023-00012	**SIDNEY & SIDNEY DEVELOPMENTS LLC	11524 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	BRADSHAW, THOMAS ANTHONY	441 WESTERN LANE	IRMO	SC	29063 US
REZ2023-00012	CLAYTON PROPERTIES GROUP INC	9245 SHADY GROVE RD	MECHANICSVILLE	VA	23116 US
REZ2023-00012	COBBS CREEK PROPERTY OWNERS ASSOCIATION INC	11540 ANNE GATE COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	DAHMER, JAMES C & MILLER, DEBRA C R/S	11198 OAK LAWN LN	ASHLAND	VA	23005 US
REZ2023-00012	FOWLER, JO ANN REYNOLDS	11544 ANNE GATE COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	HENSEN-DACEY, PATRICIA	11528 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	JOHNSON, SHAWN CHRISTOPHER	11514 WELSHLAND COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	KARLUK, DAVID & SHARON	11527 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	MARSH, RICHARD D & SUSAN E	11510 WELSHLAND CT	GLEN ALLEN	VA	23059 US
REZ2023-00012	MCGRAW, ERIN K	11518 WELSHLAND COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	NGUYEN, JIMMY & NGUYEN, LISA R/S	11237 COBBS ROAD	GLEN ALLEN	VA	23059 US
REZ2023-00012	NISSEN, ANNIE ELIZABETH & HARLESS, TIMOTHY L R/S	11198 COBBS ROAD	GLEN ALLEN	VA	23059 US
REZ2023-00012	SWINGLE, TIMOTHY R & SWINGLE, CAROLYN D R/S	11241 COBBS ROAD	GLEN ALLEN	VA	23059 US
REZ2023-00012	TOMS, TRACY S & JENNIFER N	11195 COBBS ROAD	GLEN ALLEN	VA	23059 US
REZ2023-00012	VASCONI, JOANNA M & VASCONI, RYAN M R/S	11539 ANNE GATE COURT	GLEN ALLEN	VA	23059 US
REZ2023-00012	WILLIAMS, CRAIG A & MONICA L		GLEN ALLEN	VA	23059 US

7778-65-6209	**KENWOOD UNITED METHODIST, CHURCH	11208 ELMONT ROAD	ASHLAND	VA	23005
7778-65-3028	**KENWOOD UNITED METHODIST, CHURCH	11208 ELMONT ROAD	ASHLAND	VA	23005
7778-64-6983	**SIDNEY & SIDNEY DEVELOPMENTS LLC	C/O KYLE BURNS 9205 ATLEE BRANCH LANE	MECHANICSVILLE	VA	23116
7778-55-8345	BRADSHAW, THOMAS ANTHONY	11524 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-55-8395	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMO	SC	29063
7778-55-9357	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-0410	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-1416	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-1459	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-2502	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-2545	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-2597	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-3549	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-65-3690	CLAYTON PROPERTIES GROUP INC	441 WESTERN LANE	IRMØ	SC	29063
7778-55-7226	COBBS CREEK PROPERTY OWNERS ASSOCIATION INC	9245 SHADY GROVE RD	MECHANICSVILLE	VA	23116
7778-65-8109	DAHMER, JAMES C & MILLER, DEBRA C R/S	11540 ANNE GATE COURT	GLEN ALLEN	VA	23059
7778-65-0005	FOWLER, JO ANN REYNOLDS	11198 OAK LAWN LN	ASHLAND	VA	23005
7778-65-7152	HENSEN-DACEY, PATRICIA	11544 ANNE GATE COURT	GLEN ALLEN	VA	23059
7778-64-5866	JOHNSON, SHAWN CHRISTOPHER	11528 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-64-3760	KARLUK, DAVID & SHARON	11514 WELSHLAND COURT	GLEN ALLEN	VA	23059
7778-64-5759	MARSH, RICHARD D & SUSAN E	11527 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-64-4668	MCGRRAW, ERIN K	11510 WELSHLAND CT	GLEN ALLEN	VA	23059
7778-64-3601	NGUYEN, JIMMY & NGUYEN, LISA R/S	11518 WELSHLAND COURT	GLEN ALLEN	VA	23059
7778-54-9569	NISSEN, ANNIE ELIZABETH & HARLESS, TIMOTHY L R/S	11237 COBBS ROAD	GLEN ALLEN	VA	23059
7778-65-5892	SWINGLE, TIMOTHY R & SWINGLE, CAROLYN D R/S	11198 COBBS ROAD	GLEN ALLEN	VA	23059
7778-54-7906	TOMS, TRACY S & JENNIFER N	11241 COBBS ROAD	GLEN ALLEN	VA	23059
7778-65-7487	VASCONI, JOANNA M & VASCONI, RYAN M R/S	11195 COBBS ROAD	GLEN ALLEN	VA	23059
7778-65-7034	WILLIAMS, CRAIG A & MONICA L	11539 ANNE GATE COURT	GLEN ALLEN	VA	23059

7778-54-7906	TOMS, TRACY S & JENNIFER N	<Null>	11241 COBBS ROAD	GLEN ALLEN	VA	23059
7778-54-9569	NISSEN, ANNIE ELIZABETH & HARLESS, TIMOTHY L R/S	<Null>	11237 COBBS ROAD	GLEN ALLEN	VA	23059
7778-55-7226	COBBS CREEK PROPERTY OWNERS ASSOCIATION INC	<Null>	9245 SHADY GROVE RD	MECHANICSVILLE	VA	23116
7778-55-8345	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-55-8395	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-55-9357	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-64-3601	NGUYEN, JIMMY & NGUYEN, LISA R/S	<Null>	11518 WELSHLAND COURT	GLEN ALLEN	VA	23059
7778-64-3760	KARLUK, DAVID & SHARON	<Null>	11514 WELSHLAND COURT	GLEN ALLEN	VA	23059
7778-64-4668	MCGRAW, ERIN K	<Null>	11510 WELSHLAND CT	GLEN ALLEN	VA	23059
7778-64-5759	MARSH, RICHARD D & SUSAN E	<Null>	11527 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-64-5866	JOHNSON, SHAWN CHRISTOPHER	<Null>	11528 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-64-6983	BRADSHAW, THOMAS ANTHONY	<Null>	11524 LITTLE BRIGHTON COURT	GLEN ALLEN	VA	23059
7778-65-0005	FOWLER, JO ANN REYNOLDS	<Null>	11198 OAK LAWN LN	ASHLAND	VA	23005
7778-65-0410	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-1416	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-1459	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-2502	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-2545	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-2597	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-3028	KENWOOD UNITED METHODIST, CHURCH	<Null>	11208 ELMONT ROAD	ASHLAND	VA	23005
7778-65-3549	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-3690	CLAYTON PROPERTIES GROUP INC	<Null>	441 WESTERN LANE	IRMO	SC	29063
7778-65-5892	SWINGLE, TIMOTHY R & SWINGLE, CAROLYN D R/S	<Null>	11198 COBBS ROAD	GLEN ALLEN	VA	23059
7778-65-6209	KENWOOD UNITED METHODIST, CHURCH	<Null>	11208 ELMONT ROAD	ASHLAND	VA	23005-0000
7778-65-7034	WILLIAMS, CRAIG A & MONICA L	<Null>	11539 ANNE GATE COURT	GLEN ALLEN	VA	23059-0000
7778-65-7152	HENSEN-DACEY, PATRICIA	<Null>	11544 ANNE GATE COURT	GLEN ALLEN	VA	23059
7778-65-7487	VASCONI, JOANNA M & VASCONI, RYAN M R/S	<Null>	11195 COBBS ROAD	GLEN ALLEN	VA	23059
7778-65-8109	DAHMER, JAMES C & MILLER, DEBRA C R/S	<Null>	11540 ANNE GATE COURT	GLEN ALLEN	VA	23059-0000

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
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

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.

