



POWHATAN COUNTY PLANNING COMMISSION
AGENDA ~ MONTHLY MEETING
Tuesday April 5, 2016
7:00 PM
Powhatan Village Building Auditorium

- A. **Call to Order** – Karin Carmack, Chair
- B. **Invocation** – David Van Gelder
- C. **Approval of Planning Commission Minutes**
 - 1. March 1, 2016 Meeting Minutes 2
- D. **Administrative Items** 6
 - 1. Monthly Activity Report – February 2015-2016
 - 2. Request to Postpone Action/Amend the Agenda
- E. **Public Comment Period**

At this time, the Commission will hear citizen comments on unscheduled matters involving the services, policies, and affairs of the County government regarding planning or land use issues.
- F. **Presentations** – None
- G. **Public Hearings**
 - 1. **16-01 -REZC: Nathan Nuckols, Manage This LLC (Subletts/Manakin/Flat Rock Electoral District)** request the conditional rezoning from Agricultural-10 (A 10) to Residential-2 (R-2) and the amendment of the zoning district map of approximately 14.6± acres of land fronting approximately 930± feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Future Land Use Area Plan Map. Reference to Tax Map Parcels 30-14G and 30-14K. 11
- H. **Other Business** – None
- I. **Workshop Meeting** –
 - 1. Proffers – SB 549
 - 2. Comprehensive Land Use Plan Update Discussion 36
- J. **Adjournment**

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, MARCH 1, 2016 AT 7:00 PM

Planning Commissioners Present: Owen Walker, District 2
Jennifer Giovannitti, District 3
Bill Cox, District 4
David Van Gelder, District 5, Vice-Chairman

Planning Commissioners Absent: Karin Carmack, District 1, Chairman

Staff Members Present: March Altman, Deputy County Administrator
Tom Lacheney, County Attorney
Ed Howland, Planning & Zoning Manager

Staff Members Absent:

A. CALL TO ORDER:

Mr. Van Gelder called the meeting to order at 7:00 PM.

B. INVOCATION:

Mr. Van Gelder gave the invocation.

C. MINUTES:

1. February 2, 2016 Meeting Minutes

Mr. Van Gelder motioned for approval of minutes.

Mr. Walker, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder voted AYE.

VOTE 4-0
MOTION Passed

D. ADMINISTRATIVE ITEMS:

Mr. Altman asked if there were any questions on the Monthly Activity Report.

1. Monthly Activity Report - January 2015-2016

Mr. Altman asked if the Commission had any comments or questions regarding the monthly report.

2. Request for Deferral/Amend the Agenda

Mr. Altman requested a deferral of 16-01-REZC for 30 days to provide an opportunity for questions related to the ownership of the parcel involved in the rezoning request to be resolved.

Mr. Van Gelder moved for approval of the request to defer 16-01-REZC for 30 days.

Mr. Walker, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder voted AYE.

VOTE 4-0
MOTION Passed

E. PUBLIC COMMENT PERIOD

Vice Chairman Van Gelder opened the public comment period.

Woody Cofer questioned what is required for 16-01-REZC.

Seeing as there were no more speakers, the public comment period was closed by Mr. Van Gelder.

F. PRESENTATIONS:

There were no presentations.

G. PUBLIC HEARINGS

Public hearing period was opened by Mr. Van Gelder to allow for persons to comment on the proffer reduction requests that were before the Commission for consideration.

Cameron Palmore with Balzer & Associates requested that the Commission take action to move the requests forward to the Board of Supervisors with no recommendation.

Phil Scott stated that he agreed with Mr. Palmore's comments, adding that the development community is not asking County to do away with cash proffers just to reduce them to a reasonable amount.

Seeing as there were no more speakers, Mr. Van Gelder closed the public hearing period and asked the Commission members if they had any questions or comments.

Mr. Cox stated he has concerns with reducing cash proffers. He stated that he does not like the proffer system, but it is the system that we have. He concluded by stating that he could not support the requests for reduction.

Ms. Giovannitti questioned why the amounts are all over the board.

Mr. Walker stated the Commission has basically stayed out of the cash proffer discussion and the in past the Commission has let the Board of Supervisors address the issue as the cash proffer policy was a Board policy. He stated that it would be his preference to move the cases forward without a recommendation.

Mr. Van Gelder asked if the Commission could move an item forward without a recommendation.

Mr. Lacheney informed that the Commission could move an item forward without taking a position on the issue.

Mr. Walker moved to send the reduced proffer requests to the BOS without a recommendation.

Mr. Van Gelder and Mr. Walker voting AYE, and Mr. Cox and Ms. Giovannitti voting NYE

VOTE 2-2
MOTION Denied

Mr. Cox moved to recommend denial of the requests to reduce the cash proffer amounts.

Mr. Cox, Ms. Giovannitti, and Mr. Van Gelder voting AYE; and Mr. Walker voting NYE

VOTE 3-1
MOTION Approved

Ms. Giovannitti commented generally about the importance of maintaining a quality school system and providing modern facilities to meet the educational needs of the children in the community, and that proffers assist with addressing those commitments.

H. Other Business

1. David Sowers Private Road Request – Huguenot Trail

Mr. Shaun Reynolds provided an overview of the revised proposal stating that Mr. Sowers has submitted a new development plan for the property that included both a public road and a private road within the boundary of the parcel. Mr. Reynolds stated that Mr. Sowers' sketch showed a public road intersecting Huguenot Trail leading south to a private road which serves only ten lots, and that the plan is based upon an entrance construction drawing that was submitted to VDOT for approval to serve a total of twenty-three lots, which was approved in March 2009. The proposed development does satisfy the concerns regarding the number of lots having access to the private road. This proposal also reduces the number of entrances onto Huguenot Trail.

Mr. Van Gelder asked Mr. Sowers if he wished to comment.

Mr. Sowers discussed his revised private road proposal with the Planning Commission.

Mr. Cox asked Mr. Reynolds about VDOT letter validity

Mr. Reynolds replied public road approval

Mr. Cox stated he will not support the request

Mr. Walker asked if Mr. Sowers would agree with public road standards all the way

Mr. Sowers replied it would be an economic decision at that time; private road would be built as a public road; PC does not approve public road; business philosophy is roads shall be public

Mr. Van Gelder commented more comfortable with a public road

Ms. Giovannitti added her application of removing driveway access to Rt. 711 but still needs time to review this

Mr. Walker stated PC has approved these in the past and can support request

Mr. Cox moved the Planning Commission deny the request submitted by Mr. Sowers for a 10-lot Private Road on Huguenot Trail west of Watkins Landing Road.

Ms. Giovannitti, Mr. Cox, Mr. Van Gelder voted AYE; Mr. Walker voted NAY

**VOTE 3-1
MOTION Passed**

Ms. Giovannitti asked if staff reviews construction of private roads.

Mr. Reynolds replied that staff reviews the construction plans and that an engineer or surveyor has to certify the construction complies with the requirements of the County's Subdivision Ordinance. He added that VDOT reviews and oversees construction of public roads in the County.

Mr. Van Gelder adjourned regular meeting and opened workshop meeting.

I. WORKSHOP MEETING

1. Comprehensive Land Use Plan Update –

The Planning Commission members and staff discussed the process for revising the Comprehensive Plan and restructuring how the update process would be handled in future workshops. The Commission discussed the importance of having the current zoning and land use maps and the future land use map as they discussed potential changes to the Plan. The Commission determined to restart the update process with a discuss of Part I of the current plan at the next workshop. After the discussion of Part I is completed and there is agreement on the revised language, then the Commission would move forward with reviewing each chapter of the plan. The Commission did not set specific dates for the review, agreeing that it was important to have agreement on the proposed revisions prior to moving forward.

J. ADJOURNMENT

Mr. Van Gelder adjourned the meeting at 8:22 PM.

David Van Gelder
Vice-Chairman

John M. Altman, Jr.
Deputy County Administrator

**Powhatan County Monthly Report
Building Inspections, Planning and Community Development
Departments**

March Altman

March Altman
Community Development Director

Ralph O. Shelton Jr.

