

**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-18-07, Am. 1-14**

Shannon Prichard

cash proffer amendment

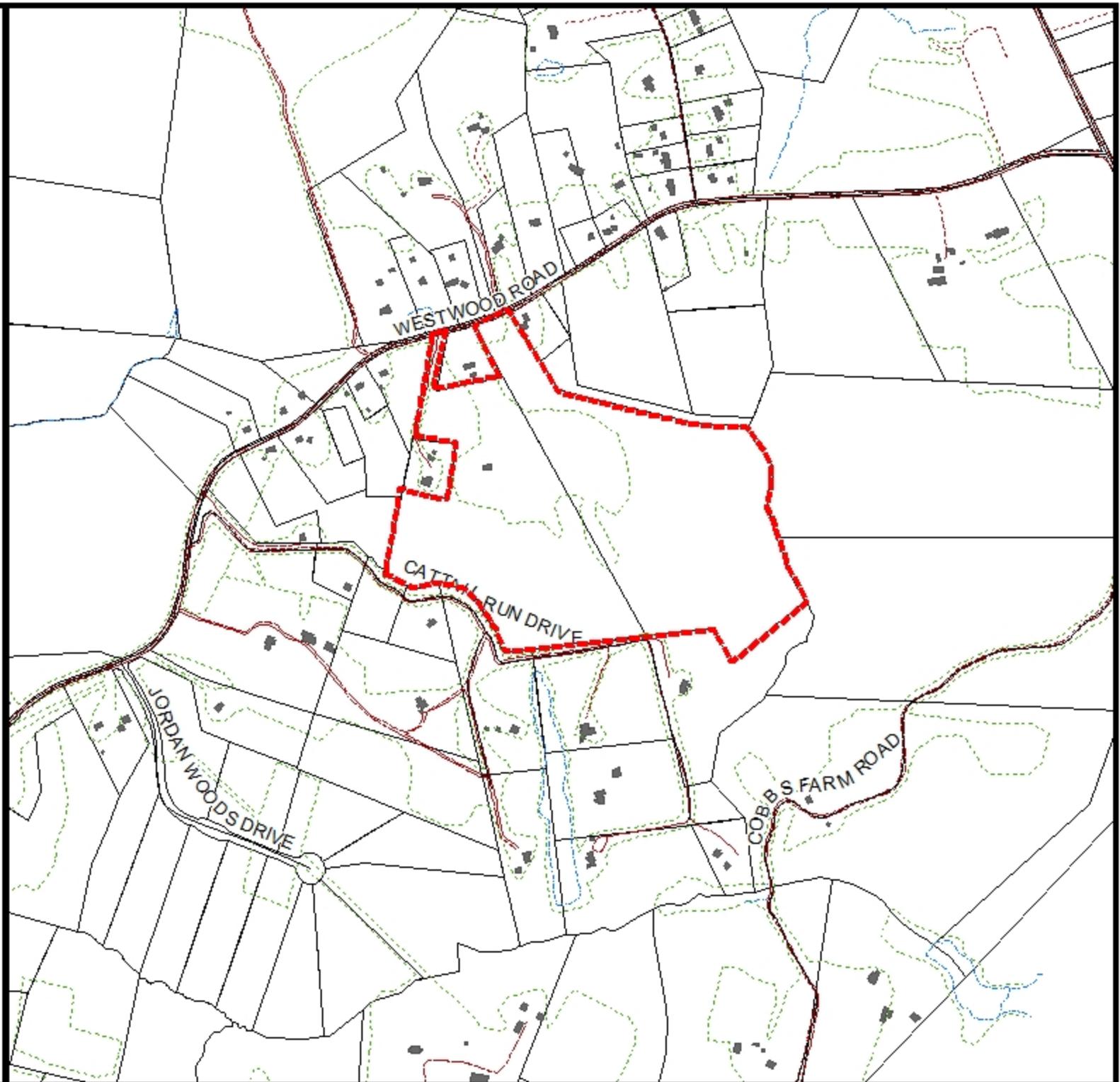
Zoned AR-6

GPINs: 8764-33-2278 & 8764-23-3147  
Cold Harbor Magisterial District



1 inch = 800 feet

April 01, 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-18-07, Am. 1-14

Shannon Prichard

cash proffer amendment

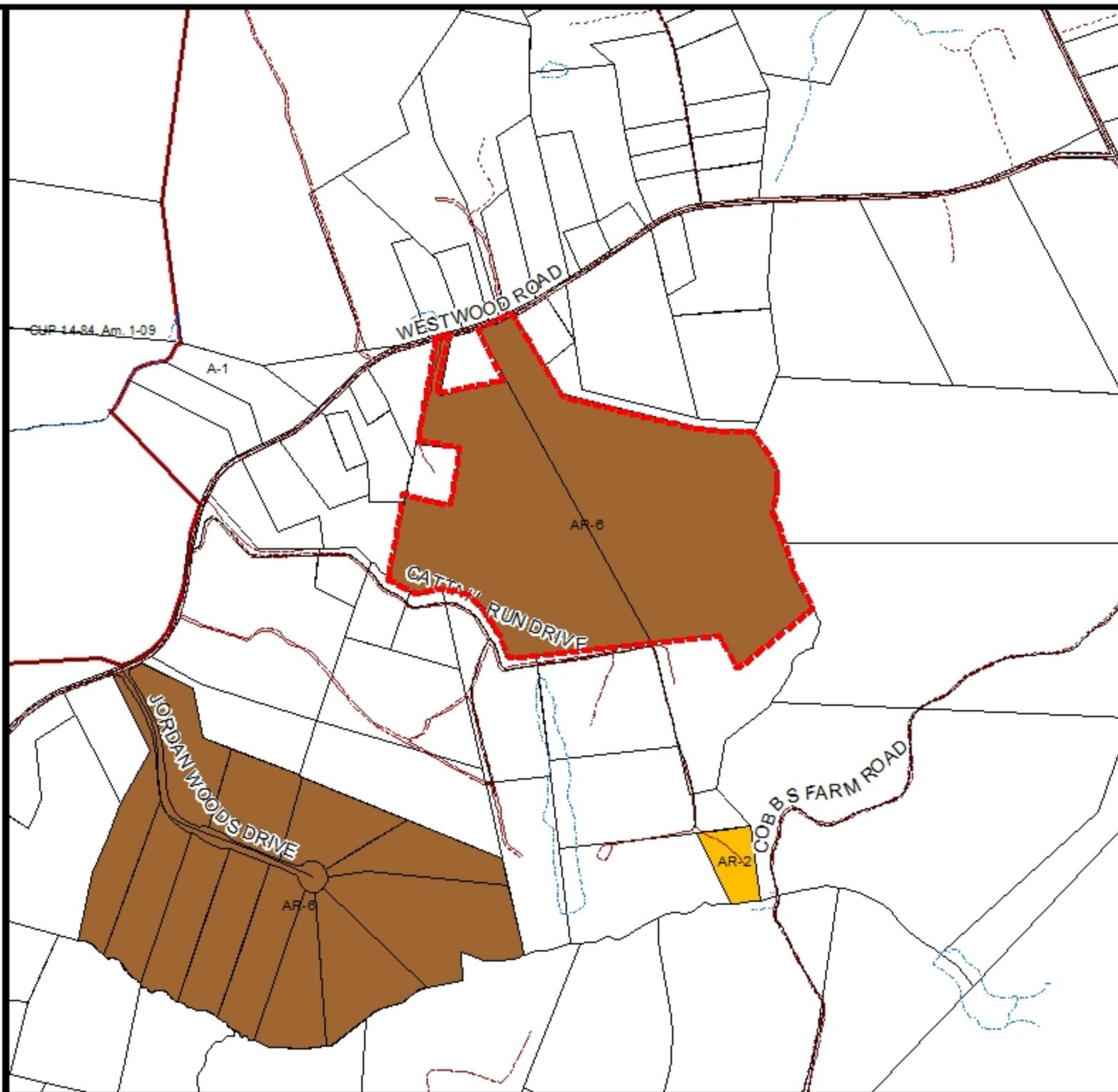
Zoned AR-6

GPINs: 8764-33-2278 & 8764-23-3147  
Cold Harbor Magisterial District



1 inch = 800 feet

April 01, 2014



# C-18-07(c), AM.1-14, SHANNON PRITCHARD

Residential Rezoning Amendment Report  
Cold Harbor Magisterial District  
PC Meeting Date: June 19, 2014



## Overview

Amendment Request	Amend the cash proffer
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	Located on the south line of Westwood Road (State Route 619) approximately 2,000 feet east of its intersection with Cattail Run Drive (private road)
GPINs	8764-33-2275 and 8764-23-3147
Case Planner	Gretchen Biernot

## Executive Summary

Request to eliminate Proffer #8, referencing a cash proffer in the amount of \$14,250.00, accepted with zoning case C-18-07(c), Shannon Pritchard, 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 \$2,306.00 prior to Certificate of Occupancy, in accordance with the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013.