REZ2023-00012, KENWOOD UNITED METHODIST CHURCH

Requests to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, on GPINs 7778-65-6209 and 7778-65-3028, consisting of approximately 7.52 acres, and located on the south line of Cobbs Road (State Route 801) approximately 650 feet west of its intersection with Old Scotland Road (State Route 2259). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5-3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of twenty (20) building lots. (PUBLIC HEARING)
Magisterial District: South Anna

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
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

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: 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:

REZ2023-00012, KENWOOD UNITED METHODIST CHURCH

Requests to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, on GPINs 7778-65-6209 and 7778-65-3028, consisting of approximately 7.52 acres, and located on the south line of Cobbs Road (State Route 801) approximately 650 feet west of its intersection with Old Scotland Road (State Route 2259). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5-3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of twenty (20) building lots. (PUBLIC HEARING) **Magisterial District: South Anna**

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)
902800903

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

REZ2023-00012
Please return signed form to Kelley Kirby Planning.
mailed 10/23/23

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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OCT 25 2023

HANOVER COUNTY PLANNING OFFICE

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Date and Time of Verification

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USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 1-2867	MAC Ver. Number Transstream
	Sequence Number 1-2867	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902800903077987 9655 REZ2023-00012 BOS Mtg 11.8 2023	**NEWWOOD UNITED METHODIST, CHURCH 11208 ELMONT ROAD. ASHLAND, VA 23005	ERR C	0.630	2.20 4.35			7.18
9414814902800903077994 9658 REZ2023-00012 BOS Mtg 11.8 2023	**SIDNEY & SIDLEY DEVELOPMENTS LLC 9205 ATLEE BRANCH LANE. MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.18
9414814902800903078007 9657 REZ2023-00012 BOS Mtg 11.8 2023	BRADSHAW, THOMAS ANTHONY 11674 LITTLE BRIGHTON COURT, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.18
9414814902800903078014 9658 REZ2023-00012 BOS Mtg 11.8 2023	CLAYTON PROPERTIES GROUP INC 441 WESTERN LANE. IRMO, SC 29063	ERR C	0.630	2.20 4.35			7.18
9414814902800903078021 9659 REZ2023-00012 BOS Mtg 11.8 2023	COBBS CREEK PROPERTY OWNERS ASSOCIATION INC 9245 SHADY GROVE RD. MECHANICSVILLE, VA 23116	ERR C	0.630	2.20 4.35			7.18
9414814902800903078039 9660 REZ2023-00012 BOS Mtg 11.8 2023	DAHMER, JAMES C & MILLER, DEBRA C R'S 11540 ANNIE GATE COURT, GLEN ALLEN, VA 23059	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

Maller's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
	Sequence Number 1-2867	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902800903078045 9661 REZ2023-00012 BOS Mtg 11.8.2023	FOWLER, JO ANN REYNOLDS 11198 OAKLAWN LN. ASHLAND, VA 23005	ERR C	0.630	2.20 4.35			7.18
9414814902800903078052 9662 REZ2023-00012 BOS Mtg 11.8.2023	HENSEN-DACEY, PATRICIA 11544 AITHE GATE COURT. GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.18
9414814902800903078069 9663 REZ2023-00012 BOS Mtg 11.8.2023	JOHNSON, SHAWN CHRISTOPHER 11628 LITTLE BRIGHTON COURT. GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.18
9414814902800602076076 9664 REZ2023-00012 BOS Mtg 11.8.2023	KARLUK, DAVID & SHARON 11514 WELSHLAND COURT, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.18
9414814902800603076053 9665 REZ2023-00012 BOS Mtg 11.8.2023	MARSH, RICHARD D & SUSAN E 11527 LITTLE BRIGHTON COURT. GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.18
Page Totals	6		3.78	39.30			43.08
Cumulative Totals	12		7.56	78.60			86.16

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 1-2867	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814507800903078090 9666 REZ2023-00012 BOS Mlg 11.8.2023	MCGRAW, ERIN K 11510 WELSHLAND CT, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
9414814507800903078106 9667 REZ2023-00012 BOS Mlg 11.8.2023	NGUYEN, JAMMY & NGUYEN, LISA R/S 11518 WELSHLAND COURT, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
9414814507800903078113 9668 REZ2023-00012 BOS Mlg 11.8.2023	NISSEN, ANNE ELIZABETH & HARLESS, TIMOTHY L R/S 11237 COBBS ROAD, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
9414814507800903078120 9669 REZ2023-00012 BOS Mlg 11.8.2023	SWINGLE, TIMOTHY R & SWINGLE, CAROLYN D R/S 11198 COBBS ROAD, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
9414814507800903078137 9670 REZ2023-00012 BOS Mlg 11.8.2023	TOMS, TRACY S & JENNIFER N 11241 COBBS ROAD, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
9414814507800903078144 9671 REZ2023-00012 BOS Mlg 11.8.2023	VASCONI, JOANNA M & VASCONI, RYAN M R/S 11195 COBBS ROAD, GLEN ALLEN, VA 23059	ERR C	0.630	2.20 4.35			7.10
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Cumulative Totals	17		10.71	111.35			122.06

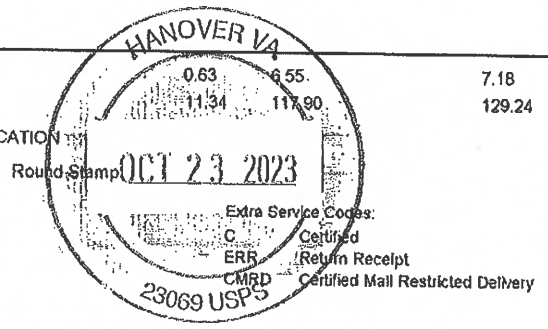
USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transstream
	Sequence Number 1-2867	Class of Mail Mixed

Article # Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814907800903078151 9632 REZ2023-00012 BOS Mfg 11.8.2023	WILLIAMS, CRAIG A & MONCAL 11639 ANNE GATE COURT, GLEN ALLEN, VA 23069	ERR C	0.630	2.20 4.35			7.18

Page Totals	1	0.63	6.55	7.18
Cumulative Totals	18	11.34	117.90	129.24

USPS CERTIFICATION
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 Signature of Receiving Employee
 PS Form 3877 (Facsimile)



Historical Commission Recommendation



Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *CDC*

SUBJECT: Historical Commission Recommendation
REZ2023-00012, Kenwood United Methodist Church

DATE: July 7, 2023

At the Historical Commission meeting on July 5, 2023, the Commission reviewed a request to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, to allow for the creation of nineteen (19) building lots for a gross density of 2.53 dwelling units per acre.

The Commission reviewed the request because this property is near the Ashland Trolley Line, which has been determined eligible for the National Register of Historic Places. The Trolley Line is located at its closest point approximately 575 feet to the west of this site and is surrounded by existing residential development in this area.

After consideration, the Commission determined that this residential development will not impact the Ashland Trolley Line.

/cdc

Agency Review Comments

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN DAVIS
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ASHLAND DISTRICT

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COUNTY ADMINISTRATOR



HANOVER COUNTY

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DIRECTOR OF PLANNING

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DEPUTY DIRECTOR OF PLANNING

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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

May 24, 2023

VIA E-mail: kburns@shurmhomes.com

Mr. Kyle Burns
9205 Atlee Branch
Mechanicsville, VA 23116

RE: REZ2023-00012, Kenwood United Methodist Church

Dear Mr. Burns,

Planning staff has conducted a review of your application materials. Attached, you will also find comments from other reviewing agencies. Your request has *tentatively* been placed on the Planning Commission's agenda for July 20, 2023. Once you have reviewed all comments, please contact me to set up a meeting to discuss them. Then, to remain on the July 20th agenda, you will need to respond to the comments below **no later than June 20, 2023**, which is the submittal deadline for that meeting. If the comments are not addressed by the date noted above, staff cannot assure that your request will be placed on this agenda.

