

# Hanover County, Virginia

## Land Use Map

### Legend

-  Agricultural
-  Rural Village
-  Sub. Transitional 1-2 DU Ac
-  Sub. General 1-4 DU Ac
-  Sub. High 4-8 DU Ac
-  Multi Family 8-15 DU Ac
-  Commercial
-  Multi Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville SAP
-  Flood Plain
-  LDR

**C-9-06, Am. 2-13**

Elm Field Investments, L.L.C., et al.

proffer amendment

**Agricultural Land Use**

GPINs: 7759-38-2527; et al.

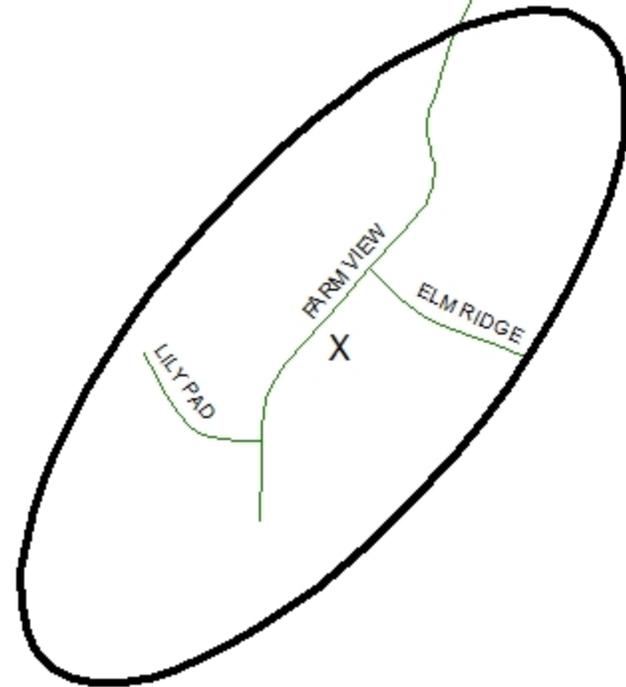
South Anna Magisterial District



1 inch = 900 feet

November 5, 2013

WOODSON FARM



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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

**C-9-06, Am. 2-13**

Elm Field Investments, L.L.C., et al.

