



County of Gloucester  
 Department of Planning and Zoning  
 6489 Main Street  
 Gloucester, Virginia 23061  
 804-693-1224 FAX 804-824-2441

Z+D # 24080017

FOR OFFICE USE ONLY	
Date Received	8/13/2024
Date Complete	8/13/2024
Case No.	<del>2408</del> Z-24-02
Tax Map No.	44-87A (13933)
Receipt No.	10185258

### REQUEST FOR REZONING

EFFECTIVE July 1, 2008, THIS APPLICATION MUST BE ACCOMPANIED BY THE CHAPTER 527 COMPLIANCE FORM & THE VDOT LANDTRACK INFORMATION SHEET.

I, (WE) Eric & Christy Baldwin DO  
 HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF GLOUCESTER TO  
 AMEND THE COUNTY ZONING ORDINANCE BY:

Modifying section(s) \_\_\_\_\_ of the ordinance as per the attached.

Modifying the Zoning District Classification of the following described property from the RC-1 district(s), to the SC-1 district.

Modifying or removing one or more proffers approved as part of Rezoning Application \_\_\_\_\_.

**A. PROPERTY INFORMATION**

Location of property: 6040 Braeburn Lane Hayes Va 23072

Legal description of property:

\* If recorded subdivision – Name \_\_\_\_\_

Section \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Land Book Page No. 1005781 Parcel(s) 044/87/A

\* If acreage, attach plat of property and a metes and bounds description.

**Are the taxes on this property paid up to date?**

\*Pursuant to Va. Code Section 15.2-2286(B), the Board of Supervisors may, but is not mandated to, require proof of the payment of taxes prior to approval of a rezoning.

**Briefly describe the current use of the property:**  
residential

**B. EXPLANATION OF THE APPLICATION AND RELATIONSHIP OF THE PROPOSED REZONING TO THE COUNTY'S COMPREHENSIVE PLAN (IF APPLICABLE).**

Please describe the purpose of the proffer amendment or rezoning and the proposed use of the property.

would like to divide property (5.02 acres) & give 2 acres to my brother with our guesthouse. He currently resides there & is maintaining the home (Nash Bond). He plans to live there as it is. The guest house has a separate well and septic system & was built in 2007.

**C. LIST THE NAMES AND ADDRESSES OF OWNERS OR OCCUPANTS OF ALL ADJACENT PROPERTY OR PROPERTY ACROSS A ROAD, HIGHWAY OR RAILROAD RIGHT-OF-WAY. ADDRESSES SHOULD COINCIDE WITH THOSE IN THE COMMISSIONER OF THE REVENUE OFFICE. (Please Print)**

NAME	ADDRESS	TAX MAP/PARCEL#
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**D. PERSON(S) REPRESENTING THE APPLICATION**

Name: Christy Baldwin [Signature]  
 Address: 6036 Braeburn Ln  
Hayes, Va 23072 8/11/24 (Signature)  
 Phone: 804 694-7164 (Date)

**E. OWNER(S) OF PROPERTY**

Name: Eric & Christy Baldwin Phone: 804-694-7169  
 Address: 6036 Braeburn Ln Hayes Va 23072

*I hereby grant permission to the designated personnel of Gloucester County, and any other agency deemed appropriate by Gloucester County, to enter the subject property for purpose of review of the proposed application, to post signs prior to the public hearing by the Planning Commission, and to remove said signs after the public hearing by the Board of Supervisors.*

[Signature] 8-13-24  
 (Signature) (Date)

**IMPORTANT: The proffer amendment or rezoning application package must be deemed complete before it can be transmitted to the Planning Commission to request a public hearing be scheduled.**



## GLOUCESTER COUNTY PLANNING DEPARTMENT

Post Office Box 329  
6582 Main Street  
Gloucester, VA 23061

804-693-1224  
Fax: 804-693-7037  
www.gloucesterva.info/planning

### Chapter 527 Compliance Form

Effective July 1, 2008, Rezoning that meet thresholds as specified in VDOT's Traffic Impact Analysis Regulations, Chapter 527, will require Traffic Impact Analyses (TIAs). As of this date, this form must be completed by a licensed professional and submitted with each application to the Gloucester County Planning Department in combination with a VDOT Landtrack Information Sheet.

