Hanover County, Virginia

General Parcel Map

Legend

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

C-22-03(c), Am. 1-13

Lois D. and Sterling S. Medlin, et al.

cash proffer amendment

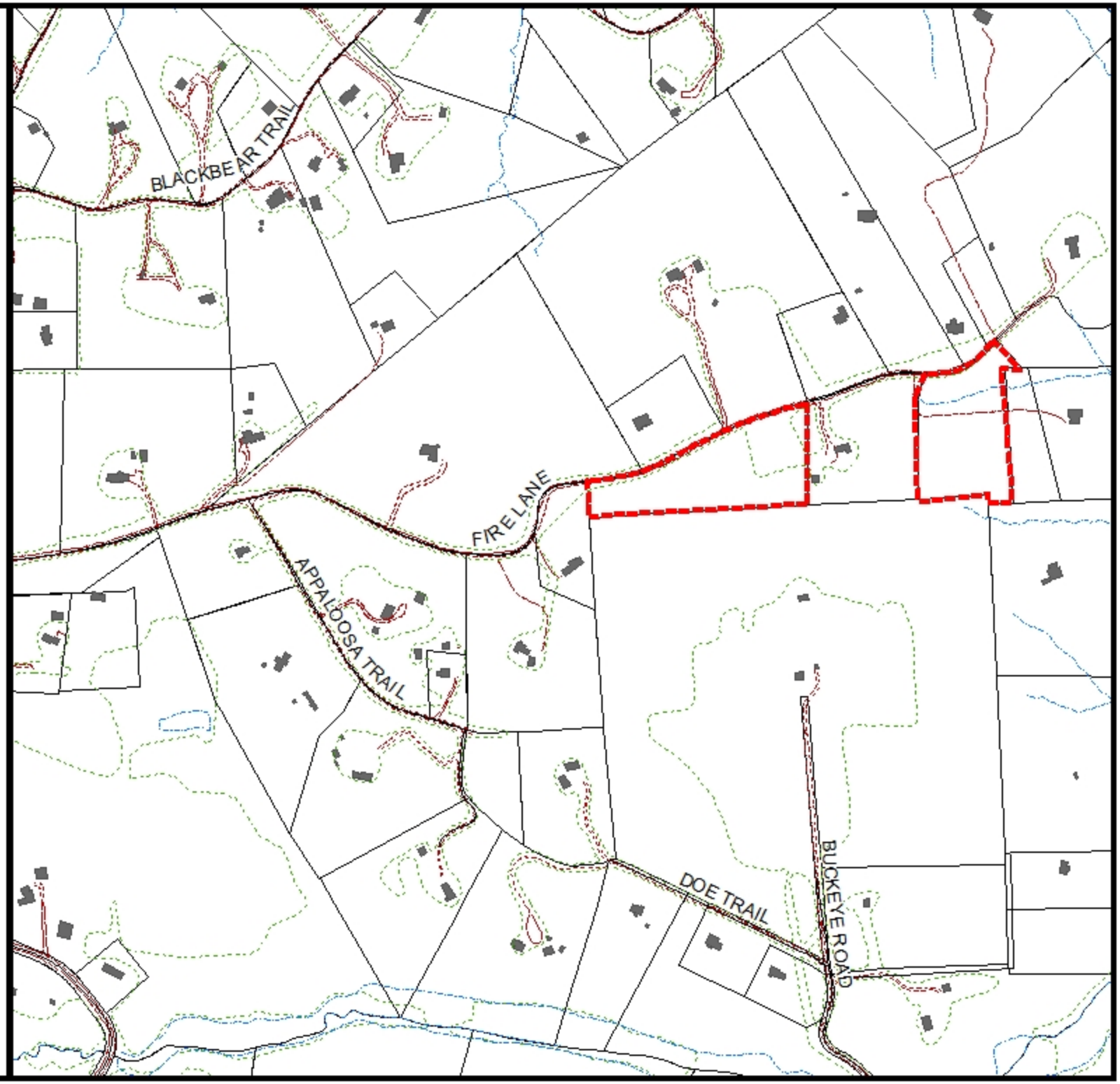
Zoned AR-6

GPIN's: 8727-66-0942 & 8727-67-1122

Henry Magisterial District

1 inch = 600 feet

December 02, 2013



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

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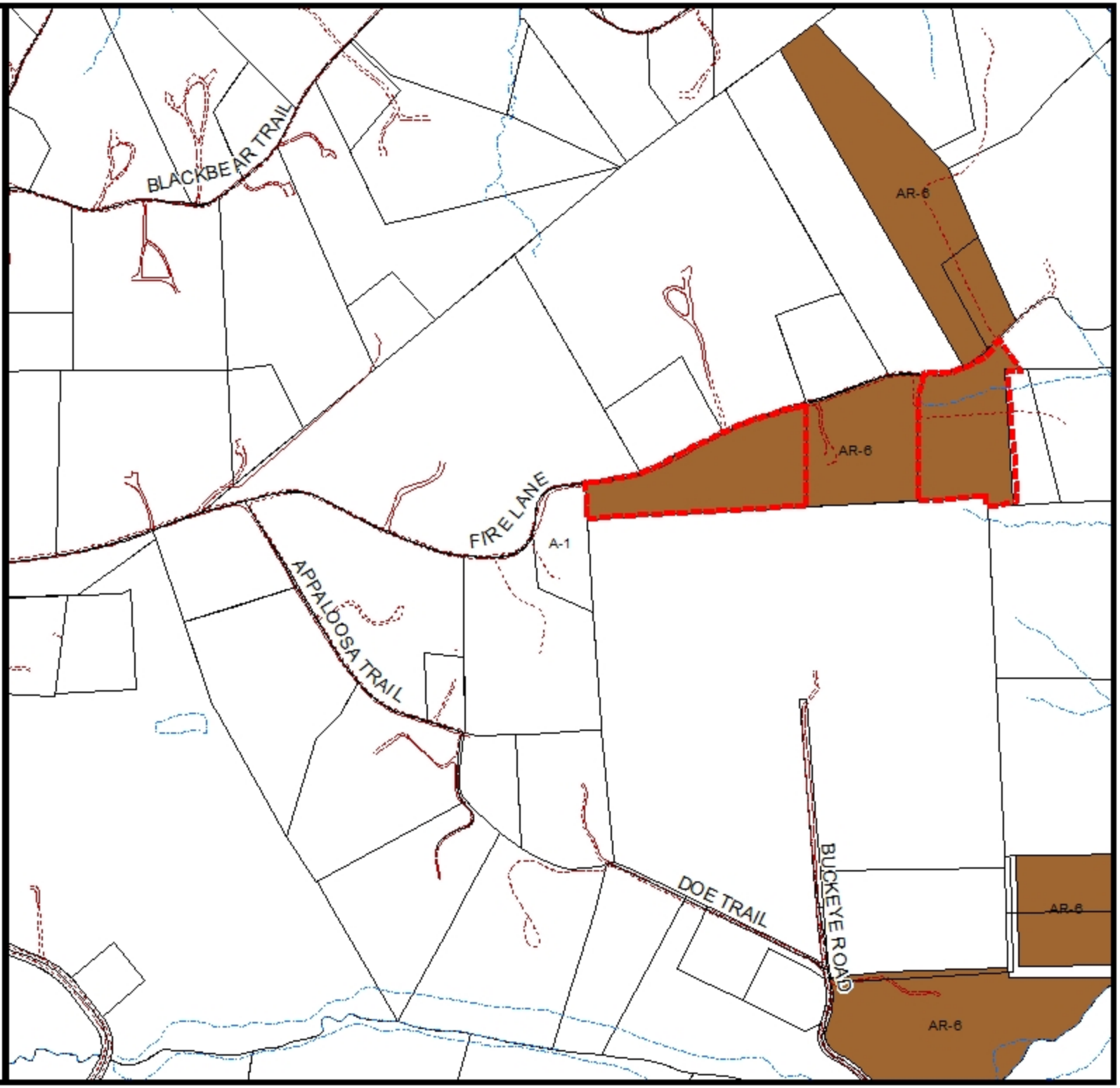

C-22-03(c), AM. 1-13, LOIS D. AND STERLING S. MEDLIN, JR.

Residential Rezoning Amendment Report
Henry Magisterial District
PC Meeting Date: February 20, 2014

Overview

Amendment Request	Amend the cash proffer
Subdivision	Medlin
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	South line of Fire Lane (State Route 724) approximately 0.33 miles east of its intersection with Appaloosa Trail (State Route 824)
GPINs	8727-56-0942 and 8727-67-1122
Case Planner	Gretchen W. Biernot

Executive Summary

Request to eliminate Proffer #4, referencing a cash proffer in the amount of $7,866.00, accepted with rezoning case C-22-03(c), Lois D. and Sterling S. Medlin, Jr., for the parcels 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.

Staff Recommendation

APPROVAL, subject to the proffers dated December 5, 2013, 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/HTE

Attachments

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

PROFFERS – C-22-03, Am. 1-13, Lois D. and Sterling S. Medlin, Jr., and Michael J. Thaler

The undersigned, owners of GPINs 8727-56-0942 and 8727-67-1122 (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 "Conceptual plan for Medlin Rezoning," dated May 22, 2003, and drawn by Sterling S. Medlin, Jr.

2. 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.