proffer amendment

Zoned RC

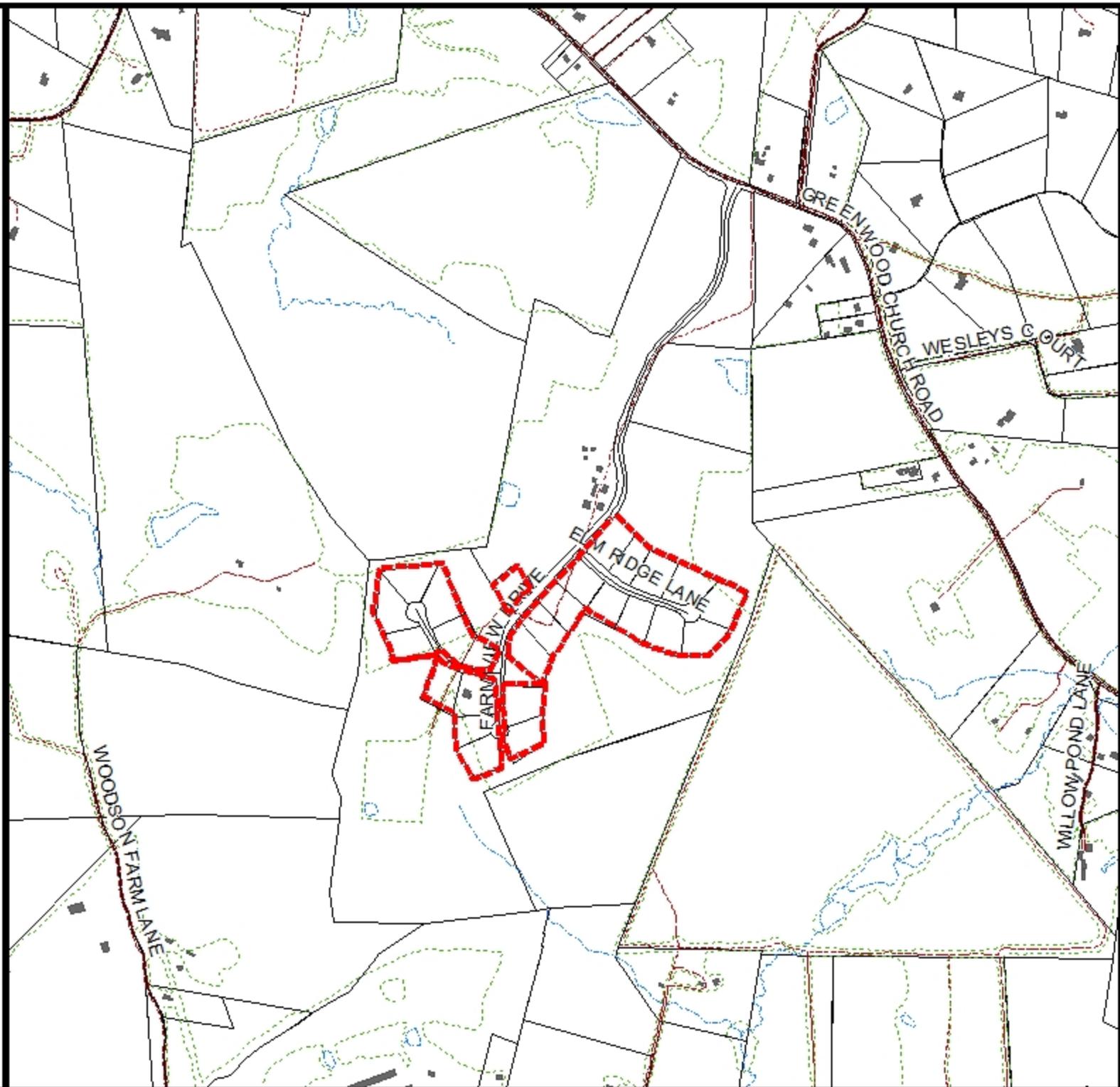
GPIN's: 7759-39-2527, et al

South Anna Magisterial District



1 inch = 900 feet

November 05, 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-9-06, Am. 2-13

Elm Field Investments, L.L.C., et al.

