

REZ2023-00046, MARIANNE RAE MINTON

Residential Rezoning Report
Chickahominy Magisterial District
PC Meeting Date: April 18, 2024



Overview

| | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Zoning | RS(c), Single-Family Residential District with conditions |
| Requested Density | Gross Density: 2.14 units/acre Net Density: 2.17 units/acre |
| Current Zoning | A-1, Agricultural District |
| Acreage | 7.46 |
| Street Address | None assigned |
| Location | Terminus of Sycamore Grove Way (state route number pending) approximately 230 feet east of its intersection with Halifax Green Drive (State Route 2459) |
| GPIN | 7796-55-5154 (part) |
| General Land Use Plan | Suburban Neighborhood Residential (1.5 to 3.0 dwelling units per acre) |
| Major Thoroughfare Plan | Sycamore Grove Way: Local Road (50' right-of-way) |
| Case Planner | Brendan McHugh |

Executive Summary

This is a request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, for the purpose of creating 16 building lots for single-family detached homes along an extension of Sycamore Grove Way. The property is adjacent to the Giles subdivision, and the Giles Homeowners' Association will be annexing the property.¹

Outstanding Issues

There are no known outstanding issues at this time.

Draft Motion

I move that the Planning Commission recommend:

- a. Approval of REZ2023-00046 with proffers, dated April 2, 2024.
- b. Denial of REZ2023-00046 as submitted, but approval with the following changes: _____.
- c. Denial of REZ2023-00046.
- d. Deferral of REZ2023-00046 until the Planning Commission's May meeting.

¹ An email verifying annexation is attached to this report.

Planning Analysis

Project Overview

The applicant is proposing to rezone a portion of a parcel (7.46 acres out of 18.62 acres) to the RS District to create 16 building lots for single-family detached homes. The property is located at the terminus of Sycamore Grove Way in the Giles subdivision. Sycamore Grove Way will be extended to serve the proposed lots and terminate into a temporary cul-de-sac on the northern portion of the site. Figure 1 below shows the proposed area to be rezoned in relation to the surrounding community.

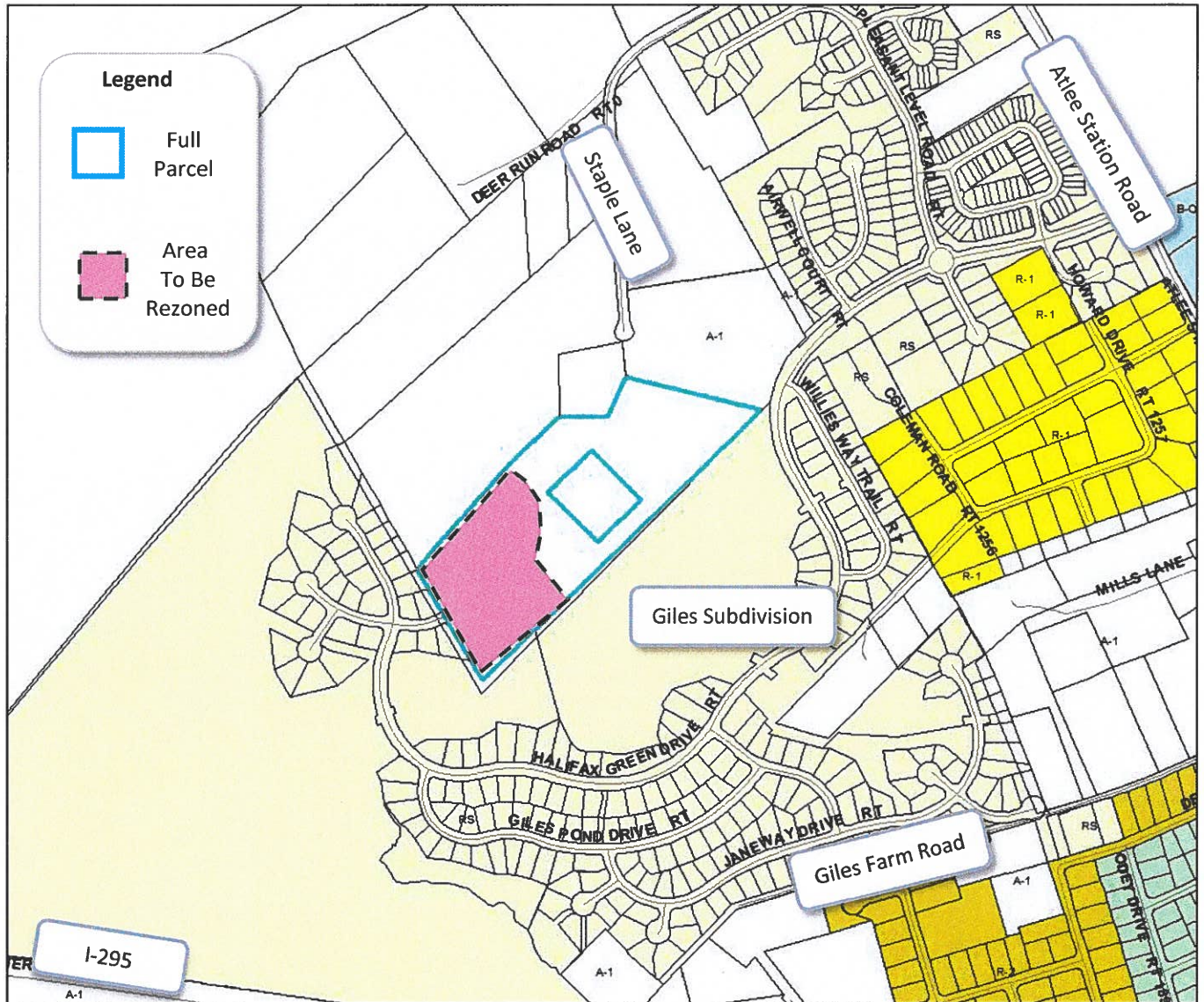
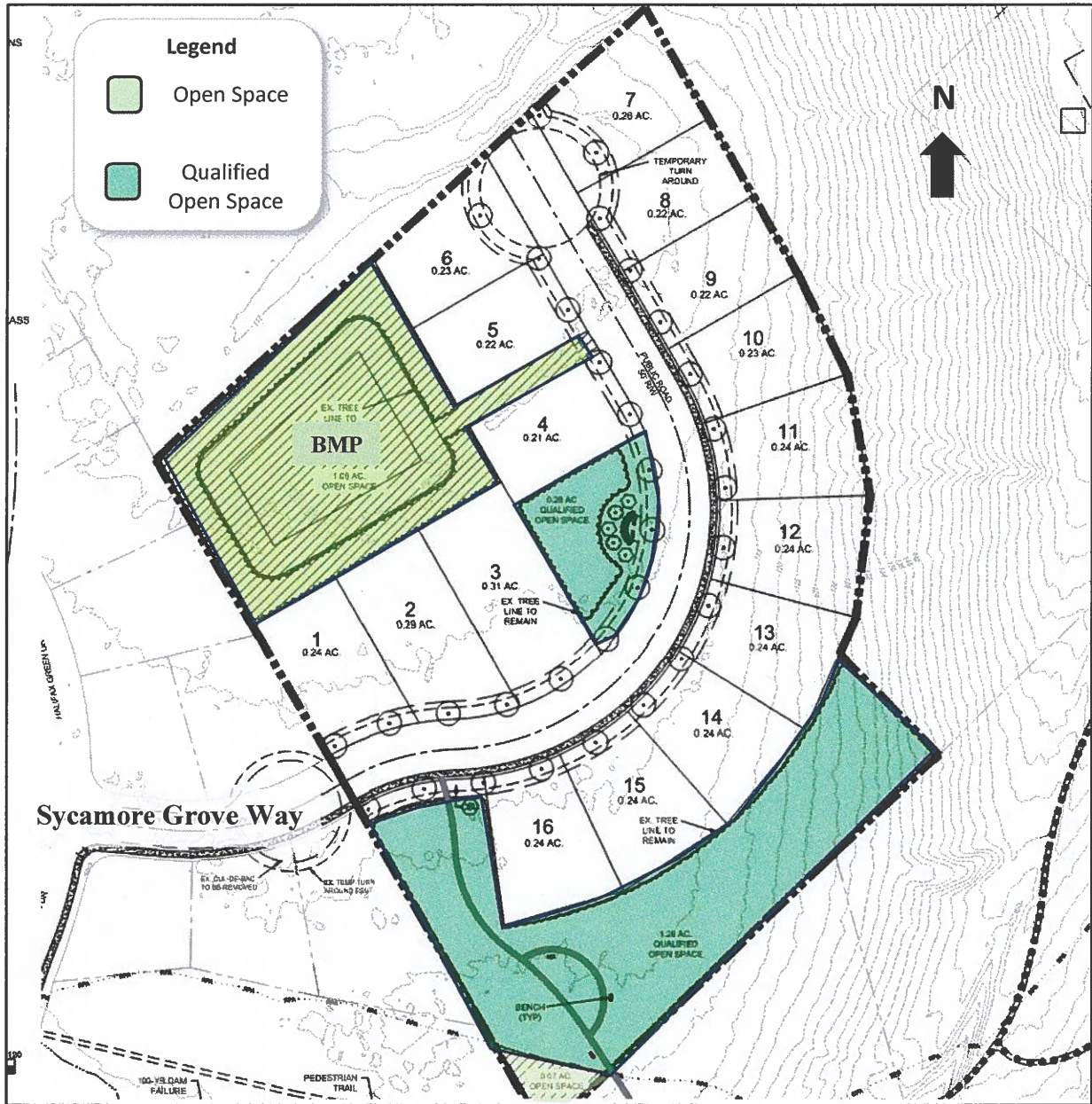


Figure 1. Location of proposed rezoning

Conceptual Plan



The following table summarizes features of the proposed RS development shown on the conceptual plan and required per Sec. 26-67:

| Conceptual Plan Features | |
|---------------------------|----------------------------------------------------------------------------------------|
| Housing Types | 16 single-family detached homes |
| Gross Residential Density | 2.14 units per acre |
| Net Residential Density | 2.17 units per acre |
| Lot Sizes | 0.21 acres to 0.29 acres |
| Access and Circulation | Sycamore Grove Way will be extended and end in a cul-de-sac, which stubs to the north. |

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space | 1.48 acres are required (20% of site), and 2.63 acres of open space (1.54 acres of qualified open space) is provided. |
| Landscaping | <ul style="list-style-type: none"> • Street trees are shown on both sides of each road. • The central open space will be landscaped in accordance with the landscaping plan. |
| Pedestrian/Bicycle Infrastructure | Sidewalks are only provided on one side of the street but there is only sidewalks on one side of the existing portion of Sycamore Grove Way. |

The following are the RS standards for review of the conceptual plan found in Section 26-67.3 of the Zoning Ordinance:

- a. *The open and common space areas shall be directly accessible to the largest practicable number of lots within the district. Non-adjointing lots shall be provided with safe and convenient pedestrian access to neighborhood common and open space.*

There are open spaces located in the center of the subdivision and along the southern property line. The open spaces are along the interior road of the subdivision allowing safe and convenient pedestrian access.

