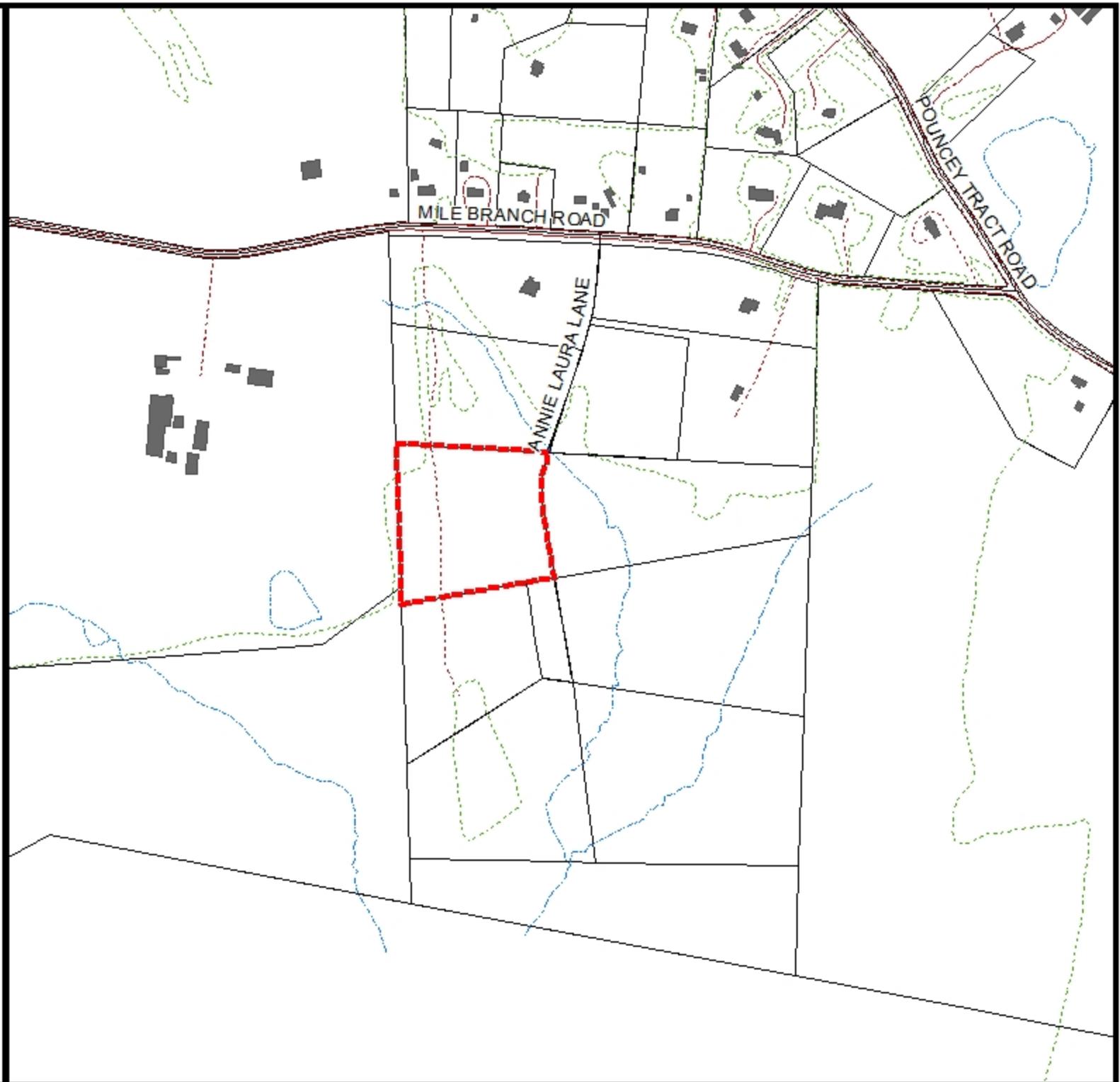


**Hanover County,
Virginia**

General Parcel Map

Legend

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



C-37-98, Am. 1-14

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned AR-6

OPIN: 7728-74-6317

South Anna Magisterial District



1 inch = 500 feet

January 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-37-98, Am. 1-14

Blue Ridge Custom Homes, L.L.C.