## Staff Recommendation

**APPROVAL**, subject to the proffers dated May 27, 2014, based on the Board of Supervisors' action of November 28, 2012, which allow for the consideration of eliminating cash proffers through zoning amendment, and March 13, 2013, which established a traffic impact contribution amount.

GJWB/sm/HTE

## **Attachments**

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

**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

— Roads

Water

Trees

--- Private Road

■ Structures

□ Parcels

**C-18-07, Am. 1-14**

Shannon Prichard  
cash proffer amendment

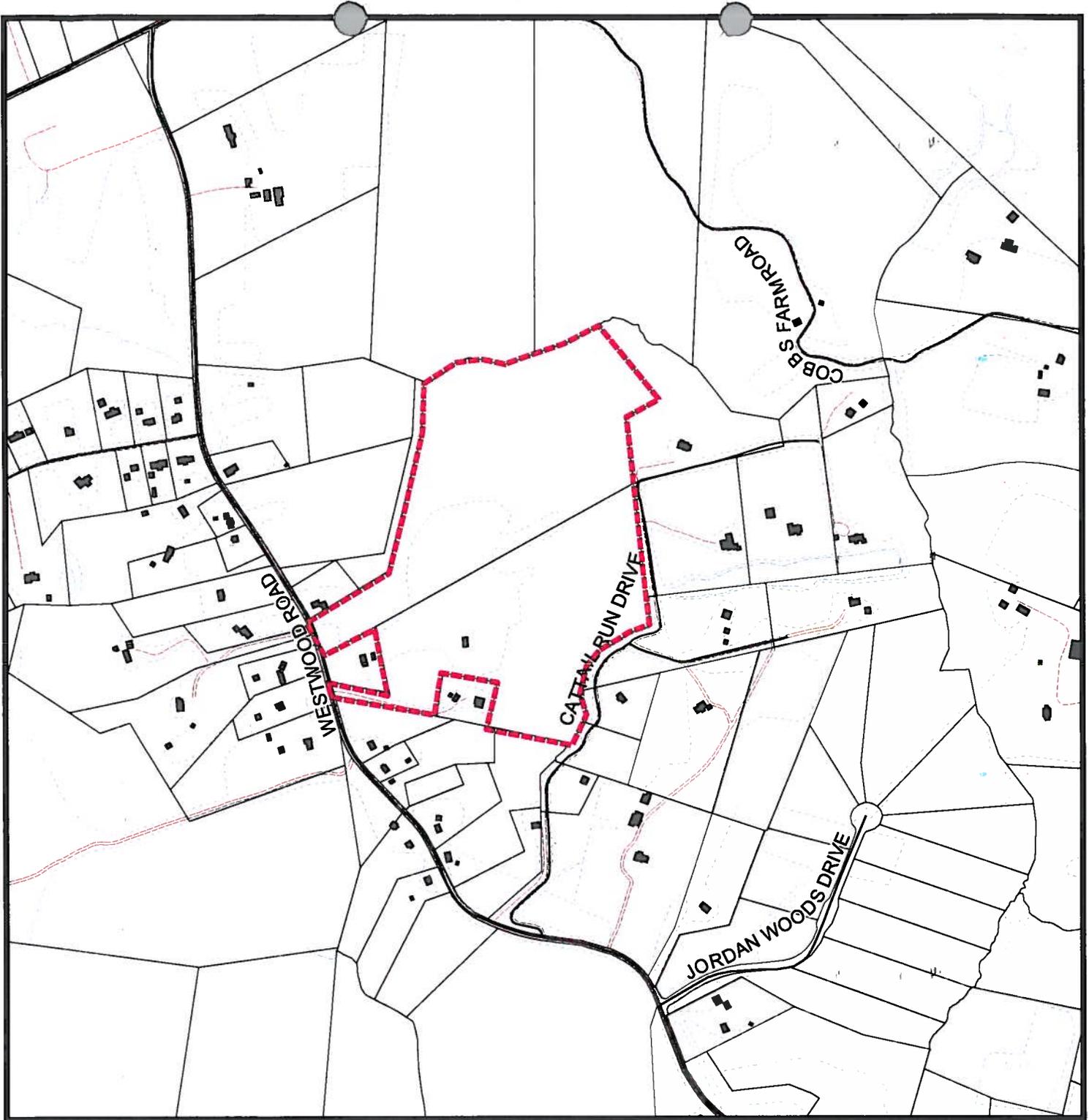
Zoned AR-6

GPIs: 8764-33-2275 & 8764-23-3147  
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1 inch = 800 feet