proffer amendment

Zoned RC

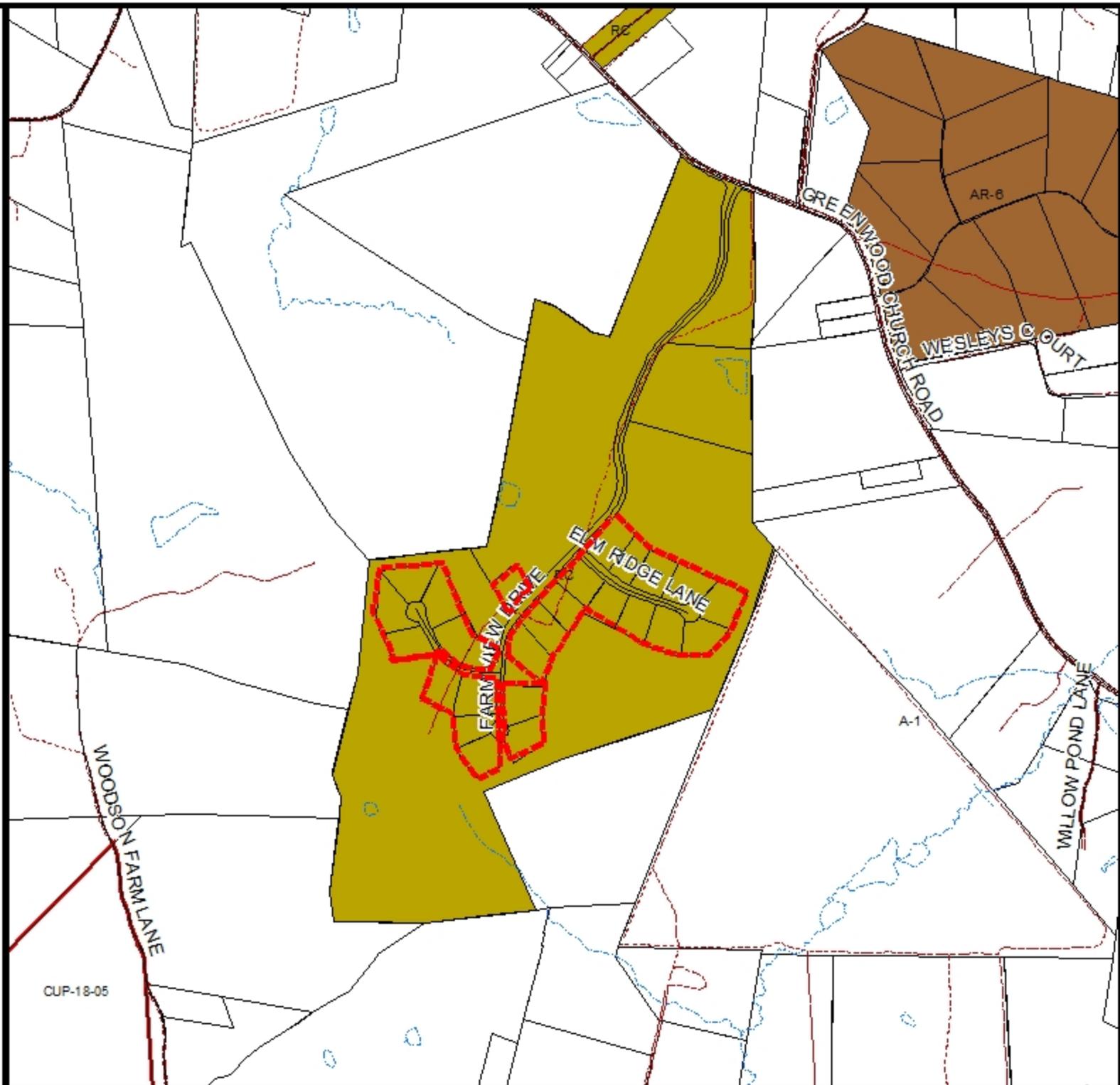
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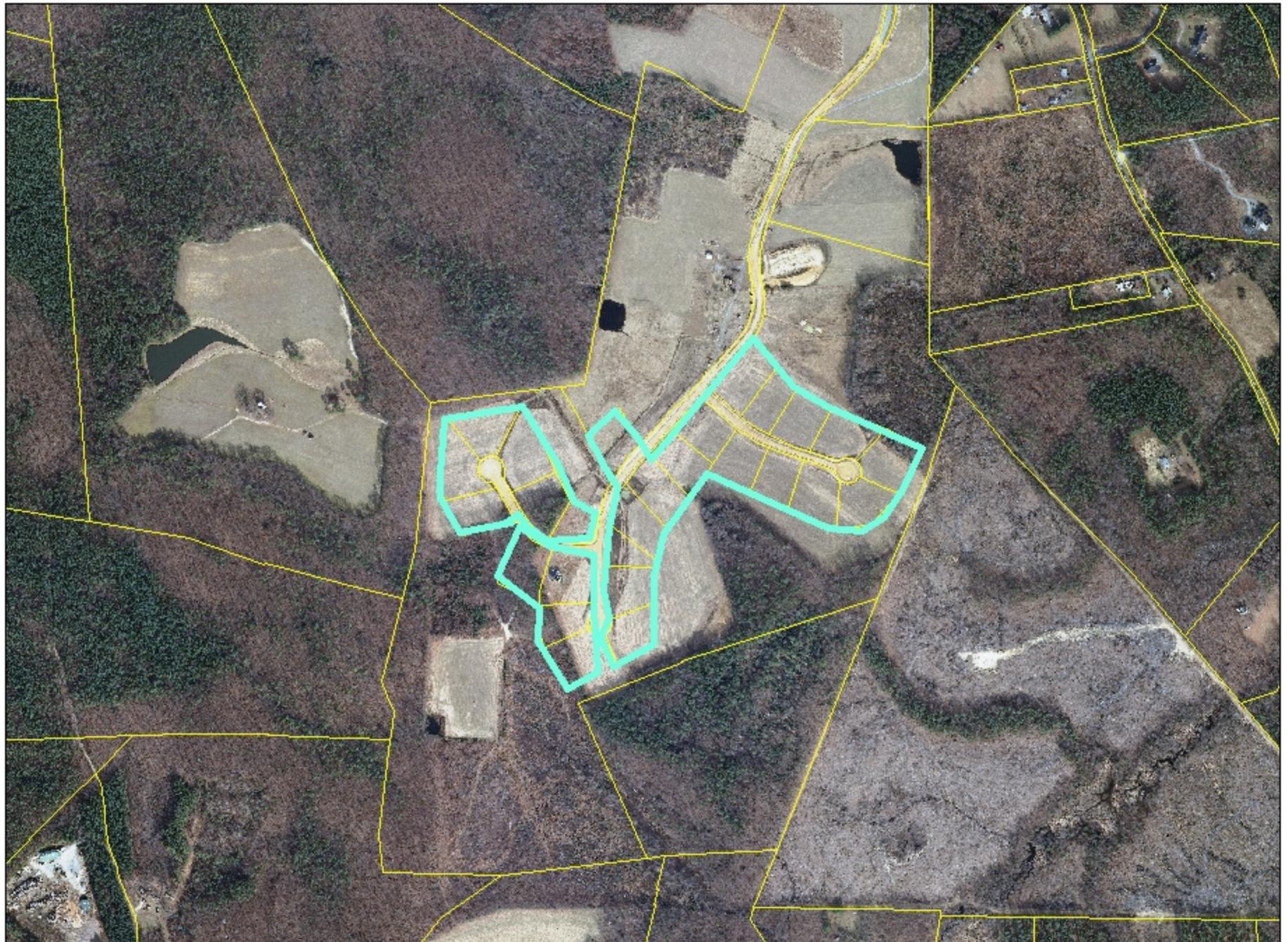
South Anna Magisterial District



