

**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-34-02, Am. 1-14**

Royal Dominion Homes, Inc., et al.

cash proffer amendment

Zoned RC

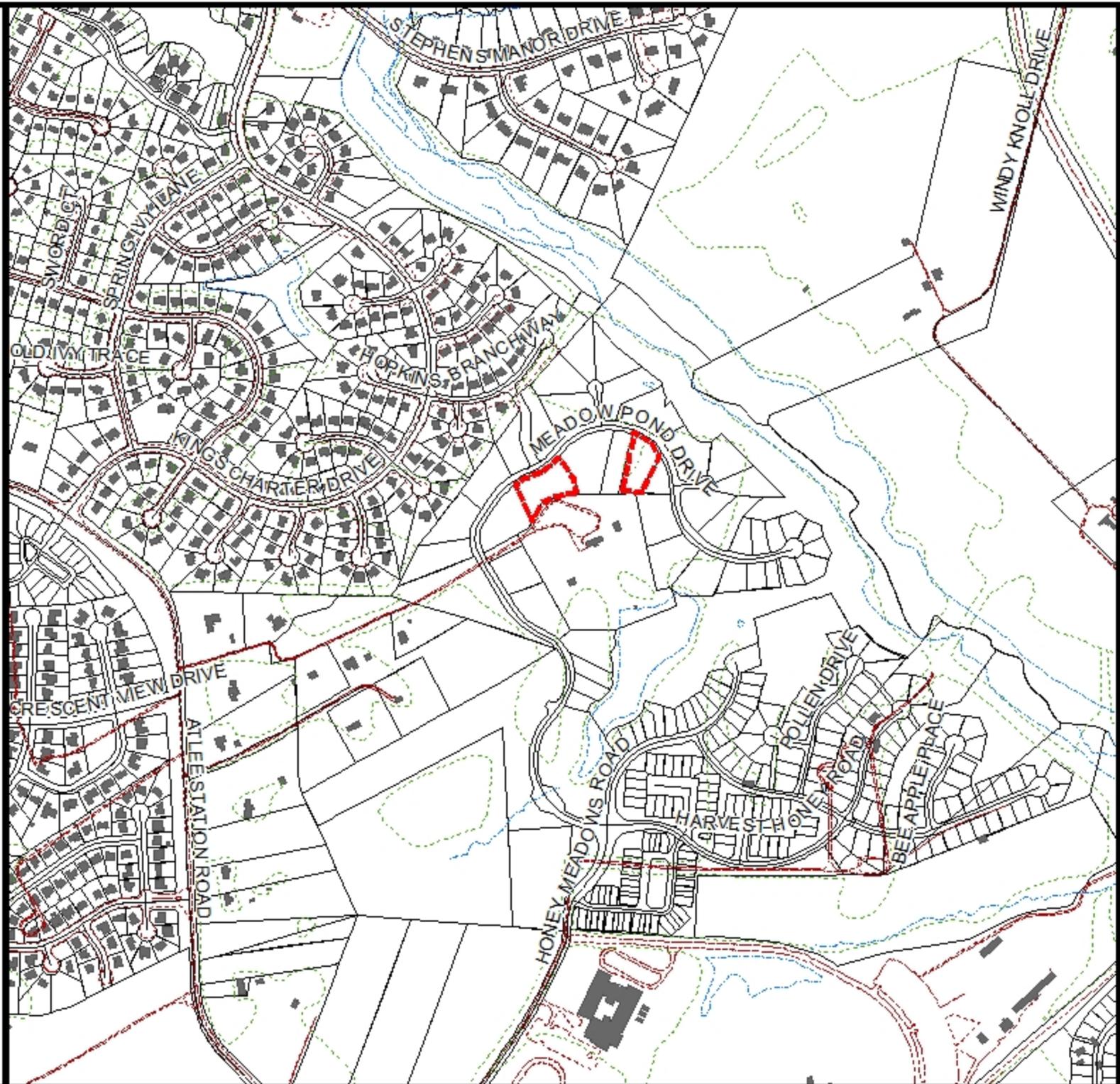
GPIN's: 7797-71-5987 & 7797-82-0170

Chickahominy Magisterial District



1 inch = 717 feet

August 04, 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-34-02, Am. 1-14

Royal Dominion Homes, Inc., et al.

