Hanover County, Virginia

General Parcel Map

Legend

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

C-18-00, Am. 1-15

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

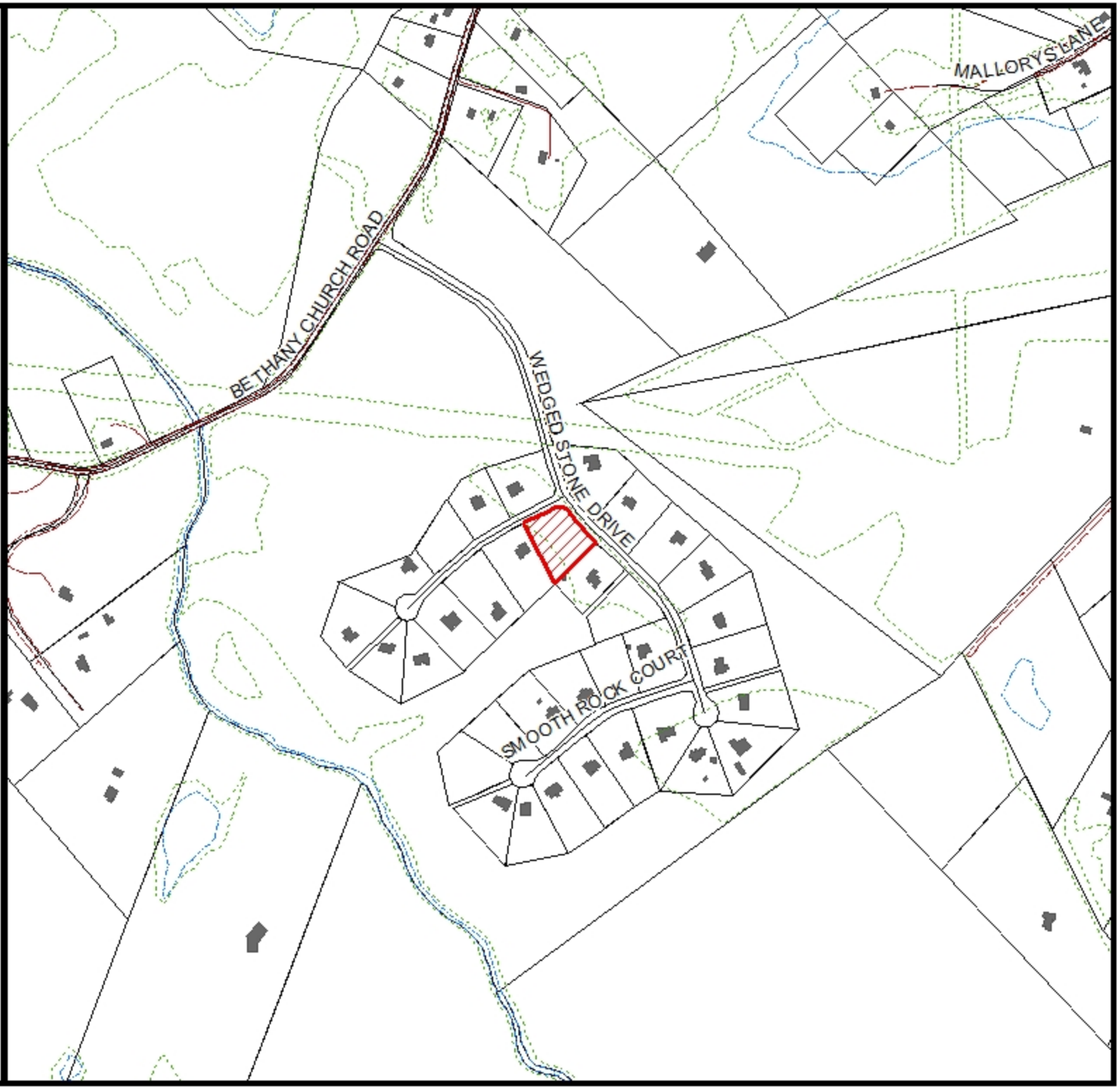
Zoned RC

GPIN: 7811-60-3537

South Anna Magisterial District