1 inch = 900 feet

November 05, 2013





# C-9-06(c), AM. 2-13, ELM FIELD INVESTMENT, L.L.C., ET AL.

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



## Overview

Amendment Request	To amend the proffer related to location of garages
Current Zoning	RC(c), Rural Conservation District with conditions
Acreage	175.0
Location	On the west line of Greenwood Church Road (State Route 657) at its intersection with Farm View Drive (private road)
GPINs	7759-38-2527, 7759-38-3460, 7759-38-6311, 7759-38-8273, 7759-48-0190, 7759-37-9897, 7759-37-6994, 7759-38-4072, 7759-38-1195, 7759-28-9393, 7759-28-8210, 7759-28-6055, 7759-27-5848, 7759-27-5527, 7759-27-5315, 7759-27-1255, 7759-27-1407, 7759-27-1609, 7759-17-8739, 7759-18-5097, 7759-18-4286, 7759-18-5463, 7759-18-8357, 7759-18-9039, 7759-27-1938, 7759-28-4335
General Land Use Plan	Agricultural
Major Thoroughfare Plan	On the west line of Greenwood Church Road (State Route 657) approximately 1,200 feet north of its intersection with Greenwood Creek Drive (private road)
Suburban Service Area	Outside
Conservation Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

The zoning of Elm Field Subdivision was originally approved in September, 2006, and included a proffer that stated “[a]ll lots within the subdivision, having garages attached to the dwelling, shall be entered from the side or rear of the lot. Detached garages shall be located in the rear yard.” Drainfield location on the individual lots has become an issue in this subdivision. Therefore, the subject request is to allow detached garages in both the side or rear yard to allow some flexibility in their location due to the placement of drainfields. The owners of all of the lots subject to this request are participating as evidenced by the multiple signature pages to the application. The proposed modification of the proffer includes an exception for two parcels. Those two lots are the preservation lot which is already improved and a 10.0 acre lot owned by Elm Field Investments, which is large enough to accommodate a garage in the rear yard only.

## Staff Recommendation

**APPROVAL** subject to the submitted proffers, dated January 30, 2014.

**Agency Analysis**

There were no substantive comments from any of the reviewing agencies.

