

**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

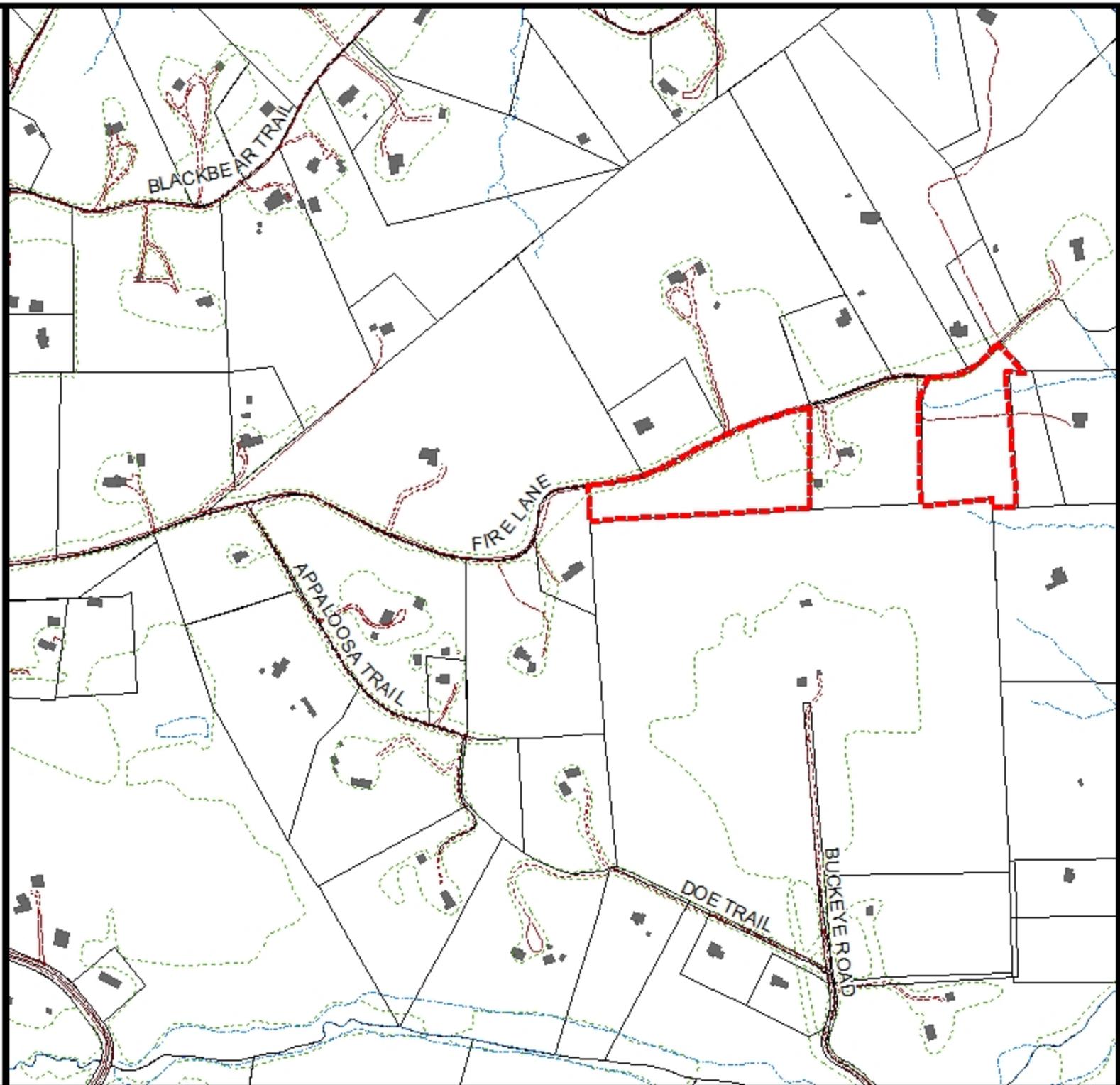
GPIN's: 8727-66-0942 & 8727-67-1122

Henry Magisterial District



1 inch = 600 feet

December 02, 2013



# Hanover County, Virginia

## Zoning Map

### Legend

— Roads	■ 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-22-03(c), Am. 1-13