1 inch = 600 feet

February 24, 2015



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

C-18-00, Am. 1-15

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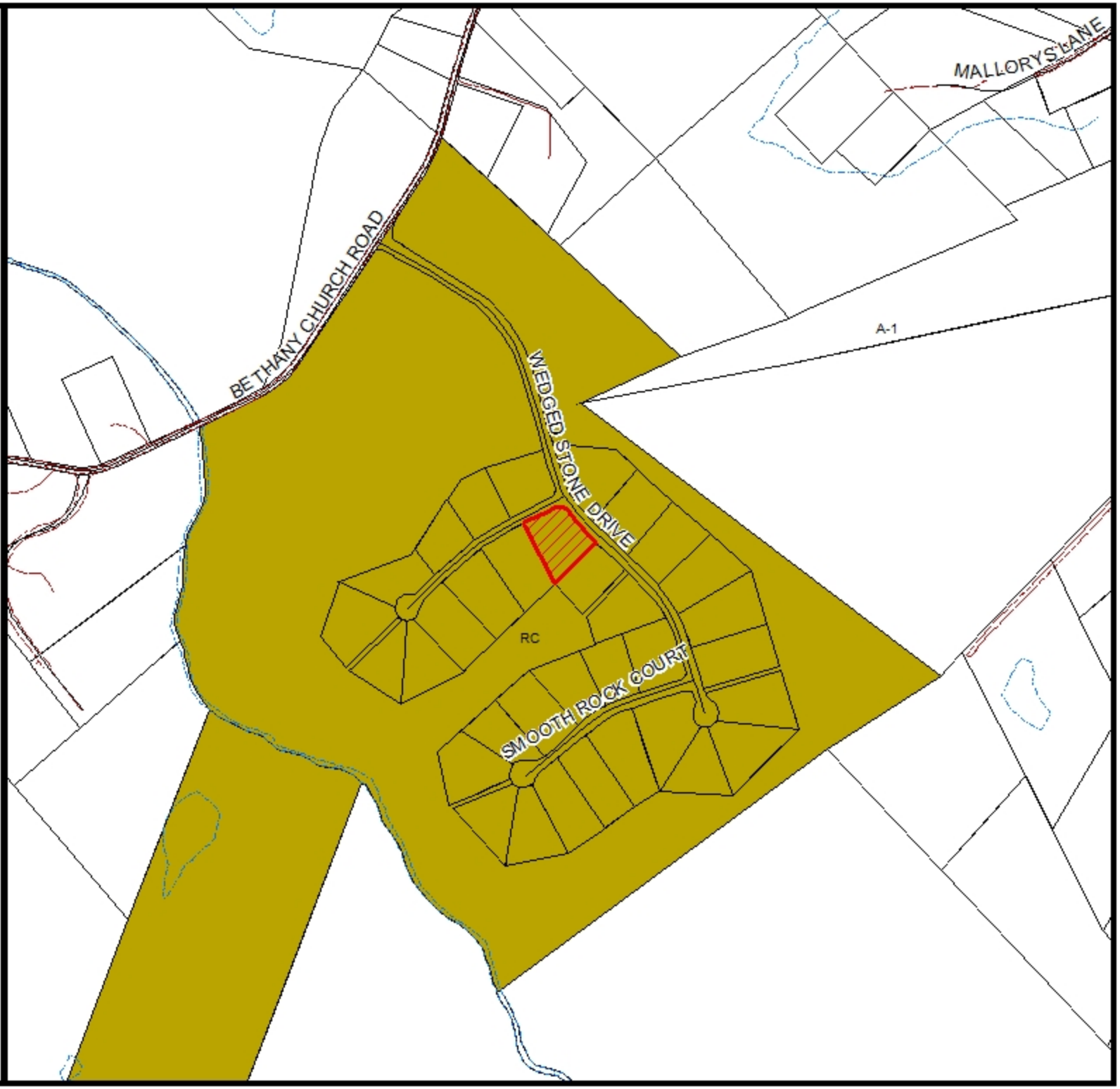

C-18-00(c), AM 1-15, BLUE RIDGE CUSTOM HOMES L.L.C.

Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: June 24, 2015

HANOVER COUNTY VIRGINIA Formed in 1720 BOARD OF SUPERVISORS

Overview

Amendment Request	Amend the cash proffer
Subdivision	Winding Creek Estates
Current Zoning	RC(c), Rural Conservation District with conditions
Location	In the southwest quadrant of Taylors Overlook Court (State Route 1091) and Wedged Stone Drive (State Route 1090)
GPIN	7811-60-3537
Case Planner	Gretchen Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of $6,319.00, accepted with rezoning case C-18-00(c), Dorothy Anne Jennings, for the parcels identified above. In place of the eliminated proffer noted above, the applicant has submitted a new proffer that would require the property owner to submit a payment of $2,171.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. Staff would note that the current road proffer amount for Winding Creek Estates is $2,171.00, which is less than the $2,306.00 that was approved as part of the new transportation policy. However, in accordance with the cash proffer policy, the road cash proffer should not increase from what was previously accepted. The applicant has submitted a draft proffer document, which includes a road proffer that reflects the lower amount.

Staff would note that there is one remaining eligible lot within the development for which an application for proffer amendment may be made.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated March 16, 2015.

Planning Commission

APPROVAL subject to the submitted proffers dated March 16, 2015.

Planning Commission Recommendation

At their meeting of May 21, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of zoning amendment C-18-00(c), Am. 1-15, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

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

Hanover County, Virginia

General Parcel Map

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C-18-00, Am. 1-15

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned RC

GPIN: 7811-60-3537

South Anna Magisterial District

1 inch = 600 feet

February 24, 2015

SUPERVISORS

WARD, CHAIRMAN
LLE DISTRICT

GORDON, JR., VICE-CHAIRMAN
ANNA DISTRICT

OTHY E. ERNST
SHLAND DISTRICT

THOMAS F. GILES, JR.
CHICKAHOMINY DISTRICT

CHARLES D. MCGHEE
HENRY DISTRICT

AUBREY M. STANLEY, JR.
BEAVERDAM DISTRICT

ELTON J. WADE, SR.
COLD HARBOR DISTRICT

HANOVER COUNTY
P. O. BOX 470
HANOVER, VIRGINIA 23069-0470
WEB SITE WWW.CO.HANOVER.VA.US

RICHARD R. JOHNSON
COUNTY ADMINISTRATOR

CECIL R. HARRIS, JR.
DEPUTY COUNTY ADMINISTRATOR

JOHN H. HODGES
DEPUTY COUNTY ADMINISTRATOR

STERLING E. RIVES, III
COUNTY ATTORNEY

PLANNING OFFICE
PHONE 804-365-6171
FAX 804-365-6232

March 5, 2001

Ms. Dorothy Anne Jennings
12141 Washington Highway
Ashland, VA 23005

RE: Approval of C-18-00 (c), Dorothy Anne Jennings

Dear Ms. Jennings:

At their meeting of January 24, 2001, the Hanover County Board of Supervisors, on a motion by Mr. Gordon, seconded by Mr. Stanley, voted to **APPROVE** the above-captioned request for RC, Rural Conservation District, zoning with your proffered conditions 1-6 as set forth in the attached ordinance for C-18-00(c). The Board's approval incorporates adoption of the attached ordinance.

Prior to initiating the new uses on this property, you must obtain subdivision approval. The Staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact J. Keith Thompson, Principal Planner, or Gretchen Welborn, Planner.

Sincerely,

Michael E. Crescenzo
Director of Planning

/HTE/aw/jds

cc: The Honorable John E. Gordon, Jr.
Hanover County Planning Commission
A. Lisa Barker, Esq.
Mrs. Elizabeth Daniel
Ms. Jenni Pendergrass
John Puryear & Frank T. Evans
Mr. J. Keith Thompson
Mr. W. R. Johnson, Jr.
Mr. Richard Paul
Mr. Lee Garman
Ms. Gretchen Welborn
Mr. Richard Bartell

ORDINANCE C-18-00(c)
Dorothy Anne Jennings

OWNER OF RECORD: Dorothy Anne Jennings

CONTRACT PURCHASER: John Puryear and Assigns & Frank T. Evans

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 a public hearing on the 24th day of January, 2001; advertised in the Hanover Herald-Progress once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