1. Please review the agency comments and provide written responses to all comments. Please address all comments that will require changes to the layout of the conceptual plan because during construction plan and subdivision reviews, the layout will be required to be in substantial conformity with the conceptual plan.
2. To evaluate the conceptual plan, the staff needs a sheet that shows the locations and acreage of each area being counted towards meeting the open space requirements. Prior to preparing that, staff notes the following to address the standards of review for conceptual plans outlined in Section 26-67.3: *See C02*
 - This plan does not meet the criteria for the provision of central, directly accessible open space and amenities for most lots. Lot 17 is a location where open space should be provided. *Provided in revised plan*
 - The area of the SWM/BMP cannot be counted towards the open space requirements because it does not meet the criteria of review standards as usable open space. If that pond served for recreational purposes (a viable stocked pond with a pier or platform for fishing) and included pedestrian trails to that use, then it could be counted. *Noted - removed from calculation*
 - No portion of the RPA area may cross into the area of individual lots. *Wetlands updated per feasibility study and RPA not needed*

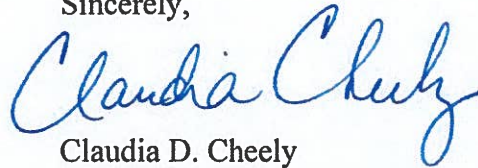
- For each contiguous area of open space, please provide its acreage, and then shade the areas being counted towards the required open space calculation. Steep slopes and RPA areas will become part of the open space for the subdivision, but do not count towards the required open space. Only 50% of the street buffer may be counted towards the required open space. **See C02 for acreages**
 - The open space adjacent to the temporary cul-de-sac is not usable open space; this area should be incorporated into the adjacent Lot 4. **Revised**
 - Consider reconfiguration of Lots 16, 18 and 19; concern about a rear yard backing up to an adjacent front yard has been raised in the past. **Revised**
3. Other conceptual plan requirements that require attention:
- Provide notes on the plan that show that each of the listed features (Section 26-67.1) for the conceptual plan have been considered; if that feature is not present, state so in the notes. **Noted**
 - A street tree easement along both sides of a subdivision street is required per Section 26-61(b)(1). Determine the linear distance of the frontage of both sides of each street, including the temporary cul-de-sac, and show the calculation for the number of trees required. In addition, at least three species of street trees must be used. **See C03 for street tree details**
 - Additional materials such as ground covers, ornamental grasses, perennials, annuals, and shrubbery shall be provided. All trees and additional materials shall be detailed on the conceptual plan and installed in substantial conformity with the conceptual plan, so providing that detail is required during rezoning. **See C03 for landscape requirements**
 - **Please describe the features of a “pedestrian stop zone” on the conceptual plan.**
 - Open space between pedestrian trails and lots, with the exception of pedestrian paths along lot fronts, shall be landscaped. Details of what will be provided is required on the plan. **See C03 for details**
 - Street lights are required on each corner at the entrance with at least one additional light in each direction that is spaced no more than 100’ from the corner street lights. **See C03 for details**
 - The pedestrian paths appear to be depicted as two different materials; with the labels for each, please include the surface material. With regard to the path in the street buffer, please explain why it is located so far from Cobbs Road. **Labels revised - path location is due to environmental features and easements along Cobbs Road.**
4. **Staff has reviewed** the submitted elevations and find that some of the elements listed as choices for the three design elements required at building permit review are not significant enough to be included as design choices, e.g., iron railings, or types of pendants or brackets. Staff recommends that a list of all proposed building materials be provided on the same sheet as the individual elevations. Then, under each picture depicting possible design elements, list those shown in the picture that are desired for this development. See the attached sample. Finally, the elevations are listed as part of the conceptual plan, so need to be included on a sheet of the conceptual plan set.
5. **The proffers submitted** include topics that should not be proffered. Street tree requirements are dictated by RS District ordinance so that proffer should be deleted. As noted above regarding the conceptual plan requirements, open space features including recreational amenities are required to be depicted on the conceptual plan. The location of such amenities should be shown on the overall plan. The amenity features can be then depicted within an inset box or boxes on the plan sheets where appropriate or provided on an additional sheet. We will assist you with proffer language should additional issues be identified that can be addressed with a proffer.

Mr. Kyle Burns
May 24, 2023
Page Three

6. If you have not already done so, please contact the South Anna District Planning Commissioner, Larry Leadbetter (804) 338-5999, and Board of Supervisors member, Susan Dibble (804-357-6438), to explain your rezoning request and ask whether they have any specific questions or concerns regarding your request. Please also ask whether they want you to hold a community meeting. If so, please coordinate the date and time of this meeting with County staff and your district representatives so we are available to attend. **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.**

If you have any questions, please contact me at (804) 365-6310.

Sincerely,



Claudia D. Cheely
Senior Planner, II

/cdc

Att.

cc: Susan Dibble
Larry Leadbetter

Field Protocol

The purpose of this RPA Designation is to properly apply the requirements of the Chesapeake Bay Act on this property.

There is one main channel which flows along the southern border of the parcel from southwest to northeast. Wetlands were identified throughout the site in association with the on-site channels. One (1) perennial flow protocol data sheet was completed to determine the status of perennial streams on and near the site. Photographs were taken at the channel assessment locations

Weather Conditions

The RPA designation study was completed on June 15, 2023. Weather conditions consisted of partly cloudy skies with a high temperature of about 85°F. In the month prior to the investigation the area experienced near average rainfall. PDSI value for the week leading up to the day in which the fieldwork was completed was -0.97 which is incipient dry spell conditions.

Overall Interpretation

Perennial flow protocol data sheet 1 was completed on the main channel flowing along the southern border of the parcel. The channel exhibited moderate biology, geomorphology, and hydrology making the channel **intermittent** with a score of 20.

The property assessed does not show characteristics of perennial flow and therefore is not subject to an RPA buffer within the limits of the property, as shown on the attached plan.



Upstream



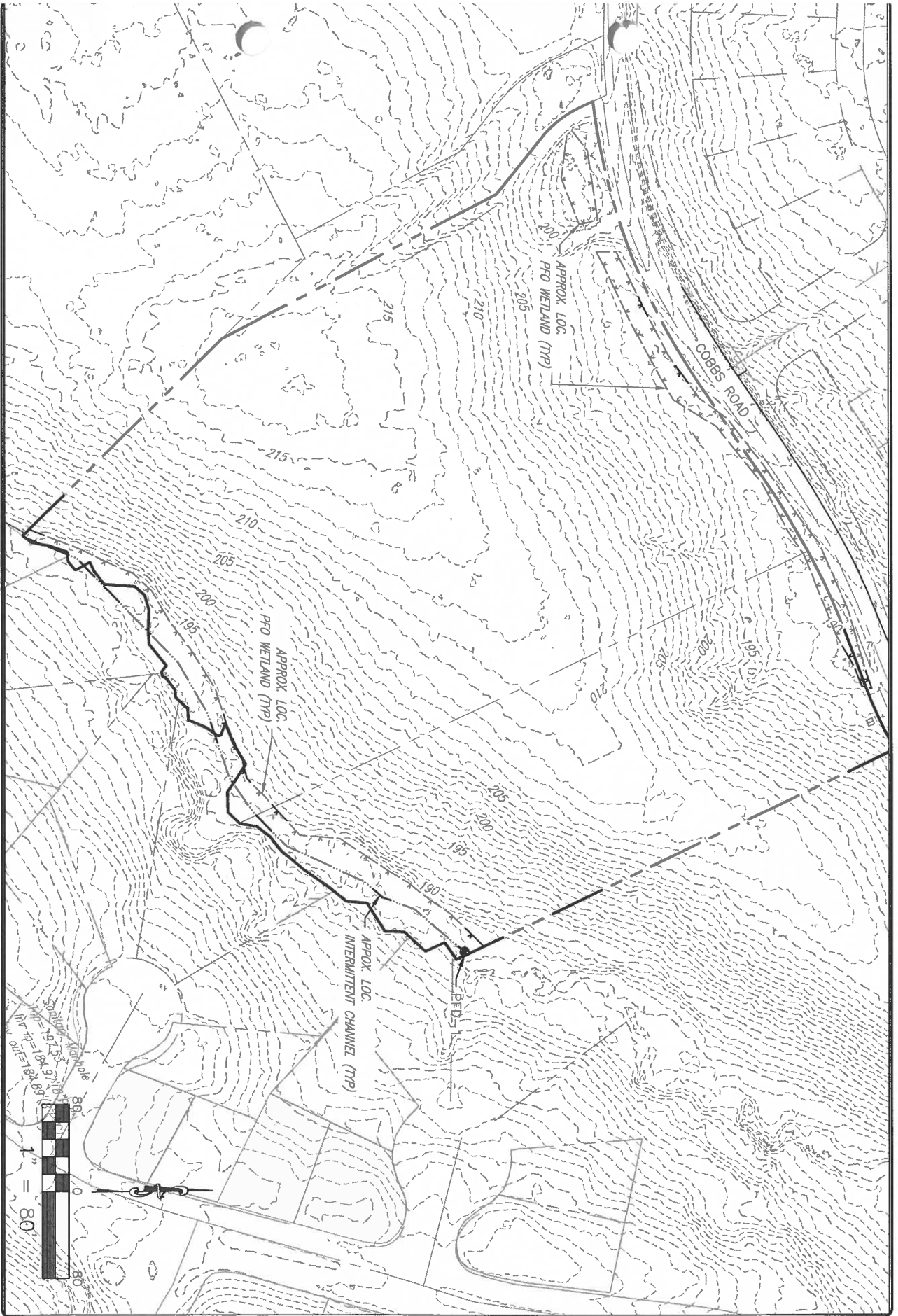
Downstream



Typical Conditions of Onsite Wetlands



Typical Conditions of Onsite Stream Channel



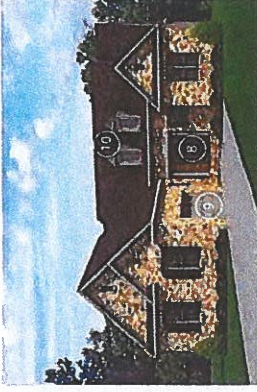
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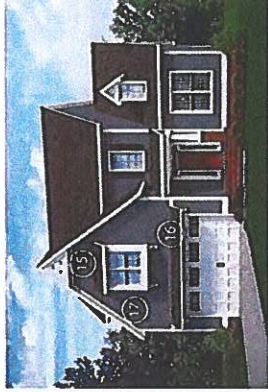
SOMERSET HILL
 RPA DESIGNATION LAYOUT

