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-7-91, Am. 1-15

Fundamental Golf Properties

amend the PUD

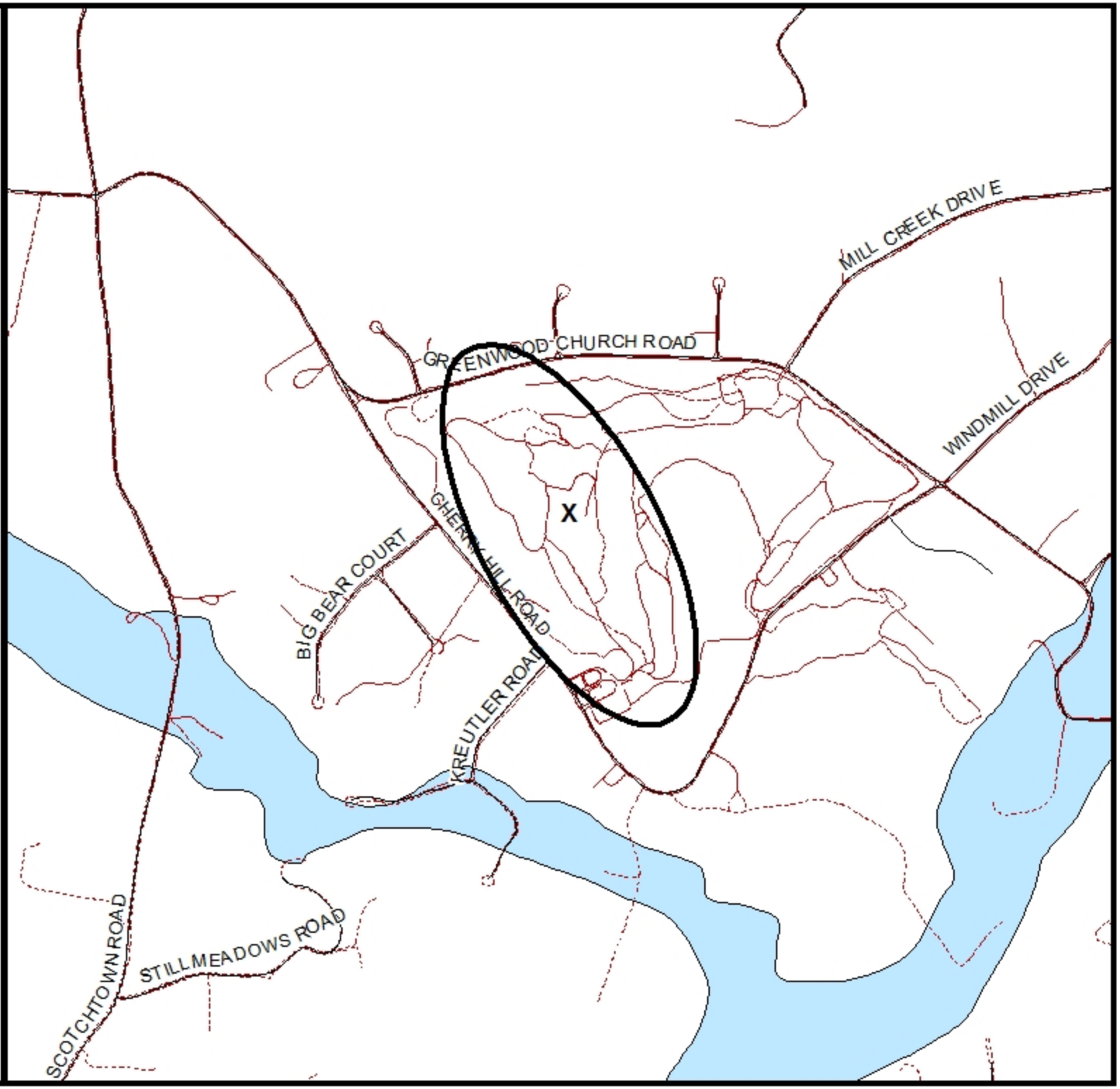
Agricultural Land Use

GPIN: 7841-32-2116

South Anna Magisterial District

1 inch = 1,050 feet

December 30, 2014