- b. *The common and open space areas shall be suitable for recreational uses, either active or passive, without interfering with adjacent dwelling units, parking, driveways, and roads.*

The open spaces are provided in areas that are suitable for active and passive recreational uses. Where open areas are near homes, they are designed to not interfere with the dwellings, parking, driveways, and roads. The applicant has proffered tree preservation within open space areas (except for removal of dead or diseased trees or where removal is necessary for development).

The southern open space area is contiguous with recorded open space within the Giles subdivision, and proposed pedestrian trails would connect to existing trails within that development.

- c. *The open and common space areas shall be undivided by public or private roads, except where necessary for proper traffic circulation.*

The open and common space areas are not divided by roads and are large enough for activities to occur in those areas.

- d. *Open space areas shall be left in their natural state to the maximum practicable extent, unless located to provide a screening buffer from adjoining property and roadways. Pedestrian paths may be located within the open space, including the buffer areas.*

The applicant has proffered to preserve trees in the open space and a portion of the open space will include pedestrian paths.

- e. *Historic features other than structures, when identified on the property, shall be incorporated into the open space areas and a preservation plan shall be provided for protection and maintenance of the features. If approved by the board, historic structures may be included in common space for use by the homeowners or may be located on a residential lot for conveyance and use as a residence.*

There are no historic structures on the property.

f. *Streets shall generally be designed to minimize the area within the project devoted to vehicular travel; calm traffic speeds; promote pedestrian movement; and terminate in views of open or common space or other appropriate vista.*

The streets provided are the minimum amount needed to access all lots. Sidewalks have been provided along the street. The street terminates into a stub road, which prevents it from terminating into open space. While streets do not terminate in views of open space, there are single-loaded streets (open space on one side with residential lots on the other), offering residents attractive views from internal roads and preventing a continuous row of houses.

Relationship with Giles Development

Although this request is not an amendment, the proposed development will be integrated into the Giles Homeowners’ Association:

- Open space areas would be contiguous with recorded open space within Giles, and new pedestrian trails will connect to existing trails within that development.
- A proposed sidewalk along the extension of Sycamore Grove Way will connect to existing sidewalks within the development.
- The Giles Homeowners’ Association has an agreement with the applicant to annex the proposed development, if the rezoning is approved. This is a private matter between the developer and the Giles Homeowners' Association, and the County is not involved in this process.
- Proffered conditions require that newly constructed homes are architecturally compatible with existing homes within Giles.

| Giles: Zoning History + Buildout | |
|-------------------------------------------|---------------------------------------------------------------------------|
| Original Zoning Case | C-10-07 (Approved January 26, 2011) |
| Zoning Amendments | C-10-07, Am. 1-14 (Approved January 28, 2015) (Cash Proffer Amendment) |
| Number of Units Permitted | 442 (320 single-family detached + 122 townhouses) |
| Remaining Certificates of Occupancy (COs) | 5 (as of February 29, 2024) |

Transportation

This proposal will generate 160 vehicle trips per day (vpd). The only access to the property will be through the Giles subdivision. The applicant has provided a letter from an engineer verifying that the road improvements completed as recommended in the Giles Farm Phase 1 Traffic Impact Analysis address the anticipated traffic impact of this proposal.

Note that improvements are planned along Atlee Station Road adjacent to the Giles subdivision. As part of the Atlee Station Road Widening (Phase 2), Atlee Station Road will be widened from two to four lanes between Warren Avenue and Kings Charter Drive. Pedestrian/bicycle accommodation will be provided, and a roundabout is planned at the intersection of Atlee Station Road/Halifax Green Drive/School Entrance. Construction is anticipated to begin in early 2028, with completion in late 2029.

Schools Analysis

| Population Increase | | | | |
|---------------------|------------|---|-----------------------------------|--------------|
| General Population | 16 units | x | 2.69 (avg. persons per household) | = 43 persons |
| School Children | 43 persons | x | 20% (avg. % of children per pop.) | = 9 children |

| School Enrollment Forecast | | | | |
|----------------------------|-----------------|-------------|-------------|-------------|
| <i>Schools Affected</i> | <i>Capacity</i> | <i>2024</i> | <i>2025</i> | <i>2026</i> |
| Cool Spring Elementary | 768 | 810 | 835 | 851 |
| Chickahominy Middle | 1,322 | 1,196 | 1,200 | 1,256 |
| Atlee High | 1,699 | 1,484 | 1,538 | 1,523 |

Based upon countywide averages, the development is anticipated to generate nine additional students. Cool Springs Elementary School is currently overcapacity and anticipated to remain overcapacity through 2026, while Chickahominy Middle School and Atlee High School are undercapacity and anticipated to remain under capacity.

Comprehensive Plan

The subject property is designated as Suburban Neighborhood Residential on the General Land Use Map. These areas are intended to accommodate detached and attached single-family dwellings (including townhouses) within the Suburban Service Area (SSA). Below is an analysis of how the rezoning request aligns with these recommendations (Comprehensive Plan: p. 31 – 32).

| | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Intent | The request generally aligns with the overall intent of the land use designation, accommodating single-family residential uses in the SSA. |
| Appropriate Uses | Single-family residential dwellings are included as an appropriate use. |
| Appropriate Zoning Districts | The RS District is included as an appropriate zoning district. |
| Project Framework | The request aligns with the following recommendations: <ul style="list-style-type: none"> Residential use is 100% of the project area. The proposal provides at least 15% of the project area as open space, with a mix of active and passive recreational amenities. Recreational areas are dispersed throughout the neighborhood. Existing healthy vegetation within open space will be preserved. |
| Community Character | The request aligns with the following recommendations: <ul style="list-style-type: none"> Existing vegetation will be preserved. Street trees will be provided as shown on the conceptual plan. |
| Transitions | The request generally aligns with the following recommendation: <ul style="list-style-type: none"> Buildings have been oriented to complement the adjacent residential development. <p>The request does not align with the following recommendations:</p> <ul style="list-style-type: none"> Buffers have not been provided adjacent to agricultural uses. |

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transportation | <p>The request generally aligns with the following recommendations:</p> <ul style="list-style-type: none"> • A stub road has been provided to an adjacent property. • Sidewalks are only provided on one side of the street; however, Sycamore Grove Way (connection road) only has sidewalks on one side of the street. |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Community Meeting

The applicant held a community meeting on January 29, 2024. Issues and questions raised at the meeting included the following:

- Concerns about the adequacy of the existing entrance on Atlee Station Road to serve additional lots
- Future development traffic through the existing Giles Subdivision
- Denying or delaying the project until after the Atlee Station Road Widening project is completed
- Overcrowding of schools in the area
- Possible construction vehicle damage to existing Giles Subdivision roads

Staff would note that any additional development north of the site (extending from the proposed stub road) will likely require a second point of access out to Atlee Station Road. Lots east of the intersection of Halifax Green Drive Giles Pond Drive have access to Atlee Station Road through Halifax Green Drive and an emergency access entrance at Giles Farm Road. In addition, the Department of Public Utilities has commented that additional lots beyond this development will be required to be served by a second, independent water supply point. Therefore, any future development to the north will likely require both a second access road and water supply source from the north.

Agency Analysis

Fire/EMS

The Fire Marshall indicates that more than 50 lots require a secondary access (which aligns with subdivision requirements).

DPU

There are 32 existing lots within the Giles Farm development served by this single supply point waterline. No more than 50 lots may be approved for development without a second, independent supply point being provided.

VDOT

- The road should curve towards the proposed cul-de-sac and not form a three-leg intersection.
 - The applicant has adjusted the design of the subdivision accordingly and VDOT has reviewed and confirmed that the design is sufficient.
- Will the proposed cul-de-sac form the required second connection via stub out to the property line?

- The conceptual plan shows the stub out within the cul-de-sac as the required second connection.

