

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

C-16-07(c), Am. 1-14

D&R Property Development, et al.

amend proffered elevations

Suburban High & Flood Plain
Land Use

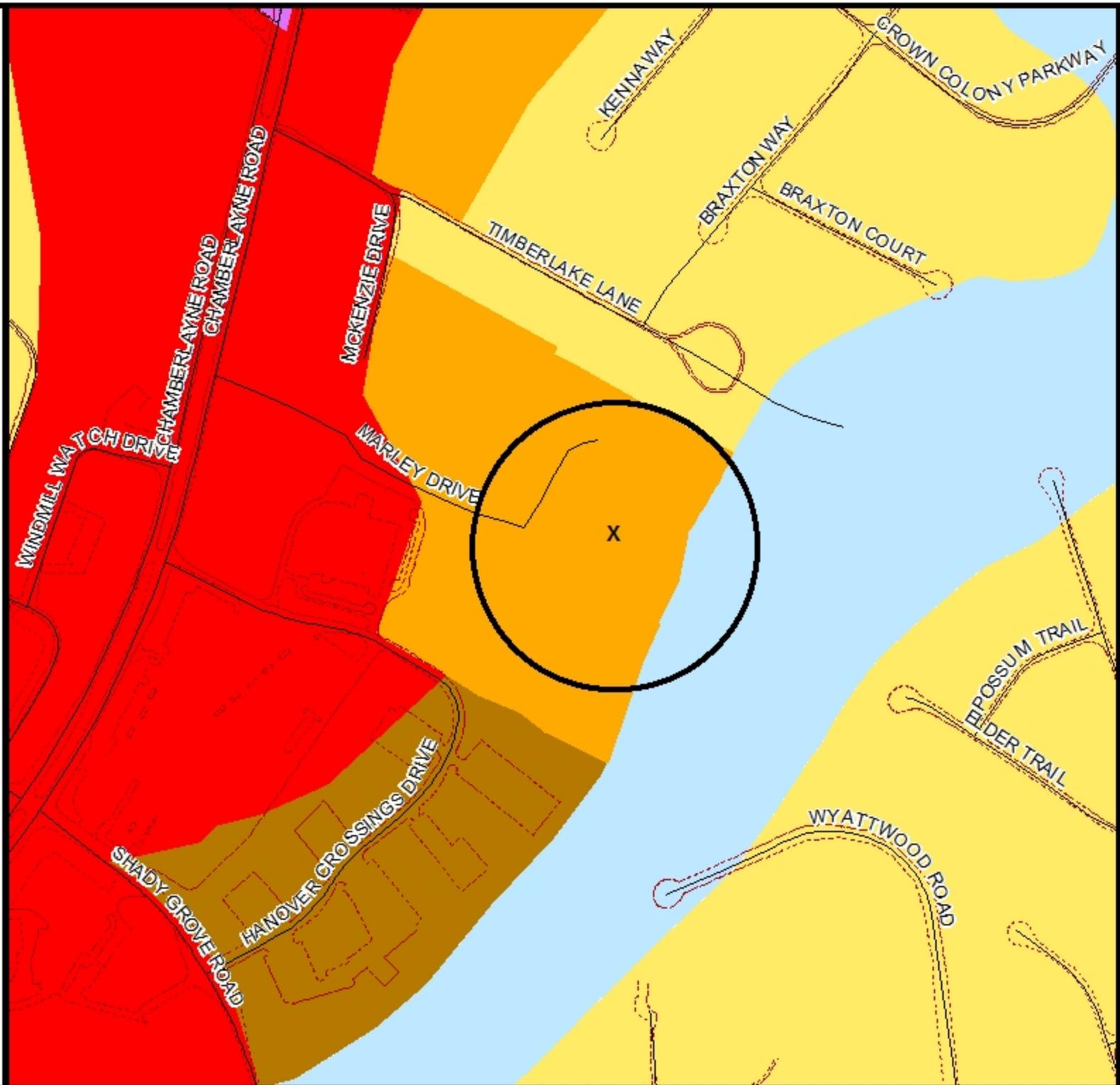
GPIN: 8706-66-5150, et al.