**Proffers**

The proffers submitted are based on those recently reviewed for a cash proffer amendment, C-9-06(c), Am. 1-13. The only change to the proffers is to Proffer No. 6, which is set out below showing the proposed change:

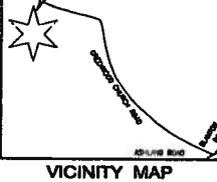
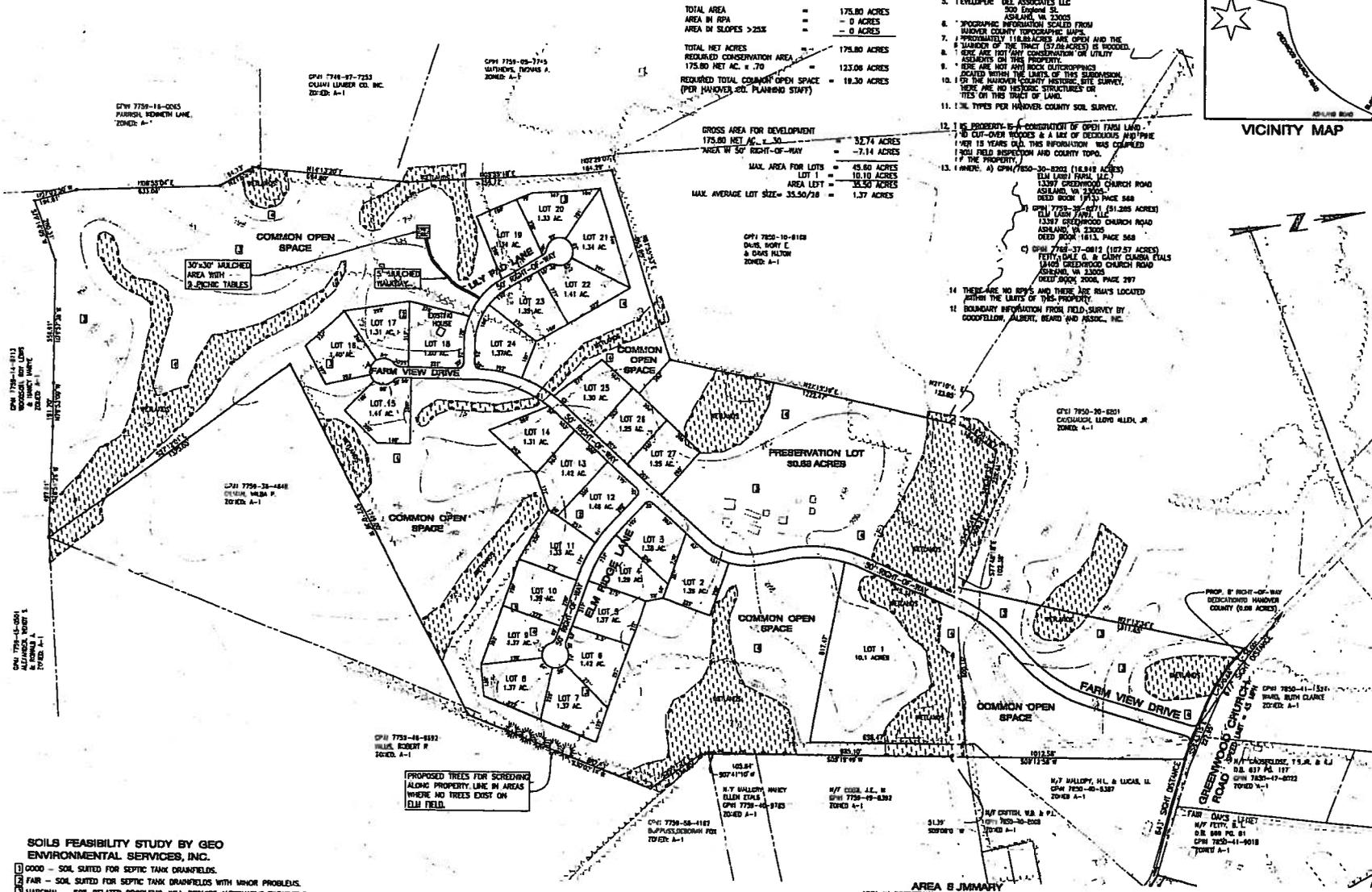
- 6. All lots within the subdivision, having garages attached to the dwelling, shall be entered from the side or rear of the lot. Detached garages shall be located in the rear or side yard with the exception of GPIN 7759-39-8459 and GPIN 7759-39-0394 shall be located in the rear yard only.