Ralph O. Shelton
Building Official

Building Permit Fees:	<u>Feb-15</u>	<u>Feb-16</u>
Administrative Fees: (Also Includes Septic Fees, Fire Code, Etc.)	<u>\$795.00</u>	<u>\$1,330.00</u>
Commercial: (New & Alterations)	<u>\$10,075.00</u>	<u>\$140.00</u>
Residential: Proffers paid on New Construction	<u>\$11,095.00</u> <u>\$32,332.12</u>	<u>\$13,804.00</u> <u>\$35,508.46</u>
Residential: (Additions, Alterations, Demo, Pools, Etc.)	<u>\$2,600.82</u>	<u>\$2,042.00</u>
Trade Permit Fees: (Residential & Commercial)	<u>\$5,646.04</u>	<u>\$8,652.14</u>
State Levy:	<u>\$639.98</u>	<u>\$467.57</u>
Planning Department Fees:	<u>\$850.00</u>	<u>\$7,405.00</u>
Total Fees for the Month:	<u>\$64,033.96</u>	<u>\$69,349.17</u>
Total Fees for Fiscal Year:	<u>\$562,572.16</u>	<u>\$688,051.97</u>

Building Permit Data:	<u>Feb-15</u>	<u>Feb-16</u>
Residential (New Construction):		
District 1 Subletts/Manakin/Flatrock	<u>3</u>	<u>5</u>
District 2 Powhatan Station/Graceland	<u>0</u>	<u>4</u>
District 3 Bethesda/Lees Landing	<u>2</u>	<u>0</u>
District 4 Powhatan Courthouse/Ballsville	<u>3</u>	<u>2</u>
District 5 Smith's Crossroad/Pineville	<u>0</u>	<u>1</u>
Total for the Month:	<u>8</u>	<u>12</u>
Total for Fiscal Year:	<u>122</u>	<u>104</u>
Commercial:		
District 1 Subletts/Manakin/Flatrock	<u>1</u>	<u>2</u>
District 2 Powhatan Station/Graceland	<u>1</u>	<u>0</u>
District 3 Bethesda/Lees Landing	<u>0</u>	<u>0</u>
District 4 Powhatan Courthouse/Ballsville	<u>1</u>	<u>1</u>
District 5 Smith's Crossroad/Pineville	<u>1</u>	<u>1</u>
Total for the Month:	<u>4</u>	<u>4</u>
Total for Fiscal Year:	<u>38</u>	<u>21</u>
Residential Additions, Alterations, Pools, Etc.	<u>10</u>	<u>16</u>
Total for Fiscal Year:	<u>91</u>	<u>141</u>

FEBRUARY, 2016

TYPE	ADMIN FEE	BLDCOM	NEW HOMES	ADDITIONS/ALTER	TRADE PERMIT FEES	STATE LEVY	PLANNING DEPT FEES	CASH PROFFER	TOTAL
ADDRESS				1,624.00		32.48			
ADDRESS2									
ADMIN									
AMEND									
BLD COM		140.00				2.80			
BOND									
BUILD	130.00		13,804.00			250.88	500.00	35,508.46	
BURN									
COND									
COPY	10.00								
CUP									
DEMO				40.00		0.80			
E & S							4,975.00		
ELE					3,392.18	67.85			
ELE TMP					40.00	0.80			
ELE 2									
EXTEN									
EVENT									
FAM									
FIRE3									
GAS					859.96	17.20			
GAS 2					120.00	2.40			
GAS 3									
MAP							5.00		
MECH					2,150.26	43.01			
MECH 2									
MOBIL									
NSP							300.00		
PLUMB					2,089.74	41.79			
PLUMB 2									
POOL				378.00		7.56			
RE-INSPECT	80.00								
READV									
RESB1									
RESB2							725.00		
ROAD									
RZP									
SEPT	1,110.00								
SF							750.00		
SIGN							150.00		
SIGNBI									
SITE									
SO									
TENT									
TOWER									
VAR									
ZO									
ZOLTR									
ZONE									
TOTAL	\$1,330.00	140.00	13,804.00	2,042.00	8,652.14	467.57	7,405.00	35,508.46	69,349.17

ZONING ACTIVITY

	<u>FEB FY2015</u>	<u>FEB FY2016</u>
Rezoning requests approved (acreage)		
Agricultural	<u>0</u>	<u>0</u>
Residential	<u>6.45</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Conditional Use Permits approved	<u>2</u>	<u>3</u>
Business Licenses approved (zoning review)	<u>15</u>	<u>44</u>
Board of Zoning Appeals Cases		
Variances	<u>0</u>	<u>0</u>
Apeals	<u>0</u>	<u>0</u>
Site Plans		
Commercial		
Filed	<u>0</u>	<u>1</u>
Approved	<u>2</u>	<u>0</u>
Industrial		
Filed	<u>0</u>	<u>0</u>
Approved	<u>0</u>	<u>0</u>
Other		
Filed	<u>0</u>	<u>0</u>
Approved	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>29</u>	<u>0</u>
<u>Subdivision Activity</u>		
Preliminary Plats - Number of Lots Approved		
Residential	<u>0</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>27</u>	<u>0</u>

Final Plats - Number of Lots Approved

Residential	<u>0</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>25</u>	<u>0</u>

Subdivision Exception Lots Approved

Non-Subdivision	<u>5</u>	<u>4</u>
Single Cut	<u>1</u>	<u>2</u>
Charitable Exception	<u>0</u>	<u>0</u>
Family Division	<u>2</u>	<u>1</u>
Large Lot	<u>0</u>	<u>0</u>

Erosion & Sediment Control**Land Disturbance Plans Approved**

Residential	<u>8</u>	<u>0</u>
Commercial	<u>1</u>	<u>0</u>
Industrial	<u>0</u>	<u>1</u>
Other	<u>0</u>	<u>1</u>
Average Commercial Review Time	<u>8</u>	<u>0</u>

Private Road Review**Private Roads Approved**

Roads	<u>0</u>	<u>0</u>
Lots	<u>0</u>	<u>0</u>
Family Private Roads Approved		
Roads	<u>0</u>	<u>0</u>
Lots	<u>0</u>	<u>0</u>



16-01-REZC – Nuckols Hancock Road

Staff Report prepared for the Planning Commission
Revised March 9, 2016

This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.

I. PUBLIC HEARINGS:

Planning Commission	March 1, 2016	Deferred by Staff Request
Planning Commission	April 5, 2016	Public Hearing
Board of Supervisors	May 2, 2016	Public Hearing - Tentative

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	Residential-2 (R-2)	
Existing Zoning:	Agricultural-10 (A-10)	
Parcel Size:	14.6 ± acres total (13.1 ac. & 1.5 ac.)	
Parcel ID#	30-14G; 30-14K	
Owner(s):	Carroll T. Smith and Manage This, LLC	
Location of Property:	North side of Hancock Road at intersection of Hancock Rd. and Darley Drive	
Electoral District:	#1 Subletts/Manakin/Flat Rock	
Land Use Plan Recommendation:	Rural Residential and Natural Conservation	
Zoning of Surrounding Property:	North:	Agricultural-10 (A-10)
	South:	Residential-2 (R-2); Agricultural-10 (A-10)
	East:	Agricultural-10 (A-10)
	West:	Agricultural-10 (A-10)

III. EXECUTIVE SUMMARY:

The applicant is requesting the conditional rezoning of 14.6 ± acres located on the north side of Hancock Road at its intersection with Darby Drive from Agricultural-10 (A-10) to Residential-2 (R-2). The parcel is further identified as Tax Parcels 30-14G and 30-14K. The applicant has initiated the rezoning to subdivide Tax Parcel 30-14G into four (4) two-acre lots and complete a lot line adjustment to Tax Parcel 30-14K by adding X acres to form a X acre parcel. The applicant has voluntarily submitted proffers for consideration.

At the March 1, 2016 Planning Commission meeting, Staff requested the removal of the public hearing from the meeting agenda and the deferral of the request until the April 5, 2016 meeting to allow for a property ownership issue to be resolved prior to the Commission hearing the request. The Commission voted 4-0 to approve the amended agenda and deferring the request to the April meeting.

IV. SUBJECT PROPERTY:

The subject property consists of 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darby Drive (Rt. 1306). The subject property consists of two (2) parcels, Tax Parcel 30-14G, which consists of 13.1 acres, and Tax Parcel 30-14K, which consists of 1.5 acres. The properties are currently zoned Agricultural-10 (A-10), and the current land use is designation is Vacant Rural Residential. The proposed rezoning of the 14.6 ± acres consists of approximately 1,160 feet of road frontage along Hancock Road. The surrounding properties are zoned predominately Agricultural-10 (A-10) with the Timber Mill subdivision to the south zoned Residential-2 (R-2) and Chestnut Oaks subdivision zoned Residential-Utility (R-U).