The process for submitting TIA's shall be as follows:

1. Submit VDOT's required number of copies along with your rezoning submittal to the Gloucester County Planning Department along with a check for the appropriate review fee made payable to VDOT;
2. All copies of the TIA will be stamped by the Gloucester County Planning Department, and the Planning Department will keep its copy(s) on file; and
3. The remaining TIA copies will be picked up by VDOT within 10 business days of an application that is deemed complete.

Choose one of the two options below:



I certify that this proposal **DOES NOT MEET** any of the 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 acknowledge that Gloucester County and/or VDOT may require that one is submitted and that action may not be taken on my proposal until this is submitted.



I certify that this proposal **MEETS** at least one of the 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).

The above information is based on a proposed use of \_\_\_\_\_ with a projected daily trip generation of \_\_\_\_\_ vehicles per day and a site peak hour trip generation of \_\_\_\_\_ vehicles per hour, based on the stipulations of 24 VAC30-155. The \_\_\_\_\_ edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number \_\_\_\_\_ and Page Number \_\_\_\_\_).

\*Please attach a sheet indicating how each of the thresholds for this proposal were calculated including but not limited to use, size of the proposed project (square footage, number of units)

\_\_\_\_\_  
License Professional's (Signature)

\_\_\_\_\_  
Name & Date (Type or Print)

\_\_\_\_\_  
License Number or Stamp and Seal

Use is the same, Max 20 additional trips w/ accessory dwelling units on each new parcel. 527 not applicable.

\* As of July 1, 2011 applications for Major Subdivisions will no longer require a Chapter 527 Compliance Form.

*Jane Ducey - Og*, Director

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for \_\_\_ zoning amendment, \_\_\_ variance, or \_\_\_ special exception is subject to the following:

“Does any member of the Planning Commission, Board of Zoning Appeals, or governing body (Board of Supervisors) have any interest in the property which is subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership? \_\_\_

Yes

No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition? \_\_\_

Yes

No

If yes to either questions above, please state:

Person’s name: \_\_\_\_\_

Member of: \_\_\_\_\_

Nature of their interest: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I, Christy Baldwin ERIC J. BALDWIN,  
(Print name)

hereby certify that the information contained in this application/petition is true and correct to the best of my knowledge.

Christy Baldwin / Eric Baldwin 8/11/24  
(Signature) (Date)

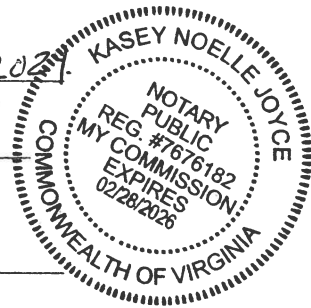
STATE OF VIRGINIA  
COUNTY OF GLOUCESTER

I, a Notary Public of the County of Gloucester, State of Virginia, do hereby certify that Christy Baldwin / Eric Baldwin, whose name is signed to the writing above dated on the 11 day of August, 2024, has acknowledged the same before me in my State aforesaid.

Given under my hand this 11 day of August, 2024.

[Signature]  
Notary Public

My commission expires 2/28/2026



**Gloucester County**  
**Proffer Policy for Applications for Residential Rezoning**  
*Effective September 3, 2019 per Resolution adopted by the Gloucester County Board of Supervisors.*

Gloucester County has the authority, pursuant to Va. Code Section 15.2-2298, to accept voluntary proffers, either onsite or offsite, submitted by an applicant for conditional zoning. Proffers may include land, infrastructure, cash, or other conditions and constraints on the use of the property applied for conditional zoning. There must be a reasonable relationship or connection between the proffers and the rezoning.

In order to ensure compliance with applicable law, Section 15.2-2303.4 of the Code of Virginia, and to ensure that there exists a reasonable relationship or connection between the proffers and the residential rezoning, it shall be the responsibility of the applicant to provide the County with detailed analyses of the impacts (capital, environmental, fiscal, etc.) of any development resultant from a requested residential rezoning; the applicant must then demonstrate how the project and/or any proffered conditions will mitigate those impacts.

Pursuant to Section 15.2-2303.4 of the Code of Virginia, the County and its officials, employees, and agents may suggest - but shall not require - any particular proffer associated with a requested residential rezoning. Any such requirement of a proffer shall be deemed null and void and of no effect.

