

**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-5-06, Am. 1-15**

Maria and John P. Hudnall Jr.

cash proffer amendment

Zoned AR-6

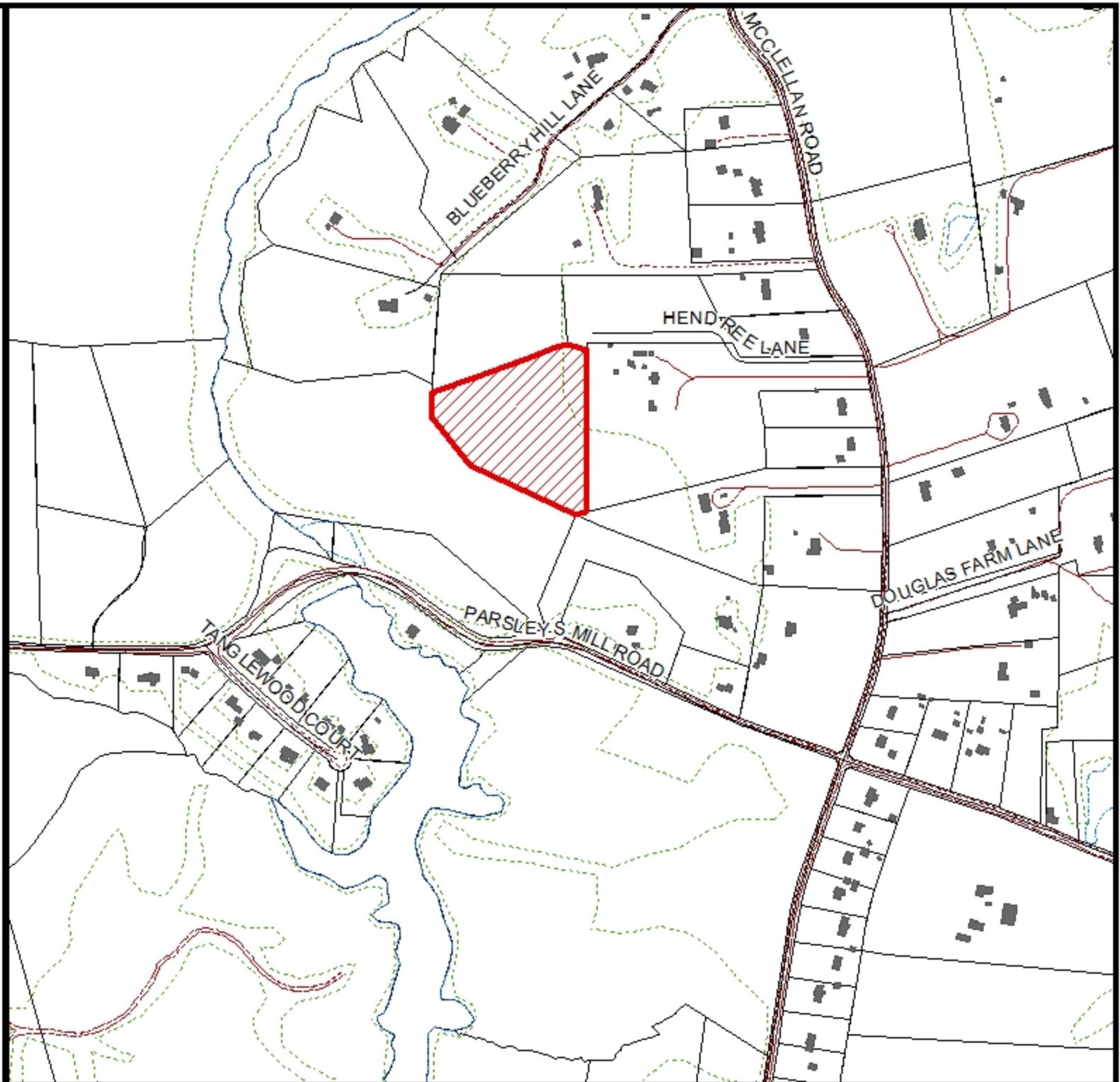
GPIN: 8754-26-7625

Cold Harbor Magisterial District



1 inch = 600 feet

January 05, 2015



# 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-5-06, Am. 1-15**

Maria and John P. Hudnall Jr.

