

**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-30-04, Am. 1-14

Main Street Homes

cash proffer amendment

Zoned RC

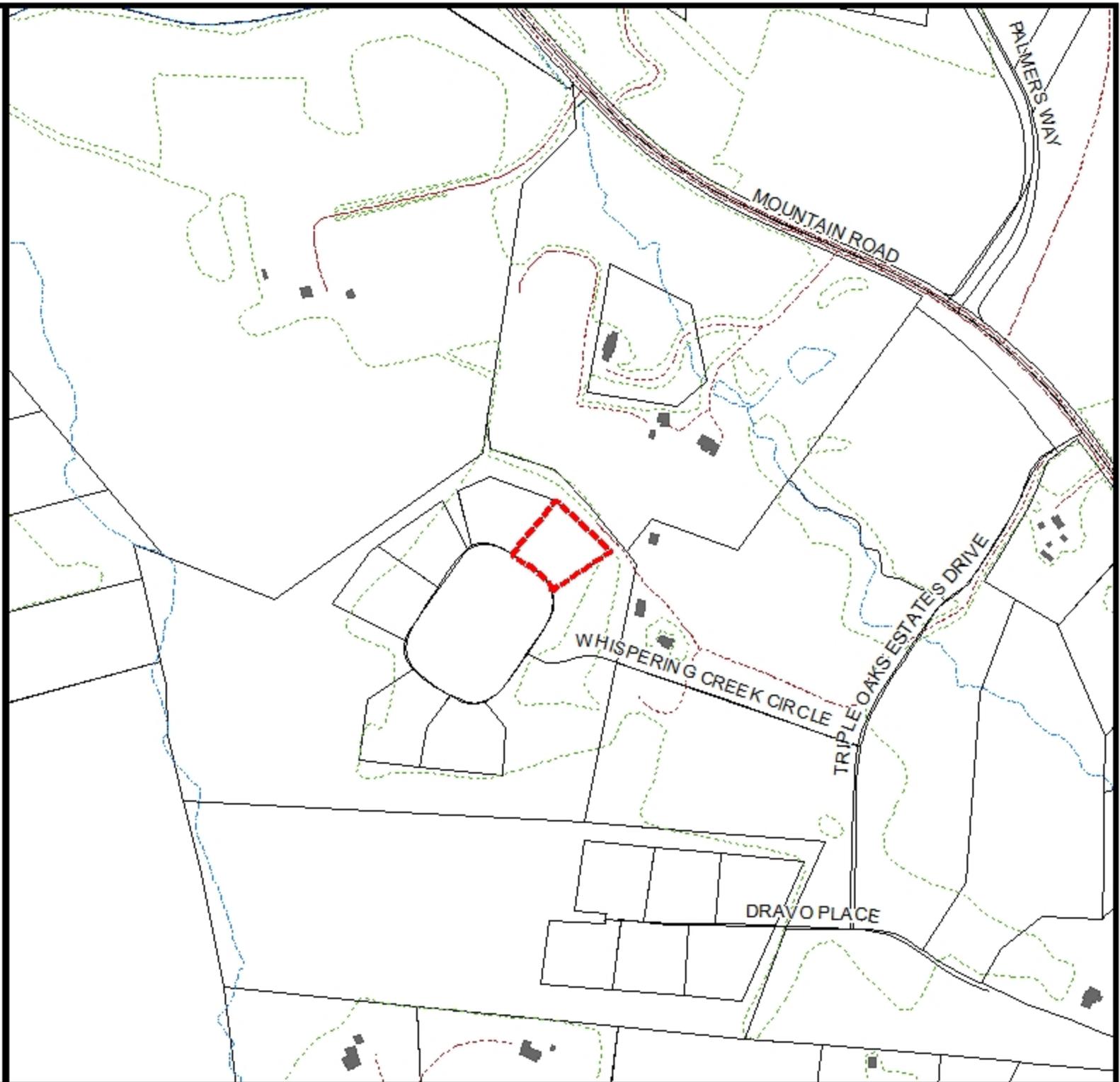
GPIN: 7739-99-9099

South Anna Magisterial District



1 inch = 500 feet

May 06, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-0
□ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