Hanover County, Virginia

General Parcel Map

Legend

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

C-7-91, Am. 1-15

Fundamental Golf Properties

amend the PUD

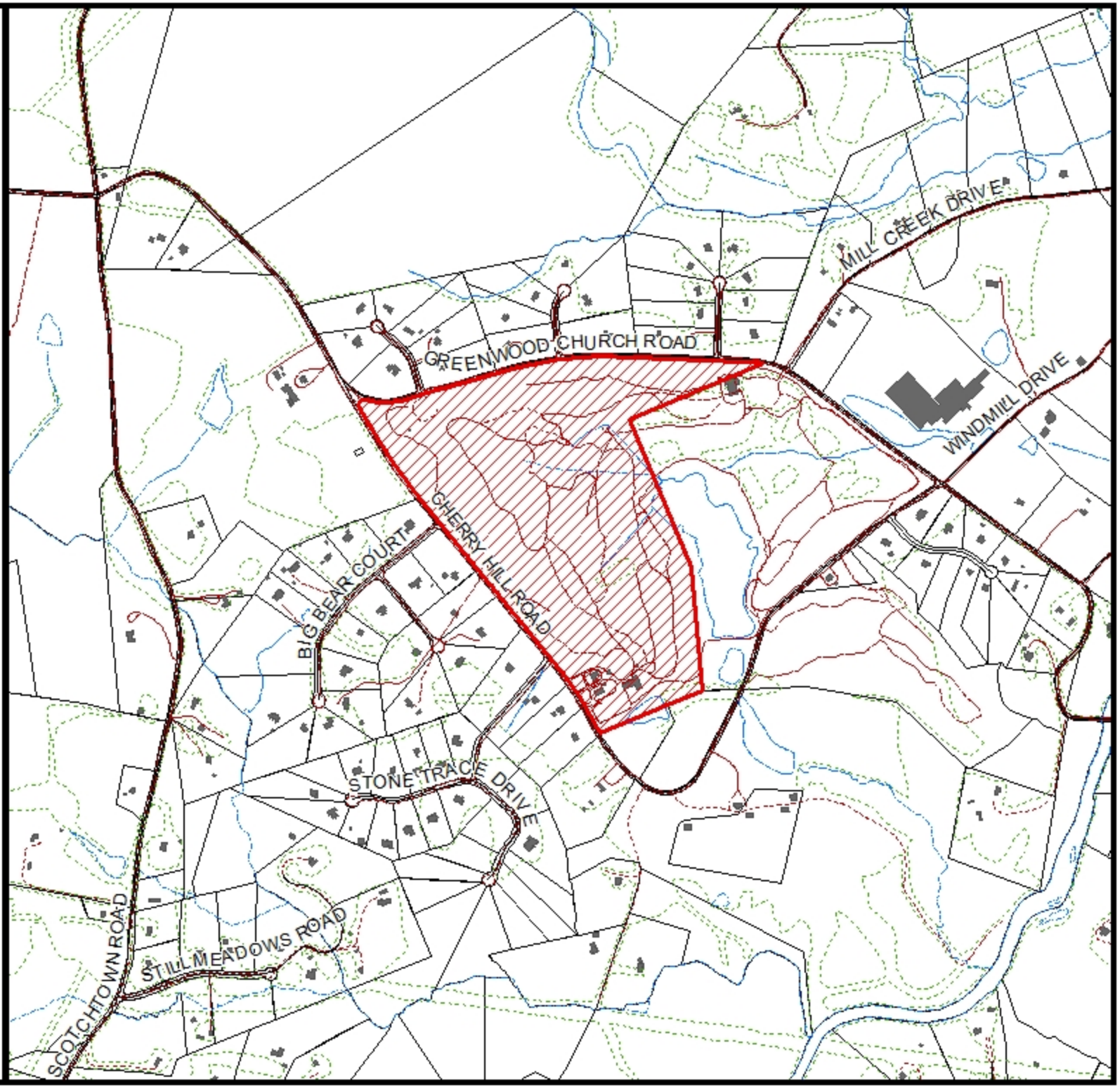
Zoned A-1

GPIN: 7841-32-2116

South Anna Magisterial District