cash proffer amendment

Zoned RC

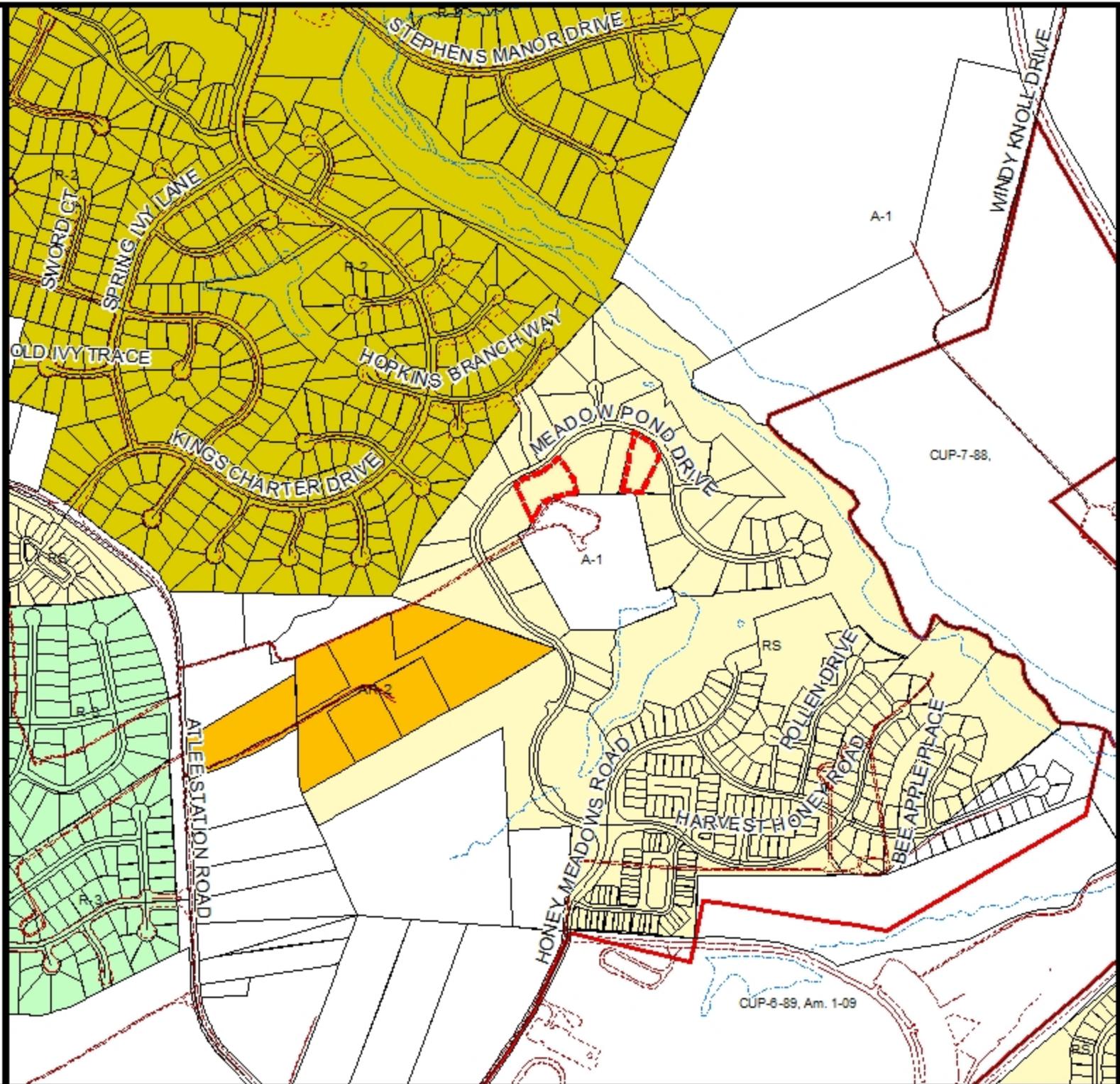
GPIN's: 7797-71-5987 & 7797-82-0170

Chickahominy Magisterial District



1 inch = 717 feet

August 04, 2014



**C-34-02(c), AM. 1-14, KATE AND MICHAEL POPRIK, ET AL  
(ROYAL DOMINION HOMES, INC.)**

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



**Overview**

Amendment Request	Amend the cash proffer
Subdivision	Honey Meadows
Current Zoning	RS(c), Single-Family Residential District with conditions
Location	On the south line of Meadow Pond Drive (state route pending) approximately 2,600 feet north of its intersection with Honey Meadows Road (State Route 2380)
GPINs	7797-71-5987 and 7797-82-0170
Case Planner	Gretchen Biernot