Proffers

The applicant has submitted the following proffers:

1. Brick or Stone Foundations. **Accept.** Foundations will be brick or stone.
2. Building Materials and Guidelines. **Accept.** Architectural design and materials for the homes will be in conformance with the homes in the Giles subdivision and the elevations will generally conform with those on the conceptual plan.
3. Tree Preservation in Common Areas. **Accept.** Existing trees will be preserved in the common areas with the exception of the removal of trees necessary for construction.
4. Amenities. **Accept.** Open spaces will have amenities.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Traffic Letter
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- HOA Annexation Email
- Agency Review Comments
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan/Elevations



















Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

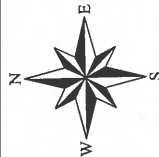
REZ2023-00046

Marianne Rae Minton

Rezone A-1 to RS

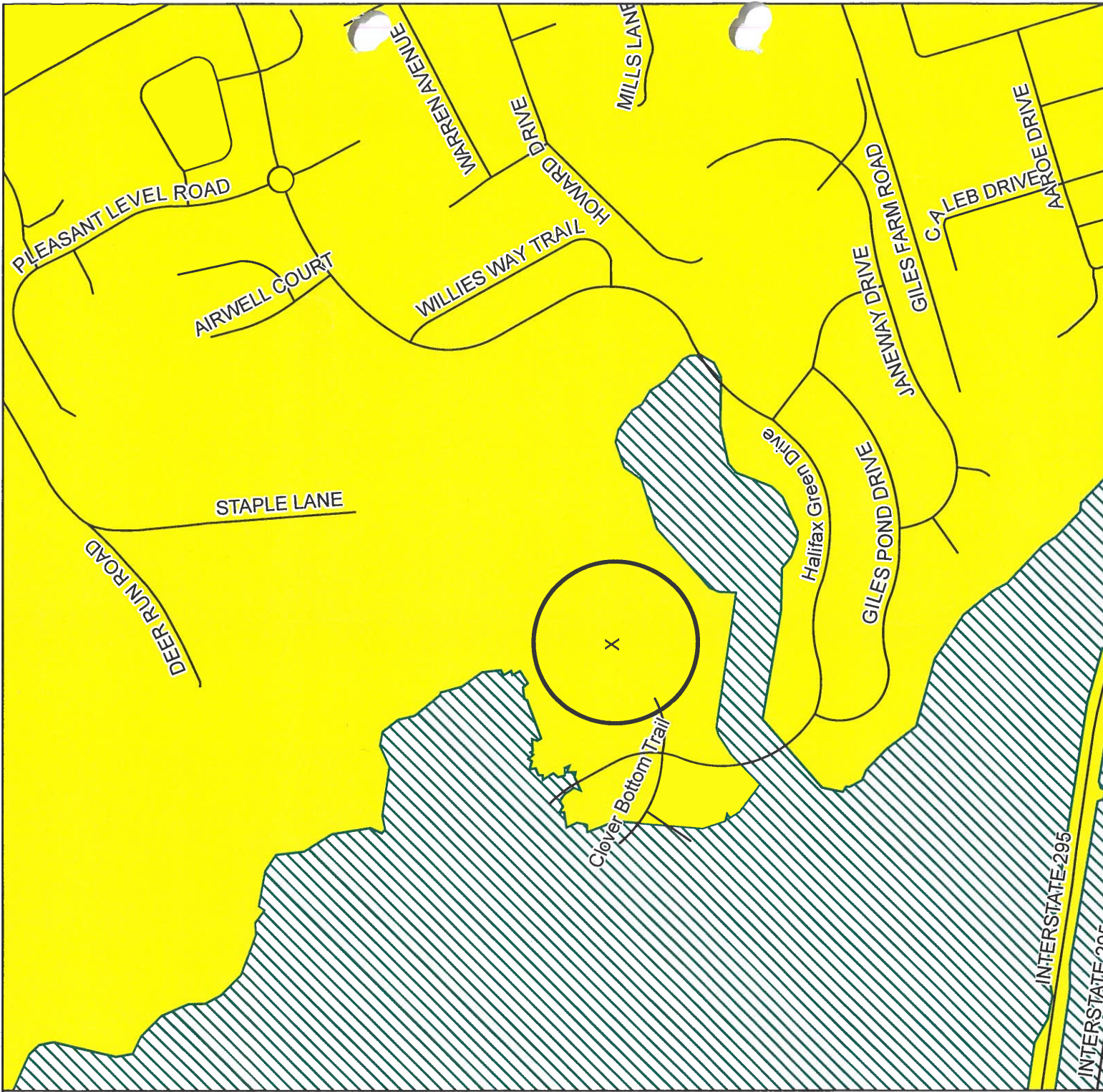
Suburban Neighborhood
Residential Land Use

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet

December 04, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

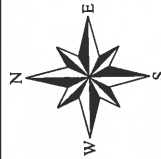
- Roads
- - - Water
- Structures
- Parcels
- 🌳 Trees

REZ2023-00046

Marianne Rae Minton

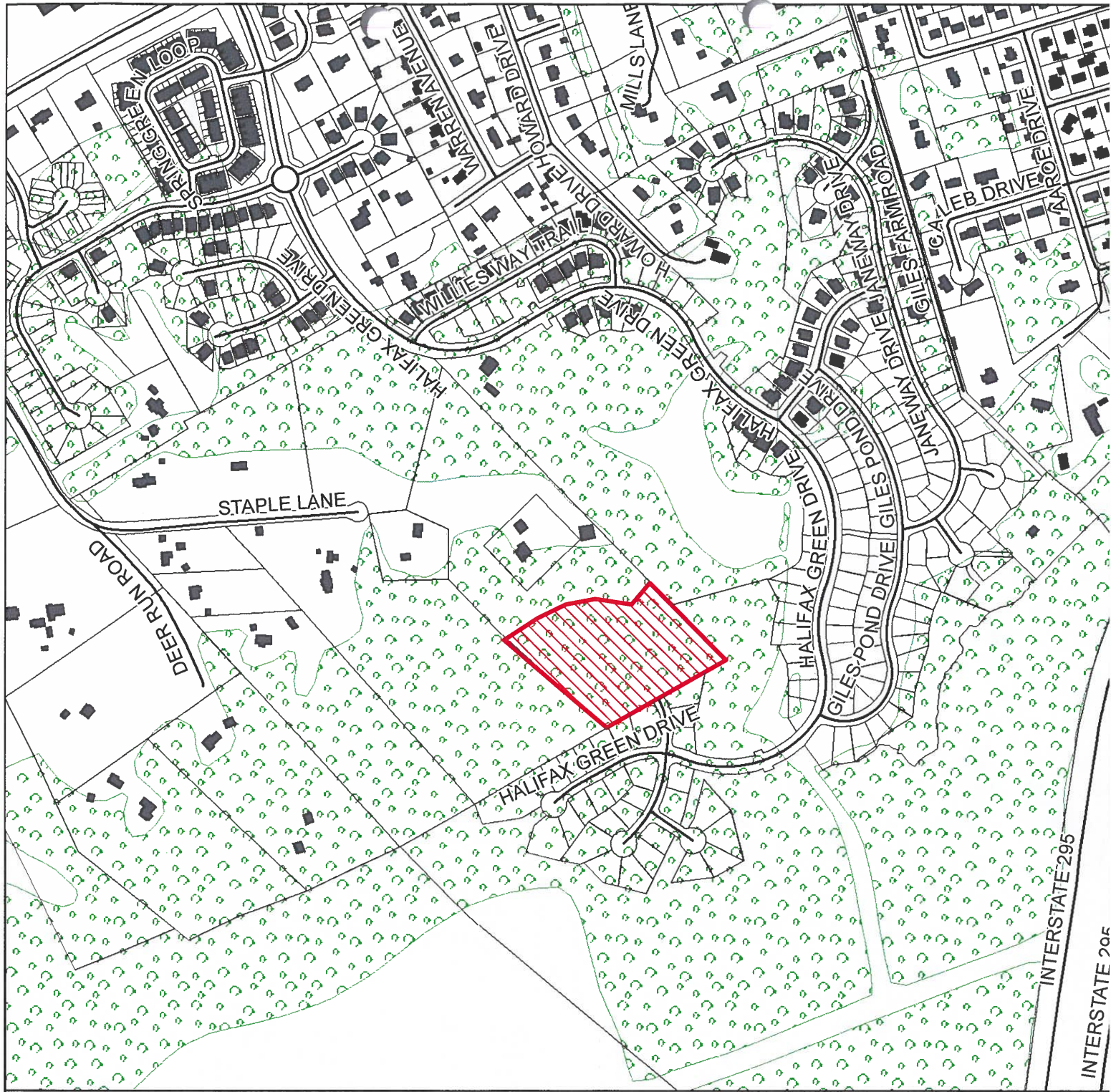
Rezone A-1 to RS

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet




































December 04, 2023



Hanover County, Virginia

Zoning Map

Legend

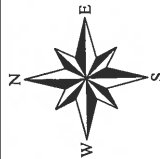
| | | | |
|-------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|-----|
|  | Roads |  | R-1 |
|  | Water |  | R-2 |
|  | Parcels |  | R-3 |
|  | CUP |  | R-4 |
|  | A-1 |  | R-5 |
|  | PUD |  | R-6 |
|  | RRC |  | RM |
|  | RR-1 |  | MX |
|  | RO-1 |  | B-1 |
|  | PSC |  | B-2 |
|  | POB |  | B-3 |
|  | PMH |  | B-4 |
|  | HE |  | O-S |
|  | AR-1 |  | B-0 |
|  | AR-2 |  | M-1 |
|  | AR-6 |  | M-2 |
|  | RC |  | M-3 |
|  | RS | | |