April 01, 2014



**BOARD OF SUPERVISORS**

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MECHANICSVILLE DISTRICT

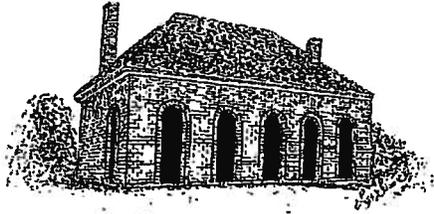
**CHARLES D. MCGHEE**  
HENRY DISTRICT

**ROBERT R. SETLIFF**  
CHICKAHOMINY DISTRICT

**G. E. VIA, III**  
ASHLAND DISTRICT

**ELTON J. WADE, SR.**  
COLD HARBOR DISTRICT

**CECIL R. HARRIS, JR.**  
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

**HANOVER COUNTY**

ESTABLISHED IN 1720  
WWW.CO.HANOVER.VA.US

February 27, 2008

**PLANNING DEPARTMENT**

**MICHAEL E. CRESCENZO**  
PLANNING DIRECTOR

**DAVID P. MALONEY, AICP**  
DEPUTY DIRECTOR OF PLANNING

**JOHN A. BENDER**  
DEPUTY DIRECTOR OF PLANNING

**J. KEITH THOMPSON**  
SUBDIVISION ADMINISTRATOR

**LEE W. GARMAN, AICP**  
PRINCIPAL PLANNER

P. O. BOX 470  
HANOVER, VIRGINIA 23069

PHONE 804-365-6171  
FAX: 804-365-6232

Shannon Pritchard  
2415 Westwood Road  
Mechanicsville, VA 23111

RE: Approval of C-18-07(c), Shannon Pritchard

Dear Mr. Pritchard:

At their meeting of February 27, 2008, the Hanover County Board of Supervisors, on a motion by Mr. Wade, seconded by Mr. Setliff, voted to **APPROVE** the above-captioned request for AR-6, Agricultural Residential District zoning on GPINs 8764-23-3147 and 8764-33-2275, with your revised (February 27, 2008) proffered conditions 1 through 9 as set forth in the attached Ordinance for C-18-07(c). The Board's approval incorporates adoption of the attached Ordinance.

Prior to initiating the new use on this property, you must obtain Subdivision Plat 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 John Bender, Deputy Director, or me.

Sincerely,

  
Michael E. Crescenzo  
Director of Planning

DCP/sm/hte

cc: The Honorable Elton J. Wade, Sr.  
Hanover County Planning Commission  
Mr. Kevin Nelson  
Mr. Lee Garman

Mr. J. Keith Thompson  
Mr. Richard Paul  
Mrs. Sherri A. Carneal  
Mr. W. Randolph Johnson, Jr.

ORDINANCE C-18-07(c)

OWNER OF RECORD: SHANNON PRITCHARD

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors; and

WHEREAS the Board of Supervisors has held public hearings on the 27<sup>th</sup> day of February, 2008, 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 the rezoning of the property described as GPINs 8764-23-3147 and 8764-33-2275, consisting of 67.135± acres located on the south side of Westwood Road (State Route 619) approximately 3,700 feet west of its intersection with Flannigan Mill Road (State Route 693), (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, subject to the following conditions which were proffered by the Applicant on January 30, 2008, revised February 27, 2008, and accepted by the Board:

1. Conceptual Plan. The property shall be divided in substantial conformity with the conceptual plan attached, titled "Pritchard Rezoning Prospect Trace Subdivision," dated May 7, 2007, last revised November 6, 2007, and prepared by Balzer and Associates, Inc.
2. Dedication of Right-of-way. The Owner agrees to dedicate thirty feet (30') of right-of-way from the centerline of Westwood Road (State Route 619) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
3. Tree Preservation. 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.
4. House Size. All homes shall have a 2,200 square foot minimum house size.
5. Foundations. All homes shall have brick foundations.