SOUTH ANNA DISTRICT
 HANOVER COUNTY, VA

DATE 08/21/2023
 SCALE 1" = 80'
 REVISIONS



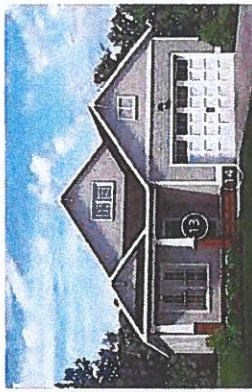
8. Covered Entry
9. Arched Entry
10. Dormer



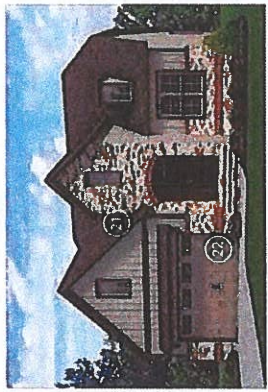
15. Gable Pediments
16. Shed Roof over Garage
17. Stone Brick Header



4. Gable - Main Roof
5. Stone/Brick Porch Columns
7. Front Load Garage



13. Columns on stone/brick base
14. WOODSHED



21. Partial Stone/Brick Facade
22. Brick Accent Ribbon



1. Forward Facing Roof
2. Covered Porch
3. Gabled Porch



11. Dormer over Garage
12. Hip Hipped Facing Roof



18. Metal Roof
19. Side Load Garage
20. Stone/Brick Column with Railing

BUILDING MATERIALS SELECTION:

- Siding Materials:** Brick, Hand-Plank, Vinyl Siding (textured), Vinyl Siding (beaded), Stone (natural & cultured), Pre-Cast Concrete
- Roof Materials:** Standard Asphalt Shingles, Dimensional Asphalt Shingles, Cedar Shake Shingles, Standing Seam Metal (painted), Standing Seam Metal (unpainted)
- Trim:** Wood (painted), Vinyl (textured), Aluminum, Composite, Pre-Cast Concrete
- Windows:** Glass (clear/low), Glass (specialty), Glass (block), Aluminum or Vinyl Frames, Aluminum or Vinyl Trim, Metal (painted), Wood (stained or painted), Vinyl, Composite
- Doors:** Wood (stained or painted), Vinyl, Composite
- NOTE**

COLORS OF MATERIALS TO BE HARMONIOUS WITHIN THE COMMUNITY

Notes:

- Building Permit Submitted shall include an 8.5"x11" Elevation of the Proposed House that highlights 3 features shown on this sheet.
- Elevations shown are a representative sample of the style of single family homes to be built as part of this project. Minor variations to these elevations may be changed with the approval of the Director of Planning.
- Foundation materials shall be either brick or stone. At least 2 materials from the "Siding Materials" list shall be used for the siding of each house. No more than 3 adjacent houses shall be constructed with the same elevation and the same materials for their purposes of this proffer. A variation in the color or type of one or both of the siding materials shall be constructed to be constructed using different materials.

**EXAMPLE ELEVATIONS
RESIDENTIAL STRUCTURES**

Section 26-67. Development standards and procedures.

The following requirements and procedures shall apply within the RS District.

1. Conceptual plan. The property shall be developed and improvements including landscaping installed in substantial conformity with a conceptual plan (the "plan") approved by the Board as part of the approval of the district. The conceptual plan may be designated as the preliminary subdivision plat for the property. Features designated on the plan for preservation shall be maintained in the condition existing on the date of the rezoning, to the extent practicable. The plan shall be submitted with each application for rezoning for a density higher than one and one-quarter (1¼) units per acre, and shall include the following information:
 - a. The proposed title of the project and the name of the engineer, architect, designer, or landscape architect, and the owner or developer. **Provided on C01**
 - b. The northpoint, scale, and date. Plans for proposed districts of less than one hundred (100) acres shall be drawn to a scale of not less than 1":200', and shall include the area within one thousand (1,000) feet of the boundary of the proposed district. For proposed districts of one hundred (100) acres or more, the scale shall be not less than 1":400', and shall include the area within two thousand (2,000) feet of the proposed district. **C01, C02, C03**
 - c. Zoning and zoning district boundaries, both existing and proposed. **Provided on C01**
 - d. Vicinity sketch, at a scale no greater than 1":2000'. **Provided on C01**
 - e. Designation of areas of common or open space, with a description of proposed improvements and landscaping where appropriate, and active and passive recreation areas. **C02**
 - f. Proposed lot lines. **C01, C02, C03**
 - g. Topography, at an interval of two (2) feet. **C01, C02, C03**
 - h. General location of proposed structures, with designation of the type(s) of housing proposed (detached dwellings, attached dwellings, or both). If attached, the number of units in each structure within the district shall be shown. Proposed elevations for all structures shall be provided. **Setbacks & number of detached housing units provided on C01; for elevations see C04.**
 - i. Public and private roads and trails, utility and other easements and rights-of-way, pedestrian paths, public land, land protected under conservation easements, buildings, utilities, drainage ditches, and other man-made improvements. **C01, C02**
 - j. Aquifer recharge areas, based on available published information (from USGS maps or other sources approved by the county). **N/A**
 - k. The location of ponds, streams, and natural drainage swales, mapped dam break inundation zones, and one hundred-year floodplains, as well as all resource protection areas as defined under the Chesapeake Bay Preservation requirements and slopes of thirty-five (35) percent or greater. **C01**
 - l. Locations of all historic structures, features, and sites on the tract, such as, but not limited to, those identified in the Hanover County Historic Site Survey (including those on any contiguous tract), abandoned roads, cemeteries, and military earthworks. All features to be preserved shall be shown and so noted on the plan. **N/A**
 - m. Location and description of all proposed improvements, including those required in the District, and pedestrian paths, landscaping and entrance features. The descriptions shall include, in the case of structures, elevations with specification of materials, height and other dimensions. There

shall be a depiction of pedestrian paths, including a cross-section with dimension and specification of materials. C02, C03 & C04

- n. Existing natural features on the property, including tree masses, based on available published information (from County GIS maps or other sources approved by the County), and a depiction of any proposed alterations. Notes provided on C01 about existing property; all proposed improvements shown on C01, C02 and C03

5/23/2023 11:06:34 AM (Code Compliance section - Jason Hazelwood)

Provide a no access strip at rear of lot 4 (next to adjacent 25' ROW easement).

Added

5/8/2023 2:50:59 PM (Health Department - David B Bauer)

Please properly abandon any existing wells that are interfering with your proposed development.

Noted

5/15/2023 9:35:00 AM (Development Review section - Thomas Incorvaia)

- Street trees and Sidewalk should be extended along Lots 5,6 and open space if and when the temporary turn around easement is removed and the road is extended. **Noted**
- Any existing plants in the proposed buffer that the applicant intends to use to meet the buffer requirements should be identified. **See C03 for landscape requirements**
- HOA documents will be required at the time of final plat, prior to recordation. **Noted**
- Street trees should be placed in a landscaping easement. **Noted**
- Which street (if known) will Lots 17 and 18 front on? **Concept plan revised**



HANOVER COUNTY

Office of the Fire Marshal



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

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

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

PLANS REVIEW

JURISDICTION:	Hanover
FMO FILE #	REZ2023-00012
TO:	Claudia Cheely
FROM:	Doug Atkins, Plan Examiner Office 804-365-4858 Email: jdatkins@hanovercounty.gov
SUBJECT:	Kenwood United Methodist Church
DATE:	5-19-2023
TYPE OF REVIEW	REZ 1 st Review
COMMENTS:	<ol style="list-style-type: none"> The Fire Marshal's Office has no comments on the rezoning of this property. As this project, moves towards the site plan process the applicate should be aware of the requirements of the Hanover Fire Marshal's Office. Requirements can be found on the Hanover Fire and EMS web page https://www.hanovercounty.gov/1082/Plans-Review
TrackIt:	5-19-2023

REZONING

Department of Public Works Comments

CASE NAME: Kenwood United Methodist Church

TRACKIT PROJECT #: REZ2023-00012

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment

Comments Below

DATE: 05/10/2023

REVIEWED BY: MJD

No comments on rezoning.