cash proffer amendment

Zoned AR-6

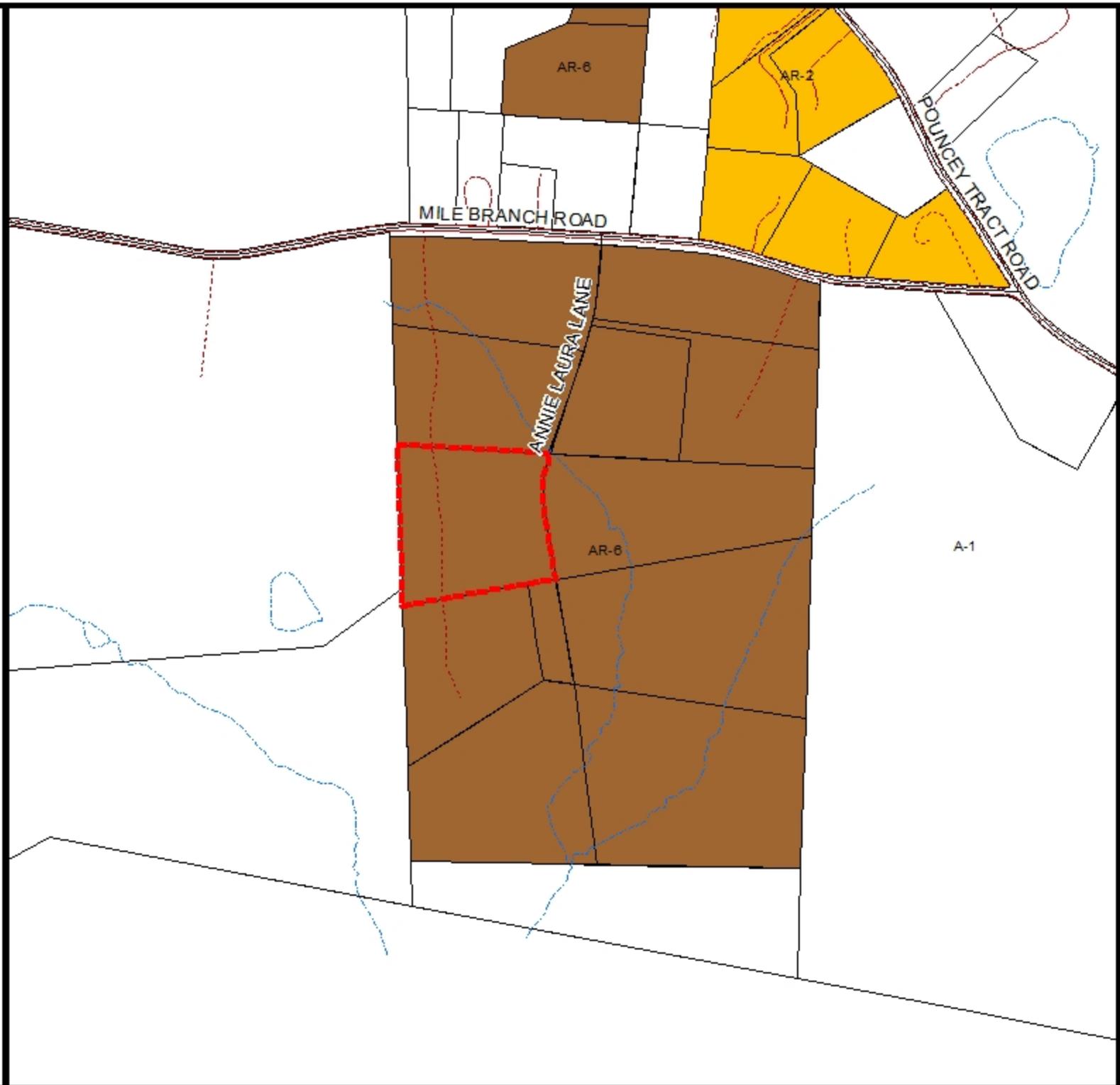
OPIN: 7728-74-6317

South Anna Magisterial District



1 inch = 500 feet

January 06, 2014



C-37-98(c), AM. 1-14, BLUE RIDGE CUSTOM HOMES, L.L.C.



Residential Rezoning Amendment Report
South Anna Magisterial District
Board Meeting Date: April 23, 2014

Overview

Amendment Request	Amend the cash proffer
Subdivision	Beauregards Place
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	On the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703)
GPIN	7728-74-6317
Case Planner	Gretchen W. Biernot

Executive Summary

Request to eliminate Proffer #1, referencing a cash proffer in the amount of \$5,185.00, accepted with zoning case C-37-98(c), Annie L. Johnson, for the parcel 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 \$1,275.00 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 Beauregards Place is \$1,275.00, 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 final proffer document, which includes a road proffer that reflects the lower amount.

Staff would note that there are five (5) remaining eligible lots within the development for which an application for proffer amendment may be made.

Recommendations

Staff

APPROVAL subject to the submitted proffers dated March 27, 2014.

Planning Commission

APPROVAL subject to the submitted proffers dated March 27, 2014.

Planning Commission Recommendation

At their meeting of March 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of zoning amendment **C-37-98(c), Am. 1-14**, subject to the submitted proffers.