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

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPINs 7810-47-4812, 7810-69-2969, and 7811-51-7312, consisting of approximately 220.19 acres located on the south side of Bethany Church Road (State Route 610) approximately 600 feet east of its intersection with Taylors Landing Drive (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT** from A-1, Agricultural District, to RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on January 10, 2001, and accepted by the Board:

1. Cash Proffers

   a. After the application for, but prior to the issuance of each building permit for the Property, there shall be paid to Hanover County the amount of $4,819.00 per single family unit built on the Property, plus an amount representing the amount of increase in the cost of living per year to the date of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors on August 25, 1999. The funds shall be used for the purpose of completing capital improvements relating to the development allowed by the rezoning and included in the Hanover County Capital Improvement Program. In the event the funds are paid and not used for such capital improvements, Hanover County shall return the funds paid to

C-18-00

the Applicant or her successor(s) in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.

b. After the application for, but prior to the issuance of each building permit of the Property, there shall be paid to Hanover County the amount of $1,500.00 per single family unit built on the Property, plus an amount representing the amount of increase in the cost of living per year to the date of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors on August 25, 1999. The funds shall be used for the purpose of completing road improvements relating to the development allowed by the rezoning and included in the Hanover County Capital Improvement Program. In the event the funds are paid and not used for such road improvements, Hanover County shall return the funds paid to the Applicant or her successor(s) in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.

2. Exterior foundation of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco, in which case the foundation may be of like material.

3. Minimum house sizes shall be as follows: 2,500 square feet for a one-story building and a one and one-half or two-story building. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure. All attached garages shall open to the side or rear of the dwelling. No cinder block, cement block, solite block or asbestos shingle shall be permitted for the finished exterior of any structure.

4. Four (4) deciduous trees of 2 inch caliper shall be placed upon each open lot prior to issuance of certificate of occupancy; but credit against this requirement may be taken for any existing trees on the lot which meet the 2 inch caliper requirement. Trees in the rear and side yards may be selectively cut with no removal of trees of 5 inch or greater caliper unless removal is necessary for construction of roads or driveways, establishment of drainfields or drainage, home sites, or when required by the County of Hanover.

5. The property shall be developed in substantial conformity with the conceptual plan titled "Winding Creek Estates," dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.

6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total

of the Property as such total may be used to determine compliance with any of the requirements of the RC ordinance.

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

On motion of Mr. Gordon, seconded by Mr. Stanley, the members of the Board of Supervisors voted to approve C-18-00(c), Dorothy Anne Jennings, as follows:

	Vote:
Jackson T. Ward	Aye
John E. Gordon, Jr.	Aye
Timothy E. Ernst	Aye
Thomas F. Giles, Jr.	Aye
Charles D. McGhee	Aye
Aubrey M. Stanley, Jr.	Aye
Elton J. Wade, Sr.	Aye

Public Hearings

Planning Commission: January 4, 2001

Board of Supervisors: January 24, 2001

Adopted: January 24, 2001

Richard R. Johnson

Richard R. Johnson, Clerk
Hanover County Board of Supervisors

Hanover County Planning Department Application

Request for REZONING AMENDMENT (CASH PROFFER AMENDMENT)

Case #: C-18-00, Am. 1-15

Recorded Subdivision Name (if applicable): Winding Creek Estates Please type or print in **black** ink.

APPLICANT CONTACT INFORMATION

Owner: Blue Ridge Custom Homes LLC
Contact Name: Nathan Wiley
Address: 1186 Lichinghold

Telephone No. 804-297-9950
Fax No. 804-414-9880
Email Address bluerideccustomhomes@gmail.com

PARCEL INFORMATION For multiple parcels, please complete Page 2 ☐

GPIN(s) (Tax ID #'s) 7811-00-3537

Subdivision Section, Block, Lot #'s (if applicable) Winding Creek Estates, lot 24

Current Zoning RC
Location Description (Street Address, if applicable) 14010 Taylors Overlook Ct
Magisterial District South Anna

SIGNATURE OF OWNER*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge.