If construction plans are required. For construction plans: **Comments noted**

1. Additional development subject to runoff reduction and channel protection.
2. Must meet energy balance and permissible velocity at outfall or demonstrate that the site is less than 1% of the drainage area at the outfall to the natural channel.
3. With the large increase in impervious area, it is likely that the onsite detention of stormwater will be required.
4. Wetlands delineation, evaluation of CBPA and extent of RPA required. Water quality impact assessment certification required along with associated supporting information.
5. May need to evaluate outfall under Cobbs road, determine impacts on drainage way at rear of site.

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Kenwood United Methodist Church

PROJECT #: REZ2023-00012

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment:

Comments Below:

DATE: 5/9/2023

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. Remove the conceptual water and sanitary sewer layout from the Conceptual Plan. A Utility Master Plan may be submitted separately, directly to DPU for review if desired. **Removed**
2. All water and sanitary sewer extensions and connections will need to be completed in accordance with DPU requirements. **Noted**
3. A 20' Water and Sanitary Sewer Easement will be required across the entire frontage along Cobbs Road for a future parallel 12" waterline. **Noted - added to concept plan**
4. A 12" waterline extension may be extended down the southern right-of-way from Cedarlea Park or across Cobbs Road from the Cobbs Creek Subdivision. **Okay**
5. A 12" waterline stub shall be provided beyond the entrance improvements along the south side of Cobbs Road. **Noted**
6. A 12" waterline extension may be required to extend through the development. **Okay**
7. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants. **Noted**

Please feel free to contact me if you have any questions or concerns.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

Stephen C. Brich, P.E.
COMMISSIONER

June 22, 2023

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

Re: REZ2023-00012 Kenwood United Methodist Church

Ms. Cheely,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Balzer and Associates, dated March 16, 2023 and find the plan generally acceptable.

Please note following items will be required for review and approval of the construction plan:

1. All public roads must be designed to the SSAR regulations, and Appendices B(1) and F.
2. Provide a typical road section and road geometry information consistent with the documents referenced above.
3. Provide turn lane warrants with the construction plan.
4. Sanitary sewer manholes must be centered in the middle of the lane.
5. All landscaping must be a minimum of 30' from the end of the intersection curb radii.
6. The pedestrian path is shown outside of the state R/W which makes it ineligible for state maintenance.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3587 for information pertaining to this process.

Sincerely,

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

Community Meeting Notes

Community Meeting Notes:
REZ2023-00012, Kenwood United Methodist Church

A community meeting for REZ2023-00012, Kenwood United Methodist Church, was held by the applicant at 6:00 p.m. on June 14, 2023 at Kenwood United Methodist Church. The applicant, Shurm Homes, is requesting a rezoning to RS(c), Single-Family Residential District with conditions, to allow up to 19 lots on Cobbs Road adjacent to the Cedarlea Park Subdivision.

Four (4) adjacent property owners attended. Planning Commissioner Larry Leadbetter and Planning staff members Gretchen Biernot and Claudia Cheely were also in attendance.

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

- How many of the existing houses will be taken down?
 - There are two existing houses, which will both be demolished.
- What can be expected in the area along Cobbs Creek adjacent to Cedarlea Park?
 - A 100' wide preservation area is shown, which will only be disturbed for the installation of a sewer line from Cedarlea Park.
- When is construction expected to begin?
 - Summer 2024 at the earliest.
- Concerns were expressed about the existing traffic along Cobbs Road and the possible need for a turn lane
 - Only 19 lots are proposed, which should have minimal traffic impact.
- How will stormwater be addressed and what will be done to ensure there will not be increased runoff into Cedarlea Park? Cobbs Creek already overflows when there is a lot of rain.
 - The County requires that the stormwater drainage system be engineered to prohibit additional runoff from the property post-development.
- Questions were asked about the type of homes to be built and what other subdivisions contain homes constructed by the applicant
 - Two-story, custom homes are proposed that are 1800-2200 square feet in size. Shurm Homes has constructed homes in Glebe Hill, Arboridge, and Riva Ridge.

This case is expected to be heard at the Planning Commission on September 21, 2023 at 6:00 pm.

Proffers

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OCT 25 2023

HANOVER COUNTY
PLANNING OFFICE

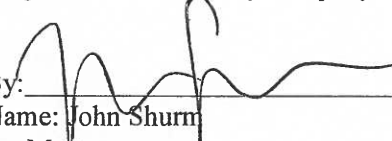
REZ2023-00012, Kenwood United Methodist Church:

The undersigned, Sidney & Sidney Developments LLC & Kenwood United Methodist Church, Owners of the parcels designated as 7778-65-6209 and 7778-65-3028, ("the Property"), voluntarily agrees for itself, the owner's agents, personal representatives, successors and assigns (collectively the "Property Owner") that, in the event the Property is rezoned from A-1 and RS(c) to RS(c), the development and use of the Property must be subject to the following conditions:

1. Right-of-Way Dedication. The Property Owner agrees to dedicate thirty-five (35) feet of right-of-way from the centerline of Cobbs Road (State Route 801) for future road widening, free of cost to the County, if needed, and upon the request of the County or VDOT.
2. 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, solute block, or asbestos shingle shall be permitted for the finish exterior of any structures.
3. Tree Preservation in Common Areas. Existing trees within the Common Areas 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 drainage or public utility improvements or recreation amenities shown on the conceptual plan. Prior to land disturbance, all tree protection measures shall be installed and then inspected by the representative of the Planning Department.
4. Windows/Decorative Treatment. For Lots with a side elevation facing Cobbs Road, the following measures will be implemented:
 - The garage side of the house shall be on the opposite side of the house from Cobbs Road.
 - A minimum of two windows per floor shall be required in a fenestration pattern similar to the front façade.
 - When shutters are used on the front façade, the side facing Cobbs road shall also have shutters on those side windows

- The variety of materials and colors used on the front façade shall also be incorporated on the side of the house that faces Cobbs Road.
5. Recreational Amenities. Open spaces shall be programed with either public seating, pedestrian stop zones, dog station, walking trails or a combination thereof. The final design of the common space shall be reviewed and approved during the plan review period. Such recreational facilities shall be constructed at the expense of the applicant and shall be bonded as subdivision improvements.

SIDNEY & SIDNEY DEVELOPMENTS LLC, a
Virginia limited liability company

By:  (SEAL)
Name: John Shurm
Its: Manager

STATE OF Virginia
COUNTY OF Hanover

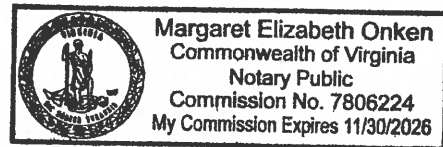
On this 24 day of October, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared John Shurm, who acknowledged he is the Manager of the **SIDNEY & SIDNEY DEVELOPMENTS LLC**., and who executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: 11/30/2026
Reg. No.: 7806224


Notary Public

&



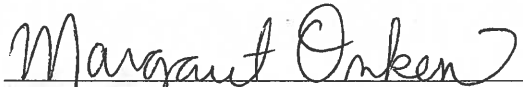
By:  (Seal)
STEVE FITCHETT, TRUSTEE
KENWOOD UNITED METHODIST CHURCH

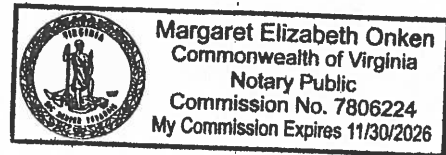
STATE OF VIRGINIA
COUNTY OF Hanover

On this 24 day of October, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared **STEVE FITCHETT**, an individual, who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: 11/30/2026
Reg. No.: 7806224


Notary Public



Conceptual Plan/Elevations

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OCT 26 2023
HANOVER COUNTY PLANNING OFFICE



VICINITY MAP
 SCALE: 1" = 1,000'