Chickahominy Magisterial District



1 inch = 400 feet

September 03, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

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

C-16-07(c), A.m. 1-14

D&R Property Development, et al.

amend proffered elevations

Zoned R-4

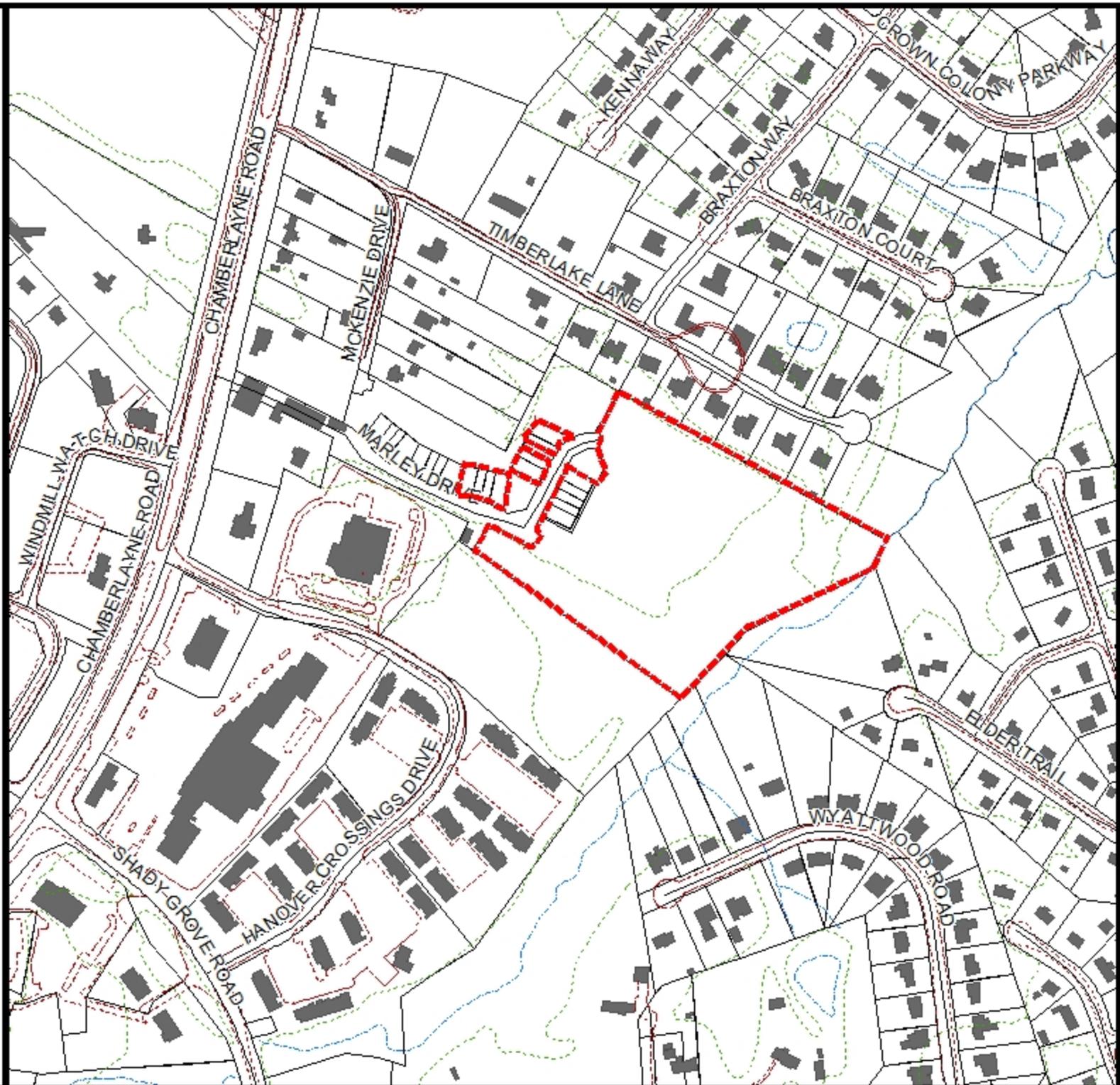
GPIN: 8706-66-5150, et al.