The 2010 Long –Range Comprehensive Plan designates the subject properties as Rural Residential and Natural Conservation on the Countywide Land Use Plan Map.

The request is generally consistent with the Goals of the Rural Residential Area in the 2010 Long-Range Comprehensive Plan, which states in part:

“The rural residential areas should be a semi-rural community of single-family homes and small estate type development. Subdivisions should be designed to respect natural features of the landscape and accommodate new residential growth. All future development in the rural residential areas should follow the guidelines for conservation subdivision to cluster lots on the most buildable land and preserve large areas of open space and natural features to help maintain a country or rural character while allowing for residential growth.”

VIII. PROFFERED CONDITIONS:

The applicant has proffered the following conditions with this rezoning request:

1. The acreage remainder of TM No. 30, Parcel 14G to be combined with TM No. 30, Parcel 14K to make a 2.00 acre Parcel.
2. Minimum size dwelling is 1500 sq.ft.
3. Maximum of four (4) lots (3.1 acre average).
4. Cash proffer of \$1,880.00 to Powhatan County.
5. Driveways side by side for Lots 1 & 2 and Lots 3 & 4 (see plat).

IX. STAFF RECOMMENDATION:

The request is generally consistent with the recommendations of the 2010 Comprehensive Land Use Plan and the existing pattern of development in the vicinity of the proposed development, and therefore staff recommends approval of the request submitted by Nathan Nuckols to conditionally rezone 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darby Drive (Rt. 1306), further identified as Tax Parcels 30-14G and 30-14K from A-10 to R-2, and amend the County’s Zoning District Map with proffered conditions.

X. PROPOSED RESOLUTION:

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission unanimously recommends (*approval / denial / deferral*) of the request submitted by Nathan Nuckols to conditionally rezone 14.6 ± acres located on the north side of Hancock Road (Rt. 716) at its intersection with Darby Drive (Rt. 1306), further identified as Tax Parcels 30-14G and 30-14K from A-10 to R-2, and amend the County’s Zoning District Map with proffered conditions.

Attachment(s):

1. Vicinity Map
2. Zoning Map
3. Application for Rezoning
4. Proposed Subdivision Plat by Woodrow Cofer dated January 7, 2016
5. Rezoning Layout Plan
6. VDOT Letter Dated October 8, 2015
7. Adjacent Property Owners