GENERAL NOTES

DEVELOPER:
 SIDNEY & SIDNEY DEVELOPMENTS, LLC
 9205 ATLEE BRANCH LANE
 MECHANICSVILLE, VA 23116
 CONTACT: KYLE BURNS
 (240) 277-4927
 KBURNS@SHURHHOMES.COM

ENGINEER:
 BALZER & ASSOCIATES, INC
 15871 CITY VIEW DRIVE, SUITE 200
 MIDLOTHIAN, VA 23113
 CONTACT: TODD CHALMERS, P.E.
 (804) 794-0571
 TCHALMERS@BALZER.CO

1. PARCEL 1 - GPIN: 7778-65-6208; ZONING: A-1; 2.24 AC
2. PARCEL 2 - GPIN: 7778-65-3028; ZONING: RS; 5.34 AC
3. PROPOSED ZONING: RS; SINGLE FAMILY RESIDENTIAL
4. PROPOSED USE: SINGLE FAMILY DETACHED LOTS
5. NUMBER OF LOTS: 20
6. NUMBER OF DETACHED HOUSES: 20
7. DENSITY: 2.67 UNITS PER ACRE (GROSS)

1. ACREAGE TOTAL: 7.58 AC
2. NET ACREAGE: 7.15± AC
3. ACREAGE OUTSIDE LOTS & R.O.W: 2.48± AC (20%)
4. REQUIRED COMMON AREAS/OPEN SPACE: 1.43 AC
5. PROVIDED COMMON AREAS/OPEN SPACE: 1.53 AC

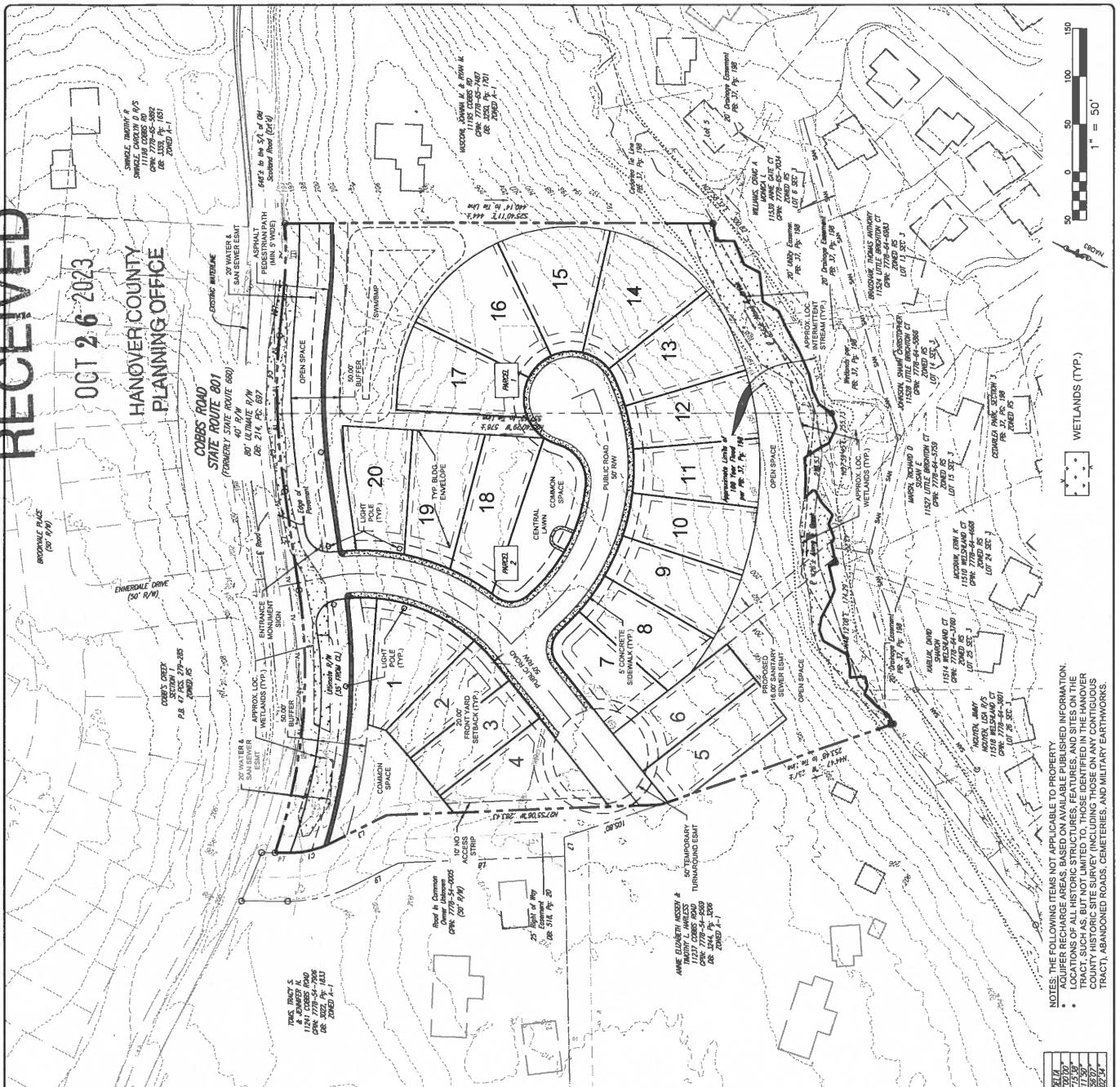
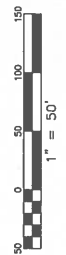
1. EXCEPT FOR THE TWO (2) EXISTING HOME SITES, THE PROPERTY IS WOODED.
2. ALL EXISTING STRUCTURES WILL BE REMOVED.
3. ALL PROPOSED ROADS WILL BE PUBLIC AND POSTED 25 MPH.
4. BUFFERS SHALL MEET ORDINANCE REQUIREMENTS.