Staff recommends approval of the proffers submitted on January 30, 2014.

CDC/sm/HTE

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approved Proffers/Elevations/Conceptual Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Proffers /Conceptual Plan



TOTAL AREA	=	175.80 ACRES
AREA IN RPA	=	0 ACRES
AREA IN SLOPES >25%	=	0 ACRES
AREA IN SLOPES >35%	=	0 ACRES
TOTAL NET ACRES	=	175.80 ACRES
REQUIRED CONSERVATION AREA	=	175.80 NET AC. x .70
	=	123.06 ACRES
REQUIRED TOTAL COMMON OPEN SPACE (PER HANOVER CO. PLANNING STAT)	=	18.30 ACRES

1. AREA IN RPA BELIARS & CPN = 0 ACRES  
500 England St.  
ASHLAND, VA 23005
2. TOPOGRAPHIC INFORMATION SCALED FROM HANOVER COUNTY TOPOGRAPHIC MAP
3. PROBABLY 118.28 ACRES ARE OPEN AND THE REMAINDER OF THE TRACT (57.52 ACRES) IS WOODED
4. 100% ARE NOT ANY CONSERVATION OR UTILITY ASSESSMENTS ON THIS PROPERTY.
5. THERE ARE NOT ANY ROCK OUTCROPPINGS LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION.
6. THE HANOVER COUNTY HISTORIC SITE SURVEY, THERE ARE NO HISTORIC STRUCTURES OR SITES ON THIS TRACT OF LAND.
7. 100% TYPES PER HANOVER COUNTY SOIL SURVEY.
8. THIS PROPERTY IS A COMBINATION OF OPEN FARM LAND
9. 10 CUT-OVER WOODS & A LOT OF DECIDUOUS AND PINE
10. OVER 18 YEARS OLD. THIS INFORMATION WAS OBTAINED FROM FIELD INSPECTION AND COUNTY TOPO.
11. (A) CPN 7650-30-0202 (16.818 ACRES)  
ELM LAWN FARM, LLC  
13387 GREENWOOD CHURCH ROAD  
ASHLAND, VA 23005  
DEED BOOK 17133 PAGE 848
12. (B) CPN 7750-20-0101 (21.288 ACRES)  
ELM LAWN FARM, LLC  
13387 GREENWOOD CHURCH ROAD  
ASHLAND, VA 23005  
DEED BOOK 18113 PAGE 568
13. (C) DEED BOOK 17133-0819 (107.57 ACRES)  
FERTY, DALE G. & COUNTY COMRA, DALES  
13405 GREENWOOD CHURCH ROAD  
ASHLAND, VA 23005  
DEED BOOK 2008, PAGE 297
14. THERE ARE NO RPPS AND THERE ARE RPPS LOCATED WITHIN THE LIMITS OF THIS PROPERTY.
15. BOUNDARY INFORMATION FROM FIELD SURVEY BY COOFTELLOW, ALBERT, BEARD AND ASSOC., INC.

**SOILS FEASIBILITY STUDY BY GEO ENVIRONMENTAL SERVICES, INC.**

1 OOOD - SOIL SUITED FOR SEPTIC TANK DRAINFIELDS.  
 2 FAR - SOIL SUITED FOR SEPTIC TANK DRAINFIELDS WITH MINOR PROBLEMS.  
 3 MARGINAL - SOIL RELATED PROBLEMS. WILL REQUIRE ALTERNATIVE TREATMENT SYSTEMS.  
 4 POOR - SOIL NOT SUITED FOR DRAINFIELD SITES.