GJWB/sm/HTE

Attachments

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



SOURCE OF TITLE
 GPN 7728-74-8317
BLUE RIDGE CUSTOM HOMES, LLC.
 DB 3065-333
 PB 37-92
 ZONED AR-4

LOT 10
 GPN 7728-74-8008
 ROBERT J. SMITH
 JESSICA L. DUTTON
 DB 2956-178
 PB 37-92
 ZONED AR-4

GPN 7728-84-3804
 THOMAS J. LIESFELD
 DB 494-129
 ZONED A-1

L=285.37'
 R=600.00'
 C=282.69'
 C BRG-S 08°17'55" W
 Δ=27°15'03"

LOT 4
 GPN 7728-84-3472
 HERBERT W. ATKINSON
 DB 2569-385
 PB 37-92
 ZONED AR-4

GPN 7728-83-3277
 RICHARD I. PRUITT
 DB 222-123
 ZONED A-1

LOT 8
 GPN 7728-73-8857
 SHIRLEY A. HALL
 DB 2665-381
 PB 37-92
 ZONED AR-4

LOT 9
 5.35 ACRES



NOTES

- This plat is based on a recorded survey.
- Survey returned with 2013 bearing of 100 degrees and 10 minutes and 10 seconds for the interior.
- The plat is based on the 5.35 acre parcel shown on the map. The plat is based on the 5.35 acre parcel shown on the map. The plat is based on the 5.35 acre parcel shown on the map.
- All easements shown on this plat are shown by reference to the original plat or map. All easements shown on this plat are shown by reference to the original plat or map.
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Proposed Improvements on
 5.35 Acres
 Lot 9
 "BEAUREGARDS PLACE"

South Anna District Hanover County, Virginia
 Scale: 1"=50' 18 November 2013



MICHAEL L. PARRISH & ASSOCIATES, INC.
 LAND SURVEYORS
 GOOCHLAND, VIRGINIA
 K.A.S.