REZ2023-00046

Marianne Rae Minton

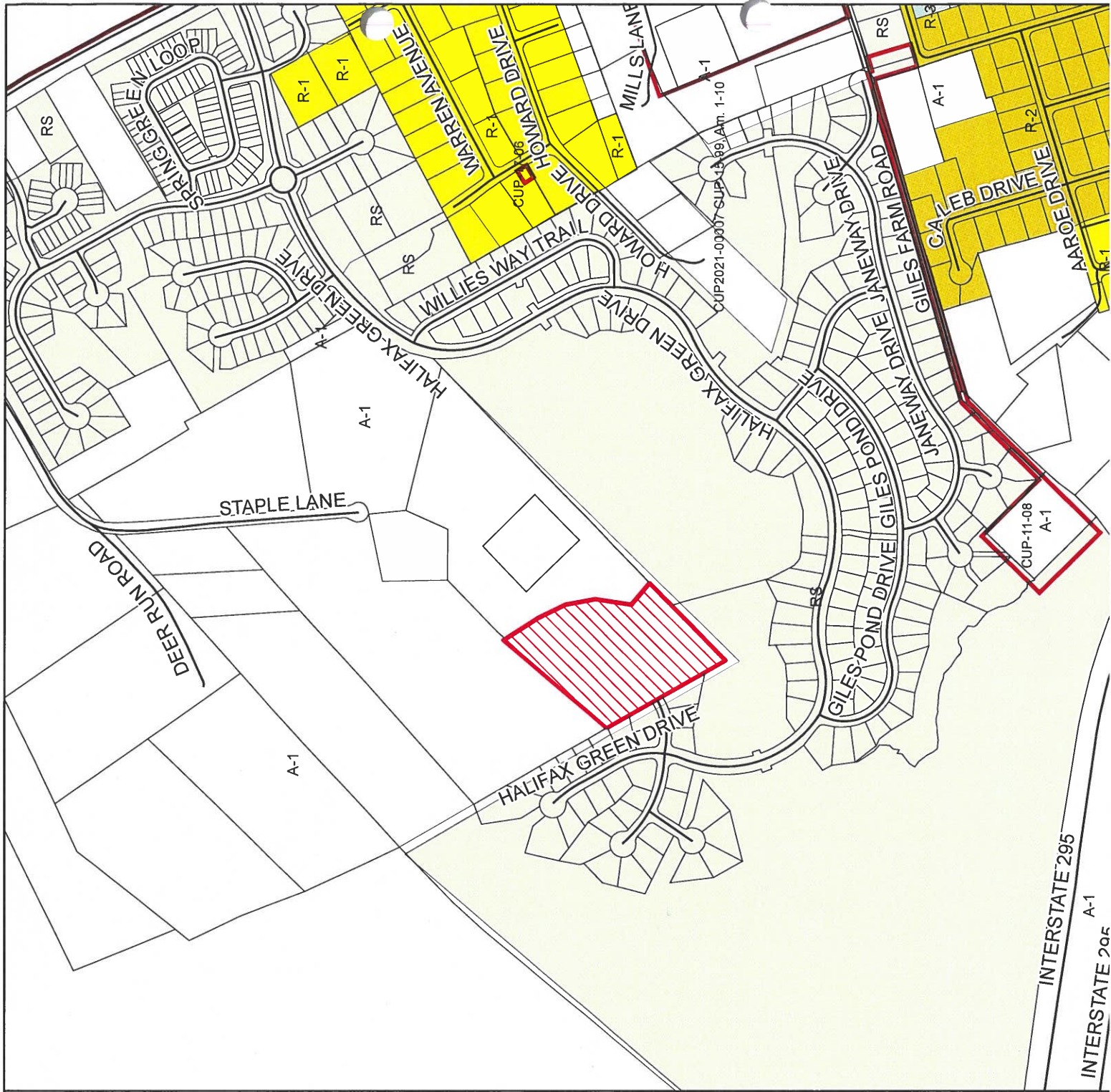
Rezone A-1 to RS

GPIN: 7796-55-5154 (part)
Chickahominy Magisterial District



1 inch = 600 feet

December 04, 2023



REZ2023-00046



Photographs







Application

Hanover County Planning Department Application


Request for REZONING

Case #: REZ 2023-00046

Please type or print in **black ink**.

| APPLICANT INFORMATION | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Owner: <u>Marianne Rae Minton</u> Contact Name: <u>Marianne Minton</u> Address: <u>9280 Staple Lane</u> <u>Mechanicsville, VA 23116</u> | Telephone No. <u>901-833-3986</u> Fax No. _____ Email Address _____ <u>bhive018@gmail.com</u> |
| Applicant/Contract Purchaser: <u>Sidney & Sidney Developments, LLC</u> Contact Name: <u>Kyle Burns</u> Address: <u>9205 Atlee Branch Lane</u> <u>Mechanicsville, Va 23116</u> | Telephone No. <u>240-277-4927</u> Fax No. _____ Email Address _____ <u>kburns@shurmhomes.com</u> |

| PARCEL INFORMATION | For <u>multiple</u> parcels, please complete Page 4 <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GPIN(s) (Tax ID #'s) <u>7796-55-5154</u> 7.2 acres (part of subject parcel) as noted on concept plan Deed Book <u>3326</u> Page <u>816</u> Magisterial District <u>Chickahominy</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>Sycamore Grove way</u> | Total Area (acres/square feet) <u>7.2</u> acres for development Current Zoning <u>A1</u> Requested Zoning <u>RS</u> Requested Use <u>Amend current A1 zoning & rezone to RS to allow for a new residential single family subdivision as shown on the enclosed concept plan</u> |

| SIGNATURE OF OWNER <input type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.</p> Signature <u></u> Date <u>12/1/23</u> Print Name <u>Marianne Rae Minton</u> Signature _____ Date _____ Print Name _____ |

| QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**: | |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Name <u>Kyle Burns</u> Address: <u>9205 Atlee Branch Lane</u> <u>Mechanicsville, Va 23116</u> | Telephone No. <u>240-277-4927</u> Fax No. _____ Email Address _____ <u>kburns@shurmhomes.com</u> |
| **It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application. | |

RECEIVED

DEC 04 2023

HANOVER COUNTY
PLANNING OFFICE

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
 - 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.

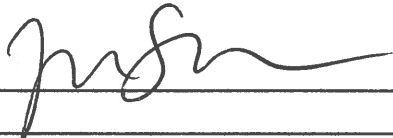
NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 12/4/23
 Print Name John Shurm

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
9205 Atlee Branch Lane
Mechanicsville, Va 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email kburns@shurmhomes.com Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

| | |
|--------------------------------------------------|----------------------------------------------------------------------------|
| A-1, OHP | \$500 |
| AR-6 (>2 lots), RC, RS, RM, MX | \$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres |
| B, OS, M, BP | \$1100 |
| Amendment of Proffer or Planned Unit Development | \$1500 |

*Fractions of acreage are rounded up to the nearest whole number.

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

| | |
|---------------------------------------------------------------|------------------------------------|
| Base Fee _____ Acreage Fee _____ TOTAL FEE _____ | Accepted by: _____ HTE #: _____ |
|---------------------------------------------------------------|------------------------------------|

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)

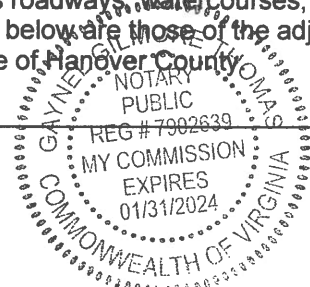
COUNTY OF HANOVER)

to-wit:

The foregoing instrument was acknowledged before me this 4 day of December, 2023, by John Shurm (Name of Applicant).

My commission expires: 01/31/24

Gaynel Thomas
Notary Public



Board of Supervisors Representative: Brent Helmick

Planning Commission Representative: Steven F. Hadra

List of Adjacent Property Owners: Check here if list is attached.

| GPIN | Name | Address |
|--------------|-----------------------------------------|-----------------------------------------------------------|
| 7779-55-2712 | Frank Zappia | 9309 Staple Lane Mechanicsville, VA 23116 |
| 7779-64-1838 | Giles Farm Homeowners Association, Inc | 14700 Village Square Place Midlothian, Va 23112 |
| 7779-54-1337 | Giles Farm Homeowners Association, Inc | 14700 Village Square Place Midlothian, Va 23112 |
| 7796-65-2927 | Thomas E Walsh Laura A Walsh | 9354 Summer oak Drive Mechanicsville, VA 23116 |
| 7796-44-9738 | NVR, INC | 7501 Boulders View Drive, Suite 450 Richmond, VA 23225 |
| 7796-54-0640 | Vamshi Pottabathula Namitha Nagaraju | 9598 Sycamore Grove Way Mechanicsville, VA 23111 |
| 7796-44-8867 | Prakash Pavuluri Jyotsna P Tadikonda | 9524 Hailifax Green Drive Mechanicsville, VA 23111 |
| 7796-55-6774 | Thomas Sibiga Ella Sibiga | 9291 Staple Lane Mechanicsville, VA 23116 |
| 7796-55-6292 | Marianne Rae Minton | 9280 Staple Lane Mechanicsville, VA 23116 |
| | | |
| | | |

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Sidney & Sidney Developments, LLC

DATE: _____

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Sidney & Sidney Developments, LLC

Property Location: 9280 Staple Lane Mechanicsville, VA 23116

GPIN(s): 7796-55-5154

Requested Zoning District: RS

Requested Use/Exception: Residential Single Family Subdivision

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? _____
Suburban Neighborhood Residential (1.5 - 3 units per acre)
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?

3. Describe in detail the proposed use of the property. _____
The proposed use will be for residential single family development

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? _____
RPA in the southwestern corner of the property per the concept plan.

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Yes
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? We have designated certain areas to remain in their Natural forested state. We also intend to plant one street tree on each lot that is created in the community.

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
Development will provide pedestrian connectivity to the adjacent
sections of Giles Farm as well as tie into the existing Trail System where possible.

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____
The entrance will be an extension of Sycamore Grove Way within the Giles Farm Development & will provide adequate
visibility for vehicular traffic.

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For AR-6 rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area?

N/A

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features?

N/A

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

N/A

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? _____

2. What provisions will be made to ensure safe and adequate access to the subject property? _____

3. How will the traffic impact of this development be addressed?: _____

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? _____

5. What type of signage is proposed for the site? _____

6. Have architectural/building elevations been submitted with this application? _____

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. Not on National Register GPIN 7796-55-5154
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____
- 4. Historic Resource/File No. _____ GPIN _____
- 5. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature:  Date: 12/4/23

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 160 vehicles per day and a site peak hour trip generation of 16 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 210 and Page Number 218).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

12/4/23

(Date)

John Skum

(Applicant/Applicant's Representative – Print Name)

Traffic Study

(Appendix Available Upon Request)



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

Mr. Kyle Burns
Shurm Homes
9205 Atlee Branch Ln
Mechanicsville, VA 23116

RE: Giles Farm Section 2

Mr. Burns,

Giles Farms Phase 2 will require no new offsite road improvements. The improvements covered in the Giles Farms Phase 1 TIA and already constructed are sufficient to allow for the development of 16 additional lots in Giles Farm Phase 2.

Sincerely,
Balzer and Associates, Inc.

F. Todd Chalmers, PE.
Executive Vice President

HOA Annexation Email

Pompei, Andrew J.

From: Kyle Burns <kburns@Shurmhomes.com>
Sent: Monday, March 25, 2024 9:21 AM
To: Pompei, Andrew J.
Subject: FW: giles annexation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Andrew, see note below from Giles HOA.