Vicinity Map

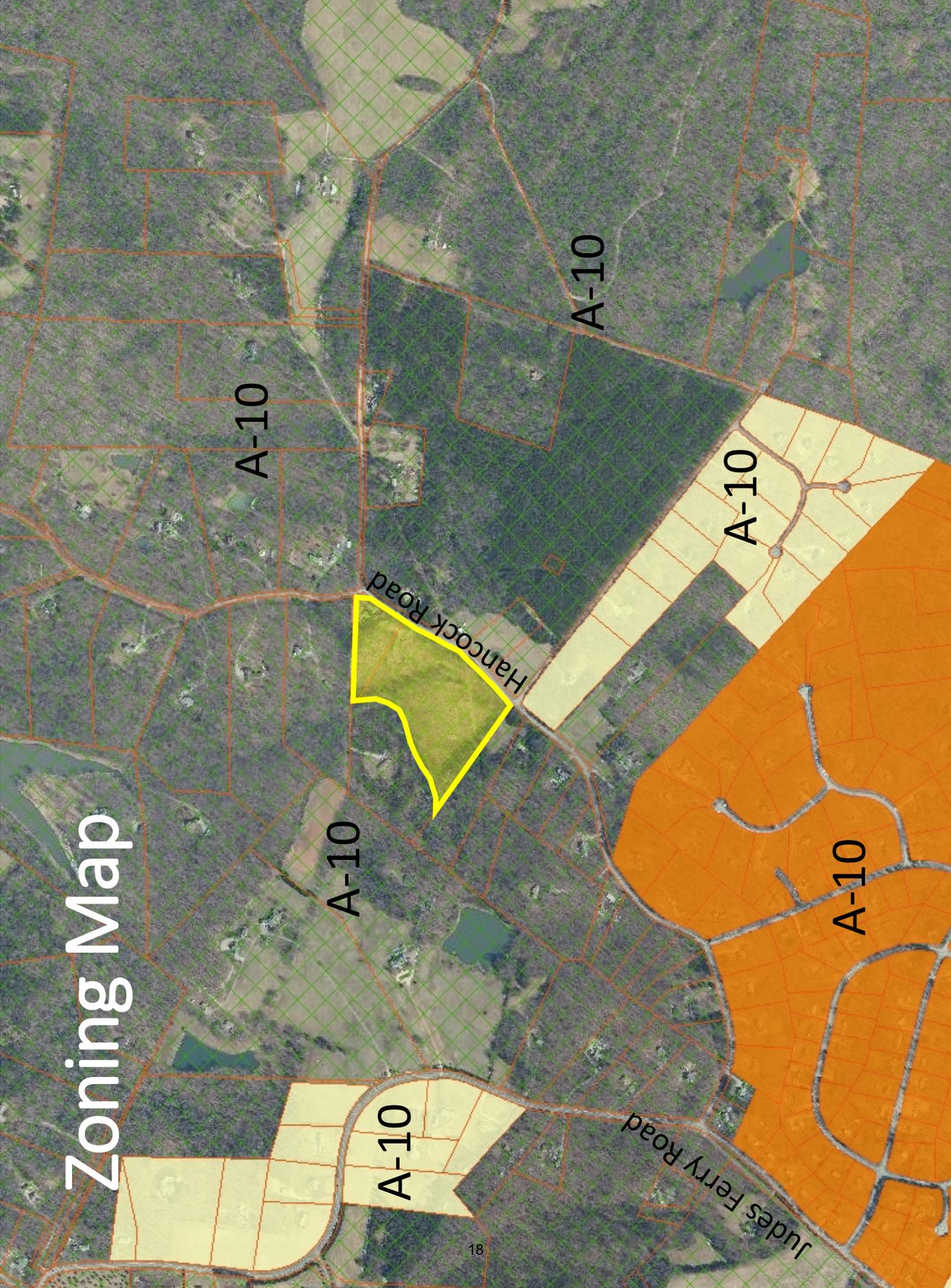
Subject
Property



Hancock Road

Judes Ferry Road

Zoning Map



A-10

A-10

A-10

A-10

A-10

A-10

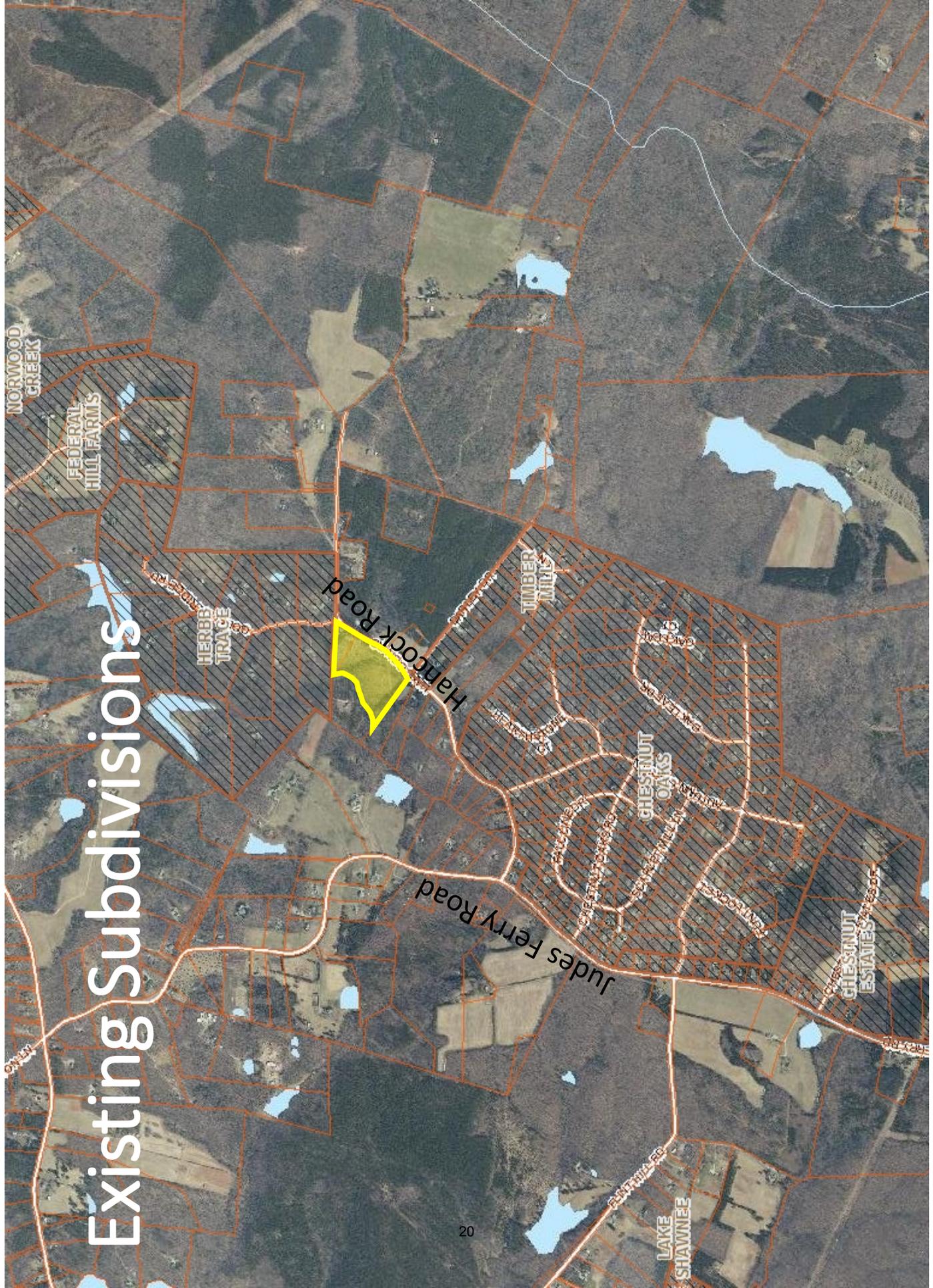
Hancock Road

Judes Ferry Road

Site Map



Existing Subdivisions



REZONING APPLICATION

Please Type or Print

<i>For office use only</i>	Case # <u>16-01-REZC</u>
Date of Pre-application meeting <u>JAN 7, 2016</u>	Date Filed <u>1/8/16</u>

APPLICANT INFORMATION

Owner/Applicant Nathan Nuckols, Manager This LLC Telephone 804-357-5198

Address 5825 Cartersville Rd. Owner Lessee

Powhatan VA 23139

Contract Purchaser N/A Telephone _____

Address _____

Who Should Correspondence or Questions regarding this Application be directed to:

Name WOODROW COFER Telephone 598-2014

Address BOX 8, POWHATAN, VA 23139



PARCEL INFORMATION AND REQUEST

Tax Map 030-146 Section # _____ Magisterial District HUGLENDT

Location Hancock Road Area (acres/sq. ft.) in _____

Property 13.059 Area (acres/sq. ft.) In Rezoning 12.40[±] ACRES

Are there any Deed Restrictions? Yes ___ No (If yes, attach copy of restrictions)

Current Zoning Agricultural A-10 Requested Zoning Residential Z R2

Describe in Detail the Proposed Use of Property:
Build new single family homes.

COMPREHENSIVE PLAN + IMPACT

Property is in Which Area of Policy Map RURAL PRESERVATION Rezoning in Conformance?

Property is in Which Area of Land Use Plan Map RURAL RESIDENTIAL Rezoning in Conformance?

Impacts on Surrounding Uses/Public Facilities to be addressed through Proffers:

Need for Dedication of Right-of-Way according to Thoroughfare Plan NO - 50' RIW

Need for Buffer Areas along Property Lines NO # ft. width _____

Need for Tree Retention in Buffers (> 4" Diameter) NO Need for Inter-parcel Access _____

Need for Conservation Easement (Residential) NO Need for Inter-parcel Access _____

Need to Assist County with Cost of Providing Public Facilities YES - \$1880.00

Need for a Fire Protection Plan to be prepared and approved by Fire Department NO

Need for Architectural Design Standards to Assure Compatibility of Structures NO

Minimum House Sizes to Assure Compatibility with Surrounding Subdivisions 1500 Sq. Ft.

Limitations on Uses Which May Impact Adjacent Properties NONE

Limitations on Access to Existing Roads to protect their Traffic Carrying Capacity: NO

Turn lane, taper -, Internal Subd. Rd. (Reverse frontage lots) -, Shoulders/Ditches

2nd entrance/exit -, Paired Driveways

CONCEPTUAL DEVELOPMENT PLAN

A conceptual development is required for all rezoning applications by Section 25.12 of the Zoning Ordinance and shall at a minimum include:

1. Drawn to an appropriate scale, a plot plan or survey plat showing the dimensions of the property.
2. For the rezoning tract, drawn to an appropriate scale, show the location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses, lakes, cemeteries, historic sites, major electrical and natural gas transmission lines.
3. The location and dimensions of proposed buffer areas, right-of-way dedications, internal roads, access to existing roads, and lot arrangement.
4. In the case of residential development, state the proposed number of dwelling units and average acreage per dwelling.
5. For the rezoning tract, show existing uses adjacent to the property to be zoned.

ADJACENT LAND OWNER LIST

<u>TAX MAP #</u>	<u>NAME</u>	<u>ADDRESS</u>
30A-2-5A	KENNETH R. SEAL	2050 HANCOCK ROAD 23139
30-14H	PATRICIA P. HUMPHREY	2322 JUDES FERRY ROAD 23139
30-3-15	HELEN K. AYERS	2405 GOBBLERS RIDGE ROAD 23139
30-14K	MANAGE THIS LLC	5825 CARTERSVILLE ROAD 23139
30-14F	CHRISTINA GODDE	1987 HANCOCK ROAD 23139
30-14	PHYLLIS TABBOT et al.	P.O. Box 455, LAERATT, VA 23867
30-6-1	CHRISTOPHER P. DENTON	2325 FARLEY DR 23139

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia
County of Powhatan to wit

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

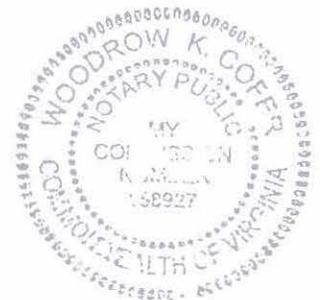
Signed *Nathan T Nichols*

Print Name Nathan T Nichols

Subscribed and sworn to before me this 7 day of JANUARY, 2016.

Notary Public *Woodrow K Coffey*

My Commission Expires OCT 31, 2016



*****PROFFERS MUST BE SUBMITTED TWO WEEKS PRIOR TO PLANNING***
COMMISSION AND BOARD OF SUPERVISORS MEETINGS.**

STATEMENT OF PROFFER

CASE # _____

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance. I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

- 1.) THE ACCEAGE REMAINDER OF TM No 30, PARCEL 1AG TO BE COMBINED WITH TM No 30, PARCEL 1AK TO MAKE A 2.00 ACRE PARCEL.
- 2.) MINIMUM SIZE DWELLING IS 1500 SQ. FT.
- 3.) MAXIMUM OF 4 LOTS. (3.1 ACRE AVERAGE)
- 4.) CASH PROFFER OF \$1880⁰⁰ TO POWHATAN COUNTY.
- 5.) DRIVEWAYS SIDE BY SIDE FOR LOTS 1 & 2 AND LOTS 3 & 4 (SEE PLAT)

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

[Signature]
Owner of Record - Signature

JANUARY 7, 2016
Date

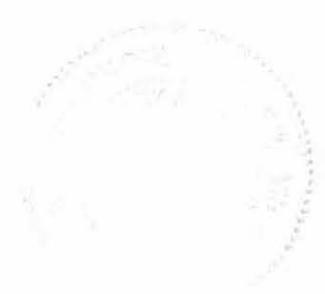
Type or print name NATHAN T. NUCKOLS

COMMONWEALTH OF VIRGINIA,
COUNTY OF POWHATAN, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by NATHAN T. NUCKOLS, whose name is signed to the above, on this 7 day of JAN 20 16.