Signature _____ Date Sept. 3, 2014
Print Name Nathan Wiley
Signature _____ Date _____
Print Name _____

*For additional owner signatures, please see the next page.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION (IF APPLICABLE)

Homeowners Association: Winding Creek Estates HOA
Contact Name: David Berube
Address: 17093 Wedged Stone Dr.
Montpelier, VA 23192

Telephone No. 774-222-2867
Fax No. —
Email Address superdave51248@yahoo.com

REQUIRED ATTACHMENTS

[✓] Signed Acknowledgement of Application Fee Payment Procedure (Page 3)
[✓] Adjacent/Affected property owners, Board of Supervisors, and Planning Commissioner notification (Page 4)
[✓] Plat of the subject property, which is no larger than 8 ½" x 11" in size

RECEIVED
FEB - 6 2015
HANOVER COUNTY PLANNING OFFICE

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, at the address listed below, (as well as by 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 Day. 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 3/10/2015 **. (To be filled in by a Planning Staff member.)**

Signature of applicant/authorized agent _____ Date Sept. 3, '14

Print Name Nathan Wiley

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

1186 Lickinghole Rd
Goochland, VA 23063

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

☑ Email nathanbrch@gmail.com ☑ Fax 804-414-9880

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

Proffer Amendment $1500

FOR STAFF USE ONLY:

Fees: $1500	Accepted by: SW HTE #:

NOTIFICATION OF ADJOINING/AFFECTED PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Please list below all parcel information for properties within the affected subdivision (not already noted on Page 1 or 2) and parcel information for adjacent property owners, including those across roadways, watercourses, and/or railroads. Property owners within the subdivision, adjacent property owners, the representative on Board of Supervisors, and the Planning Commissioner must be notified prior to submittal of this application. (This information is available from the County website or can be obtained from the Planning Department.) A sample letter, which is attached, may be used to notify the neighbors. Please sign the statement below after notifications have been made. If there are less than twenty-five (25) properties needing notification, the notification must be sent by CERTIFIED MAIL.

Applicant's Statement:

I hereby certify that I have notified all owners of property in the subdivision and adjacent to the subdivision, 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, and if the list contains less than twenty-five (25) properties, the notifications have been sent by certified mail.

Applicant's Signature: _____

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

The foregoing instrument was acknowledged before me this 3rd day of September, 2014, by Nathan Wiley (Name of Applicant).

My commission expires: 4.30.19

Stephanie Lynn White
Notary Public

STEPHANIE LYNN WHITE NOTARY PUBLIC REG # 7607346 COMMISSION EXPIRES 4.30.19 COMMONWEALTH OF VIRGINIA

Board of Supervisors Representative:

Planning Commission Representative:

List of Adjacent Property Owners: [X] **Check here if list is attached.**

GPIN	Name	Address

Parcel Id: 7811-60-1852
Owner: NICOLAI, SAMUEL C & LAURA ANN
Mailing Address: 14007 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-9761
Owner: CITIMORTGAGE, INC
Mailing Address: 1000 TECHNOLOGY DRIVE
Mailing City/State: O'FALLON MO
Mailing Zip: 63368

Parcel Id: 7811-50-8504
Owner: WOODS, NANCY S
Mailing Address: 13999 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-5379
Owner: CURTIS, MELISSA
Mailing Address: 13995 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-4129
Owner: SOBOL, JEANNE L & SULLIVAN, CYNTHIA
Mailing Address: 13991 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-5022
Owner: BELLINGER, MICHELLE S
Mailing Address: 13990 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-7042
Owner: DESCHAMPS, CHRISTOPHER C & JOHNSON,
Mailing Address: 13994 OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-8148
Owner: GRAEBER FAMILY TRUST DTD 4/5/95
Mailing Address: 13998 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-50-9382
Owner: ROCHELLE, RICHARD E & MELODIE T R/S
Mailing Address: 14002 TAYLOR'S OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-1454
Owner: FRASCOGNA, NANETTE
Mailing Address: 14006 TAYLORS OVERLOOK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-4349
Owner: JOHNS, GORVER W & MANDA L R/S
Mailing Address: 17123 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-6215
Owner: S E & P, LLC
Mailing Address: 12224 WINNS CHURCH ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23059