From: Jason Fenchuk <jfenchuk@eastwestc.com>
Sent: Monday, March 25, 2024 8:58 AM
To: Kyle Burns <kburns@Shurmhomes.com>
Subject: giles annexation

Hi Kyle,

As the President of the HOA at Giles (and Vice President of Giles Farm Development Company, the developer), I can verify that we are comfortable annexing your proposed adjoining property into Giles, if our previously negotiated requests are satisfied. This will not take the place of a more concrete legal arrangement, but rather outlines our intent.

The previously discussed items include:

- Abiding by existing Giles ARB standards, and keeping architecture similar to what exists in the neighborhood.
- assuming there are no onerous or deleterious proffers from Hanover County on your property that would affect the Giles Neighborhood, or its HOA.
- maximum of 16 homes built on the adjoining property
- adding four items (or similar value if changes happen as a result of resident feedback) to the Giles amenity package in:
 - A sport court or Amphitheater
 - Trash facility for the clubhouse
 - fountain for the pond
 - adding connecting walking trails to the existing trail network
- the rezoning is completed by Dec 16, 2024

Thanks!

Jason Fenchuk
Senior Vice President

Community Meeting Notes

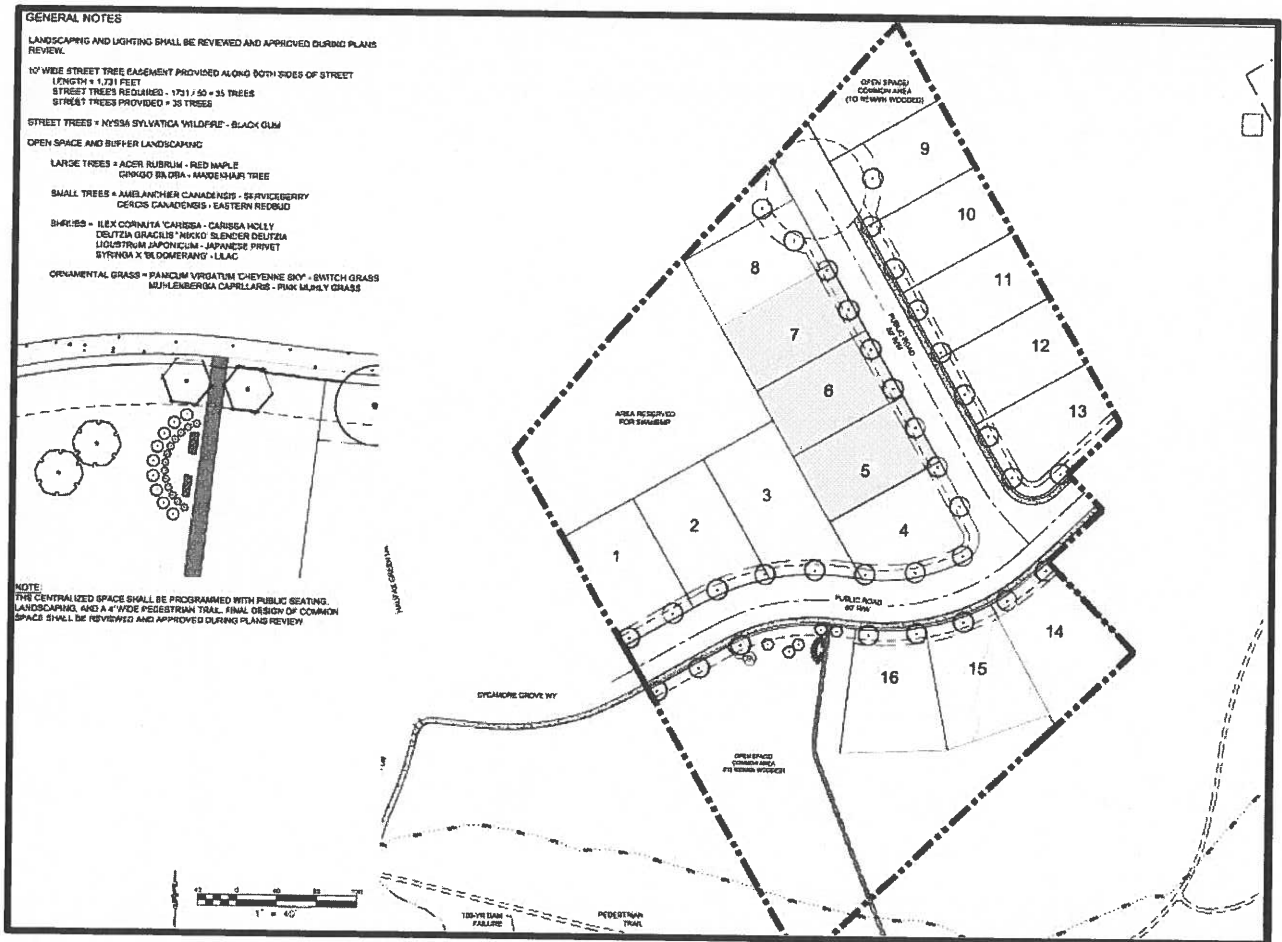
REZ2023-00046, Marianne Rae Minton Community Meeting

A community meeting for REZ2023-00046, Marianne Rae Minton was held on January 29, 2024 at 6:00pm at the Atlee Library. A rezoning to RS, Single-Family Residential District, is requested to permit 16 new building lots that would connect to the Gile Farm Subdivision. Approximately 25 citizens were in attendance. The following Hanover County representatives were also in attendance:

Board Members: Danielle Floyd, Chickahominy District
Faye Prichard, Ashland District

Planning Commissioner: Steve Hadra, Chickahominy District

Planning Staff: Andrew Pompei
Gretchen Biernot



Questions/Concerns:

- Where will this subdivision connect to the existing Giles Farm Subdivision?
 - o A temporary cul-de-sac at the end of Sycamore Grove Way will go away, and the road will connect through.
- Does this project include connections to future development?
 - o Yes, but future development will likely require improvements to Staple Lane and public utility extensions. Additional rezoning requests would also be required.
- What are the proposed sizes of homes?
 - o 2,200 – 2,500 square feet
- What is the proposed school enrollment from this project?
 - o 1.5 students per household are projected
- What are the proposed lot sizes?
 - o 8,000 – 12,000 square foot lots
- Will there be a connection through Craney Island Estates?
 - o No access is planned
- What is proposed for the pond?
 - o The pond is for stormwater management. Fencing around the pond will be up to the Giles HOA.
- What are the dashed lines around the pond?
 - o A pedestrian path
- How many lots are left in Giles?
 - o 40 lots (cash proffers are owed for 40 lots)
- Is the entire property part of the rezoning request?
 - o No, just a 7.2-acre portion of the 18.6-acre property.
- Is this project a done deal?
 - o No, the Board of Supervisors must approve the rezoning.
- Will you be the developer and builder?
 - o Yes
- What entrance to Atlee Station Road will be used for construction traffic?
 - o The main entrance to Giles will be used. Following construction, the road will be improved to pre-construction standards.
- The proposed traffic circle in Atlee Station road will be a nightmare.
- What is the timeframe for construction?
 - o Construction is planned to begin at the end of this year or early next year with completion anticipated in 2026 or 2027.
- Will a fence be installed next to adjoining properties?
 - o The developer would be happy to discuss a possible fence with neighbors that meets the standards of the Giles HOA.
- The County should not approve this project.

- The property is in the Suburban Service Area and eligible for this type of development. The developer is working with the Giles HOA.
- Is there flexibility with the proposed amenities?
 - Yes, the developer will be working with the Giles Farm community to establish these additional amenities.
- Will the houses be age-restricted?
 - No, the developer has not looked into this but is open to considering it.
- Existing homeowners are upset about this property being developed, especially those that paid extra for their lots for being adjacent to an open area.
 - The developer cannot speak to that but the parcel was designed for a road to go through it with a temporary cul-de-sac in place.
- How will the road be ended at adjacent properties?
 - A stub road with a turnaround and temporary plantings or bollards will be installed.
- Impacts to schools and roads should be considered for the whole development before approving a rezoning. The project should be denied or delayed until after the Atlee Station Road Widening project is completed.
- Overcrowding concerns at Cool Spring; Need to compare school projections in Giles Farm with current enrollment
- New traffic study should be provided
 - A traffic study is not required due to the size of the project. The widening of Atlee Station Road accounts for future development in the area.
- Wetlands and steep slopes should be reevaluated
- Public water problems exist, and there is not an adequate water supply to existing parcels.
- The proposed density of this project is higher than original Giles.
- Petition is being distributed against the project.
- Will lowering the density raise prices of the homes?
 - Infrastructure costs will remain the same no matter the number of lots, and fewer lots would make things more expensive
- School classes will get bigger, and people may not want to move here anymore
- Just one entrance is not sufficient out to Atlee Station Road is not sufficient.
- To be part of Giles Farm, must be approved by HOA but people not on the HOA Board are not aware of this approval.
- What is the rezoning process?
 - The application has been submitted and is being reviewed. The Planning Commission public hearing is scheduled for April, and the Board public hearing is scheduled for May.
- HOA approval is needed to tie into Giles Community

This request is tentatively scheduled for the April Planning Commission meeting.

Citizen Correspondence

Pompei, Andrew J.

From: LISA MORGAN <lmorgan10362@comcast.net>
Sent: Thursday, April 11, 2024 11:15 AM
To: Pompei, Andrew J.; Parker IV, Clifton L.
Subject: REZ2023-00046 (Minton) - Rezoning Request - Giles Farm Subdivision

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The following information is an update to the above rezoning request and my previous letter. Over the last couple of months, I have been going door to door to talk to homeowners about the above request for rezoning. I talked to approximately 100 homeowners and most did not want the rezoning approved. I received a total of 84 signatures. The reasons they are against the rezoning is as follows:

1. The unethical and possibly illegal decision by the HOA board to make this agreement with another outside developer. The temporary board members include the existing subdivision developer and 2 homeowners that the developer selected. The homeowners within Giles were not part of the vote to make this decision.
2. Several of the homeowners on or near the proposed rezoning (Sycamore Grove Way) paid extra for their private lots. Paying extra for upgraded lots was a common practice in Giles and I feel confident that the existing developer was aware of this practice.
3. Atlee Station Road has too much traffic when school is open and rush hour traffic. It is very hard for homeowners to leave and enter the subdivision during this 3 to 4 hour daily time period.
4. All of the schools in this area are over crowded.
5. The entrance to the subdivision was designed for residential traffic not for construction traffic. Over the last 4 years, there was continuous damage to the entrance because of the large construction trucks.