1 inch = 1,050 feet

December 30, 2014



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

C-7-91, Am. 1-15

Fundamental Golf Properties

amend the PUD

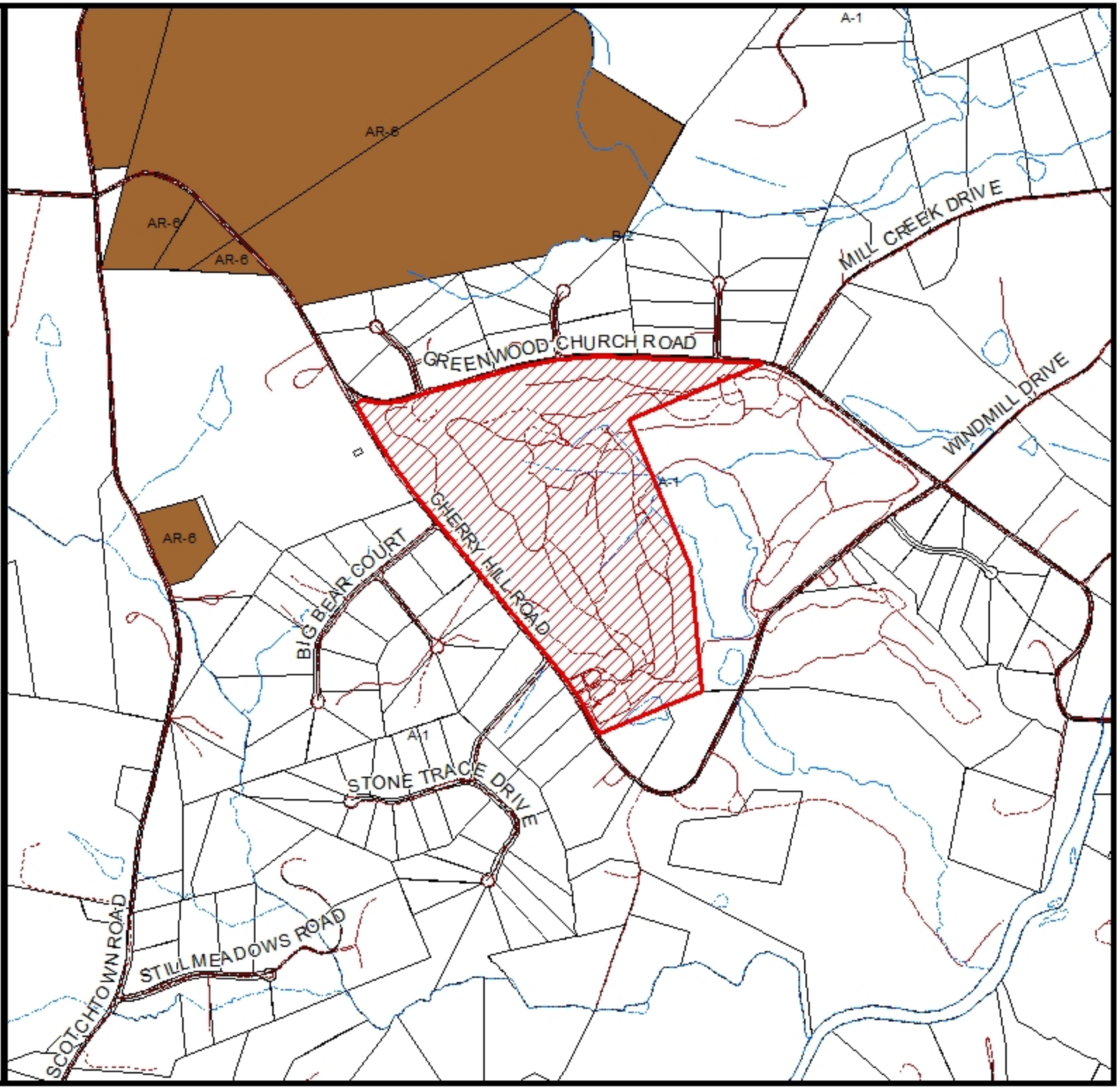
Zoned A-1

GPIN: 7841-32-2116

South Anna Magisterial District

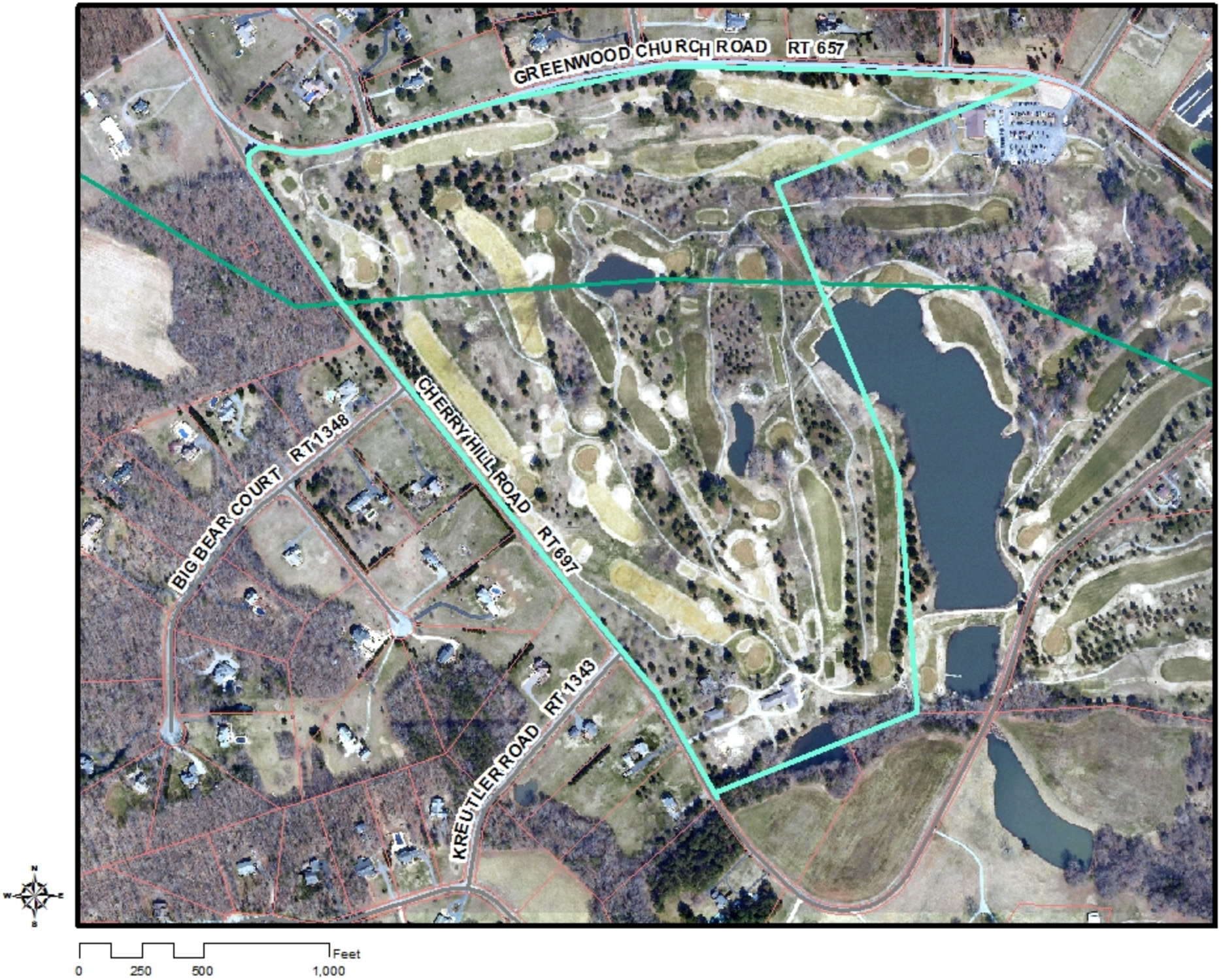
1 inch = 1,050 feet

December 30, 2014



C-7-91, Am. 1-15 Fundamental Golf Properties

2013 Aerial



C-7-91, AM. 1-15, (PUD) FUNDAMENTAL GOLF PROPERTIES

Residential Rezoning Amendment Report
South Anna Magisterial District
PC Meeting Date: April 16, 2015