Parcel Id: 7811-60-7045
Owner: MCMILLAN, CORNELIUS, JR & LINDA K
Mailing Address: 14009 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-5958
Owner: SMITHERS, MICHAEL T & TABITHA T R/S
Mailing Address: 14005 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-3971
Owner: BARNARD, WILLIAM G, JR & JESSICA A
Mailing Address: 14001 SMOOTH ROCK CT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-2719
Owner: MCGURK, BRIAN E & MARY L R/S
Mailing Address: 13997 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-0656
Owner: PUCKETT, JOSEPH W & SHARON J R/S
Mailing Address: 13993 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-59-9536
Owner: CLARKE, MATTHEW & WANDA R/S
Mailing Address: 13989 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-0302
Owner: JOY, CHARLES A & MARILYN A R/S
Mailing Address: 13988 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-2216
Owner: COX, JOSEPH D & SARA L R/S
Mailing Address: 13992 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-3347
Owner: DOMALIK, CHARLES F & LAURA S R/S
Mailing Address: 4708 TAMEO ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23060

Parcel Id: 7810-69-4478
Owner: LOUCKS, THADDEUS J & LISA M R/S
Mailing Address: 14000 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-6519
Owner: SILVER, PHILIP J & DONNA L R/S
Mailing Address: 14004 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-8700
Owner: O'HARA, WILLIAM, JR & JODY R/S
Mailing Address: 14008 SMOOTH ROCK COURT
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-69-9534
Owner: BERUBE, DAVID H & CATHERINE M R/S
Mailing Address: 17093 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-79-1653
Owner: HUNT, DANIEL J & CHRISTINA R R/S
Mailing Address: 17092 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-79-1873
Owner: BASSO, MARK J & LESLIE G R/S
Mailing Address: 17096 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-0095
Owner: BARTLEY, KELLIE E & LYNCH, EMILE
Mailing Address: 17100 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-0244
Owner: SCOTT, GREGORY B & MARY S R/S
Mailing Address: 17114 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-9450
Owner: BRADLEY, MARION B & CAVE, CYNTHIA A
Mailing Address: 17118 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-8505
Owner: SWISHER, RICHARD ALLEN
Mailing Address: 17122 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-6639
Owner: REYNOLDS, JACOB S & SHULOF,
Mailing Address: 17126 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-60-4884
Owner: REID, DANNY R & DIANE H R/S
Mailing Address: 17130 WEDGED STONE DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-51-4065
Owner: WINDING CREEK ESTATES HOMEOWNERS
Mailing Address: 12224 WINNS CHURCH ROAD
Mailing City/State: GLEN ALLEN VA
Mailing Zip: 23059

Parcel Id: 7811-52-3098
Owner: TAYLOR'S CREEK, LLC
Mailing Address: 14315 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-44-2366
Owner: TAYLORS CREEK, LLC
Mailing Address: 14315 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-31-6493
Owner: PRICE, ETHEL B, ETAL
Mailing Address: 14161 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-40-2575
Owner: HUGHES, WILLIAM DAVEY & SHARON E
Mailing Address: 14074 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-40-3151
Owner: HARDEN, RANDALL J & MELINDA M
Mailing Address: 13994 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-49-3525
Owner: MORANO, WILLIAM THOMAS & CATHERINE
Mailing Address: 13984 TAYLORS LANDING DRIVE
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-38-3448
Owner: LIESFELD, IMA M, FAMILY LIMITED
Mailing Address: 20061 VONTAY ROAD
Mailing City/State: DABNEYS VA
Mailing Zip: 23102

Parcel Id: 7810-24-0533
Owner: US SILICA COMPANY
Mailing Address: 17359 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-46-4588
Owner: BOWLES, JOANNE W
Mailing Address: 17334 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-56-6699
Owner: BOWLES PROPERTIES, LLC
Mailing Address: 17300 TAYLORS CREEK ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7810-78-8176
Owner: HOWARD, WILLIAM E
Mailing Address: PO BOX 172
Mailing City/State: ROCKVILLE VA
Mailing Zip: 23146