Thanks,
Bruce Morgan
804-297-4737

Biernot, Gretchen W.

From: Pompei, Andrew J.
Sent: Wednesday, April 10, 2024 9:24 AM
To: Dave Williams
Subject: RE: Giles Farm REZ2023-0046

Good Morning!

Thank you for providing comments. These comments will be included in the packet distributed to the Planning Commission prior to next week's meeting, which is scheduled for Thursday, April 18 (6:00 p.m.) at the County Administration Building.

Best,
Andrew

Andrew J. Pompei, CZA, AICP
Hanover County Planning Department
Deputy Director of Planning
(804) 365-6871
ajpompei@hanovercounty.gov

From: Dave Williams <djwelmo@gmail.com>
Sent: Wednesday, April 10, 2024 7:32 AM
To: Pompei, Andrew J. <AJPompei@hanovercounty.gov>
Subject: Giles Farm REZ2023-0046

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

April 10, 2024

To: Hanover County Planning Commission

I am writing to you regarding the rezoning of land for 16 additional homes in the Giles subdivision. My family has been here since the beginning of this community. We have seen it develop and grow through its many stages. It was a relief to see the sign on Atlee Station Road announce the final lots were being sold. The current rezoning for an additional 16 homes was a real surprise to us residents, especially those that bought on what appeared to be a cul de sac in the lower section. That was a prime selling point, and one of the many broken promises to homeowners made by the developers of this community. Now, those neighbors will be living on a through street according to the maps, with many more than the 16 prospective homes to be built when more land parcels are sold. This is a decision that we homeowners have had no say in at all!

Whoever is bargaining with the prospective developers has decided that a new amenity is the price to pay to our community in exchange for this new addition. The original amenities are yet to be completed as

promised. The lower pond needs dredging and the upper pond needs a circulating pump installation finished. The playgrounds and zip line are also not completed. The pool is already beyond capacity in many neighbors' opinion. We have one developer absent from their responsibility in the upper section as regards the pond and irrigation, and the other is dragging their feet about getting the lower pond in the advertised condition and completing the original playground. It looks like we are the victims of bait and switch-told one thing, then delivered something much less, or nothing at all. Now, more homes will be added, which will increase the already overtaxed roads and amenities.

The supervisors and numerous municipal authorities have been contacted about the many issues that we have faced in this community over the past five years. It appears that the developers can do what they want and are not answerable to anyone. This will continue unchecked unless they are held accountable by stopping their continued expansion in this neighborhood.

There are several key reasons why this should be denied. The critical one is the lack of road access that already exists. As I found out when I contacted the road department, our entrance was made for residential use, not the huge commercial trucks and equipment that is required to construct this size of a project. The trucks must run over the curb and lawn to get into the development. With the proposed roundabout coming in the next few years, this is going to increase the congestion dramatically at this intersection. The only other access point is by the other townhouses, which is not suitable for the big trucks either, because they must then maneuver through the neighborhoods' narrow streets and a roundabout to get to Halifax Green.

For critical safety reasons, we need another means of entering and exiting our neighborhood. According to the plans proposed, traffic coming out of Giles from the Hill Fork exit will only be able to turn right onto Atlee Station Road. Then they will have to use the roundabout to head north. So, with more than 420 homes already having access issues, traffic will only get more congested when the roundabout is completed.

We were sold a townhome that would be maintenance free, no yardwork or watering needed. We could see the type of amenities promised that would come to this neighborhood from the signs that were posted to attract people to buy homes here. Trees, fishing ponds, playgrounds, a zip line, a pool and a beautiful community center were in the future as part of what we had to anticipate as our community grew. We have seen several of those promises meet with a snag when it came to fulfilling them. One striking example was the main playground by the community center. Instead of a safe, maintainable playground as pictured/promised/ expected, we were surprised to see one made from the salvaged trees that were cut down to make way for the houses. It was a novel idea, but it was a nightmare when it came to a safe place to have children play. We are still trying to get some of that playground corrected before someone gets injured.

That is just one example of the developer trying to squeak by, doing as little as possible or nothing at all, leaving the completion of the amenities they promised to the homeowners.

Please, seriously consider looking at the rezoning of this land with the concerns of the homeowners in mind. These concerns need to be addressed to keep Hanover a county where its' residents have confidence their concerns are being heard, and they have a say in how it grows.

Thank you for your time and attention.

Dave Williams

9221 Spring Green Loop

Mechanicsville, VA 23116

804-754-5299

djwelmo@gmail.com

McHugh, Brendan R.

From: Lan Phan <lphan9339@gmail.com>
Sent: Wednesday, March 6, 2024 9:27 AM
To: McHugh, Brendan R.
Subject: Petition to keep Shurm Builders out of Giles

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My name is Lan Phan, owner of 9433 Pleasant Level Road, Mechanicsville, VA 23116. I recently retired from the Navy HQ Maryland. This home will be my forever home. The following are my concerns of building 16 more homes and 167 acres additional to my Giles Farm Subdivision:

1. Too Heavy Traffic (very bad now) and schools are already overcrowded.
2. Should the 167 acres be rezoned in the future? The only access road is through Giles!
3. Long term cost of additional amenities
4. Very unsafe for us to suffer from the noise, overcrowded traffic. and increase HOA fees

Please take these concerns under consideration and help us to make Giles Farm a favorable place to live. Please contact me if there are any questions. Thank you very much.

Sincerely,
Lan Phan
240-434-2165

February 25, 2024

RECEIVED

FEB 29 2024

HANOVER COUNTY
PLANNING DEPARTMENT

To It May Concern:

I have been a resident of Hanover County for 23 years. My family moved here from Northern Virginia and settled in Ash Creek. Four years ago, my wife and I decided to downsize and made the choice to stay in Hanover County. We were very excited to find just what we thought was a perfect fit for retirees. We decided to purchase a Villa in the Giles Farm subdivision. We have made lots of new friends and we have had many fun experiences. Several of the residents in our new community have moved to Hanover from surrounding counties. Giles did a great job of advertising and appearing to focus on amenities community relationships. Unfortunately, more than just a few neighbors have been very disappointed about what appeared to be positive selling points.

The following are the items of most concern:

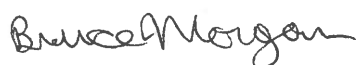
- **Maintenance-Free Living** - We purchased a Villa built by Ryan Homes. They are in front of the neighborhood. One of the selling points for our home was it was supposed to be maintenance - free. The main issue we have been dealing with since the first day is we still do not have a sprinkler system that can service the maintenance -free homes and grounds. The developer was allowed off bond but these issues were not resolved.
- **The Giles Farm subdivision had a list of amenities that were very attractive.** One of the main things that interested us were the ponds. The pond in the back of the subdivision was advertised with signs hanging along the main road stating there would be a fishing pond. The pond was even stocked with fish event though the developer knew the water was only 1-2 feet deep. They even built a pier like the photos in the advertisements.
- **The common areas in the front of the subdivision behind the HH Hunt townhomes were left with concrete, screening and in a condition that nothing will grow.** On top of the condition of the ground left by the developers there is not adequate sod, grass, and a sprinkler system to prevent continuous red-silt run-off into the pond. The current appointed board members and developer refuse to address the issue.

- The community has been anxiously waiting for the development to be complete but at the same time very concerned that the items still left unaddressed were not taken care of. Then in January, we were notified that our HOA board members made a verbal agreement with Shurm Homes to build 16 additional homes as an annex to an existing court. The street affected by this is Sycamore Grove Way. The residents who live on that circle/court paid extra money to be in that private area. This same type of dishonesty was ironically used with everyone who bought on a pond or area that backs to woods, throughout the subdivision. This type of false advertising needs to be stopped in Hanover County.

A significant number of homeowners are very concerned about this possible rezoning due to the major traffic issues on Atlee Station and Atlee roads near Atlee High School since the subdivision only has 2 exits for over 400 homes and the already increased attendance #'s in Atlee High School, Chickahominy and Cool Spring Elementary. They feel very strongly that the School Board and our county representatives need to know what is going on within this community. There is a petition being circulated to propose that zoning on this proposed building is not approved.

I appreciate the work that you do and hope that you will pay close attention to these concerns.

Thank You,



Bruce W. Morgan

(804-297-4737)

Proffers

The undersigned, Sidney & Sidney Developments LLC, the Applicant and Marianne Minton, Owner of the parcel designated as parcel ID # 7796-55-5154 (“the Property”), voluntarily agrees for itself, the owner’s agents, personal representatives, successors and assigns (collectively the “Property Owner”) that, in the event the Property is rezoned from A-1 to RS(c), the development and use of the Property must be subject to the following conditions:

1. Brick or Stone Foundations. All visible portions of exterior foundations shall be constructed of brick or stone. No cinder block, cement block, solute block, or asbestos shingle shall be permitted for the finish exterior of many structures. All homes must be built on Crawl Space foundations or basements. All visible portions of exterior foundations shall be constructed of brick or stone.

2. Building Materials and Guidelines: All homes will be built in conformance with the existing architecture and design standards of the Giles Farm Community. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), or engineered wood siding (such as LP SmartSiding), premium quality vinyl siding with a minimum thickness of 0.044 inches or other comparable material as approved by the Planning Department at time of plans review. Dutch lap and plywood siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling unit. Where a dwelling borders more than one street, all street-facing facades shall be finished in the same materials. Elevations shall generally conform (incorporating similar, but not necessarily identical, design elements, style, and materials) with the conceptual elevations in Exhibit B.