Overview

Amendment Request	An amendment to the Planned Unit Development (PUD) Agreement and Master Plan approved with rezoning request C-7-91(PUD), Am. 2, William Thomasson, Jr.
Current Zoning	A-1(PUD), Agricultural District Planned Unit Development
Acreage	102.51
Location	On the southeast quadrant of the intersection of Greenwood Church Road (State Route 657) and Cherry Hill Road (State Route 697)
GPIN	7841-32-2116
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Greenwood Church Road – Scenic Road, Minor Collector (60' ROW) Cherry Hill Road – not a major thoroughfare
Suburban Service Area	Outside
Case Planner	Gretchen Biernot

Executive Summary

The Hollows golf course and residential community was created through a rezoning to A-1(PUD), Agricultural District Planned Unit Development in 1987 with C-31-86(PUD). The original PUD Agreement between the County and the Hollows Corporation stated that no residential parcels may be located within the area of the golf course. The applicant is now requesting to amend the PUD Agreement and master plan to create a lot around an existing building within the golf course property and to allow it to be used for residential purposes.

Staff Recommendation

APPROVAL subject to the amended PUD Agreement and master plan, dated March 26, 2015.

Planning Analysis

The applicant is requesting to subdivide the Hollows golf course parcel to create a 2.2 acre lot along Cherry Hill Road. The location of the new lot currently contains the old clubhouse and picnic pavilion. Immediately behind the proposed lot is a cart storage and maintenance building. The applicant is interested in either renovating the old clubhouse building to use as a dwelling or removing the building to build a new dwelling. The original PUD Agreement states that "No residential parcels shall be located within the area circumscribed by Routes 657 and 697, otherwise known as 'The Hollows Golf Course.'" For this request, the applicant submitted an amended master plan showing the proposed 2.2 acre lot. In addition, the amended PUD Agreement, which revises the language stated above to allow a residential lot along the golf course, must be executed by an authorized officer of the Hollows Corporation prior to the Board of Supervisors meeting.

This request appears to address the remaining requirements of the PUD Agreement. A maximum of 86 lots is permitted in the Hollows Subdivision. With only 84 lots recorded, this one new lot is permitted. The proposed 2.2 acre lot also meets the 2 acre minimum lot size stipulated by the Agreement. In addition, staff has verified that all existing structures meet setback requirements from the proposed lot lines.

Agency Analysis

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

Proffers

In lieu of proffers, the Planned Unit Development ordinance (which was repealed in 2006) requires that a PUD Agreement between the County and the Hollows Corporation be executed. The Agreement details the specific requirements for the development. The third amendment to the Agreement specifically revises the language from the original Agreement to allow the requested residential lot adjacent to the golf course. The draft Agreement is attached to this report.

GJWB/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

THIRD AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

THE HOLLOWS CORPORATION AND HANOVER COUNTY, VIRGINIA

THIS AGREEMENT is entered into this ___ day of ____, 2015, by THE HOLLOWS CORPORATION, a Virginia corporation (the "Corporation") and HANOVER COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (the "County"), and amends the Planned Unit Development Agreement of the parties dated December 17, 1987 ("the PUD Agreement"), as amended by the parties by Agreements dated May 30, 1991 and November 21, 1995.

WITNESSETH:

WHEREAS, the County approved a Planned Unit Development rezoning in case C-31-86 (PUD), for Tax Map Parcels 32-15, 32-15A [now 32D(1)1-22] 43-32, 43-33 and 43-33E and a Planned Unit Development Agreement providing for completion of the development plan approved in that rezoning is recorded in Deed Book 704, page 745; and

WHEREAS, the Corporation requested that the zoning regulations applicable to the property that is subject to the PUD be amended to allow for the creation of one (1) building lot in an area where residential lots were not to be permitted by case C-31-86 (PUD) or the PUD Agreement; and

WHEREAS, the Board of Supervisors at the meeting of _____ __, 2015, approved the request to amend the zoning regulations applicable to the property and approved the execution of this Amendment to the PUD Agreement.

