

**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-24-02, Am. 1-14

Gina M. and Erich M. Petschauer

cash proffer amendment

Zoned AR-6

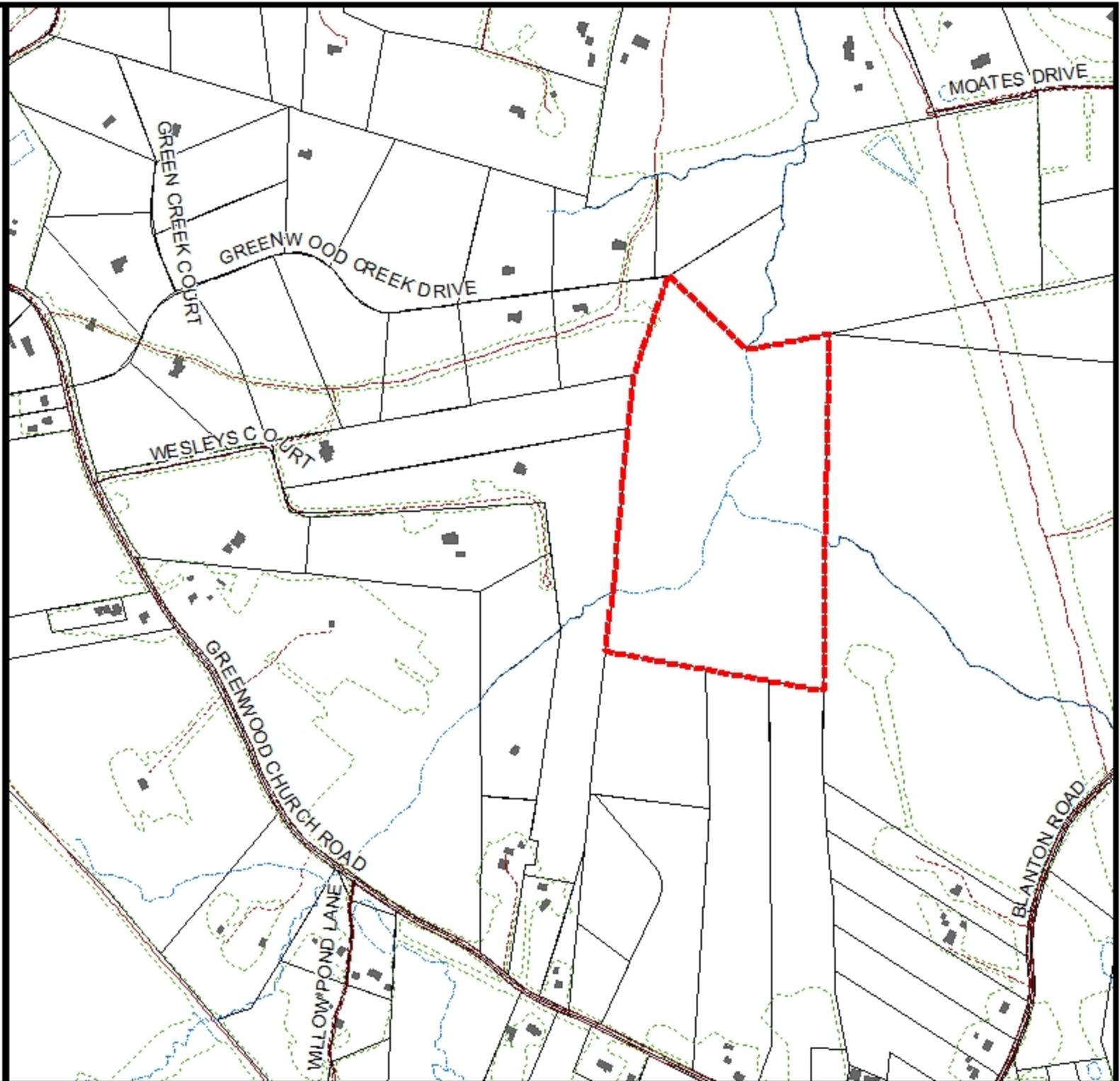
GPIN: 7759-89-8608

South Anna Magisterial District



1 inch = 700 feet

May 29, 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-24-02, Am. 1-14