Notary Public Woodrow K Cofa

My Commission expires: OCT 31, 2016



OWNERSHIP DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

<u>NAME</u>	<u>ADDRESS (Include Zip Code)</u>
<u>NATHAN T. NUCKOLS</u>	<u>5825 CARTERSVILLE ROAD POWHATAN Va 23139</u>

I, NATHAN T. NUCKOLS do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 146 of tax map number(s) 30 requesting Rezoning, Conditional Use Permit, and Variance/Appeal. (Please circle one)

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

[Signature] Signature

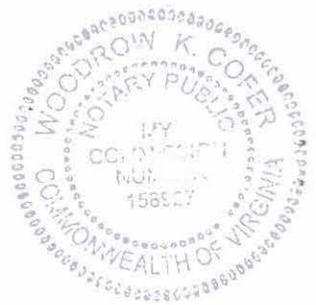
STATE OF VIRGINIA
COUNTY OF POWHATAN, to wit:

This day NATHAN T. NUCKOLS personally appeared before me, WOODROW COFER, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 7 day of JAN., 2016.

Notary Public Woodrow K Cofer

My commission expires: 10-31-2016.



APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, NATHAN T. NUCKOLS, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for REZONING (Specify type of request – rezoning, conditional use permit, private road, variance, etc.).

Nathan T. Nuckols
Applicant's Signature

Date JANUARY 7, 2016

Subscribed and sworn to before me this 7 day of JANUARY, 2016

Woodrow K. Cofer
Notary Public's Signature

OCT 31, 2016
Commission Expiration Date



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We
(Name) NATHAN T. NUCKOLS Telephone 357-5198
(Address) 5825 CARTERSVILLE ROAD, BOWHATAN 23139
(Name) _____ Telephone _____
(Address) _____
(Name) _____ Telephone _____
(Address) _____
(Name) _____ Telephone _____
(Address) _____

being all of the owner(s) of the property described as County tax map numbers:

TM No 30, PARCEL 14 G

and authorized to take such action, do hereby make, constitute and appoint:

2. (Name) WOODROW COFER Telephone 598-2014
(Address) Box 8, BOWHATAN Va 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. NONE

4. In witness whereof, I/we have hereto set my/our hand and seal this

7 day of JANUARY 2000 2016.

Signature(s)

Signature(s)

Signature(s)

Signature(s)

Witnessed by:

David Anthony

Witnessed by:

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

Nancy Batterson

From: Nathan Nuckols <nuckolsnt@gmail.com>
Sent: Wednesday, February 10, 2016 12:23 PM
To: Nancy Batterson
Cc: Ed Howland
Subject: Re: 16-01-REZC

Yes I wish to amend the rezoning to include the other parcel, 30-14k (1980 Hancock Rd). Any questions please feel free to call or email me.

Thank you,
--Nathan
804-357-5198

On Feb 10, 2016, at 12:09 PM, Nancy Batterson <nbatterson@powhatanva.gov> wrote:

Hey Nathan,

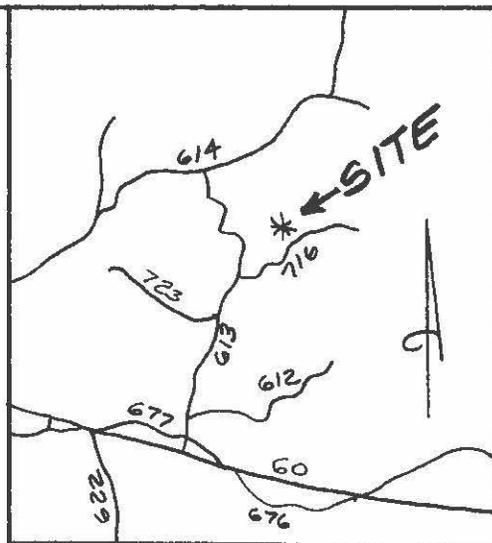
Dave Dameron just spoke to Joey Paquette about amending your rezoning request application to include the other parcel, 30-14k (1980 Hancock Road).

We will need you to either come in and amend your original application or send an email stating that you wish to amend the original application to include the additional parcel. Address this email to Ed Howland (ehowland@powhatanva.gov) and cc me.

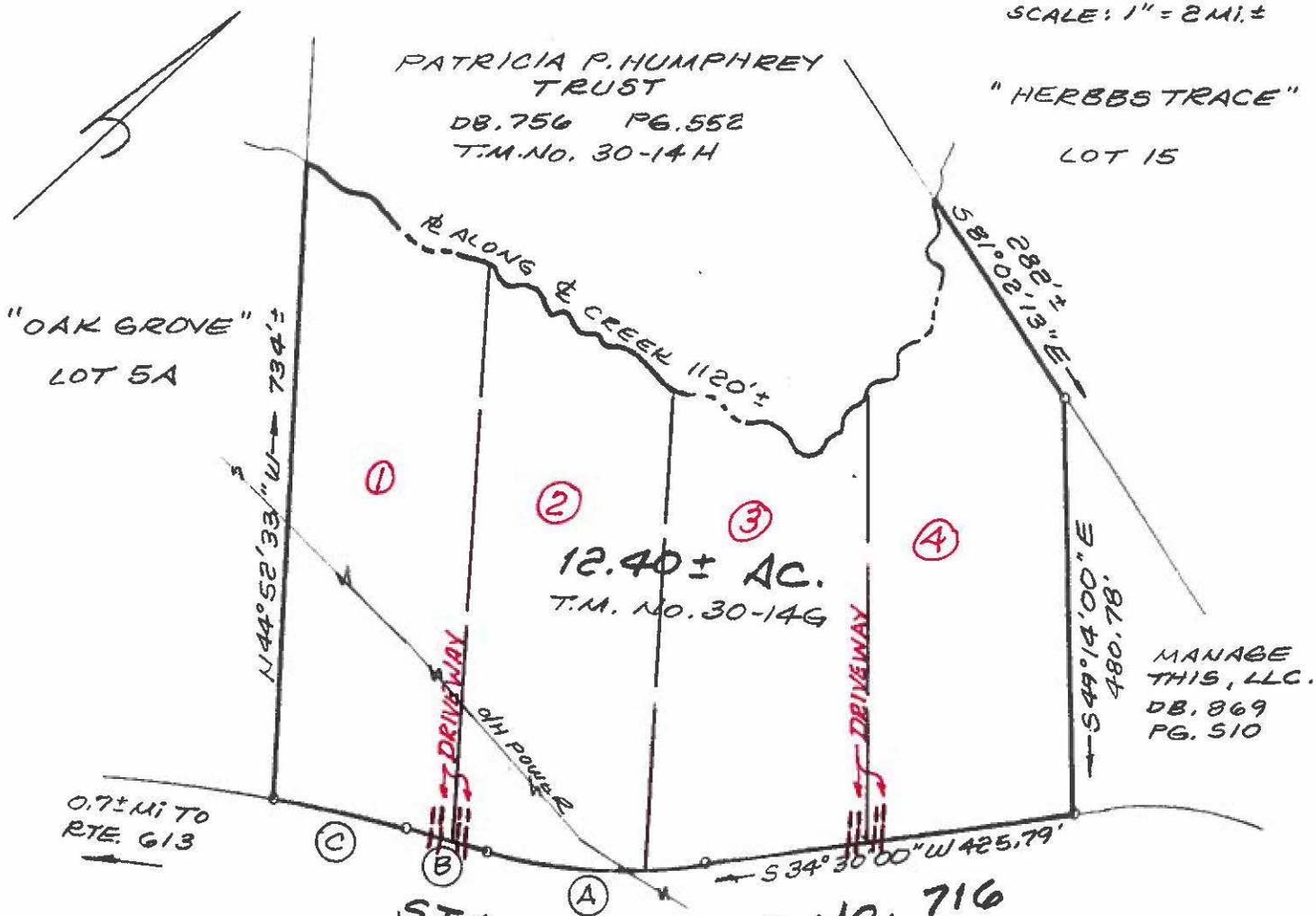
If you have any questions, please give me a call.
Thanks!