**Executive Summary**

Request to eliminate Proffers #1 and #2, referencing a cash proffer for a total of \$7,866.00 (Capital Improvements: \$5,181.00 and Contribution for Road Improvements: \$2,685.00 (\$3,491.00 with annual cost of living increases)), accepted with rezoning case C-34-02(c), (Am. 1-11), Commonwealth Lands, L.L.C. This development has more than 50 lots and has been reviewed for impacts on identified road projects on Atlee Station Road (State Route 637), in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. Based on the transportation impact proffer methodology, the transportation impact is equal to \$6,339.00 per single family dwelling. Staff would note that the applicant's current road proffer amount is \$3,491.00, which is less than the \$6,339.00 determined to be the value of the transportation impact. In accordance with the transportation policy referenced above, the road cash proffer should not increase from what was previously accepted; therefore, the applicant has submitted a road proffer in the amount of \$3491.00.

Staff would note that these are the last two remaining lots that are eligible for a cash proffer amendment in the Honey Meadows Subdivision.

**Recommendations**

*Staff*

**APPROVAL** subject to the submitted proffers dated August 4, 2014.

*Planning Commission*

**APPROVAL** subject to the submitted proffers dated August 4, 2014.

**Planning Commission Recommendation**

At their meeting of September 18, 2014, the Hanover County Planning Commission, on a motion by Mr. Padgett, seconded by Mr. Leadbetter, voted to recommend **APPROVAL** of zoning amendment **C-34-02(c), Am. 1-14**, subject to the submitted proffers.

GJWB/sm/HTE

**Attachments**

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

**ORDINANCE C-34-02(c), AM. 1-14**

**OWNER OF RECORD:** KATE AND MICHAEL POPRIK, ET AL.  
(ROYAL DOMINION HOMES, INC.)

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 22<sup>nd</sup> 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-34-02, Am.1-11, Commonwealth Lands, L.L.C., of the property described as GPINs 7797-71-5987 and 7797-82-0170, located on the south line of Meadow Pond Drive (state route pending) approximately 2,600 feet north of its intersection with Honey Meadows Road (State Route 2380) (a detailed description is filed with the Board's papers), zoned RS(c), Single Family Residential District with conditions, subject to the following conditions which were proffered by the Applicant on August 4, 2014, and accepted by the Board:

1. Contribution for Road Improvements. The 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 Three thousand four hundred ninety-one and 00/100 (\$3,491.00) 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. Building Materials. Exterior of all foundations shall be brick or stucco. The primary exterior cladding materials for the dwelling shall be limited to brick, vinyl siding or concrete fiber siding; cladding options shall not include concrete masonry units (whether split face or smooth) or plywood.
3. Sidewalks. Concrete sidewalks shall be provided along streets within the community to the extent depicted on the Conceptual Plan. Final location may vary based on final design, provided that the construction plans submitted with the subdivision request demonstrate the provision of sidewalks in the amount depicted on the Conceptual Plan. Sidewalks shall be designed and constructed in accordance with VDOT standards where parallel to and/or adjacent to streets.
4. Paved Driveways. All dwelling lots will be improved with paved bituminous or concrete driveways.
5. Dwelling Size: Minimum house sizes shall be as follows:
  - a) One acre lots – 3,000 square feet
  - b) Lots with frontage from 70' to 90' – 2,000 square feet
  - c) Lots with frontage of 55' – 1,600 square feet
  - d) Duplex or townhouse lots – 1,400 square feet
6. Floor area shall be measured along the exterior walls of the building and shall not include garages, breezeways or porches in any category.
7. Provision of Recreational Amenities. The community shall include both passive amenities (open space, trails, and sidewalks) and active amenities (club house, pool, parking area(s)), and although final design may change, the minimum extent and character of such features shall be substantially as depicted on the Conceptual Plan. In the case of the clubhouse and pool, this shall be construed to mean that the clubhouse shall have a floor area of at least three thousand two hundred (3,200) square feet, and the pool shall have a water surface area of at least eight hundred (800) square feet. The facilities shall be constructed at the expense of the Property Owner, and shall be conveyed at no cost, and with no liens and encumbrances, for ownership and maintenance by a homeowner's association with appropriate covenants established to ensure the continued funding of the ongoing ownership, operational, and maintenance responsibilities. Prior to the issuance of the building permit for the one hundredth (100<sup>th</sup>) structure, the clubhouse and pool shall have received its certificate of occupancy. The trail system shall be substantially as shown on the Conceptual Plan. Trails may be asphalt or gravel.
8. The number of building permits to be issued for any dwelling units shall be limited to fifty (50) per calendar year, cumulative to a limit of ten (10) units annually. By way of illustration, should only twenty (20) permits be issued the first year then sixty (60) permits might be issued in the second, and so on.