Gina M. and Erich M. Petschauer

cash proffer amendment

Zoned AR-6

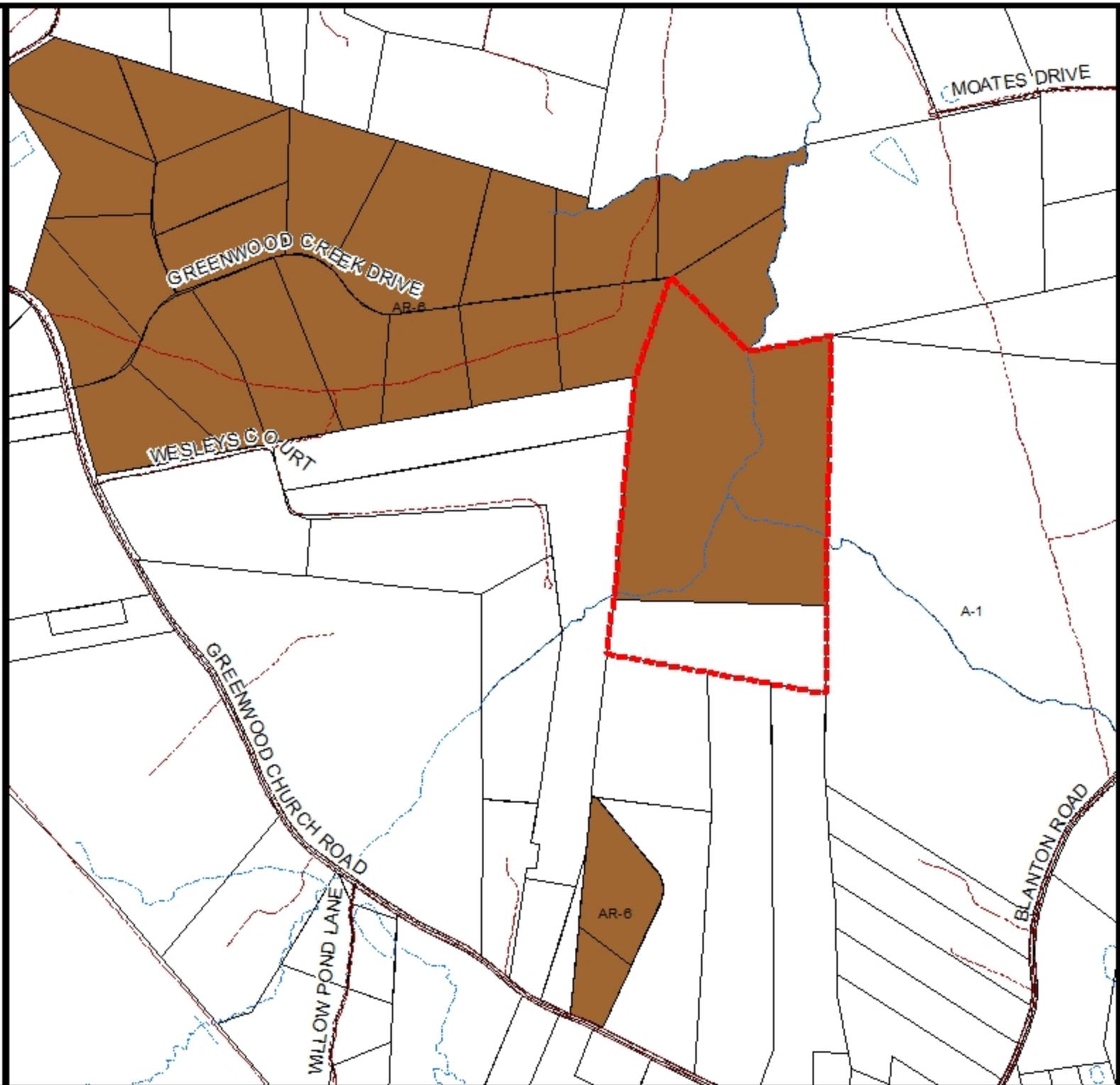
OPIN: 7759-89-6608

South Anna Magisterial District



1 inch = 700 feet

May 29, 2014



C-24-02(c), AM. 1-14, GINA M. AND ERICH M. PETSCHAUER

Residential Rezoning Amendment Report
South Anna Magisterial District
PC Meeting Date: July 17, 2014