Nancy Batterson
Community Development
Powhatan Planning & Zoning Technician
3834 Old Buckingham Rd
Suite F
Powhatan VA 23139
804-598-5621, Ext. 2013
nbatterson@powhatanva.gov

OWNER/DEVELOPER:
 MANAGE THIS, LLC.
 NATHAN T. NUCKOLS
 5825 CARTERSVILLE ROAD
 POWHATAN, VA. 23139
 PHONE: (804) 357-5198



VICINITY MAP
 SCALE: 1" = 2 MI. ±



- (A) $R=639.64 \Delta=22^{\circ}18'00'' L=248.95'$ 50' R/W
- (B) $S 56^{\circ}48'00'' W 101.89'$
- (C) $R=1647.42' \Delta=5^{\circ}34'20'' L=160.22'$

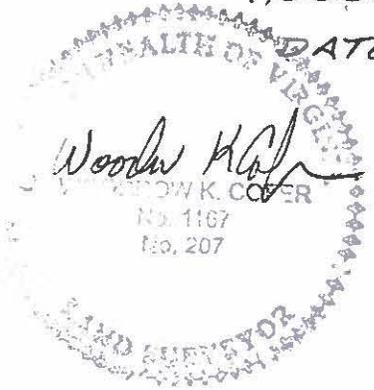
T.M. No. 30-14G
**REZONING PLAT SHOWING
 12.40± ACRES OF LAND LYING
 ON THE WEST LINE OF
 STATE ROUTE NO. 716.**

HUGUENOT DISTRICT - POWHATAN COUNTY, VA.

DATE: JANUARY 7, 2016 SCALE: 1" = 200'

NOTE:
 THIS PROPERTY IS NOT WITHIN A FEMA
 DESIGNATED FLOOD HAZARD AREA,
 SEE PANEL NO. 51145C0150B.

WOODROW K. COFER, INC.
 CERTIFIED LAND SURVEYOR
 POWHATAN, VIRGINIA
 (804) 598-2014



JN: 418



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Charles A. Kilpatrick, P.E.
COMMISSIONER

January 28, 2016

Mr. Ed Howland, LS, CZO
Planning Manager
Powhatan County Planning Department
3834 Old Buckingham Road, Suite E.
Powhatan, Virginia 23139

REFERENCE: **16-01-REZC. Nathan Nuchols, Manage This LLC
(Subletts/Manakin/Flat Rock Electoral District)
Date VDOT Received: 01/21/16**

Dear Mr. Howland:

This request is for rezoning from A-10 Agricultural (A10) to R-2 Residential (R-2) and amendment of the zoning district map of approximately 13.059 +/- acres of land from fronting approximately 930 +/- feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Future Land Use Area Map. Reference to Tax Map Parcels 30-14G.

VDOT has no objection to the requested rezoning.

Please contact me at (804) 674-2560, or Brian Lokker at (804) 674-2384, if you have any questions or concerns regarding this project.

Sincerely,

A handwritten signature in cursive script that reads "J. T. Phillippe".

J. T. Phillippe
Plan Reviewer
VDOT Richmond District
Central Area Land Use

TALBOT PHYLLIS S W ET ALS
C/O FANNIE W KEY
P O BOX 455
JARRATT, VA 23867

GOODE CHRISTINA I
1987 HANCOCK RD
POWHATAN, VA 23139

SMITH CARROLL T
2005 HANCOCK RD
POWHATAN, VA 23139

HUMPHREY PATRICIA P TRUST
2322 JUDES FERRY ROAD
POWHATAN, VA 23139

MANAGE THIS LLC
5825 CARTERSVILLE RD
POWHATAN, VA 23139

THOMAS HORACE E & MILDRED L
2400 GOBBLER RIDGE RD
POWHATAN, VA 23139

AYERS HELEN K
2405 GOBBLERS RIDGE RD
POWHATAN, VA 23139

SEAL KENNETH R & JOANN C
2050 HANCOCK ROAD
POWHATAN, VA 23139

March 21, 2016

Dear Adjoining Landowner,

The Powhatan County *Planning Commission*, on **April 5, 2016 at 7:00 p.m.** in the **Powhatan Village Building Auditorium, 3910 Old Buckingham Road**, will hold a public hearing taking under consideration the following:

REZONING REQUEST

16-01 -REZC: Nathan Nuckols, Manage This LLC (Subletts/Manakin/Flat Rock Electoral District) request the conditional rezoning from Agricultural-10 (A 10) to Residential-2 (R-2) and the amendment of the zoning district map of approximately 14.6± acres of land fronting approximately 930± feet on the north side of Hancock Road (Route 716). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential and Natural Conservation on the Future Land Use Area Plan Map. Reference to Tax Map Parcels 30-14G and 30-14K.

As an adjacent property owner, you are being notified of the request. All Planning Commission meetings are open to the public and you are encouraged to attend on the day and time specified above. Copies of the proposed plans, ordinances, or amendments may be reviewed in the Department of Planning and Community Development in the Powhatan County Administration Building between 8:30 AM and 5:00 PM of each business day. Copies of staff reports are available one week prior to the Public Hearing upon request.

If you have any questions or would like more information on the request, please contact the Planning Department at 598-5621.

Sincerely,

Community Development Department Staff

AFFIDAVIT

CASE #: 16-01-REZC

NAME: Nathan Nuckols, Manage This LLC

LETTERS MAILED: March 21, 2016

**COMMONWEALTH OF VIRGINIA,
COUNTY OF POWHATAN, to-wit:**

The undersigned affiant, first being duly sworn, states that this affidavit is made pursuant to Va. Code 15.2-2204 to certify that written notice of a pending public hearing on the above case has been sent by first-class mail to the last known address as shown by the current real estates tax assessment books of the owners of each parcel butting and immediately across the street from the affected property.


Signature

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid this day 21 of March, 2016.


Notary Public #338982



1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 An Act to amend the Code of Virginia by adding a section numbered 15.2-2303.4, relating to
3 conditional zoning.

[S 549]

Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That the Code of Virginia is amended by adding a section numbered 15.2-2303.4 as follows:**8 **§ 15.2-2303.4. Provisions applicable to certain conditional rezoning proffers.**

9 A. For purposes of this section, unless the context requires a different meaning:

10 "New residential development" means any construction or building expansion on residentially zoned
11 property, including a residential component of a mixed-use development, that results in either one or
12 more additional residential dwelling units or, otherwise, fewer residential dwelling units, beyond what
13 may be permitted by right under the then-existing zoning of the property, when such new residential
14 development requires a rezoning or proffer condition amendment.

15 "New residential use" means any use of residentially zoned property that requires a rezoning or that
16 requires a proffer condition amendment to allow for new residential development.

17 "Offsite proffer" means a proffer addressing an impact outside the boundaries of the property to be
18 developed and shall include all cash proffers.

19 "Onsite proffer" means a proffer addressing an impact within the boundaries of the property to be
20 developed and shall not include any cash proffers.

21 "Proffer condition amendment" means an amendment to an existing proffer statement applicable to a
22 property or properties.

23 "Public facilities" means public transportation facilities, public safety facilities, public school
24 facilities, or public parks.

25 "Public facility improvement" means an offsite public transportation facility improvement, a public
26 safety facility improvement, a public school facility improvement, or an improvement to or construction
27 of a public park. No public facility improvement shall include any operating expense of an existing
28 public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public
29 facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility.
30 For purposes of this section, the term "public park" shall include playgrounds and other recreational
31 facilities.

32 "Public safety facility improvement" means construction of new law-enforcement, fire, emergency
33 medical, and rescue facilities or expansion of existing public safety facilities, to include all buildings,
34 structures, parking, and other costs directly related thereto.

35 "Public school facility improvement" means construction of new primary and secondary public
36 schools or expansion of existing primary and secondary public schools, to include all buildings,
37 structures, parking, and other costs directly related thereto.

38 "Public transportation facility improvement" means (i) construction of new roads; (ii) improvement
39 or expansion of existing roads and related appurtenances as required by applicable standards of the
40 Virginia Department of Transportation, or the applicable standards of a locality; and (iii) construction,
41 improvement, or expansion of buildings, structures, parking, and other facilities directly related to
42 transit.

43 "Residentially zoned property" means property zoned or proposed to be zoned for either single-family
44 or multifamily housing.