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

cash proffer amendment

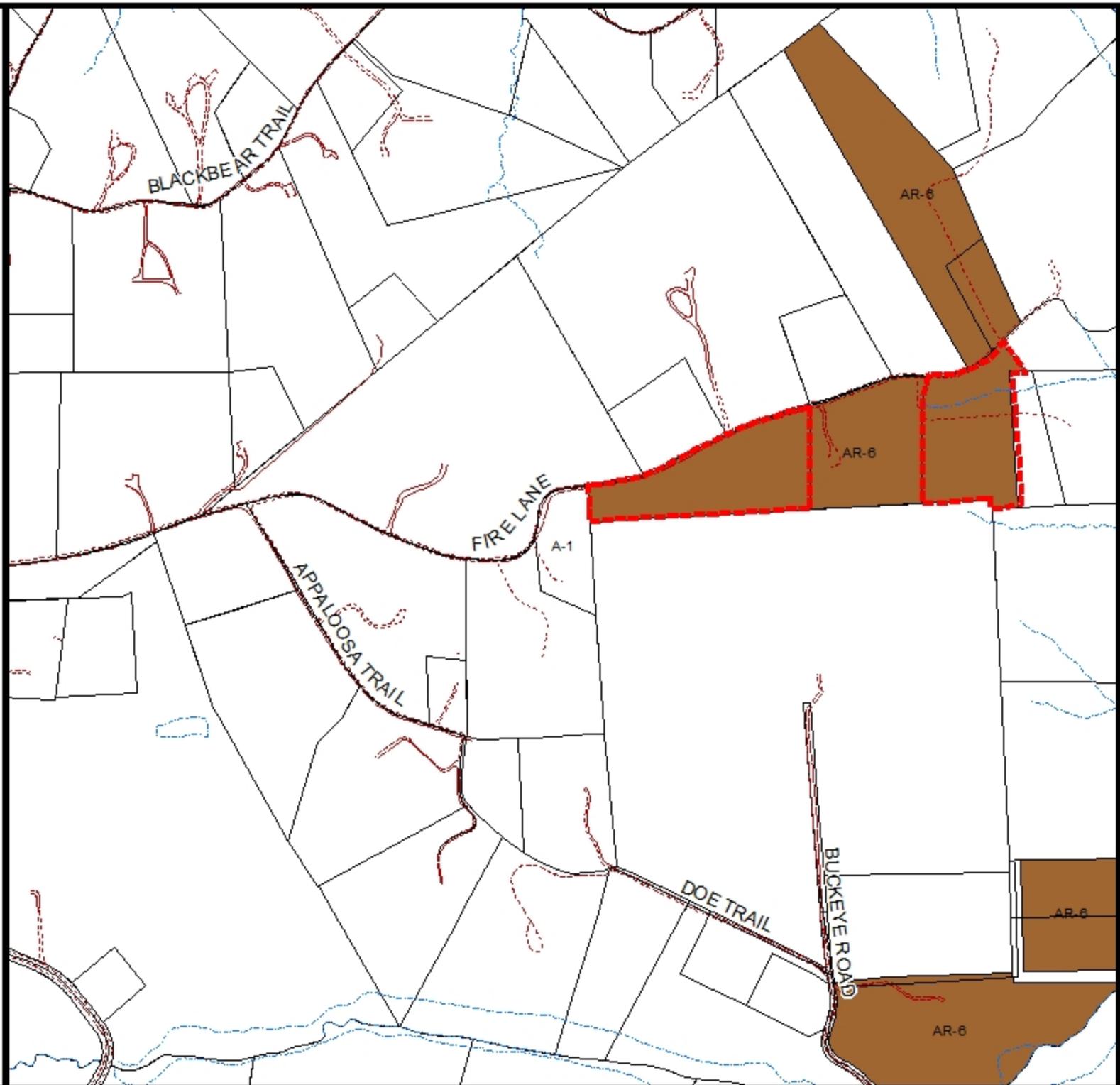
Zoned AR-6

GPIN's: 8727-66-0942 & 8727-67-1122  
Henry Magisterial District



1 inch = 600 feet

December 02, 2013



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



Residential Rezoning Amendment Report  
Henry Magisterial District  
Board Meeting Date: March 12, 2014

**Overview**

Amendment Request	Amend the cash proffer
Subdivision	Medlin Subdivision
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.

**Recommendations**

*Staff*

**APPROVAL** subject to the submitted proffers dated December 5, 2013.

*Planning Commission*

**APPROVAL** subject to the submitted proffers dated December 5, 2013.

### **Planning Commission Recommendation**

At their meeting of February 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of zoning amendment **C-22-03(c), Am. 1-13**, subject to the submitted proffers.

GJWB/sm/HTE

#### **Attachments**

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

**ORDINANCE C-22-03(c), AM. 1-13**

**OWNER OF RECORD:** LOIS D. AND STERLING S. MEDLIN, JR. ET AL.

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 12<sup>th</sup> day of March, 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-22-03(c), Lois D. and Sterling S. Medlin, Jr., of the property described as GPINs 8727-56-0942 and 8727-67-1122, located on the south line of Fire Lane (State Route 724) approximately 0.33 miles east of its intersection with Appaloosa Trail (State Route 824) (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 December 5, 2013, and accepted by the Board:

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.

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-22-03(c), Am. 1-13, Lois D. and Sterling S. Medlin, Jr. et al., 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 February 20, 2014

Board of Supervisors March 12, 2014

Adopted March 12, 2014

Date: \_\_\_\_\_

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