Chickahominy Magisterial District



1 inch = 400 feet

September 03, 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-16-07(c), Am. 1-14

D&R Property Development, et al.

amend proffered elevations

Zoned R-4

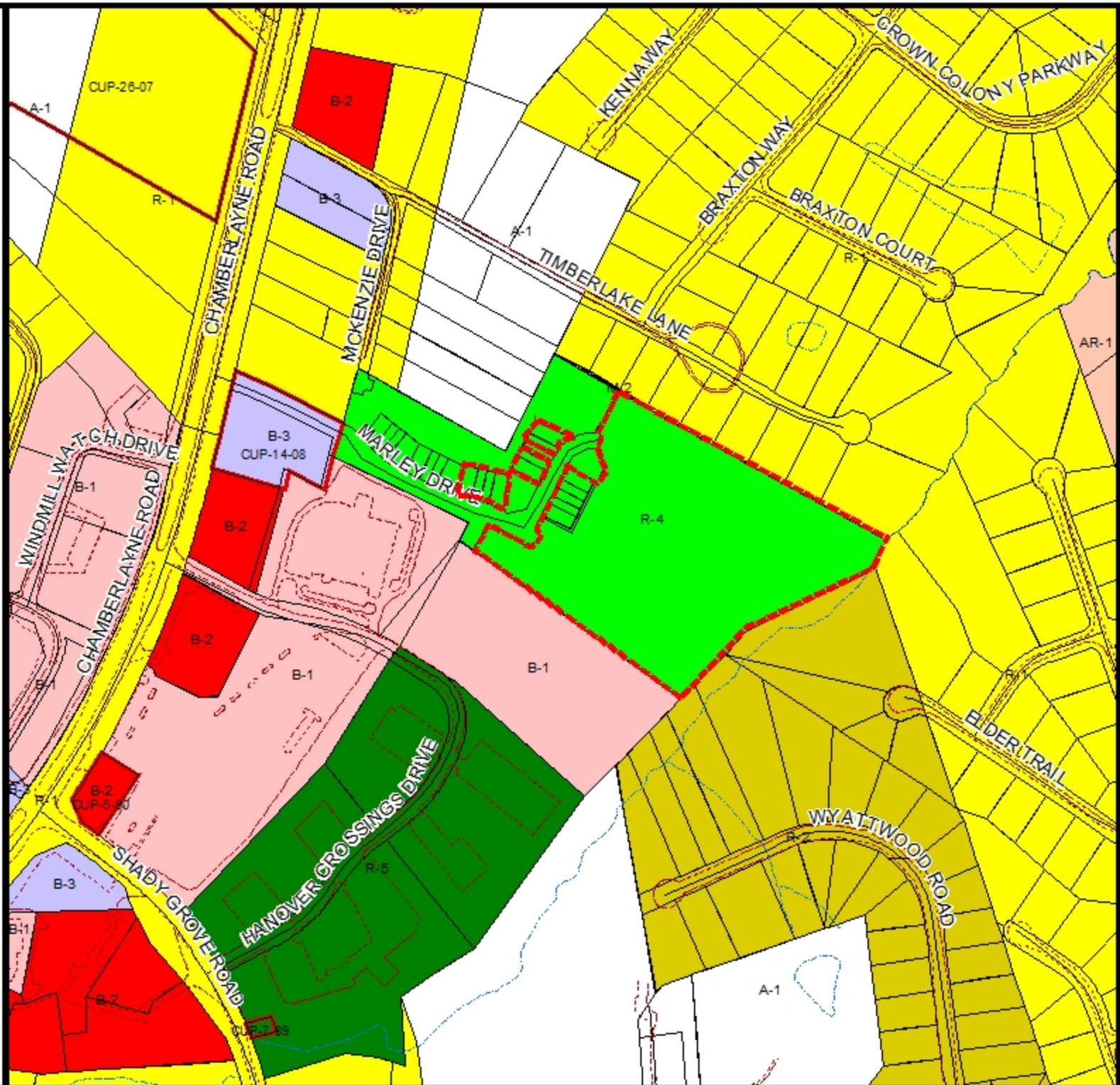
GPIN: 8706-66-5150, et al.

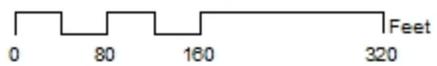
Chickahominy Magisterial District



1 inch = 400 feet

September 03, 2014





C-16-07(c), AM.1-14, D & R PROPERTY DEVELOPMENT, INC., ET AL.