45 "Small area comprehensive plan" means that portion of a comprehensive plan adopted pursuant to
46 § 15.2-2223 that is specifically applicable to a delineated area within a locality rather than the locality
47 as a whole.

48 B. Notwithstanding any other provision of law, general or special, no locality shall (i) request or
49 accept any unreasonable proffer, as described in subsection C, in connection with a rezoning or a
50 proffer condition amendment as a condition of approval of a new residential development or new
51 residential use or (ii) deny any rezoning application or proffer condition amendment for a new
52 residential development or new residential use where such denial is based in whole or in part on an
53 applicant's failure or refusal to submit an unreasonable proffer or proffer condition amendment.

54 C. Notwithstanding any other provision of law, general or special, (i) as used in this chapter, a
55 proffer, or proffer condition amendment, whether onsite or offsite, offered voluntarily pursuant to
56 § 15.2-2297, 15.2-2298, 15.2-2303, or 15.2-2303.1, shall be deemed unreasonable unless it addresses an

ENROLLED

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57 impact that is specifically attributable to a proposed new residential development or other new
58 residential use applied for and (ii) an offsite proffer shall be deemed unreasonable pursuant to
59 subdivision (i) unless it addresses an impact to an offsite public facility, such that (a) the new
60 residential development or new residential use creates a need, or an identifiable portion of a need, for
61 one or more public facility improvements in excess of existing public facility capacity at the time of the
62 rezoning or proffer condition amendment and (b) each such new residential development or new
63 residential use applied for receives a direct and material benefit from a proffer made with respect to
64 any such public facility improvements. For the purposes of this section, a locality may base its
65 assessment of public facility capacity on the projected impacts specifically attributable to the new
66 residential development or new residential use.

67 *D. Notwithstanding any other provision of law, general or special:*

68 1. Actions brought to contest the action of a locality in violation of this section shall be brought only
69 by the aggrieved applicant or the owner of the property subject to a rezoning or proffer condition
70 amendment pursuant to subsection F of § 15.2-2285.

71 2. In any action in which a locality has denied a rezoning or an amendment to an existing proffer
72 and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to
73 submit an unreasonable proffer or proffer condition amendment that it has proven was suggested,
74 requested, or required by the locality, the court shall presume, absent clear and convincing evidence to
75 the contrary, that such refusal or failure was the controlling basis for the denial.

76 3. In any successful action brought pursuant to this section contesting an action of a locality in
77 violation of this section, the applicant may be entitled to an award of reasonable attorney fees and costs
78 and to an order remanding the matter to the governing body with a direction to approve the rezoning or
79 proffer condition amendment without the inclusion of any unreasonable proffer. If the locality fails or
80 refuses to approve the rezoning or proffer condition amendment within a reasonable time not to exceed
81 90 days from the date of the court's order to do so, the court shall enjoin the locality from interfering
82 with the use of the property as applied for without the unreasonable proffer. Upon remand to the local
83 governing body pursuant to this subsection, the requirements of § 15.2-2204 shall not apply.

84 *E. The provisions of this section shall not apply to any new residential development or new*
85 *residential use occurring within any of the following areas: (i) an approved small area comprehensive*
86 *plan in which the delineated area is designated as a revitalization area, encompasses mass transit as*
87 *defined in § 33.2-100, includes mixed use development, and allows a density of at least 3.0 floor area*
88 *ratio in a portion thereof; (ii) an approved small area comprehensive plan that encompasses an existing*
89 *or planned Metrorail station, or is adjacent to a Metrorail station located in a neighboring locality, and*
90 *allows additional density within the vicinity of such existing or planned station; or (iii) an approved*
91 *service district created pursuant to § 15.2-2400 that encompasses an existing or planned Metrorail*
92 *station.*

93 **2. That this act shall be construed as supplementary to any existing provisions limiting or**
94 **curtailing proffers or proffer condition amendments for new residential development or new**
95 **residential use that are consistent with its terms and shall be construed to supersede any existing**
96 **statutory provision with respect to proffers or proffer condition amendments for new residential**
97 **development or new residential use that are inconsistent with its terms.**

98 **3. That this act is prospective only and shall not be construed to apply to any application for**
99 **rezoning filed prior to July 1, 2016, or to any application for a proffer condition amendment**
100 **amending a rezoning for which the application was filed prior to that date.**

County of Powhatan - Existing Subdivisions with Cash Proffers

Case Number	Subdivision	Original Case Number	Case Information	Original Proffer Amount	Proposed Proffer Amount	Number of Lots Approved	Number of Lots Remaining	Previous Total Proffer Amount	Total Amended Proffer Amount	Difference (Δ)
Proffered Amendment Requested										
15-08-REZC	Appomattox Trace	06-18-REZC	A-1 to R-5	\$7,236.00	\$2,000.00	37	33	\$267,732.00	\$94,944.00	(\$172,788.00)
15-09-REZC	The Preserve	05-12-REZC	A-1 to R-5	\$7,236.00	\$2,000.00	22	20	\$159,192.00	\$54,472.00	(\$104,720.00)
15-10-REZC	Oak Leaf	05-21-REZC	A-1 to R-5	\$7,236.00	\$1,880.00	46	41	\$332,856.00	\$113,260.00	(\$219,596.00)
15-11-REZC	Mill Station	05-19-REZC	A-1 to R-5	\$7,236.00	\$1,880.00	71	51	\$513,756.00	\$240,600.00	(\$273,156.00)
15-12-REZC	Walnut Creek	05-11-REZC	A-1 to R-5	\$7,236.00	\$1,880.00	104	78	\$752,544.00	\$334,776.00	(\$417,768.00)
15-13-REZC	Maple Grove	06-13-REZC	A-1 to R-5	\$7,236.00	\$1,880.00	72	70	\$520,992.00	\$146,072.00	(\$374,920.00)
15-14-REZC	The Paddock	06-09-REZC	A-1 to R-5	\$7,236.00	\$2,000.00	47	47	\$340,092.00	\$94,000.00	(\$246,092.00)
15-16-REZC	Westlake at Mill Mount	06-17-REZC	A-1 to R-5	\$3,530.00	\$1,880.00	103	80	\$363,590.00	\$231,590.00	(\$132,000.00)
15-17-REZC	Sparrows Landing	04-15-REZC	A-1 to R-5	\$6,395.00	\$1,880.00	35	32	\$223,825.00	\$79,345.00	(\$144,480.00)
15-18-REZC	Aston	06-12-REZC	A-1 to R-5	See Note Below	\$1,880.00	135	34	\$692,700.00	\$539,190.00	(\$153,510.00)
Subtotal - Proffer Amendment Requested						672	486	\$4,167,279.00	\$1,928,249.00	(\$2,239,030.00)
Remaining Subdivisions										
	Oakland Estates			\$8,851.63	\$1,880.00	10	5	\$88,516.30	\$53,658.15	(\$34,858.15)
	Tilmans Farm 1			\$7,822.85	\$1,880.00	30	19	\$234,685.50	\$121,771.35	(\$112,914.15)
	Tilmans Farm 2			\$7,822.85	\$1,880.00	53	48	\$414,611.05	\$129,354.25	(\$285,256.80)
	Branch Creek 2			\$8,497.57	\$1,880.00	14	9	\$118,965.98	\$59,407.85	(\$59,558.13)
	Cedar Green			\$8,851.63	\$1,880.00	18	17	\$159,329.34	\$40,811.63	(\$118,517.71)
	Pinecrest A			\$3,530.00	\$1,880.00	17	1	\$60,010.00	\$58,360.00	(\$1,650.00)
	Pinecrest B			\$3,530.00	\$1,880.00	23	9	\$81,190.00	\$66,340.00	(\$14,850.00)
	French Hill			\$2,015.00	\$1,880.00	22	2	\$44,330.00	\$44,060.00	(\$270.00)
	French Hill - Sabot			\$2,015.00	\$1,880.00	17	2	\$34,255.00	\$33,985.00	(\$270.00)
	French Hill - C			\$2,015.00	\$1,880.00	6	1	\$12,090.00	\$11,955.00	(\$135.00)
	French Hill - Michaux			\$2,015.00	\$1,880.00	26	11	\$52,390.00	\$50,905.00	(\$1,485.00)
	Autumn Bluff			\$3,530.00	\$1,880.00	20	9	\$70,600.00	\$55,750.00	(\$14,850.00)
	Branchway Springs - A			\$3,530.00	\$1,880.00	23	13	\$81,190.00	\$59,740.00	(\$21,450.00)
	Branchway Springs - B			\$3,530.00	\$1,880.00	19	15	\$67,070.00	\$42,320.00	(\$24,750.00)
	Lockin Ridge - A			\$6,395.00	\$1,880.00	4	4	\$25,580.00	\$7,520.00	(\$18,060.00)
	Lockin Ridge - A			\$6,395.00	\$1,880.00	2	1	\$12,790.00	\$8,275.00	(\$4,515.00)
	Bel Crest			\$456.00	\$1,880.00	64	19	\$29,184.00	\$56,240.00	\$0.00
	Bel Bridge			\$456.00	\$1,880.00	46	27	\$20,976.00	\$59,424.00	\$0.00
	Meadow Farm			\$3,530.00	\$1,880.00	36	6	\$127,080.00	\$117,180.00	(\$9,900.00)
	Links at Mill Quarter			\$3,530.00	\$1,880.00	39	6	\$137,670.00	\$127,770.00	(\$9,900.00)
	Upper James - Maiden			\$3,530.00	\$1,880.00	12	1	\$42,360.00	\$40,710.00	(\$1,650.00)
	Upper James - Rolling Trail			\$3,530.00	\$1,880.00	10	1	\$35,300.00	\$33,650.00	(\$1,650.00)
	Upper James			\$3,530.00	\$1,880.00	13	3	\$45,890.00	\$40,940.00	(\$4,950.00)
	Macon Orchard			\$3,530.00	\$1,880.00	8	1	\$28,240.00	\$26,590.00	(\$1,650.00)
	Dorset Meadows			\$3,530.00	\$1,880.00	52	22	\$183,560.00	\$147,260.00	(\$36,300.00)
	Lake Randolph			\$3,530.00	\$1,880.00	37	7	\$130,610.00	\$119,060.00	(\$11,550.00)
	Scottville			\$456.00	\$1,880.00	86	36	\$39,216.00	\$90,480.00	\$0.00
	Pocahontas Woods - A			\$1,200.00	\$1,880.00	37	1	\$44,400.00	\$45,080.00	\$0.00
	Pocahontas Woods - B			\$1,200.00	\$1,880.00	46	23	\$55,200.00	\$70,840.00	\$0.00