NOW, THEREFORE, in consideration of mutual benefits, the Corporation, for itself, its representatives and successors, and the County agree as follows:

- The second sentence of paragraph 3 of the PUD Agreement shall be amended to read as follows:

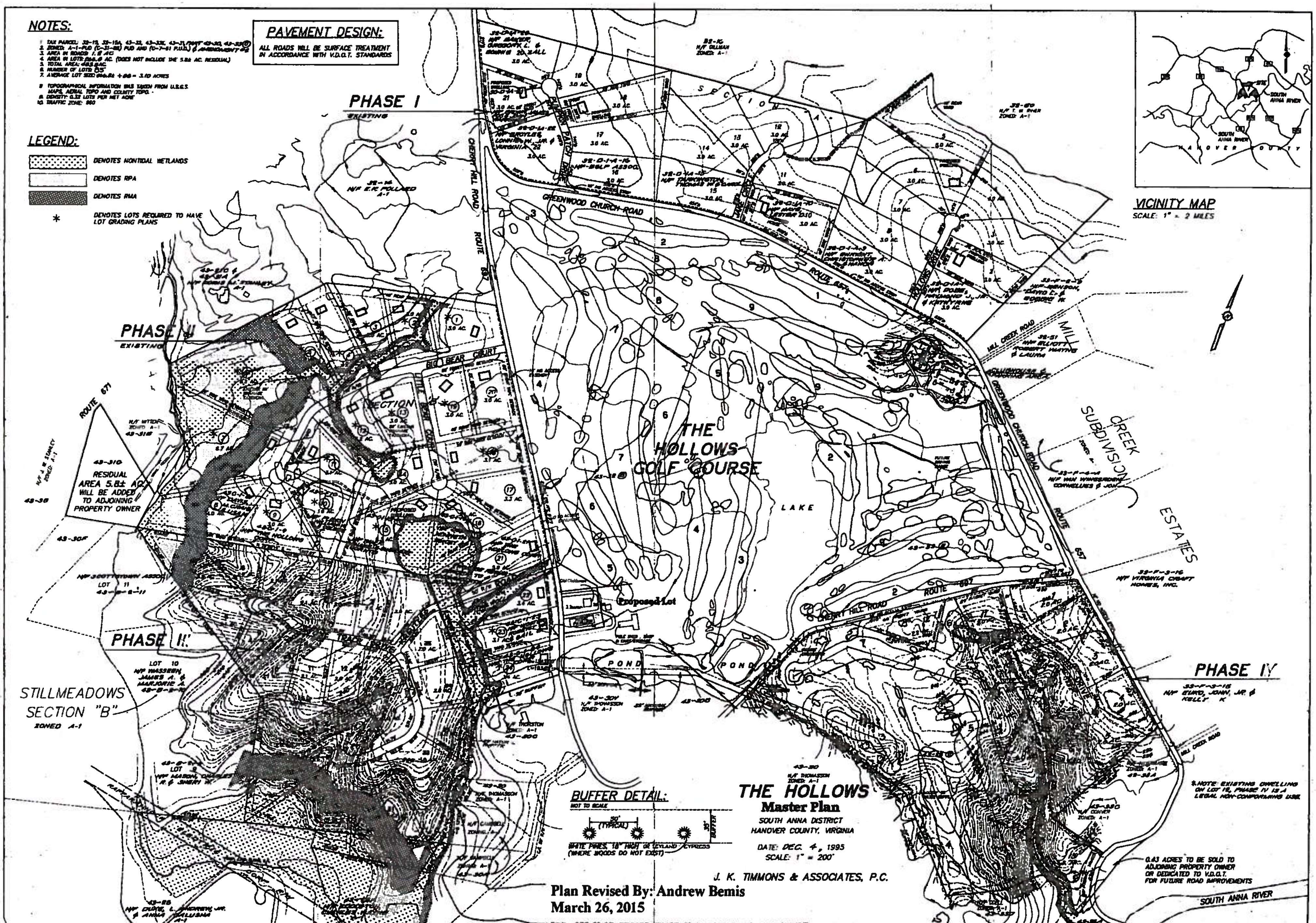
  A single residential parcel shall be located within the area circumscribed by Routes 657 and 697, otherwise known as "The Hollows Golf Course," in the location identified as "Proposed Lot, Approx. 2.2 acres" and shown on the plan titled "The Hollows Master Plan," prepared by Andrew Bemis and dated March 26, 2015.