cash proffer amendment

Zoned AR-6

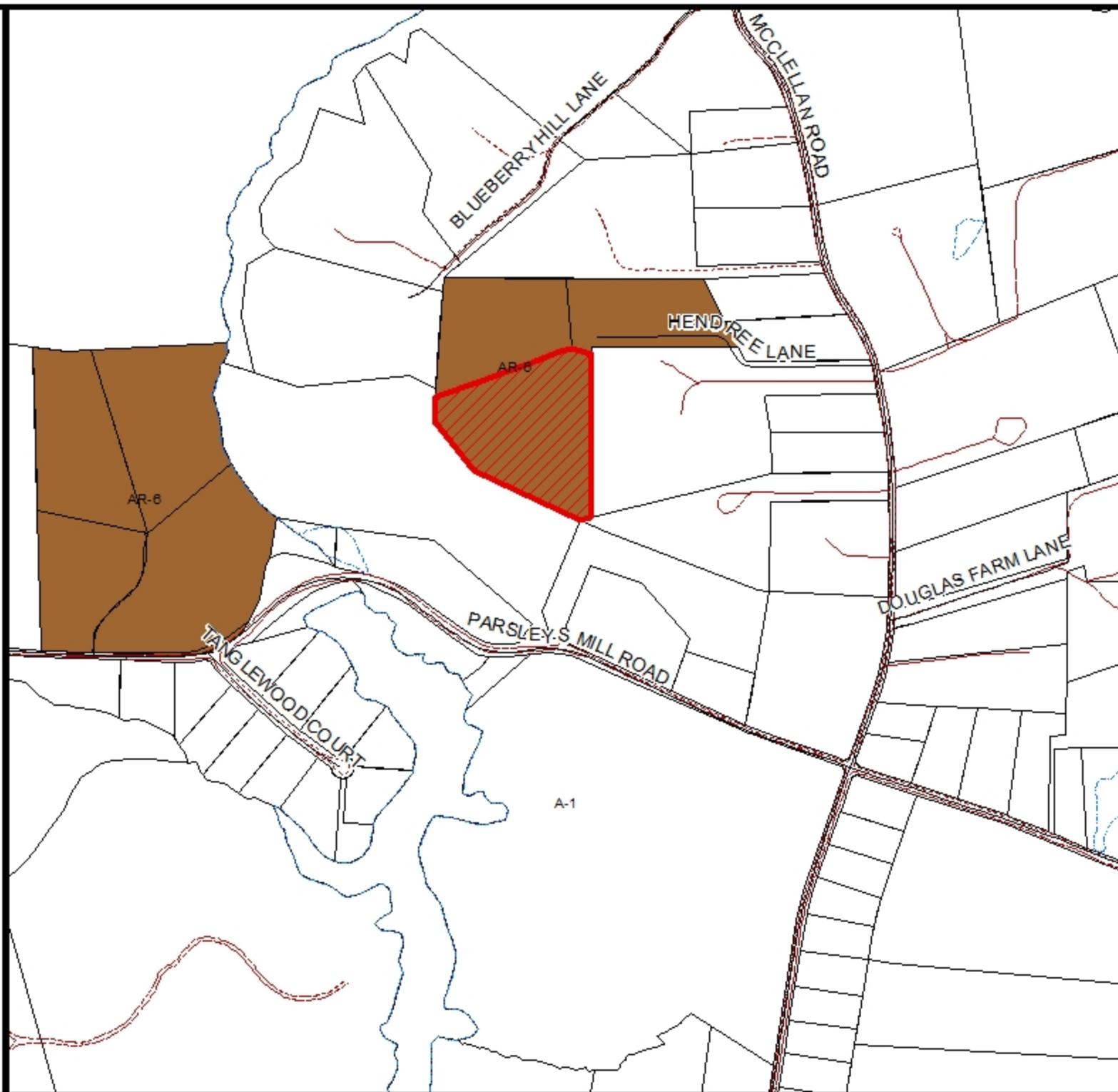
GPIN: 8754-26-7625

Cold Harbor Magisterial District



1 inch = 600 feet

January 05, 2015



# C-5-06(c), AM. 1-15, MARIA L. AND JOHN P. HUDNALL, JR.

Residential Rezoning Amendment Report  
Cold Harbor Magisterial District  
PC Meeting Date: March 19, 2016



## Overview

Amendment Request	Amend the cash proffer
Subdivision	Mason Estates
Current Zoning	AR-6(c), Agricultural Residential District with conditions
Location	At the terminus of Hendree Lane (private road) approximately 1,300 feet west of intersection with McClellan Road (State Route 628)
GPIN	8754-26-7625
Case Planner	Gretchen Biernot

## Executive Summary

Request to eliminate Proffer #2, referencing a cash proffer in the amount of \$11,246.00, accepted with rezoning case C-5-06(c), Hendree F. and Paul H. Mason, Jr., 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 \$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 February 20, 2015, 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