☐ DENOTES WETLAND AREAS. (31.2% ACRES)

**RECEIVED**

SCALE: 1" = 200'

**AREA 6 SUMMARY**

AREA IN PRESERVATION LOT 1	=	30.64 ACRES
AREA IN COMMON OPEN SPACE	=	85.04 ACRES
AREA IN LOTS	=	45.80 ACRES
AREA IN SLOD. ROADS	=	7.14 ACRES
AREA IN R/W DEDICATION	=	0.06 ACRES
TOTAL	=	168.68 ACRES

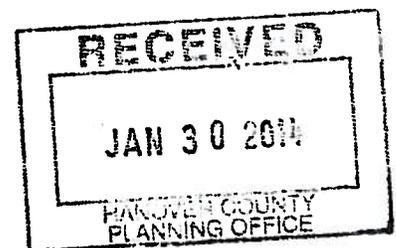
27 LOTS PLUS 1 PRESERVATION LOT = 28 LOTS TOTAL

P.N. 4740-0056

**PROFFERS: C-09 -06(c), Am.1-13, Am.3-09 Elm Field Investments LLC, ET AL.  
(Elm Field Subdivision)**

The undersigned, owners of parcels designated GPINs,7759-39-8459,7759-38-2527,7759-38-3460,7759-38-6311,7759-38-8273,7759-48-0190,7759-37-9897,7759-37-6994,7759-38-4072,7759-38-1195,7759-28-9393,7759-28-8210,7759-28-6055,7759-27-5848,7759-27-5527,7759-27-5315,7759-27-1255,7759-27-1407,7759-27-1609,7759-17-8739,7759-18-5097,7759-18-4286,7759-18-5463,7759-18-8357,7759-18-9039,7759-27-1938,7759-28-4335,7759-39-0394 (“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 of GPINs 7759-39-8459,7759-38-2527,7759-38-3460,7759-38-6311,7759-38-8273,7759-48-0190,7759-37-9897,7759-37-6994,7759-38-4072,7759-38-1195,7759-28-9393,7759-28-8210,7759-28-6055,7759-27-5848,7759-27-5527,7759-27-5315,7759-27-1407,7759-17-8739,7759-18-5097,7759-18-4286,7759-18-5463,7759-18-8357,7759-18-9039,7759-27-1938,7759-28-4335,7759-39-0394 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.
2. The Property Owner, for himself, his successors and assigns of GPIN 7759-27-1255 agrees to pay Hanover County prior to issuance of a Certificate of Occupancy for the Property, the amount of 00/100 (\$0) per single family unit build on the Property.
3. Exterior foundation of houses shall be brick or stone construction unless the house is constructed of synthetic stucco (DriVit) in which case the foundation may be of like material. Above the foundation the exterior of the houses shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete-based siding material (Hardi-Plank).
4. The Property Owner shall agree to build the internal roads as public subdivision roads, and they shall be designed and constructed to VDOT standards and specifications for such roads.
5. 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.



6. All lots within the subdivision, having garages attached to the dwelling, shall be entered from the side or rear of the lot. Detached garages shall be located in the rear or side yard with the exception of GPINs 7759-39-8459 and GPINS 7759-39-0394 shall be located in the rear yard only.
  
7. The Property Owner agrees upon the County's or VDOT's request to dedicate no less than thirty (30) feet of right-of-way from the centerline of State Route 657 (Greenwood Church Road) to the Property, for future road widening when requested by the County or VDOT, free of cost, and free of encumbrances interfering with the use of road improvements.
  
8. Minimum house sizes shall be as follows: 2200 square feet for a one-story building or one and one-half story or 2500 square feet for a two-story building located on the Preservation Lot, Lot 28 in the Elm Field Subdivision; and, 1600 square feet for a one-story building, or 1800 square feet for one and one-half or two-story building located on Lots 1-27 in the Elm Field Subdivision. Minimum floor area shall not include garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.

\_\_\_\_\_   
 Elm Field Investments LLC

\_\_\_\_\_   
 Date

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

I, \_\_\_\_\_, do hereby certify that

\_\_\_\_\_ has acknowledged the foregoing Proffers

before me, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_ (SEAL)   
 Notary Public

My Commission Expires:     /     /