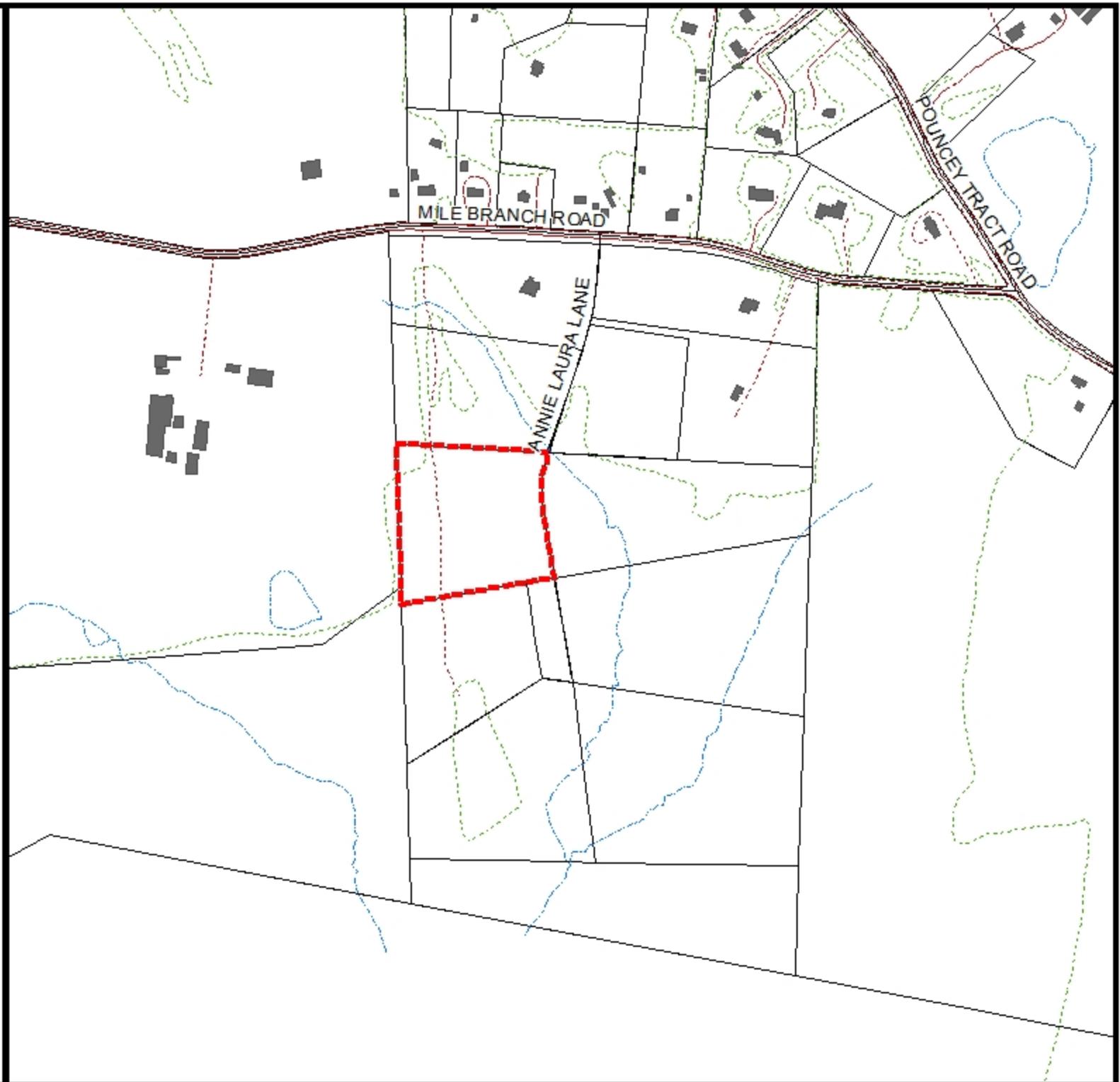


**Hanover County,
Virginia**

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

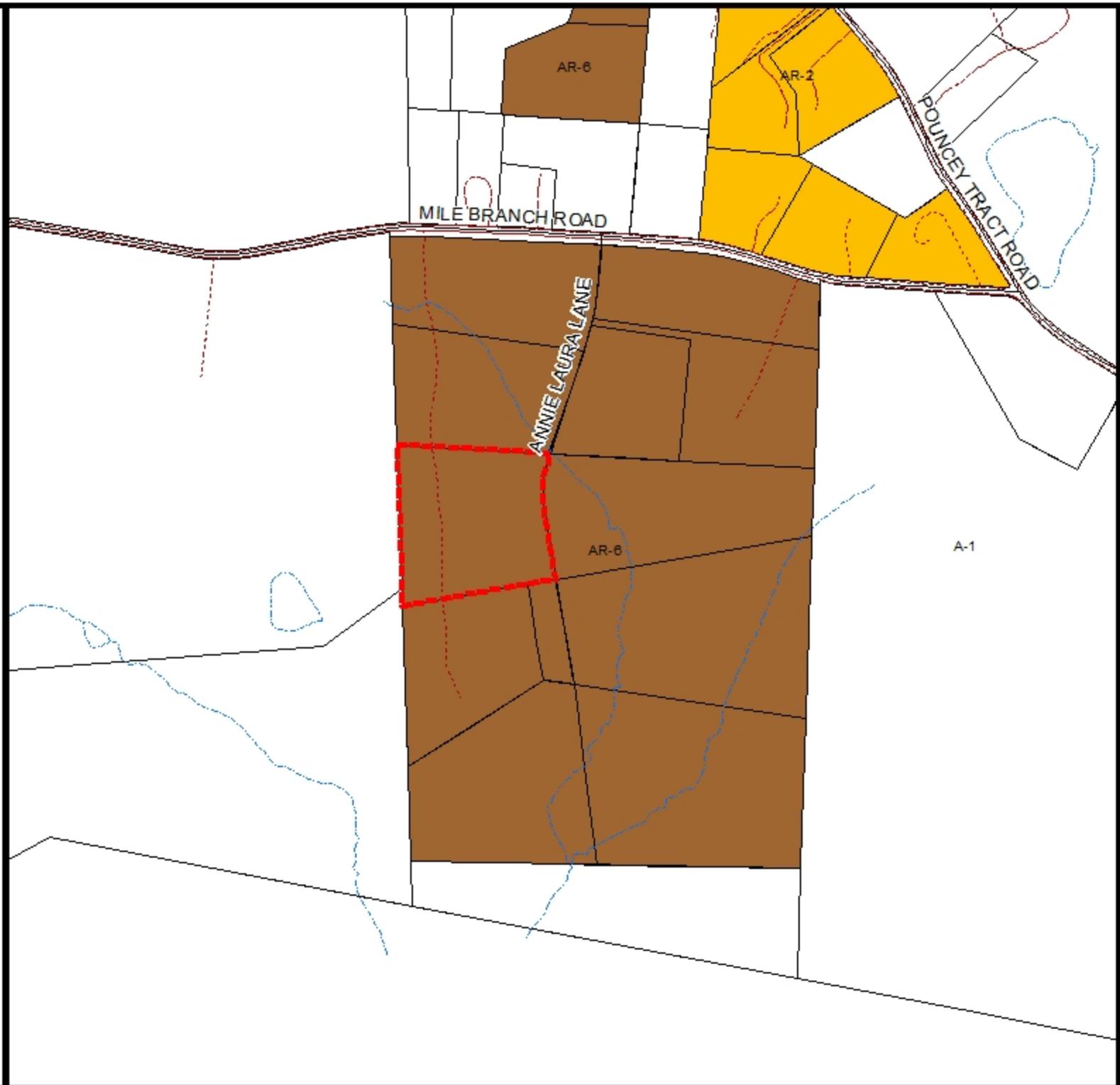
OPIN: 7728-74-6317

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
PC Meeting Date: March 20, 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 draft 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.

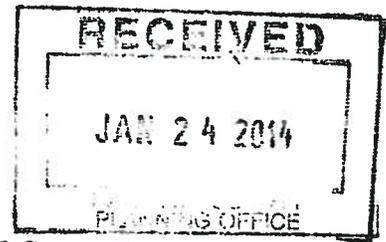
Staff Recommendation

APPROVAL, subject to the proffers dated January 24, 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.

GJWB/sm/HTE

Attachments

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



PROFFERS: C-37-98(e), 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

1-24-14
Date

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

HEIRROO
L. Lindsey A. Lewis do hereby certify that
Nathaniel Wiley has acknowledged the foregoing Proffers
before me, this 24 day of JANUARY, 2014.

[Signature]
Notary Public

My Commission Expires: 11 30 2015