SHEET INDEX

- C01 OVERALL PLAN
- C02 OPEN SPACE REQUIREMENTS
- C03 LANDSCAPE REQUIREMENTS
- C04 DESIGN ELEMENTS EXHIBIT

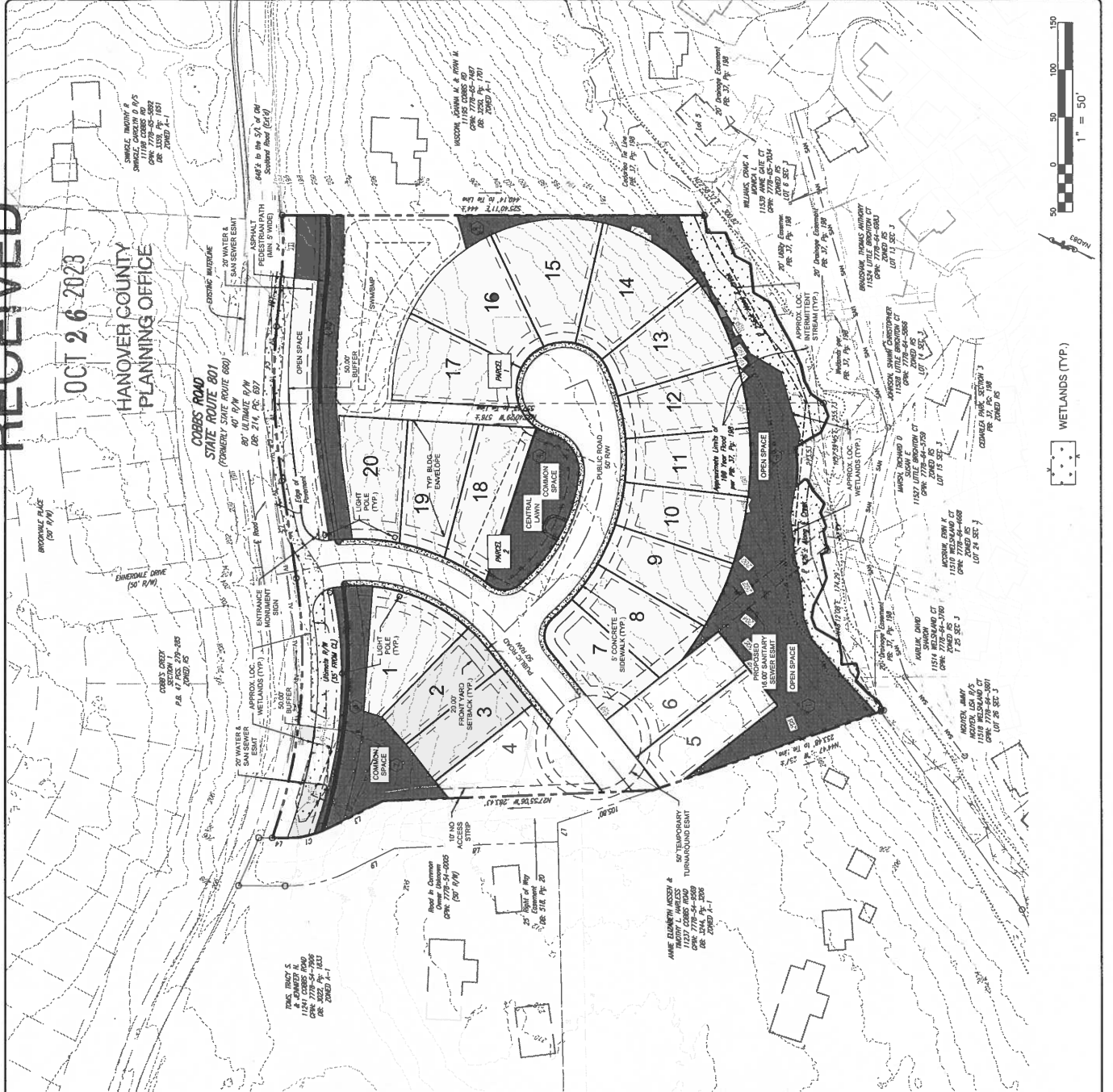
LINE	TYPE	START	END	LENGTH	AREA
1	1	565.7274	570.0000	4.2726	18.12
2	1	570.0000	574.2726	4.2726	18.12
3	1	574.2726	578.5452	4.2726	18.12
4	1	578.5452	582.8178	4.2726	18.12
5	1	582.8178	587.0904	4.2726	18.12
6	1	587.0904	591.3630	4.2726	18.12
7	1	591.3630	595.6356	4.2726	18.12
8	1	595.6356	599.9082	4.2726	18.12
9	1	599.9082	604.1808	4.2726	18.12
10	1	604.1808	608.4534	4.2726	18.12
11	1	608.4534	612.7260	4.2726	18.12
12	1	612.7260	616.9986	4.2726	18.12
13	1	616.9986	621.2712	4.2726	18.12
14	1	621.2712	625.5438	4.2726	18.12
15	1	625.5438	629.8164	4.2726	18.12
16	1	629.8164	634.0890	4.2726	18.12
17	1	634.0890	638.3616	4.2726	18.12
18	1	638.3616	642.6342	4.2726	18.12
19	1	642.6342	646.9068	4.2726	18.12
20	1	646.9068	651.1794	4.2726	18.12

NOTES: THE FOLLOWING ITEMS NOT APPLICABLE TO PROPERTY LOCATIONS OF ALL HISTORIC STRUCTURES, FEATURES, AND SITES ON THE TRACT, SUCH AS, BUT NOT LIMITED TO, THOSE IDENTIFIED IN THE HANOVER COUNTY HISTORIC SITE SURVEY (INCLUDING THOSE ON ANY CONTIGUOUS TRACT), ABANDONED ROADS, CEMETERIES, AND MILITARY BARRACKS.



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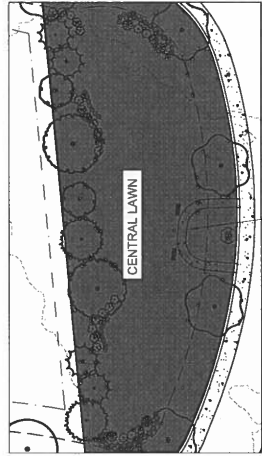
OCT 26 2023
 HANOVER COUNTY
 PLANNING OFFICE



LEGEND

	COMMON AREA / OPEN SPACE	0.79 AC
	NATURAL AREA =	0.16 AC
	STREET BUFFER (60%) =	0.35 AC
	CENTRALIZED SPACE =	0.20 AC
	TOTAL AREA =	1.50 AC

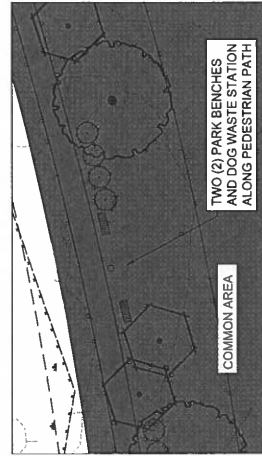
COMMON AREA DETAILS



5' WIDE SIDEWALK WITH TWO (2) PARK BENCHES AND DOG WASTE STATION OVERLOOKING CENTRAL LAWN

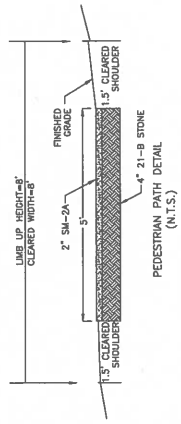
CLUSTER MAILBOX UNIT

NOTE: THE CENTRALIZED SPACE SHALL BE PROGRAMMED WITH PUBLIC SEATING, DOG STATION, AND CENTRAL LAWN FOR PLAT. FINAL DESIGN OF COMMON SPACE SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.



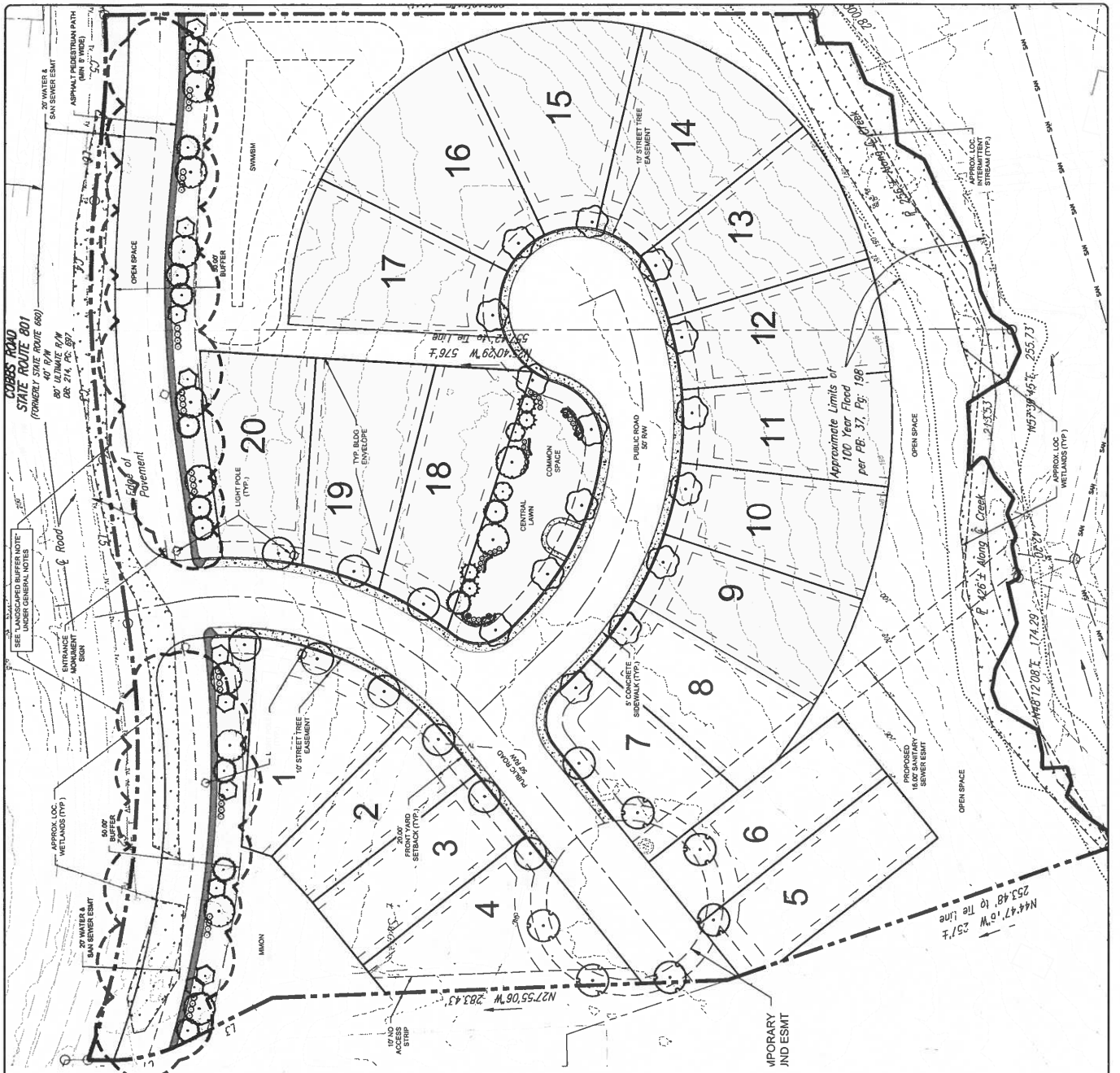
TWO (2) PARK BENCHES AND DOG WASTE STATION ALONG PEDESTRIAN PATH

COMMON AREA



PEDESTRIAN PATH DETAIL (N.T.S.)