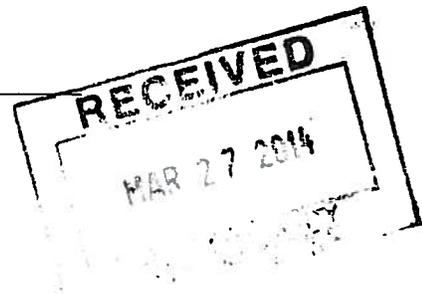
PROFFERS: C-37-98(c), Am. 1-14, Blue Ridge Custom Homes, LLC

The undersigned, owners of GPIN 7728-74-6317 ("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 One Thousand Two Hundred Seventy-Five and 00/100 (\$1,275.00) 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. In order to assure that the development is compatible with the existing residential development in the immediate area, the property will be developed in substantial conformity with a conceptual plan, revised May 10, 1999. The applicant reserves the right to adjust road and lot lines, to effectively design the subdivision following detailed engineering and soils testing for septic drainfield sites.
3. Each lot subdivided from the property shall share the use of a single private road for the purpose of accessing Mile Branch Road (Rte. 703).
4. Existing trees with a caliper of five inches (5") or greater on the Property shall be retained on site, with the exception of the necessary removal of diseased or dead trees or parts of trees or said areas that may be used for driveways, drainage, drainage and utility easements when necessary for dwelling construction, construction of a private road, accessory uses such as outbuildings, pool, parking area, garden area, pasture, and/or when required by the County of Hanover.
5. Right-of-Way Dedication. The owner agrees to dedicate twenty-five (25) feet from Centerline of State Route 703 for future road widening in accordance with Major Thoroughfare Plan where requested by the County, free of cost, and free of encumbrances restricting use for the road purposes.

[Signature]
Blue Ridge Custom Homes, LLC

3-25-14
Date

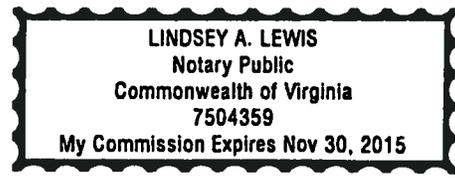


COMMONWEALTH OF VIRGINIA,
COUNTY OF HANOVER, to-wit:

I, Lindsay A Lewis, do hereby certify that
Nathaniel Wiley has acknowledged the foregoing Proffers
before me, this 25 day of March, 2014.

[Signature] (SEAL)
Notary Public

My Commission Expires: 11/30/2015



ORDINANCE C-37-98(c), AM. 1-14

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 23rd day of April, 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-37-98(c), Annie L. Johnson, of the property described as GPIN 7728-74-6317, located on the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703) (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 March 27, 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 One Thousand Two Hundred Seventy-Five and 00/100 (\$1,275.00) 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 capital improvements, the County shall return the funds paid to the Owners or their successors in title.
2. In order to assure that the development is compatible with the existing residential development in the immediate area, the property will be developed in substantial conformity with a conceptual plan, revised May 10, 1999. The applicant reserves the right to adjust road and lot lines, to effectively design the subdivision following detailed engineering and soils testing for septic drainfield sites.

3. Each lot subdivided from the property shall share the use of a single private road for the purpose of accessing Mile Branch Road (Rte. 703).
4. Existing trees with a caliper of five inches (5") or greater on the Property shall be retained on site, with the exception of the necessary removal of diseased or dead trees or parts of trees or said areas that may be used for driveways, drainage, drainage and utility easements when necessary for dwelling construction, construction of a private road, accessory uses such as outbuildings, pool, parking area, garden area, pasture, and/or when required by the County of Hanover.
5. Right-of-Way Dedication. The owner agrees to dedicate twenty-five (25) feet from Centerline of State Route 703 for future road widening in accordance with Major Thoroughfare Plan where requested by the County, free of cost, and free of encumbrances restricting use for the road purposes.

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-37-98(c), Am. 1-14, Blue Ridge Custom Homes, L.L.C., 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 _____ March 20, 2014 _____
 Board of Supervisors _____ April 23, 2014 _____
 Adopted _____ April 23, 2014 _____

This is to certify that the above is a true copy of _____, 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