Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

C-17-07, Am. 1-14

Donna and Brandon Pettit

cash proffer amendment

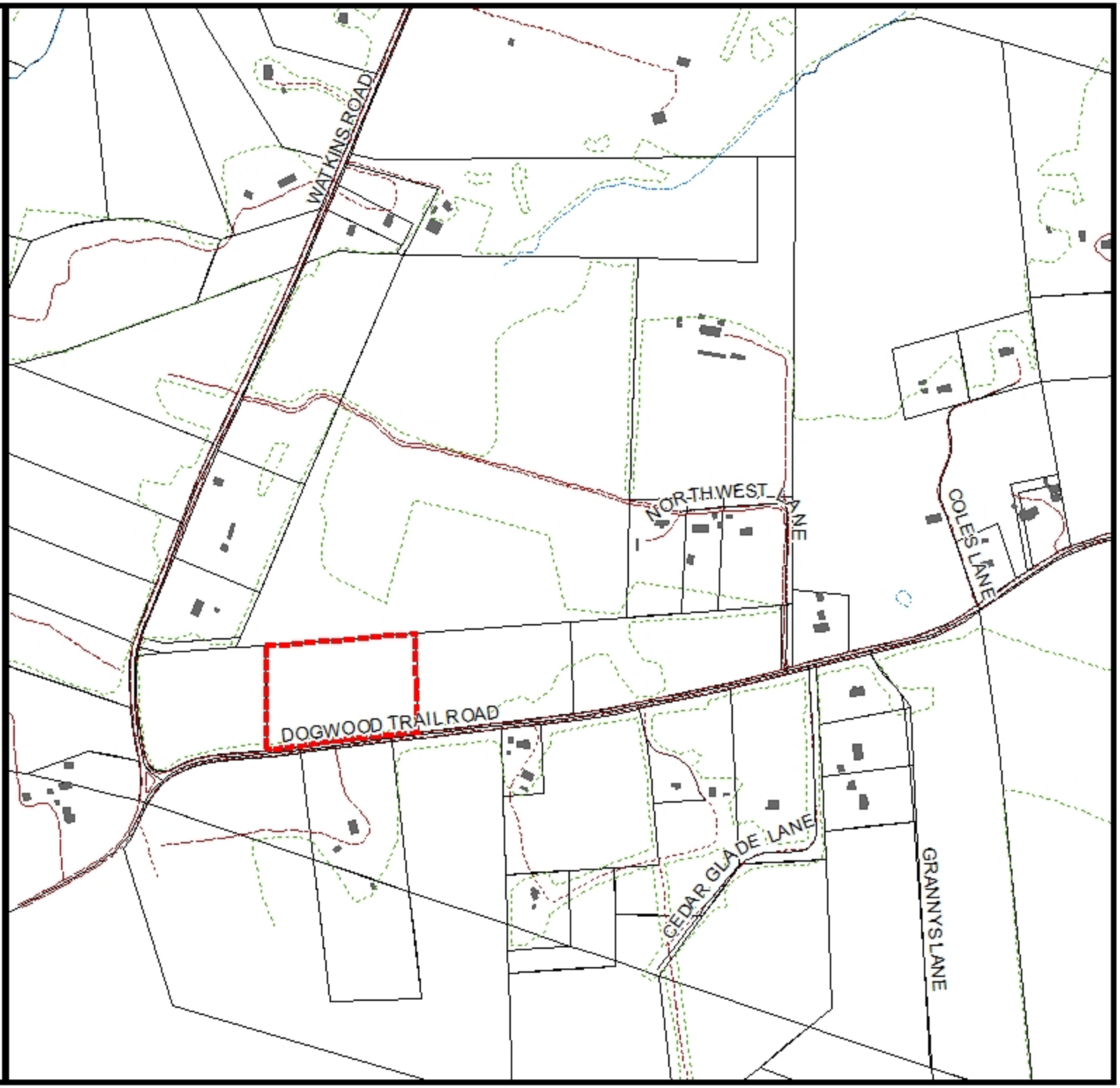
Zoned AR-6

GPIN: 7708-15-0830

South Anna Magisterial District

1 inch = 600 feet

July 07, 2014



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

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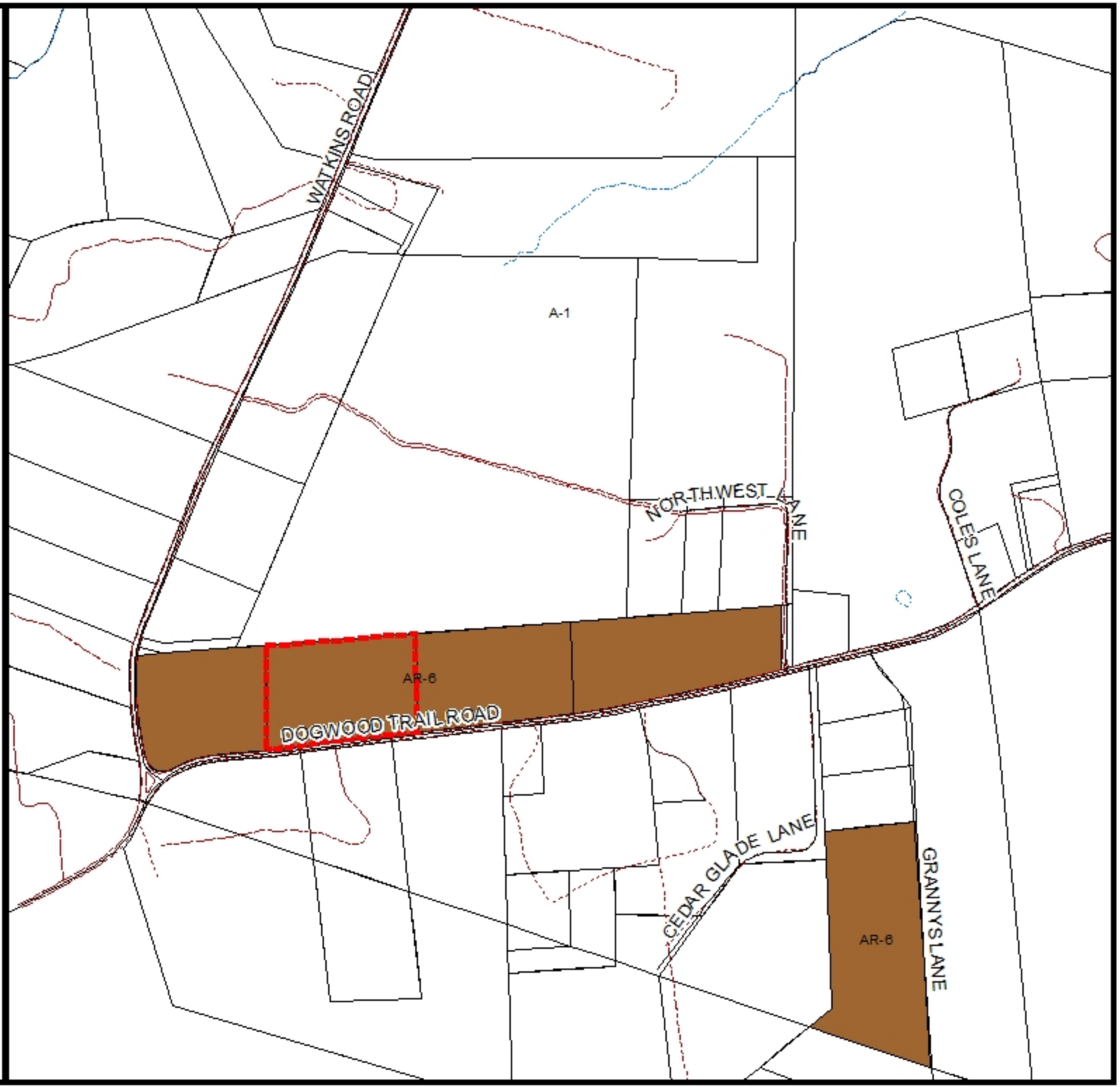

C-17-07(c), AM. 1-14, DONNA G. AND BRANDON O. PETTIT, SR.

Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: October 22, 2014

Overview

Amendment Request	Amend the cash proffer
Subdivision	Dogwood Trail
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	On the north line of Dogwood Trail Road (State Route 620) approximately 500 feet east of its intersection with Watkins Road (State Route 721)
GPIN	7708-15-0830
Case Planner	Gretchen Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of $14,240.00, accepted with rezoning case C-17-07(c), Walter H. Dabney, for the parcels identified above. In place of eliminated proffers noted above, the applicant has submitted a new proffer that would require the property owner to submit a payment of $2,306.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated September 23, 2014.

Planning Commission

APPROVAL subject to the submitted proffers dated September 23, 2014.

Planning Commission Recommendation

At their meeting of September 18, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of zoning amendment C-17-07(c), Am. 1-14, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

- ☑ Maps (vicinity)
- ☑ Approved Proffers
- ☑ Application Materials
- ☑ Proposed Proffers
- ☑ Ordinance

ORDINANCE C-17-07(c), AM. 1-14

OWNER OF RECORD: DONNA G. AND BRANDON O. PETTIT, SR.

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 22nd day of October, 2014, and advertised in the ***Hanover Herald-Progress*** once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

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