**C-5-06(c), Maria and John Hudnall**

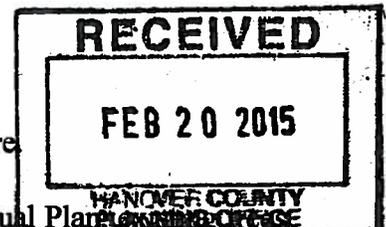
The undersigned, owners of GPIN 8754-26-7625 (the Property”), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the proffers for the Property are amended, the development and use of the Property shall be subject to the following conditions:

1. The Property shall be divided in substantial conformity with the conceptual plan entitled “Conceptual Plan of GPIN# 8754-26-9903 Situated West of Quietude Section #1 and East of Blueberry Hill Lane,” dated July 5, 2006, revised July 25, 2006, prepared by Downing Surveys, Inc. The Property shall be divided into three lots.
2. 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.
3. Access to the lots to be subdivided from the Property shall be provided by a private road to be constructed within the bounds of a shared 50-foot access easement as shown on the Plan. There shall be no other access for the Property to State Route 628 other than this access. The road shall be paved and maintained by the Property Owner or its successor in title.
4. No cinder block, cement block or asbestos shingles shall be permitted for the finished exterior of any structure.
5. All houses shall have brick, stone, stucco or dryvit type finished foundations.
6. Each house shall have the following minimum finished floor areas, exclusive of covered porches, covered stoops, breezeways, garages, basements, and cellars, as follows:

1 Story	-	2,000 Square Feet
1½ Story	-	2,200 Square Feet
2 Story	-	2,400 Square Feet

Floor area shall be measured along the exterior walls of the structure.

7. Within the area of the building envelope as shown on the Conceptual Plan of five-inch (5”) or greater on the Property shall not be removed, with the exception of dead or diseased trees or parts thereof; provided, however, this shall not prevent the removal of trees necessary for the construction of improvements, driveways, drainfields

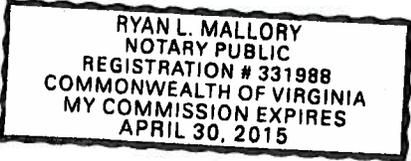


or drainage facilities or swimming pools. Outside of the building envelope, existing trees of five-inch (5") or greater on the Property shall not be removed, with the exception of dead or diseased trees or parts thereof.

- 8. The Property Owner shall provide a drilled deep well upon each lot. Should production from the deep well prove inadequate for requisite household use with respect to either quantity or quality, a shallow well may be used.
- 9. Electric utility lines which provide service to the lots shall be run underground.
- 10. Should a grave or cemetery be discovered at any point in the development of the subject Property that cannot remain in its current location and must be relocated, the Property Owner shall remove and relocate the human remains from the cemetery through the permit procedure administered by the Virginia Department of Human Resources. The Property Owner shall be responsible for all costs and expenses associated with the cemetery removal or relocation.
- 11. All residential dwellings and ancillary outbuildings constructed on lots subdivided from the Property shall be located within the area of the building envelope for each lot as shown on the Conceptual Plan. This restriction; however, shall not prohibit the location of buildings outside of the building envelope, provided such buildings are used solely to board or provide shelter for livestock or store equipment, tools, supplies or other goods or materials used for agricultural operations conducted on such lot.

John Hudnell  
Owner

2-16-15  
Date



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

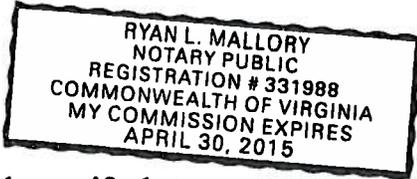
I, Ryan L. Mallory, do hereby certify that  
John Hudnell has acknowledged the foregoing  
Proffers before me, this 16 day of February, 2015.