Overview

Amendment Request	Amend the cash proffer
Subdivision	Greenwood Creek
Current Zoning	AR-6(c), Agricultural Residential District with Conditions
Location	At the terminus of Greenwood Creek Drive (private road) approximately 3,400 feet east of its intersection with Greenwood Church Road (State Route 657)
GPIN	7759-89-6608
Case Planner	Gretchen W. Biernot

Executive Summary

Request to eliminate Proffer #4, referencing a cash proffer in the amount of \$7,399.00, accepted with rezoning case C-24-02(c), Cauthorne Family L.L.C., for the parcel 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 would note that there is one (1) remaining eligible lot within the development for which an application for proffer amendment may be made.

Staff Recommendation

APPROVAL, subject to the proffers dated July 1, 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

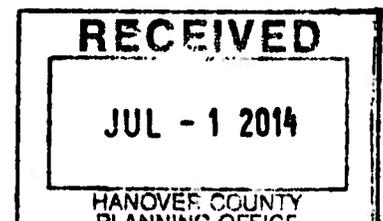
Attachments

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

PROFFERS – C-24-02, Am. 1-14, ERICH MICHAEL AND GINA PETSCHAUER

The undersigned, owners of GPINs 7759-89-6608 (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 shall be developed in substantial conformity with the conceptual plan attached, titled “Layout 20 Lots” (“the Plan”), dated 5-10-2002, and revised 8-13-2002, and prepared by Goodfellow, Jalbert & Beard.
2. There shall be no removal of trees in the required rear and side yard area of each building lot, as defined by the Zoning Ordinance, with the exception of dead or diseased trees. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, utility easements, drain fields, drainage facilities, wells, swimming pools, or basketball or tennis areas.
3. The owner agrees to dedicate thirty (30) feet of right-of-way measured from the centerline of Greenwood Church Road (State Route 657) to the property for future road widening when requested by the County, free of cost, and free of encumbrances interfering with the use for road purposes.
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.
4. There shall be no direct access to Fair Oaks Lane (private road).
5. There shall be no direct access from any lot to Greenwood Church Road (State Route 657).
6. With the exception of the entrance road, a 50’ buffer shall be placed along Greenwood Church Road (State Route 657). Existing deciduous trees with a caliper of five (5) inches or greater, and coniferous trees four (4) feet or greater in height, shall be retained within the buffer.
7. Restrictive covenants shall be established which provide for a 50’ natural buffer along the western and northern property lines as depicted on the conceptual plan titled “Layout 20 Lots” (“the Plan”), dated May 10, 2002, and revised August 13,



2002. Such restrictions shall be recorded concurrently with the final subdivision plat.

8. All house foundations shall be brick, stone and/or stucco.

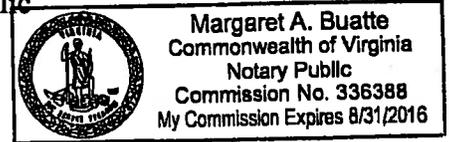
Erich Michael Petschauer 6 23 14
Owner Erich Michael Petschauer Date

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

I, Margaret A. Buatte, do hereby certify that
Erich Michael Petschauer has acknowledged the
foregoing Proffers before me, this 23 day of June, 2014.

Margaret A. Buatte (SEAL)
Notary Public

My Commission Expires: 8/31/16



Gina Petschauer June 23 2014
Owner Gina Petschauer Date

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

I, Margaret A. Buatte, do hereby certify that
Gina Petschauer has acknowledged the
foregoing Proffers before me, this 23 day of June, 2014.

Margaret A. Buatte (SEAL)
Notary Public

My Commission Expires: 8/31/16