3. Tree Preservation in Common Areas. Existing trees with a caliper greater than 5 inches that are within the Common Areas shall not be removed except for dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of drainage or public utility improvements or recreation amenities shown on the conceptual plan. Prior to land disturbance, all tree protection measures shall be installed and then inspected by the representative of the Planning Department.

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APR 02 2024
HANOVER COUNTY
PLANNING DEPARTMENT

4. Amenities. Open spaces shall have either public seating, pedestrian stop zones, dog station, walking trails or a combination thereof.

SIDNEY & SIDNEY DEVELOPMENTS LLC, a
Virginia limited liability company

By: _____ (SEAL)
Name: John Shurm
Its: Manager

STATE OF Virginia
COUNTY OF Hanover

On this ___ day of _____, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared _____, who acknowledged he is the _____ of the **SIDNEY & SIDNEY DEVELOPMENTS LLC**., and who executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: _____
Reg. No.: _____ Notary Public

&

Owner:
By: _____ (SEAL)
Name: Marianne Minton

STATE OF Virginia
COUNTY OF Hanover

On this ___ day of _____, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared _____, who acknowledged he is the _____ of the **MARIANNE MINTON**., and who executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires: _____
Reg. No.: _____ Notary Public

Exhibit A

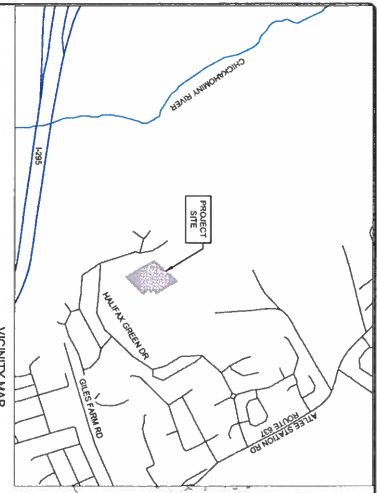
Site plan
(Balzer to insert)

Exhibit B
Conceptual Elevations





Conceptual Plan



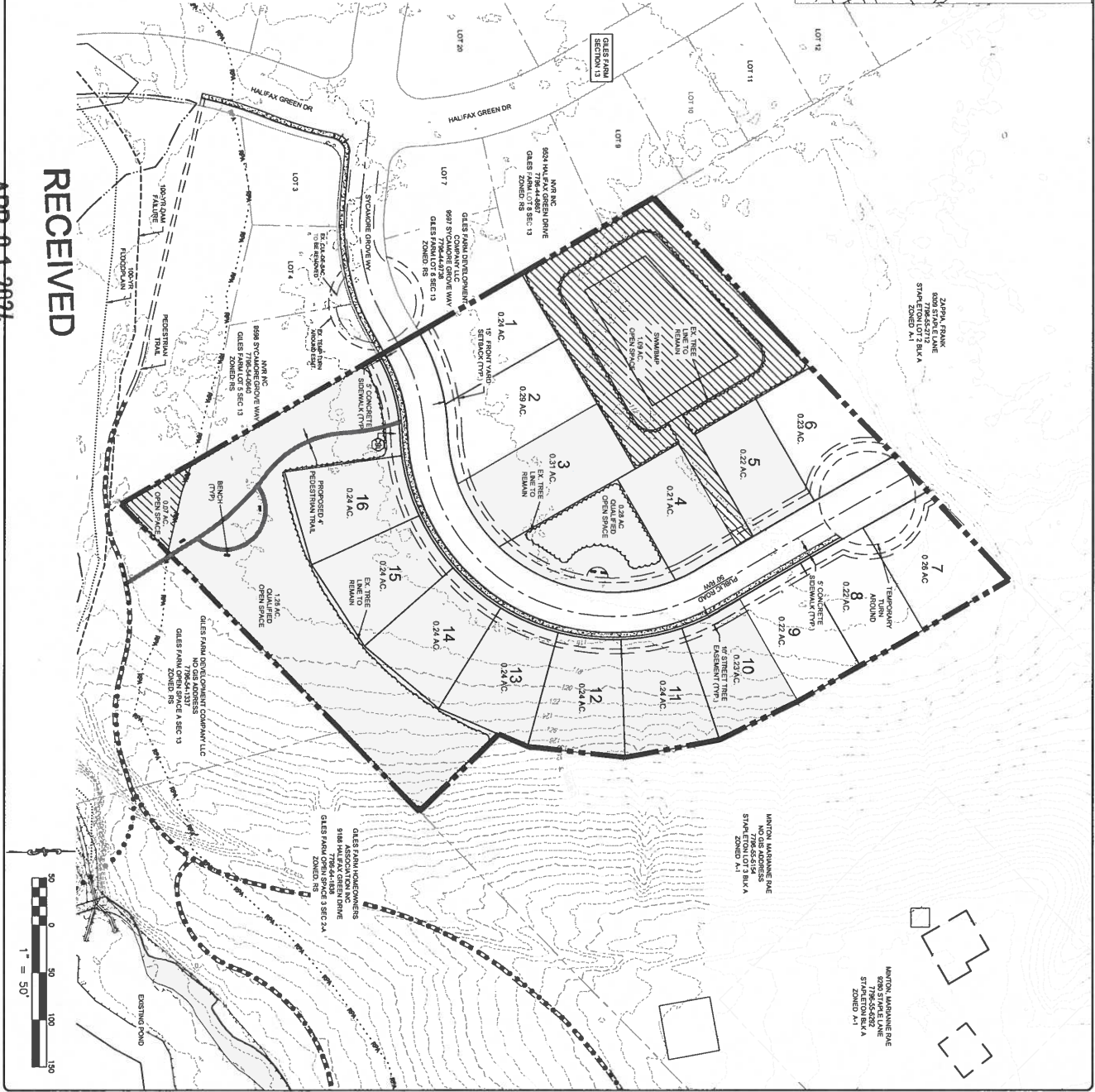
GENERAL NOTES

DEVELOPER:
 SIDNEY & SIDNEY DEVELOPMENTS, LLC
 9205 ATLEE BRANCH LANE
 MECHANICSVILLE, VA 23116
 CONTACT: KYLE BURNS
 (240) 217-4827
 KBURNS@SHJMHOMES.COM

ENGINEER:
 BALZER & ASSOCIATES, INC.
 15871 CITY VIEW DRIVE, SUITE 200
 MILFORDHAM, VA 23113
 CONTACT: TODD CHALMERS, P.E.
 (804) 794-0571
 TCHALMERS@BALZER.CC

1. GPN: 7796-55-5154 (PART OF)
 2. ZONING: A-1 66.02 TOTAL WITH 7.46 AC (PART OF)
 3. ACREAGE: 18.62 AC. SINGLE-FAMILY RESIDENTIAL
 4. PROPOSED USE: SINGLE-FAMILY DETACHED LOTS
 5. NUMBER OF LOTS: 16
 6. NUMBER OF DETACHED HOUSES: 16
 7. DENSITY: 2.14 UNITS / ACRE (GROSS), 2.17 UNITS / ACRE (NET).
- ACREAGE**
1. GROSS AREA: 7.46 AC
 2. AREA IN RPA: 0.07 AC
 3. NET AREA: 7.38 AC
 4. PROVIDED OPEN SPACE: 2.83 AC
 5. AREA IN SWM: 1.09 AC
 6. PROVIDED QUALIFIED OPEN SPACE: 1.54 AC

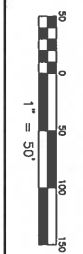
- NOTES**
1. THE PROPERTY IS WOODED
 2. ALL PROPOSED ROADS WILL BE PUBLIC AND POSTED 25 MPH
- MINIMUM SETBACKS FOR RS (HIGHER DENSITIES)**
1. SIDE SETBACK (FRONT YARD): MIN. 0 FEET
 2. SIDE SETBACK (FRONT YARD): AGGREGATE: 0 FEET
 3. REAR YARD: 0 FEET
- TRIP GENERATION = 160 VPD
- SHEET INDEX**
- C01 OVERALL PLAN
 - C02 OPEN SPACE REQUIREMENTS
 - C03 LANDSCAPE REQUIREMENTS
 - C04 ARCHITECTURAL REPRESENTATIONS
- NOTES: THE FOLLOWING ITEMS NOT APPLICABLE TO PROPERTY**
- ACQUIFER RECHARGE AREAS, BASED ON AVAILABLE PUBLISHED INFORMATION.
 - LOCATIONS OF ALL HISTORIC STRUCTURES, FEATURES, AND SITES ON THE COUNTY HISTORIC SITE SURVEY (INCLUDING THOSE ON ANY CONTIGUOUS TRACT), ABANDONED ROADS, CEMETERIES, AND MILITARY EARTHWORKS.



RECEIVED

APR 01 2024

HANOVER COUNTY
 PLANNING DEPARTMENT



C01

GILES FARM PHASE 2

CONCEPT PLAN OVERALL

CHICKANOHAMY DISTRICT
 HANOVER COUNTY, VIRGINIA

DRAWN BY: [Name]
 DESIGNED BY: [Name]
 DATE: 09/05/2023
 SCALE: 1" = 50'
 REVISIONS: [List]
 03/10/2024
 03/27/2024

PRELIMINARY
 NOT FOR CONSTRUCTION

BALZER & ASSOCIATES, INC.
 ENGINEERS / SURVEYORS
 15871 CITY VIEW DRIVE, SUITE 200
 MILFORDHAM, VA 23113
 WWW.BALZER.CC
 (804) 794-0571
 TCHALMERS@BALZER.CC

GENERAL NOTES

LANDSCAPING AND LIGHTING SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.