The applicant's signature on the proffers shall serve to certify that any proffered conditions are voluntary, reasonable, and directly related to the rezoning applied for. The applicant shall acknowledge that failure to address and/or mitigate impacts directly attributable to the rezoning may result in the denial of the rezoning request.

I have read and understand the above proffer policy:

ERIC J. BALDWIN

Eric W Baldwin      Christy Baldwin      EJ BA  
Property Owner

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Applicant (if different)

8/11/24

Date

## EXHIBIT A

ALL that certain tract or parcel of land lying and being in York Magisterial District, (formerly Abingdon District), Gloucester County, Virginia, known and called as "Braeburn" containing Five and 2/100 (5.02) acres, more or less, but conveyed in gross and not by the acre, the same being bounded and described, now or formerly, as follows: On the North and East by lands now or formerly of John W. C. Catlett, Jr. And William E. Catlett; on the South by lands now or formerly of the John W. C. Catlett, Jr. And William E. Catlett marked by the center of a stream; and on the West by the mean low water mark of Cedar Bush Creek. For a more accurate and particular description of the lands hereby conveyed, reference is made to a plat of survey of Charles J. Kerns, C.L.S., dated May 4, 1982, which plat is recorded in the Clerk's Office, Circuit Court, Gloucester County, Virginia, in Plat Book 22, page 157.

TOGETHER WITH a nonexclusive easement of right of way as a means of ingress and egress at all times to and from the property hereby conveyed and State Route 635, the northern line thereof being shown on said plat as "existing dirt road", which runs in an easterly direction to the lands now or formerly of William P. Carey, et al, at a width of fifty (50') feet, thence along lands now or formerly of William P. Carey, et al, in a southeasterly direction at a width of fifty (50') feet to an "existing road" as shown on a plat of Charles J. Kerns, C.L.S., dated November 14, 1972, and recorded in Clerk's Plat Book 7 at Page 8 in the Clerk's Office of the Circuit Court of Gloucester County, thence in a northeasterly direction at said width of fifty (50') feet over lands of the grantors by lands now or formerly of William P. Carey, et al, and Aaron F. Gay, et al, to a subdivision called "Country Village" as shown on Clerk's Plat Book 20, at Page 5, in said Clerk's Office, thence in a northwesterly direction between "Country Village" and lands now or formerly of Aaron F. Gay, at the maximum width between the two properties to the terminus of State Route 635.

Together with all and singular the buildings and improvements thereon, the tenements, hereditaments, easements, appurtenances, and rights of way thereunto belonging or in anywise appertaining.

Subject to any and all rights of way, easements, restrictions and provisions of record affecting the property.

It being the same real estate conveyed to Eric James Baldwin and Christy Willett Baldwin, by Deed from Christy Willett Baldwin, Executrix, dated September 23, 2010, recorded September 24, 2010, in the Clerk's Office, Circuit Court, County of Gloucester, Virginia, as Instrument No. 100004378 and Corrected by Corrected Deed recorded December 8, 2010, as Instrument No. 10005781.

INSTRUMENT 190001553  
RECORDED IN THE CLERK'S OFFICE OF  
GLOUCESTER COUNTY CIRCUIT COURT ON  
APRIL 15, 2019 AT 02:33 PM  
MARGARET F. WALKER, CLERK  
RECORDED BY: KJH