Residential Rezoning Amendment Report
 Chickahominy Magisterial District
 Board Meeting Date: December 10, 2014

Overview

Amendment Request	An amendment to the proffered building elevations approved with rezoning request C-16-07(c), Am. 1-13, D & R Property Development, Inc.
Current Zoning	R-4(c), Residential Cluster Development District with conditions
Acreage	20.74
Location	Along and at the terminus of Marley Drive (state route pending) approximate 700 feet east of its intersection with Chamberlayne Road (U.S. Route 301)
GPINs	8706-66-5150, 8706-66-5190, 8706-66-6019, 8706-66-6048, 8706-66-7134, 8706-66-7157, 8706-66-7272, 8706-66-7295, 8706-66-8181, 8706-66-8068, 8706-66-8056, 8706-66-8044, 8706-66-8021, 8706-66-9058, 8706-66-7250
General Land Use Plan	Suburban High
Major Thoroughfare Plan	Chamberlayne Road is a Major Arterial w/120' ROW
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicant is the current owner of the Marley Pointe development, but has a contract for the sale of the remaining lots. The contract purchaser would like to modify the approved elevations to allow for a different architectural style. With that change, Proffer Nos. 3 and 8 are modified to include a revised reference to the new elevations.

The applicant has submitted the proposed elevations as well as a revised proffer document.

Recommendations

Staff

APPROVAL subject to the proffers submitted on October 24, 2014, and revised elevations, prepared by Michael Repsher, HHHunt Homes dated October 21, 2014.

Planning Commission

APPROVAL subject to the proffers submitted on October 24, 2014, and revised elevations, prepared by Michael Repsher, HHHunt Homes dated October 21, 2014.

Planning Analysis

As indicated previously, the new developer would like to modify the elevations that were approved with C-16-07(c), Am. 2-10, D&R Property Development, Inc. The new elevations are craftsman in style versus the colonial style of the elevations approved in 2010. The new elevations show use of the same types of materials, siding, brick and asphalt shingles. The units are essentially the same size and offer similar features, with one exception. Instead of a two-car garage, the units will have a 1 ½-car garage, but still provide the same size driveway, so that two vehicles can easily park in the front driveway of each unit.

Agency Analysis

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

Proffers

Staff recommends approval of the submitted proffers, dated October 24, 2014, and revised elevations, prepared by Michael Repsher, HHHunt Homes dated October 21, 2014.

Planning Commission Recommendation

At their meeting of November 20, 2014, the Hanover County Planning Commission, on a motion by Mr. Bailey, seconded by Mr. Whittaker, voted to recommend **APPROVAL** of the request to amend the proffered building elevations on GPINs 8706-66-5150, 8706-66-5190, 8706-66-6019, 8706-66-6048, 8706-66-7134, 8706-66-7157, 8706-66-7272, 8706-66-7295, 8706-66-8181, 8706-66-8068, 8706-66-8056, 8706-66-8044, 8706-66-8021, 8706-66-9058, 8706-66-7250, consisting of approximately 20.74 acres, subject to the proffers submitted on October 24, 2014, and revised elevations, prepared by Michael Repsher, HHHunt Homes dated October 21, 2014.

CDC/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Approved Proffers/Elevations/Conceptual Plan
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Proposed Proffers/Elevations
- Ordinance

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy



ORDINANCE C-16-07(c), AM. 1-14

OWNER OF RECORD: D & R PROPERTY DEVELOPMENT, INC., ET AL.

CONTRACT PURCHASER: PATRIOT DEVELOPMENT GROUP, L.L.C.

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 10th day of December, 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 proffered building elevations accepted with C-16-07(c), Am. 2-10, D & R Property Development, Inc., for the property described as GPINs 8706-66-5150, 8706-66-5190, 8706-66-6019, 8706-66-6048, 8706-66-7134, 8706-66-7157, 8706-66-7272, 8706-66-7295, 8706-66-8181, 8706-66-8068, 8706-66-8056, 8706-66-8044, 8706-66-8021, 8706-66-9058 and 8706-66-7250, consisting of 20.74± acres located at the terminus of Marley Drive (state route pending) approximate 700 feet east of its intersection with Chamberlayne Road (U.S. Route 301), (a detailed description is filed with the Board's papers) zoned R-4(c), Residential Cluster Development District with conditions, subject to the following conditions which were proffered by the Applicant on October 24, 2014, and accepted by the Board:

PROFFERS APPLICABLE TO R-4 PROPERTY:

1. Contribution for Road Improvements. The 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.

2. Conceptual Plan. The R-4 area shall be developed in substantial conformity with the conceptual plan, titled "Lawhorne Conceptual Plan" dated May 7, 2007, last revised December 16, 2010, and prepared by Balzer and Associates, Inc.
3. Elevations and Exterior Materials. The proposed townhouses shall be constructed in substantial conformity with the elevations, titled "Elevations For: Marley Pointe Development," dated October 15, 2014, and prepared by Michael Repsher.
4. Irrigation System. An irrigation system shall be provided for the community. Lawn areas within the common space as well as individual dwelling front lawns shall be irrigated.
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. Amenities. The community shall include on-site passive amenities such as trail or path, playground, and neighborhood greens. Although final design and location may change, the minimum extent and character of such features shall be substantially as depicted on the conceptual plan. The facilities shall be constructed at the expense of the Property Owner, and shall be conveyed at no cost, and with no liens and encumbrances, for ownership and maintenance by Homeowners' Association, as described herein, with appropriate covenants established to ensure the continued funding of the ongoing ownership, operational, and maintenance responsibilities. All recreational facilities serving the Property shall be maintained by a homeowners' association.
7. Homeowner's Association. Concurrent with the recordation of a subdivision for the community, a homeowners' association shall be established, to consist of the owners of the dwelling lots on the property, that shall have responsibilities for maintenance of common area and certain features on individual lots, and shall have responsibility for monitoring compliance with covenants and restrictions on the use of individual dwelling lots. The homeowners' association shall be required to employ at all times a firm or outside consultant to provide professional management services to assist the homeowners' association with its responsibilities.
8. Watertables. Watertables of houses shall be of brick or stone construction unless the house is constructed of synthetic stucco (DriVit) in which case the watertable may be of like material. Above the watertable the exterior of the houses shall be constructed of brick, stone, synthetic stucco (DriVit), premium vinyl siding or concrete-based siding material (Hardi Plank). Watertables shall be constructed in substantial conformity with the elevations, titled "Elevations For: Marley Pointe Development," dated October 15, 2014, and prepared by Michael Repsher.
9. House Size. Minimum house size shall be 1,500 square feet. The calculation of minimum floor area shall not include floor area devoted to garages or breezeways in any category. Floor area shall be measured along the exterior walls of the structure.

10. Landscaping. A landscaped hedge, berm, and/or a low fence enhanced with landscaping, shall be provided along the north property line of the R-4 area, with such hedge, berm, and/or fence designed and arranged so as to minimize the likelihood of pedestrian movement from the R-4 portion of the property onto adjoining properties to the north.

PROFFERS APPLICABLE TO THE B-3 AND R-4 PROPERTY:

1. Transportation Improvements:
 - a. The Property Owner shall construct a right turn deceleration lane at the Chamberlayne Road site entrance consisting of a 200-foot taper and 200 feet of storage.
 - b. The Property Owner shall construct the Chamberlayne Road access with a channelizing island to physically inhibit wrong-way left turns out of the roadway.
 - c. At the intersection of Chamberlayne Road and McKenzie Drive, the Property Owner shall modify the median of Chamberlayne Road to provide a northbound U-turn lane with a minimum 200 feet of taper and 200 feet of storage.
 - d. The Property Owner shall remove the “No U-Turn” sign for southbound traffic at the Hanover Commons (North) intersection. Removal of the “No U-Turn” sign shall only be allowed with VDOT approval.
 - e. The Property Owner shall build an emergency access to McKenzie Drive with a VDOT approved turnaround (hammerhead turnaround) installed at the end of the publicly-owned McKenzie Drive. Property owner shall install a gate to prevent unauthorized entry from the Property to McKenzie Drive.
 - f. The “Hammerhead Turnaround” at the terminus of McKenzie Drive shall be dedicated to VDOT, free of cost, upon request by the County or VDOT.
 - g. All transportation improvements shall be designed and constructed in accordance with VDOT standards and specifications and shall be approved by VDOT prior to construction.
2. Utility Easement. The Property Owner shall dedicate a minimum twenty (20) foot wide permanent utility easement across the property for the Opossum Creek Sewer Interceptor project, free of cost, upon request by the County. The location and width of such easement shall be determined during the construction process.
3. Environmental Assessment. Prior to site plan or construction plan approval whichever occurs first, the Property Owner shall submit a Phase II environmental assessment, conducted by a qualified professional, to the Planning Department for review. At the time that the Owner submits a site plan or construction plan for approval, the Owner shall perform all remediation work required by the Phase II assessment that has not already been completed, and shall provide appropriate documentation certifying completion of the required remediation work to the Planning Department.

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-16-07(c), D & R Property Development, Inc., 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 _____ November 20, 2014

Board of Supervisors _____ December 10, 2014

Adopted _____ December 10, 2014

This is to certify that the above is a true copy of C-16-07(c), Am. 1-14, adopted by the Hanover County Board of Supervisors on _____.

Dated: _____

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

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