C-30-04, Am. 1-14

Main Street Homes

cash proffer amendment

Zoned RC

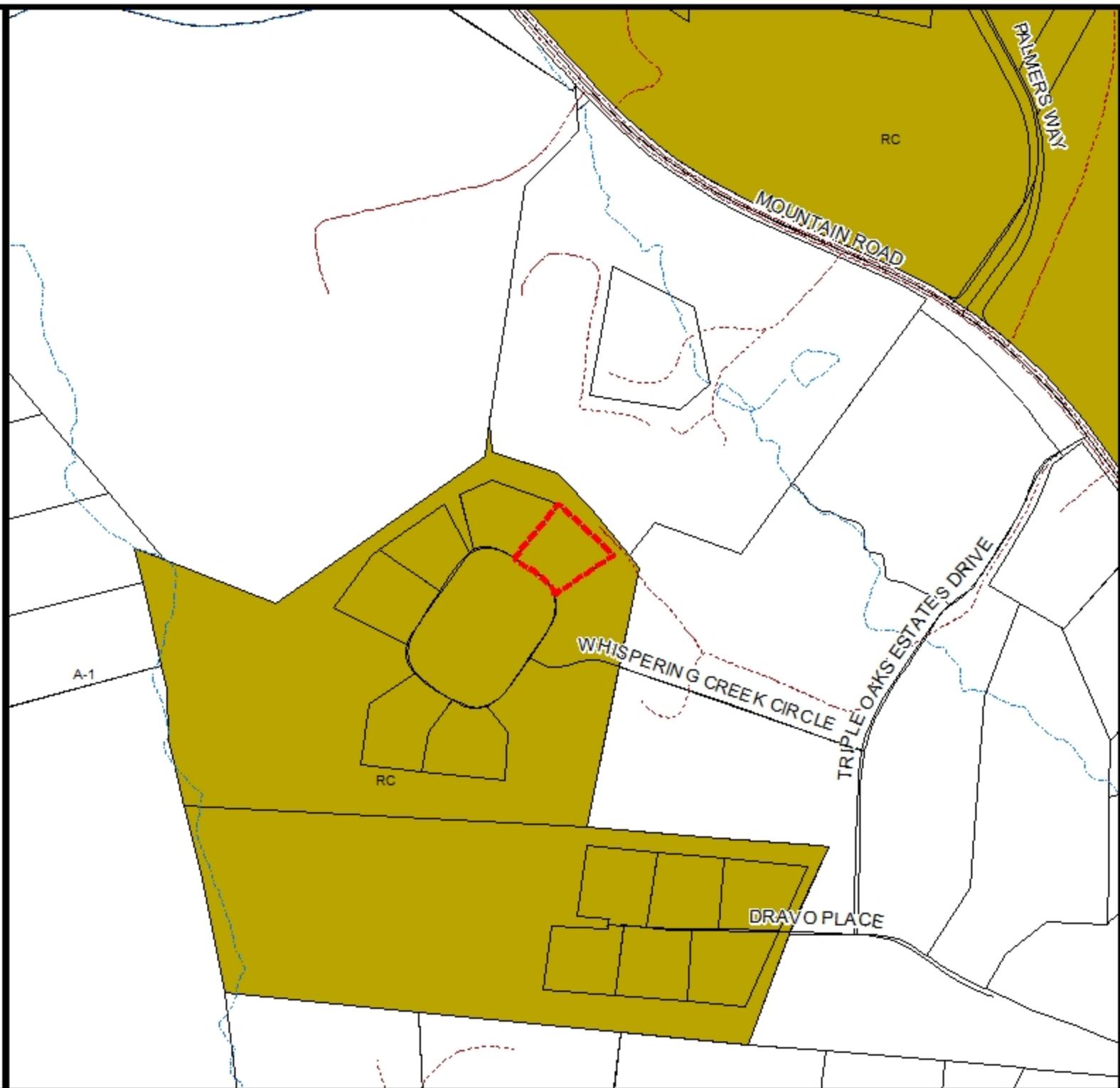
GPIN: 7739-99-9099

South Anna Magisterial District



1 inch = 500 feet

May 06, 2014



**C-30-04(c), AM. 1-14, ADRIENNE L. AND JAMES D. KNOX
(MAIN STREET HOMES)**



Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: August 27, 2014

Overview

Amendment Request	Amend the cash proffer
Subdivision	Triple Oaks
Current Zoning	RC(c), Rural Conservation District with conditions
Location	On Whispering Creek Circle (private road) approximately 1,500 feet west of its intersection with Triple Oaks Estates Drive (private road)
GPIN	7739-99-9099
Case Planner	Gretchen W. Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of \$8,700.00, accepted with rezoning case C-30-04(c), Triple Oaks, LLC (KLS, LLC), for the parcel identified above. In place of eliminated proffer 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 May 5, 2014.

Planning Commission

APPROVAL subject to the submitted proffers dated May 5, 2014.

Planning Commission Recommendation

At their meeting of July 17, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Bailey, voted to recommend **APPROVAL** of zoning amendment **C-30-04(c), Am. 1-14**, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

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

ORDINANCE C-30-04(c), AM. 1-14

OWNER OF RECORD: ADRIENNE L. AND JAMES D. KNOX

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 27th day of August, 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-30-04(c), Triple Oaks, L.L.C. (KLS, L.L.C.), of the property described as GPIN 7739-99-9099, located on Whispering Creek Circle (private road) approximately 1,500 feet west of its intersection with Triple Oaks Estates Drive (private road) (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 May 5, 2014, 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 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 houses shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete based siding material (Hardi Plank).

3. The minimum house size shall be two thousand five hundred (2,500) square feet of floor area measured along the exterior walls of the structure, but not including garages or breezeways in the calculation.
4. There shall be no removal of trees five inches (5") in caliper or greater in the required rear and side yard setback areas of each building lot as defined by the Zoning Ordinance with the exception of dead or diseased trees. This shall not, however, prevent the removal of trees necessary for the construction of improvements, driveways, utility easements, drainfields, drainage facilities, wells, swimming pools or basketball or tennis areas. No trees five inches (5") in caliper or greater may be cleared in the Common Open Space with the exception of clearing necessary for the installation of utilities, pathways or recreational facilities designed to serve the residents.
5. The Property Owner shall record an easement concurrently with recordation of the subdivision, for the benefit of the owners' association for the Property. The easement shall establish a twenty five foot natural buffer for the benefit of the owners' association along the side and rear lot lines within Lots 1-6 as shown on the conceptual plan. The easement shall provide that trees five inches (5") in caliper or greater shall not be removed from within the easement with the exception of dead, dying or diseased trees.

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-30-04(c), Am. 1-14, Adrienne L. and James D. Knox 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 _____ July 17, 2014
 Board of Supervisors _____ August 27, 2014
 Adopted _____ August 27, 2014

This is to certify that the above is a true copy of C-30-04, 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