6. Access. Owner will record a no-access easement along the entire extension of the rear property line.
7. Entrance Road. Owner will construct a private road per County regulations.
8. Cash Proffer. The Owner, for himself, his successors and assigns, agrees to pay Hanover County prior to issuance of each building permit for the Property, the amount of \$14,250.00 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 day of payment, in accordance with the cash proffer policy adopted by the Board of Supervisors effective on July 1, 2006. The funds shall be used for the purpose of completing capital improvements relating to the development allowed by the rezoning and included in the County Capital Improvement Program. In the event funds are paid and are not used for such capital improvements, the County shall return the funds paid to the Owner or his successors in title. This proffer shall be interpreted and administered in accordance with the policy referred to above.
9. Prior to or contemporaneous with final subdivision approval, the Owner shall record documents which (1) create an owners' association for the Property and (2) establish a restrictive covenant creating a 75-foot preservation strip along the rear property line (adjacent to GPINs 8764-23-3147 and 8764-33-2275) as shown on the conceptual plan. The preservation strip shall remain in a natural state and no structures shall be erected and no improvements shall be made within the buffer; however, the provisions of this proffer shall not prevent the removal of dead or diseased trees or other vegetation, or parts thereof. The owners' association shall be responsible for the enforcement of the restrictive covenant and shall have the authority to access fees and impose liens on those properties adjoining GPINs 8764-23-3147 and 8764-33-2275 for the cost of maintenance of the preservation strip and its restoration, if necessary.

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. Wade, seconded by Mr. Setliff, the members of the Board of Supervisors voted to approve Ordinance C-18-07(c), Shannon Pritchard, as follows:

	Vote:
Aubrey M. Stanley	Aye
John E. Gordon, Jr.	Aye
Deborah B. Coats	No
Charles D. McGhee	No
Robert R. Setliff	Aye
G. E. Via, III	Aye
Elton J. Wade, Sr.	Aye

**Public Hearings:**

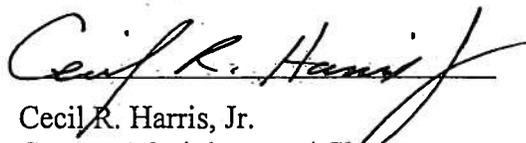
Planning Commission January 17, 2008

Board of Supervisors February 27, 2008

Adopted February 27, 2008

This is to certify that the above is a true copy of Ordinance C-18-07(c) adopted by the Hanover County Board of Supervisors on February 27, 2008.

Date: March 20, 2008

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

DCP/sm/hte

RECEIVED

MAY 27 2014

HANOVER COUNTY  
PLANNING OFFICE

**PROFFERS: C-18-07(C), AM. 1-14, SHANNON PRITCHARD**

The undersigned, owners of GPINs 8764-33-2275 and 8764-23-3147 (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. **Conceptual Plan.** The property shall be divided in substantial conformity with the conceptual plan attached, titled “Pritchard Rezoning Prospect Trace Subdivision,” dated May 7, 2007, last revised November 6, 2007, and prepared by Balzer and Associates, Inc.
2. **Dedication of Right-of-way.** The Owner agrees to dedicate thirty feet (30’) of right-of-way from the centerline of Westwood Road (State Route 619) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.
3. **Tree Preservation.** 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.
4. **House Size.** All homes shall have a 2,200 square foot minimum house size.
5. **Foundations.** All homes shall have brick foundations.
6. **Access.** Owner will record a no-access easement along the entire extension of the rear property line.
7. **Entrance Road.** Owner will construct a private road per County regulations.
8. **Contribution to Road Improvements.** 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.
9. **Owners Association.** Prior to or contemporaneous with final subdivision approval, the Owner shall record documents which (1) create an owners’ association for the Property and (2) establish a restrictive covenant creating a 75-foot preservation strip along the rear property line (adjacent to GPINs 8764-23-3147 and 8764-33-2275) as shown on the conceptual plan. The preservation strip shall remain in a natural state and no structures shall be erected and no improvements shall be made within the buffer; however, the provisions of this proffer shall not prevent the removal of dead or diseased

trees or other vegetation, or parts thereof. The owners' association shall be responsible for the enforcement of the restrictive covenant and shall have the authority to access fees and impose liens on those properties adjoining GPINs 8764-23-3147 and 8764-33-2275 for the cost of maintenance of the preservation strip and its restoration, if necessary.

[Signature]  
Owner

5 27 14  
Date

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

I, Angela W. Pitts, do hereby certify that  
Shannon Pritchard has acknowledged the foregoing Proffers  
before me, this 27th day of May, 2014.

Angela W. Pitts (SEAL)  
Notary Public

My Commission Expires: 03 31 15