3. Dedication of Right-of-Way. The Property Owner agrees to dedicate twenty-five (25) feet of right-of-way from the centerline of Fire Lane (State Route 724) to the property for future road widening, free of cost to the County, upon request of the County or VDOT.

4. 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.

5. Lot 3. The Property Owners agree that Lot 3 shall not be resubdivided for the purpose of creating an additional building lot.

RECEIVED
DEC 05 2013
COUNTY
OFFICE

Sterling S. Medlin Jr. December 4, 2013
Owner Date

REBECCA COGGIN HUBERT
NOTARY PUBLIC
REGISTRATION # 7568415
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2017

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

I, Rebecca Coggin Hubert, do hereby certify that Sterling S. Medlin, Jr. has acknowledged the foregoing Proffers before me, this 4 day of December, 2013.

Rebecca Coggin Hubert (SEAL)
Notary Public

My Commission Expires: 01 / 31 / 2017

Lois D. Medlin December 4, 2013
Owner Date

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

I, Rebecca Coggin Hubert, do hereby certify that Lois D. Medlin has acknowledged the foregoing Proffers before me, this 4 day of December, 2013.

Rebecca Coggin Hubert (SEAL)
Notary Public

My Commission Expires: 01/31 /2017

REBECCA COGGIN HUBERT
NOTARY PUBLIC
REGISTRATION # 7568415
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2017

RECEIVED
DEC 05 2013
HANOVER COUNTY
PLANNING OFFICE

M

Owner

12/6/13

Date

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

I, Angela W. Pitts, do hereby certify that Michael Thaler has acknowledged the foregoing Proffers before me, this 6th day of December, 2013.

Angela W. Pitts (SEAL)
Notary Public

My Commission Expires: 03/31/15

ANGELA W. PITTS
NOTARY PUBLIC
MY COMMISSION NUMBER 7088048
COMMONWEALTH OF VIRGINIA