*Jim Hays*

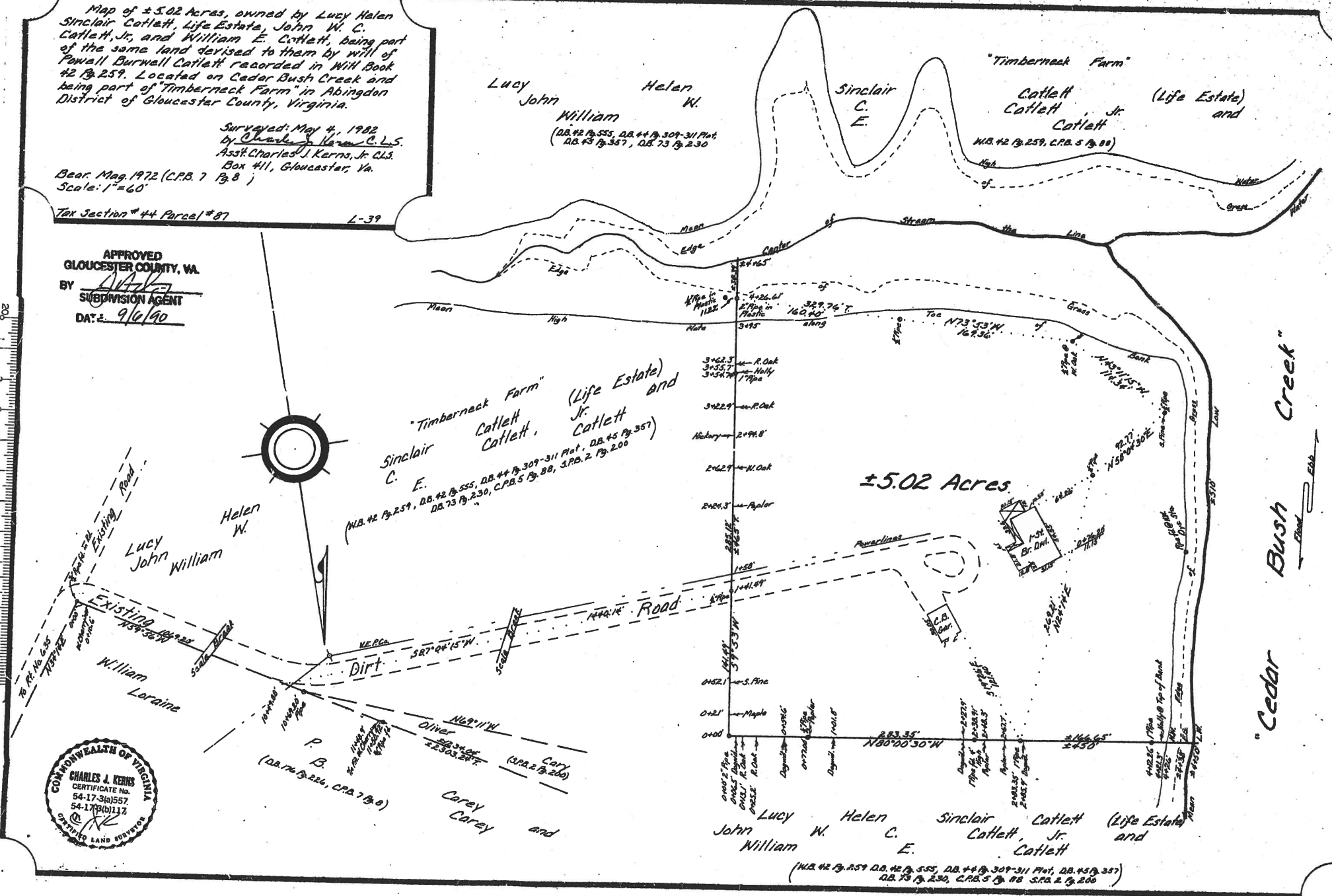
Map of ±5.02 Acres, owned by Lucy Helen Sinclair Catlett, Life Estate, John W. C. Catlett, Jr, and William E. Catlett, being part of the same land devised to them by will of Powell Burwell Catlett recorded in Will Book #2 Pg. 259. Located on Cedar Bush Creek and being part of "Timberneck Farm" in Abingdon District of Gloucester County, Virginia.

Surveyed: May 4, 1992  
 by Charles E. King, Jr., C.L.S.  
 Asst. Charles J. Kerns, Jr. C.L.S.  
 Box 411, Gloucester, Va.

Bear. Mag. 1972 (C.P.B. 7 Pg. 8)  
 Scale: 1"=60'

Tax Section #44 Parcel #97 L-39

APPROVED  
 GLOUCESTER COUNTY, VA.  
 BY [Signature]  
 SUBDIVISION AGENT  
 DATE: 9/6/90



THIS PLAT, was delivered to the Clerk of the Circuit Court of Gloucester County, Virginia, on the 7th day of September 1990, admitted to record at 2:27 o'clock P.M. and is recorded with Deed from John W. C. Catlett, Jr., et al to Homer W. Buck et al, which Deed is recorded in Deed Book 389 Page 849.

Teste:  
 Charles E. King, Jr., Clerk  
[Signature], Deputy Clerk