Ryan L. Mallory (SEAL)  
Notary Public

My Commission Expires: 4 / 30 / 2015

Maria L. Hudnell  
Owner

2-16-15  
Date



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

I, Ryan L. Mallory, do hereby certify that

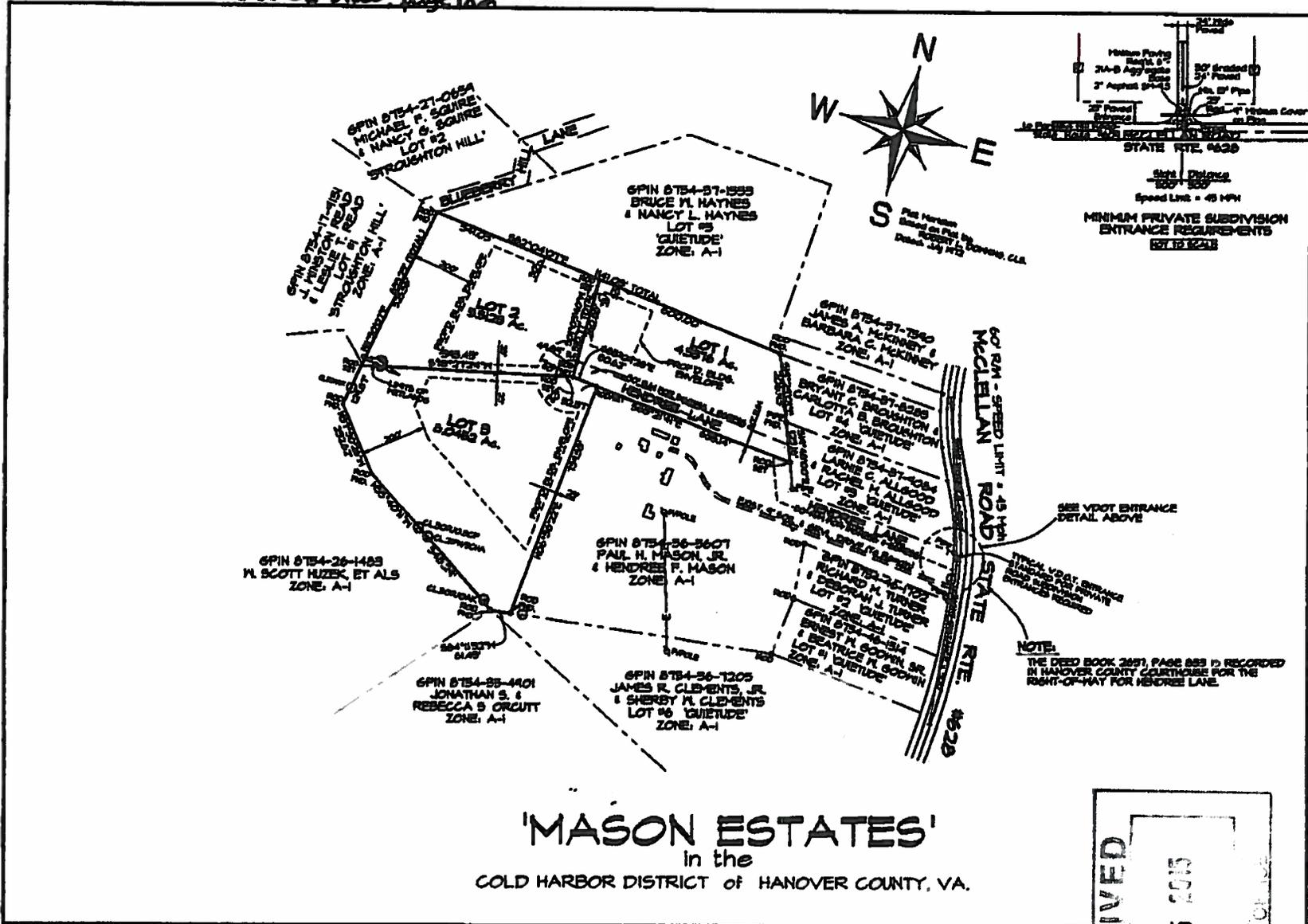
Meria Hindnall has acknowledged the foregoing  
Proffers before me, this 16 day of February, 2015.

Ryan Z. Galley (SEAL)  
Notary Public

My Commission Expires: 4 / 30 / 2015

11/11/07 10:14:44 AM  
 11/11/07 10:14:44 AM  
 11/11/07 10:14:44 AM

See DB 2880 page 182



REV. 05-0-01 &  
 08-28-01  
 SHEET # 2 of 2

MINIMUM PRIVATE SUBDIVISION  
 ENTRANCE REQUIREMENTS  
 BY 12/22/05

**DOWNING SURVEYS, INC.**  
 305 S. WASHINGTON HWY SUITE 'E' ASHLAND, VA. 23005  
 (P) 798-6795 & 748-3609 (FAX) 798-3546

DRAWN BY: GWR/ADD  
 DATE: 12-24-06  
 SCALE: 1" = 200'  
 JN 05025 P10

RECEIVED  
 JAN 05 2007

**'MASON ESTATES'**  
 in the  
 COLD HARBOR DISTRICT OF HANOVER COUNTY, VA.