9. Tree Preservation. Subject to the limitations hereinafter set out, the required rear and side yard area of each lot, as required by the Zoning Ordinance, shall be selectively cut with no cutting of trees of five (5) inch caliper or greater. However, said areas may be used for driveways and drainage and utility easements when necessary for dwelling construction and/or when required by the County of Hanover. In such cases cutting shall be limited to the minimum amount necessary, except when cutting is permitted in accordance with approved grading plans issued by the Hanover Department of Public Works and to provide positive drainage away from dwellings as required. Nothing contained herein shall prohibit the removal of dead or diseased trees. This provision shall not apply to areas devoted to townhouse or duplex development.
10. Tree Planting. Two deciduous trees of a minimum of two (2) inch caliper shall be planted upon each lot before issuance of occupancy permit, except on lots that have comparable existing trees preserved. This provision shall not apply to area devoted to townhouse or duplex development.
11. Stormwater Management. The Property Owner shall dedicate the necessary property interest for a stormwater management facility T-8A, in accordance with the Hanover County Regional Storm Water Management Plan, which shall include the dam and, to the extent of ownership by property owner, an area that extends up to the one hundred year flood pool (max. water surface elevation 167.6), a twenty ft. (20') maintenance easement around such facility upland and contiguous to the one hundred year flood pool elevation, and a twenty ft. (20') contiguous access easement to the stormwater management facility from the closest public road.
12. Screening. Property Owner shall erect and maintain a decorative board fence meeting, at a minimum, the standard established by Article 7, Section 2A of the current Hanover Zoning Ordinance along the rear of Lots 23, 24, 25, and 26 as shown on the Conceptual Plan, as such Plan may be amended by agreement of the abutting property owners. There shall be no access from Lots 26 and 27 to the road in the rear of such lots, as shown on the Conceptual Plan.
13. Emergency Access Road. Property Owner will provide a 40' wide private easement to be maintained by the Homeowner's Association, from the connection with Talbot Green Lane in Kings Charter to Road B as shown on the Conceptual Plan. At Talbot Green Lane, Property Owner will establish a gate locked with a chain which can be cut by emergency personnel to provide access only for emergency vehicles between Kings Charter and the development proposed by Property Owner. The Homeowner's Association will be charged with the responsibility of replacing the chain, if the gate is opened for emergency vehicles. Within the 40' easement, Property Owner will construct a 18' paved road, capable of supporting vehicles with a weight of 65,000 pounds, from Talbot Green Lane to said Road B with shoulders and ditches as shown on the Conceptual Plan. In addition, Property Owner will provide at this point a connection for pedestrians and bicycles and a sidewalk comparable to the other sidewalks in its development from the end of Talbot Green Lane to said Road B.

14. Section A1, shown on the conceptual plan titled "Honey Meadows, Conceptual Plan/Preliminary Subdivision Plat,:" dated September 2, 2003, and last revised May 26, 2011, shall be graded, stabilized and maintained by the owner(s), including removal of the soil stockpile currently on this site. The stockpile shall be removed in accordance with applicable State Erosion and Sediment Control regulations. In addition, a "No Trespassing – Private Drive" sign shall be placed on-site, next to the road easement as it enters the A1 section from the subdivision road, and grass shall be cut on a regular basis and shall not exceed twelve inches (12") in height.

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-34-02(c), Am. 1-14, Kate and Michael Poprik, et al. (Royal Dominion Homes, Inc.), 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-34-02(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