GENERAL NOTES
 LANDSCAPING AND LIGHTING, INCLUDING MATERIALS, SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.

10' WIDE STREET TREE EASEMENT PROVIDED ALONG BOTH SIDES OF STREET
 LENGTH = 1,520 FEET
 STREET TREES REQUIRED - 1520 / 50 = 31 TREES
 STREET TREES PROVIDED = 31 TREES

STREET TREES = QUERCUS PALUSTRIS - PIN OAK
 QUERCUS PHELLOS - WILLOW OAK
 NYSSA SYLVATICA - BLACK GUM



OPEN SPACE AND BUFFER LANDSCAPING
 LARGE TREES = ACER RUBRUM - RED MAPLE
 GINKGO BILOBA - MAIDENHAIR TREE



SMALL TREES = AMELANCHIER CANADENSIS - SERVICEBERRY
 CERCIS CANADENSIS - EASTERN REDBUD



EVERGREEN TREES = ILEX NELLE R STEVENS - NELLIE STEVENS HOLLY
 JUNIPERUS VIRGINIANA BURKII - RED CEDAR



SHRUBS = ILEX CORNUTA - CARISSA - CARISSA HOLLY
 DEUTZIA GRACILIS - NIKKO SLENDER DEUTZIA
 LIGUSTRUM JAPONICUM - JAPANESE PRIVET
 STRINGA X BLOOMERANG - LILAC



ORNAMENTAL GRASS = PANICUM VIRGATUM - CHEYENNE SKY - SWITCH GRASS
 MUHLBERGIA CAPRILLARIS - PINK MUHLY GRASS



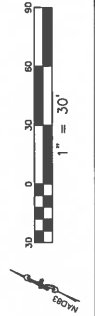
LANDSCAPED BUFFER NOTE: THE 50' BUFFER ALONG COBBS ROAD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 26-66 OF THE ZONING ORDINANCE. THE BUFFER SHALL RETAIN HEALTHY AND MATURE EXISTING VEGETATION WHERE FEASIBLE. IN THE EVENT EXISTING VEGETATION IS NOT UTILIZED, THE BUFFER SHALL BE SUPPLEMENTED WITH TREES AND SHRUBS AS GENERALLY SHOWN ON THIS CONCEPTUAL LANDSCAPE PLAN. THE EXACT DESIGN, INCLUDING MATERIALS, OF THE BUFFER SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.



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NOTES:
 ELEVATIONS SHOWN ARE REPRESENTATIVE OF SOME OF THE STYLES OF SINGLE-FAMILY HOMES TO BE BUILT AS PART OF THE PROJECT. ELEVATIONS AND STYLES MAY CHANGE WITH THE APPROVAL OF THE PLANNING STAFF.
 WHEN THE BUILDING PERMITS ARE SUBMITTED, THEY SHALL INCLUDE AN 8.5' X 11' ELEVATION RENDERING OF THE PROPOSED HOUSE THAT HIGHLIGHTS AT LEAST 3 OF THE DESIGN ELEMENTS SHOWN ON THE ATTACHED ELEVATIONS. NO MORE THAN TWO ADJACENT HOUSES SHALL BE CONSTRUCTED WITH THE SAME ELEVATION AND THE SAME MATERIALS FOR THE PURPOSES OF THIS PROPER. A VARIATION IN THE COLOR OR TYPE OF ONE OR MORE SIDING MATERIALS SHALL BE INTERPRETED AS BEING CONSTRUCTED AS USING DIFFERENT MATERIAL.

BUILDING MATERIAL SELECTION:
 SIDING MATERIAL: BRICK, HORIZONTAL PLANK, STONE, VINYL, PRECAST CONCRETE COMPOSITE, ENGINEERED WOOD COMPOSITE
 ROOF MATERIAL: ASPHALT SHINGLE, DIMENSIONAL ASPHALT SHINGLE, CEDAR SHAKE SHINGLE, COMPOSITE SLATE, STANDING SEAM METAL (PAINTED OR UNPAINTED), SLATE
 TRIM: WOOD, PVC, COMPOSITE, ALUMINUM, VINYL
 DOORS: WOOD (STAINED OR PAINTED), METAL, VINYL, COMPOSITE



- DOUBLE REVERSE GABLE
- EXTENDED COVERED FRONT PORCH
- GABLE PENDANT SHAKER SIDING
- SIDE LOAD GARAGE



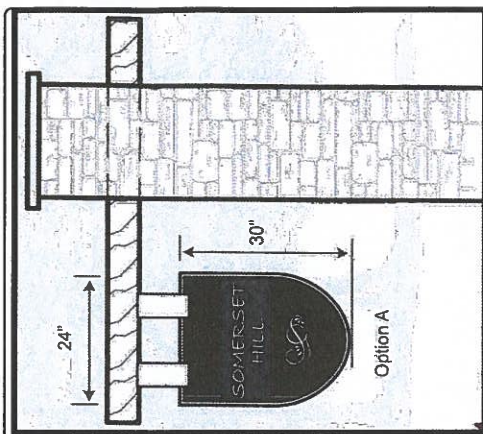
- TRIANGLE DORMER
- FRONT DOOR SIDELIGHTS
- FRONT DOOR GLASS SIDELIGHTS
- COVERED ENTRY



- VERTICAL VINYL SIDING
- REVERSE CABLE PORCH COLUMNS
- STONE PILLAR BASE
- DIMENSIONAL SHINGLES



- GARAGE DOOR WINDOWS
- STONE ACCENT
- STONE PILLAR BASE
- DIMENSIONAL SHINGLES
- FRONT DOOR GLASS INSERT
- CRAFTSMAN COLUMNS
- BRICK STEPS
- COURTYARD ENTRY GARAGE



ENTRANCE MONUMENT EXAMPLE



- STANDING SEAM METAL ROOF
- SHED ROOF DORMER (1, 2 OR 3 WINDOWS)



AMENITY / OPEN SPACE EXAMPLES



Ordinance

ORDINANCE REZ2023-00012

OWNER OF RECORD: KENWOOD UNITED METHODIST CHURCH

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 the rezoning of the property described as GPINs 7778-65-6209 and 7778-65-3028, consisting of approximately 7.52 acres, and located on the south line of Cobbs Road (State Route 801) approximately 650 feet west of its intersection with Old Scotland Road (State Route 2259), subject to the following conditions, which were proffered by the Applicant on October 25, 2023, and accepted by the Board:

1. Right-of-Way Dedication. The Property Owner agrees to dedicate thirty-five (35) feet of right-of-way from the centerline of Cobbs Road (State Route 801) for future road widening, free of cost to the County, if needed, and upon the request of the County or VDOT.
2. 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, solute block, or asbestos shingle shall be permitted for the finish exterior of any structures.
3. Tree Preservation in Common Areas. Existing trees within the Common Areas 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 drainage or public utility improvements or recreation amenities shown on the conceptual plan. Prior to land disturbance, all tree protection measures shall be installed and then inspected by the representative of the Planning Department.
4. Windows/Decorative Treatment. For Lots with a side elevation facing Cobbs Road, the following measures will be implemented:
 - The garage side of the house shall be on the opposite side of the house from Cobbs Road.
 - A minimum of two windows per floor shall be required in a fenestration pattern similar to the front façade.

- When shutters are used on the front façade, the side facing Cobbs road shall also have shutters on those side windows.
 - The variety of materials and colors used on the front façade shall also be incorporated on the side of the house that faces Cobbs Road.
5. Recreational Amenities. Open spaces shall be programed with either public seating, pedestrian stop zones, dog station, walking trails or a combination thereof. The final design of the common space shall be reviewed and approved during the plan review period. Such recreational facilities shall be constructed at the expense of the applicant and shall be bonded as subdivision improvements.

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 REZ2023-00012, 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 REZ2023-00012 adopted by the Hanover County Board of Supervisors on November 8, 2023.

Dated: _____

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