10' WIDE STREET TREE EASEMENT PROVIDED ALONG BOTH SIDES OF STREET

LENGTH = 1,350 FEET

STREET TREES REQUIRED = 1,350 / 60 = 31 TREES

STREET TREES PROVIDED = 31 TREES

STREET TREES = NYSSA SYLVATICA WILDFIRE - BLACK GUM

OPEN SPACE AND BUFFER LANDSCAPING

LARGE TREES = ACER RUBRUM - RED MAPLE

GINCKGO BILOBA - MADENHAIER TREE

SMALL TREES = AMELANCHIER CANADENSIS - SERVICEBERRY

CERCIS CANADENSIS - EASTERN REDBUD

SHRUBS = ILEX CORNUTA CARISMA - CARISMA HOLLY

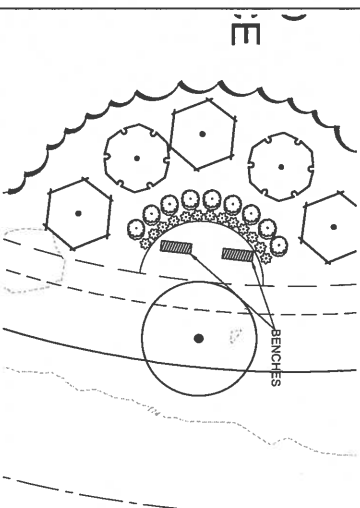
DEUTZIA GRAECLIS - NIKKO' SLENDER DEUTZIA

LIQUISTRIUM JAPONICUM - JAPANESE PRIVET

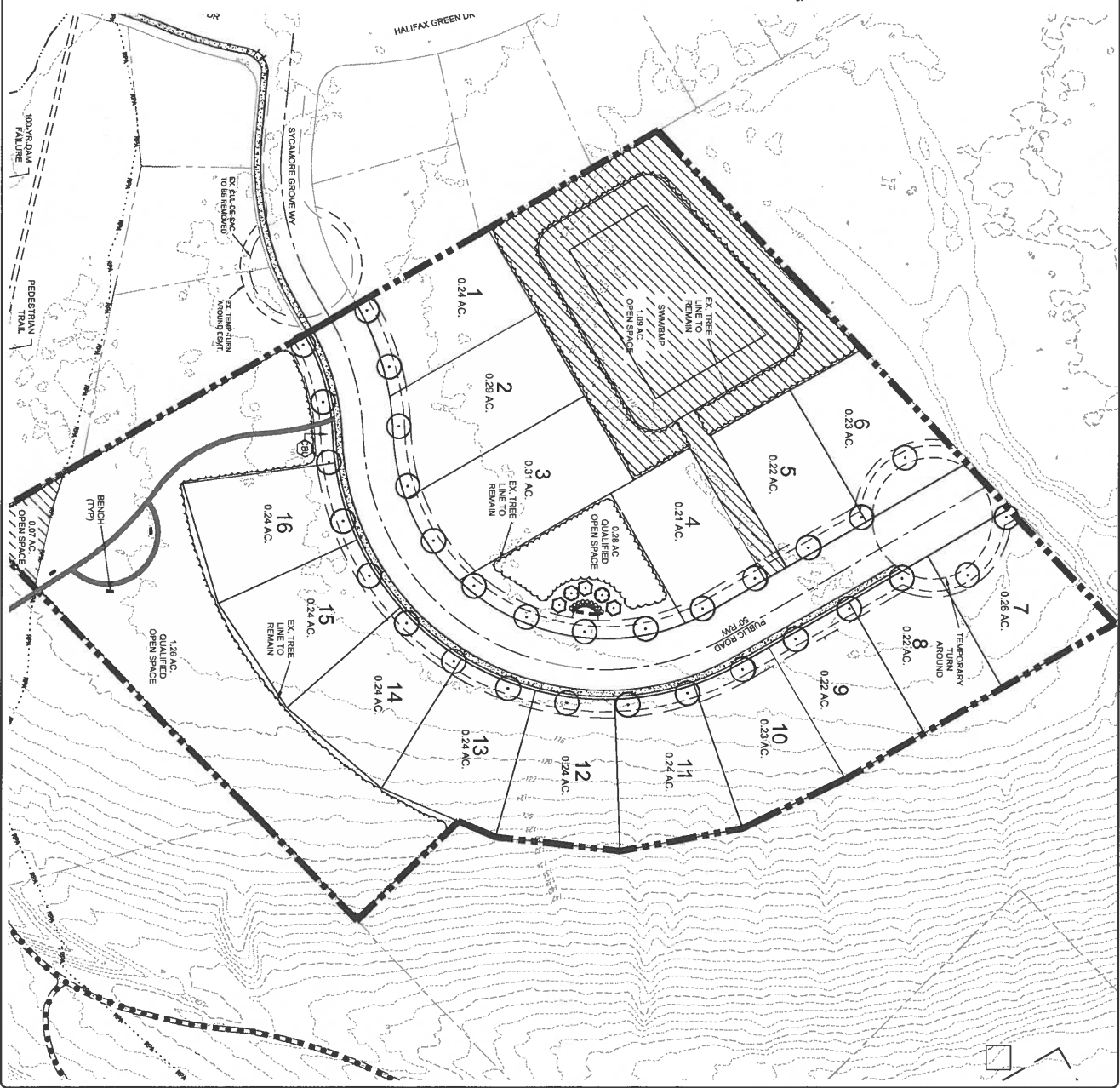
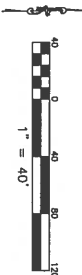
SYRINGA X BLOOMERANG - ILLIC

ORNAMENTAL GRASS = PANICUM VIRGATUM 'CHRYSTINE SKY' - SWITCH GRASS

MULLEBERBERIA CAPRILLARIS - PINK MOULTY GRASS



NOTE:
THE CENTRALIZED SPACE SHALL BE PROGRAMMED WITH PUBLIC SEATING AND LANDSCAPING. FINAL DESIGN OF COMMON SPACE SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.



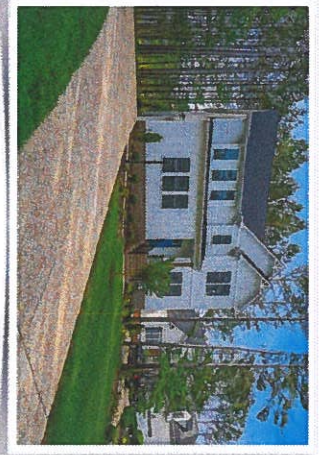
PRELIMINARY
NOT FOR CONSTRUCTION

GILES FARM PHASE 2
CONCEPT PLAN
STREET TREE AND OPEN SPACE LANDSCAPING

DATE: 09/05/2023
SCALE: 1" = 40'
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 09/05/2023
SCALE: 1" = 40'
REVISIONS: [List]
DATE: 09/05/2023
SCALE: 1" = 40'

C03
PROJECT NO. 230000030

CHICKENHOMY DISTRICT
HANOVER COUNTY, VIRGINIA



ARCHITECTURAL FEATURES MAY INCLUDE: POOLIE & REVERSE GABLE, EXTENDED COVERED FRONT PORCH, GABLE PENDANT, SIDE LOAD GARAGE, TRIANGLE DORMER, FRONT DOOR SIDELIGHTS, FRONT DOOR GLASS SIDELIGHTS, COVERED ENTRY, VERTICAL VINYL SIDING, REVERSE GABLE, ROUND / SQUARE PORCH COLUMNS, FRONT DOOR GARAGE, SHAKER SIDING ACCENT, STANDING SEAM METAL, ROOF, SHED ROOF DORMER (1, 2 OR 3 WINDOWS), GARAGE DOOR WINDOWS, STONE ACCENT, STONE PILLAR BASE, DIMENSIONAL SHINGLES, FRONT DOOR GLASS INSERT, CRAFTSMAN COLUMNS, BRICK STEPS, AND COURTYARD ENTRY GARAGE.

BUILDING MATERIAL SELECTION:
 ROOF MATERIAL: ASPHALT SHINGLE, DIMENSIONAL ASPHALT SHINGLE, CEDAR SHAKE SHINGLE, COMPOSITE SLATE, STANDING SEAM METAL (PAINTED OR UNPAINTED), SLATE
 SIDING: BRICK, HARDY-PLANK, STONE, VINYL, PRECAST CONCRETE COMPOSITE, ENGINEERED WOOD COMPOSITE
 FLOORING: WOOD, STAINED OR PAINTED, METAL, VINYL, COMPOSITE
 DOORS: WOOD (STAINED OR PAINTED), METAL, VINYL, COMPOSITE

NOTES:
 ALL HOMES WILL BE BUILT IN CONFORMANCE WITH THE EXISTING ARCHITECTURE AND DESIGN STANDARDS OF THE GILES FARM COMMUNITY.
 ELEVATIONS SHOWN ARE REPRESENTATIVE OF SOME OF THE STYLES OF SINGLE-FAMILY HOMES TO BE BUILT AS PART OF THE PROJECT.
 ELEVATIONS AND STYLES MAY CHANGE WITH THE APPROVAL OF THE PLANNING STAFF.
 WHEN THE BUILDING PERMITS ARE SUBMITTED, THEY SHALL INCLUDE AN 8.5' X 11' ELEVATION RENDERING OF THE PROPOSED HOUSE THAT HIGHLIGHTS AT LEAST FOUR THE ARCHITECTURAL FEATURES SHOWN. THESE SHOULD BE PLACED ON A SEPARATE SHEET FOR EACH HOUSE. HOUSES SHALL BE CONSTRUCTED WITH THE SAME ELEVATION AND THE SAME MATERIALS FOR THE PURPOSES OF THIS PROPER. VERTICAL VINYL SIDING COLOR OR TYPE OF ONE OR MORE SIDING MATERIALS SHALL BE INTERPRETED AS BEING CONSTRUCTED AS USING DIFFERENT MATERIAL.



BAITZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS
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 Shelburne, VT 05488
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 Fax: 802.962.1113
 www.baitzer.com

PRELIMINARY
 NOT FOR CONSTRUCTION

GILES FARM PHASE 2
 CONCEPT PLAN
 ARCHITECTURAL REPRESENTATIONS

| | |
|-------------|------------|
| DRAWN BY | ADL |
| DESIGNED BY | TC |
| CHECKED BY | TC |
| DATE | 08/20/2023 |
| SCALE | AS SHOWN |
| REVISIONS | NA |
| DATE | 08/20/23 |
| BY | TC |

PROJECT NO. **C04**
 12/20/2023