Parcel Id: 7810-79-9598
Owner: CANTERBURY PROPERTY, LLC
Mailing Address: 13553 CANTERBURY ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-70-8942
Owner: JOHNSON, JERRY H & SUSAN C REV DECL
Mailing Address: 14008 CANTERBURY ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-81-4723
Owner: WILLIAMS, MARY E, REVOCABLE TRUST
Mailing Address: 4009 BAYAPPLE DRIVE
Mailing City/State: RICHMOND VA
Mailing Zip: 23294

Parcel Id: 7811-61-8727
Owner: SCOTT, JULIEN T, SR & CLARA JAMES
Mailing Address: 14278 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

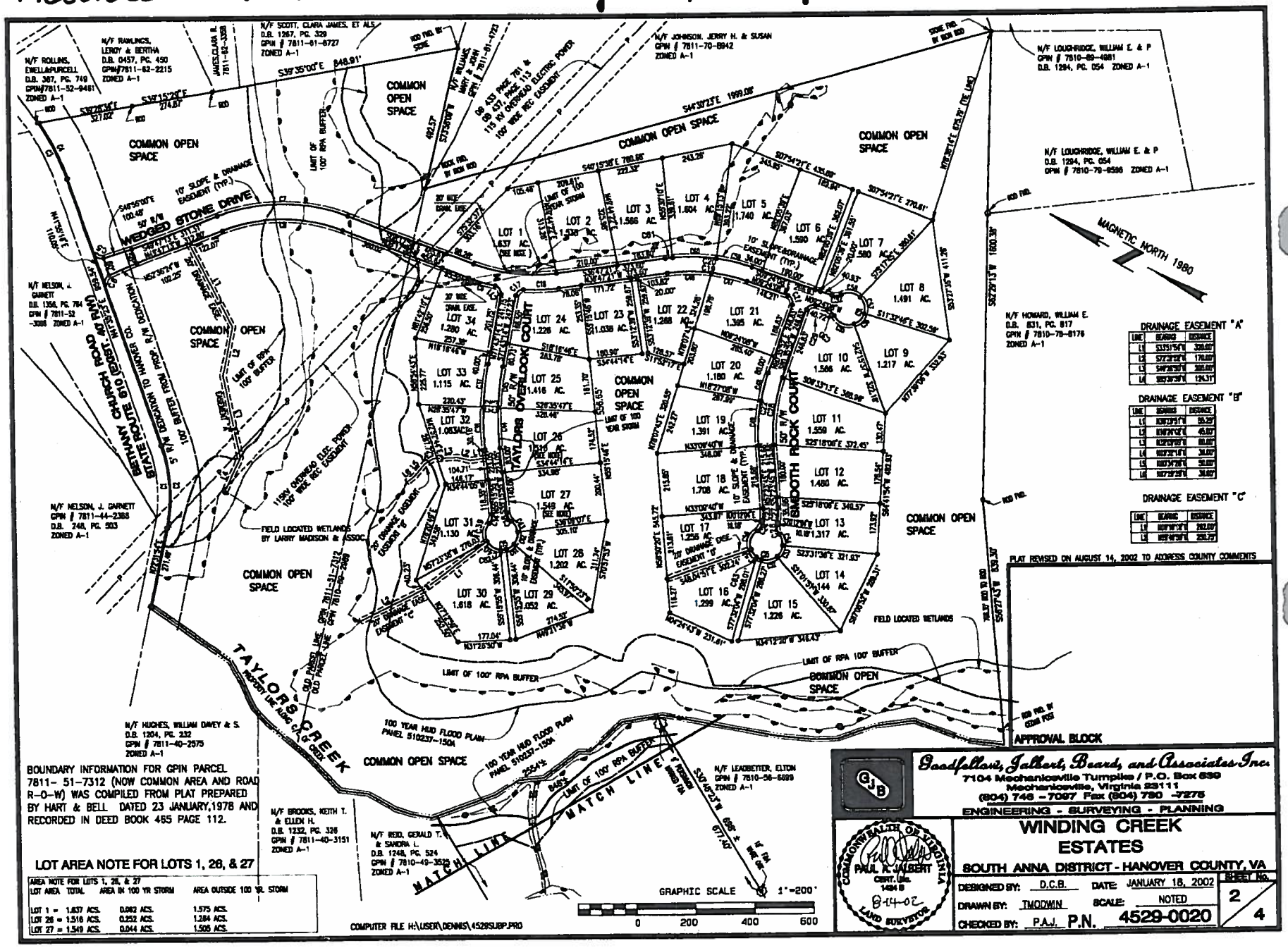
Parcel Id: 7811-62-3358
Owner: SCOTT, JULIEN T SR & CLARA JAMES
Mailing Address: 14278 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-62-2215
Owner: JAMES, RONALD E, SR
Mailing Address: 14276 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-52-9461
Owner: ROLLINS, EWELL PURCELL & EVA S
Mailing Address: 14272 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Parcel Id: 7811-52-6645
Owner: PRYOR, RUBIN & LILLIE R
Mailing Address: 14273 BETHANY CHURCH ROAD
Mailing City/State: MONTPELIER VA
Mailing Zip: 23192