  All other provisions of paragraph 3 of the PUD Agreement shall remain in effect.

IV. Neither this Agreement nor approved plans or permits shall be construed to waive or vary any requirements of the ordinances, including the zoning and subdivision ordinances, of Hanover County.

V. Except as amended by this Amendment to the PUD Agreement, all of the terms and provisions of the original PUD Agreement dated December 17, 1987, the Amendment to the PUD Agreement dated May 30, 1991, and the Second Amendment dated November 21, 1995 shall remain in effect and shall be applicable to the property incorporated in the PUD by this Agreement.

The signatures of the parties are set out below in acknowledgement of this Agreement.



NOTES:
1. TAX PARCEL: 32-15, 32-15A, 43-32, 43-33E, 43-31, PART 43-30
2. ZONED: A-1-PUD (C-31-88) PUD AND (C-7-81 P.U.D.) & AMENDMENT
3. AREA IN ROADS
4. AREA IN LOTS: AC. (DOES NOT INCLUDE THE 5.8± AC. RESIDUAL)
5. TOTAL AREA:
6. NUMBER OF LOTS
7. AVERAGE LOT SIZE = 3.10 ACRES
8. TOPOGRAPHICAL INFORMATION WAS TAKEN FROM U.S.G.S. MAPS, AERIAL TOPO AND COUNTY TOPO.
9. DENSITY: 0.32 LOTS PER NET ACRE
10. TRAFFIC ZONE: 860
PAVEMENT DESIGN:
ALL ROADS WILL BE SURFACE TREATMENT IN ACCORDANCE WITH V.D.O.T. STANDARDS
LEGEND:
DENOTES NONTIDAL WETLANDS
DENOTES RPA
DENOTES RMA
* DENOTES LOTS REQUIRED TO HAVE LOT GRADING PLANS
PHASE I
EXISTING
PHASE II
EXISTING
PHASE III
PHASE IV
SECTION A
CHERRY HILL ROAD
ROUTE 657
GREENWOOD CHURCH ROAD
ROUTE 671
BIG BEAR COURT
MILL CREEK ROAD
CLUBHOUSE & PARKING AREA
MILL CREEK SUBDIVISION
ESTATES
THE HOLLOWS GOLF COURSE
LAKE
POND
POND
Proposed Lot
43-310
RESIDUAL AREA 5.8± AC. WILL BE ADDED TO ADJOINING PROPERTY OWNER
STILLMEADOWS SECTION "B"
ZONED A-1
LOT 10
N/F WASSERN, JAMES A. & MARJORIE A.
LOT 11
N/F SCOTTSTOWN ASSOC.
33-F-3-16
N/F VIRGINIA CRAFT HOMES, INC.
33-F-3-15
N/F EUKO, JOHN, JR. & KELLY K
32-51
N/F ELLIOTT ROBERT WAYNE & LAURA
32-1G
N/F GILLMAN
ZONED: A-1
43-30V
N/F THOMASSON
ZONED: A-1
43-30
N/F THOMASSON
ZONED: A-1
* NOTE: EXISTING DWELLING ON LOT 12, PHASE IV IS A LEGAL NON-CONFORMING USE.
0.43 ACRES TO BE SOLD TO ADJOINING PROPERTY OWNER OR DEDICATED TO V.D.O.T. FOR FUTURE ROAD IMPROVEMENTS
SOUTH ANNA RIVER
VICINITY MAP
SCALE: 1" = 2 MILES
SOUTH ANNA RIVER
HANOVER COUNTY
SITE
BUFFER DETAIL:
NOT TO SCALE
50' (TYPICAL)
35' BUFFER
WHITE PINES, 18" HIGH OR LEYLAND CYPRESS (WHERE WOODS DO NOT EXIST)
THE HOLLOWS
Master Plan
SOUTH ANNA DISTRICT
HANOVER COUNTY, VIRGINIA
DATE: DEC. 4, 1995
SCALE: 1" = 200'
J. K. TIMMONS & ASSOCIATES, P.C.
Plan Revised By: Andrew Bemis
March 26, 2015
REV: DEC. 20, 95 REVISED PHASE IV LOT LAYOUT & GOLF COURSE