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by amending the proffers approved with rezoning request C-17-07(c), Walter H. Dabney, of the property described as GPIN 7708-15-0830, (a detailed description is filed with the Board's papers), zoned AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on September 23, 2014, and accepted by the Board:

1. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to the issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand Three Hundred Six and 00/100 ($2,306.00) per single family unit built on the Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

2. The exterior foundation of houses shall be brick or stone construction unless the house is constructed of synthetic stucco (DriVit) in which case the foundation shall be of like material. Above the foundation, the exterior of the house shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete based siding material (HardiPlank).

3. The minimum house size shall be two thousand (2,000) square feet per one story home and two thousand four hundred (2,400) square feet per two story home measured along the exterior walls of the structure, but not including garages or breezeways in the circulation.

4. Existing trees of 5 inch caliper or greater on the Property shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields, or drainage facilities.

5. Each lot shall be served by a drilled deep well.

6. The property shall be developed in substantial conformance with the Conceptual Plan, as submitted by Balzer and Associates, Inc., titled "Dogwood Trail Rezoning, Conceptual Plan" dated 5-7-07 and revised 10-23-07.

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 C-17-07(c), Am.1-14, Donna G. and Brandon O. Pettit, Sr., as follows:

Vote:

Sean M. Davis
Wayne T. Hazzard
Angela Kelly-Wiecek
W. Canova Peterson, IV
Aubrey M. Stanley
G. E. Via, III
Elton J. Wade, Sr.

Public Hearings:

Planning Commission September 18, 2014

Board of Supervisors October 22, 2014

Adopted October 22, 2014

This is to certify that the above is a true copy of C-17-07(c), Am. 1-14 adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

GJWB/sm/hte