Recorded 9-24-02 Plat Book 36 Page 504 (Page 2 of 4)



Proffers: C-18-00(c), Am. 1-15, Blue Ridge Custom Homes, LLC

The undersigned, owners of GPIN 7811-60-3537 (the Property"), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively "the Property Owner") that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand One Hundred Seventy-One and 00/100 ($2,171.00) 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. Exterior foundation of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco, in which case the foundation may be of like material.

3. Minimum house sizes shall be as follows: 2,500 square feet for a one-story building and a one and one-half or two-story building. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure. All attached garages shall open to the side or rear of the dwelling. No cinder block, cement block, solite block or asbestos shingle shall be permitted for the finished exterior of any structure.

4. Four (4) deciduous trees of 2 inch caliper shall be placed upon each open lot prior to issuance of certificate of occupancy; but credit against this requirement may be taken for any existing trees on the lot which meet the 2 inch caliper requirement. Trees in the rear and side yards may be selectively cut with no removal of trees of 5 inch or greater caliper unless removal is necessary for construction of roads or driveways, establishment of drainfields or drainage, home sites, or when required by the County of Hanover.

5. The property shall be developed in substantial conformity with the conceptual plan titled "Winding Creek Estates," dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.

RECEIVED
MAR 16 2015
HANOVER COUNTY
PLANNING OFFICE

6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total of the Property as such total may be used to determine compliance with any of the requirements of the RC ordinance.

Owner

3.12.15
Date

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

I, Stephenie White, do hereby certify that Nathan Wiley has acknowledged the foregoing Proffers before me, this 12 day of March, 2015.

(SEAL)
Notary Public

My Commission Expires: 4 / 30 / 19

STEPHENIE LYNN WHITE
NOTARY PUBLIC
REG # 7607346
COMMISSION EXPIRES 4/30/19
COMMONWEALTH OF VIRGINIA

ORDINANCE C-18-00(c), AM. 1-15

OWNER OF RECORD: BLUE RIDGE CUSTOM HOMES, L.L.C.

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 24th day of June, 2015, 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-18-00(c), Dorothy Anne Jennings, of the property described as GPIN 7811-60-3537, (a detailed description is filed with the Board's papers), zoned RC(c), Rural Conservation District with conditions, subject to the following conditions which were proffered by the Applicant on March 16, 2015, and accepted by the Board:

1. The Property Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of Two Thousand One Hundred Seventy-One and 00/100 ($2,171.00) 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.

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5. The property shall be developed in substantial conformity with the conceptual plan titled "Winding Creek Estates," dated October 26, 2000, and revised January 10, 2001, drawn by Goodfellow, Jalbert, Beard, and Associates, Inc. However, Applicant reserves the right to adjust road and lot lines subject to the approval of the Planning Commission in order to effectively design the subdivision, following detailed engineering. No houses shall front on any existing public road.

6. The owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Bethany Church Road (State Route 610) and Taylors Creek Road (State Route 677) to the Property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes. The amount of land so dedicated shall be included in the acreage total of the Property as such total may be used to determine compliance with any of the requirements of the RC Ordinance.

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-18-00(c), Am. 1-15, Blue Ridge Custom Homes, L.L.C., as follows:

Vote:

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

Public Hearings:

Planning Commission May 21, 2015

Board of Supervisors June 24, 2015

Adopted June 24, 2015

This is to certify that the above is a true copy of C-18-00(c), Am. 1-15, 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