County of Powhatan - Existing Subdivisions with Cash Proffers

Case Number	Subdivision	Original Case Number	Case Information	Original Proffer Amount	Proposed Proffer Amount	Number of Lots Approved	Number of Lots Remaining	Previous Total Proffer Amount	Total Amended Proffer Amount	Difference (Δ)
	Founders Bridge - 1			\$4,696.00	\$1,880.00	29	2	\$136,184.00	\$130,552.00	(\$5,632.00)
	Founders Bridge - 4			\$4,696.00	\$1,880.00	46	20	\$216,016.00	\$159,696.00	(\$56,320.00)
	Founders Bridge - 5			\$4,696.00	\$1,880.00	11	3	\$51,656.00	\$43,208.00	(\$8,448.00)
	Founders Bridge - 9			\$4,696.00	\$1,880.00	30	2	\$140,880.00	\$135,248.00	(\$5,632.00)
	Founders Bridge - 10			\$4,696.00	\$1,880.00	38	2	\$178,448.00	\$172,816.00	(\$5,632.00)
	Founders Bridge - 11			\$4,696.00	\$1,880.00	16	1	\$75,136.00	\$72,320.00	(\$2,816.00)
	Founders Bridge - 10			\$4,696.00	\$1,880.00	38	2	\$178,448.00	\$172,816.00	(\$5,632.00)
	Founders Bridge - 11			\$4,696.00	\$1,880.00	16	1	\$75,136.00	\$72,320.00	(\$2,816.00)
	Monastery			\$2,695.00	\$1,880.00	14	6	\$37,730.00	\$32,840.00	(\$4,890.00)
	Foxrest			\$2,696.00	\$1,880.00	81	7	\$218,376.00	\$212,664.00	(\$5,712.00)
	Timbermill			\$2,696.00	\$1,880.00	18	1	\$48,528.00	\$47,712.00	(\$816.00)
	Trenholm Woods			\$2,696.00	\$1,880.00	24	4	\$64,704.00	\$61,440.00	(\$3,264.00)
	Branchway Forest - 5			\$2,439.00	\$1,880.00	9	1	\$21,951.00	\$21,392.00	(\$559.00)
	Branchway Forest - 8			\$2,439.00	\$1,880.00	21	4	\$51,219.00	\$48,983.00	(\$2,236.00)
	Branchway Forest - 9			\$0.00	\$1,880.00	5	2	\$0.00	\$3,760.00	\$0.00
	Branchway Forest - 10			\$2,696.00	\$1,880.00	13	1	\$35,048.00	\$34,232.00	(\$816.00)
	Branchway Forest - 12			\$1,350.00	\$1,880.00	20	6	\$27,000.00	\$30,180.00	\$0.00
	Huntington - B			\$2,439.00	\$1,880.00	26	11	\$63,414.00	\$57,265.00	(\$6,149.00)
	Huntington - C			\$2,439.00	\$1,880.00	19	19	\$46,341.00	\$35,720.00	(\$10,621.00)
	Elioch Trace			\$2,439.00	\$1,880.00	30	1	\$73,170.00	\$72,611.00	(\$559.00)
	Valley Springs - A			\$2,439.00	\$1,880.00	35	4	\$85,365.00	\$83,129.00	(\$2,236.00)
	Valley Springs - B			\$2,439.00	\$1,880.00	29	3	\$70,731.00	\$69,054.00	(\$1,677.00)
	Huguenot Pointe			\$2,015.00	\$1,880.00	20	1	\$40,300.00	\$40,165.00	(\$135.00)
	Glenbrooke			\$2,439.00	\$1,880.00	43	4	\$104,877.00	\$102,641.00	(\$2,236.00)
	Fighting Creek - E			\$2,439.00	\$1,880.00	13	2	\$31,707.00	\$30,589.00	(\$1,118.00)
	Fighting Creek - G			\$2,439.00	\$1,880.00	9	1	\$21,951.00	\$21,392.00	(\$559.00)
	Fighting Creek - H			\$2,439.00	\$1,880.00	12	8	\$29,268.00	\$24,796.00	(\$4,472.00)
	Pine Creek Bluffs - C			\$2,439.00	\$1,880.00	17	1	\$41,463.00	\$40,904.00	(\$559.00)
	Dorset Ridge - 3			\$2,439.00	\$1,880.00	20	4	\$48,780.00	\$46,544.00	(\$2,236.00)
	Dorset Ridge - 4			\$2,439.00	\$1,880.00	46	2	\$112,194.00	\$111,076.00	(\$1,118.00)
	Mattox Crossing - 1			\$2,439.00	\$1,880.00	11	5	\$26,829.00	\$24,034.00	(\$2,795.00)
	Mattox Crossing - 5			\$2,439.00	\$1,880.00	19	11	\$46,341.00	\$40,192.00	(\$6,149.00)
	Mattox Crossing - 6			\$2,439.00	\$1,880.00	10	1	\$24,390.00	\$23,831.00	(\$559.00)
	Mattox Crossing - 7			\$2,439.00	\$1,880.00	26	12	\$63,414.00	\$56,706.00	(\$6,708.00)
	Mattox Crossing - 8			\$2,439.00	\$1,880.00	11	1	\$26,829.00	\$26,270.00	(\$559.00)
	Flint Hill - A			\$2,439.00	\$1,880.00	13	6	\$31,707.00	\$28,353.00	(\$3,354.00)
	Chestnut Oaks - G			\$2,439.00	\$1,880.00	23	1	\$56,097.00	\$55,538.00	(\$559.00)
	Chestnut Oaks - I			\$2,439.00	\$1,880.00	36	8	\$87,804.00	\$83,332.00	(\$4,472.00)
	Pierce Farm			\$2,439.00	\$1,880.00	18	1	\$43,902.00	\$43,343.00	(\$559.00)
	Three Bridge Estates			\$2,439.00	\$1,880.00	8	4	\$19,512.00	\$17,276.00	(\$2,236.00)
	Graceland - B			\$2,696.00	\$1,880.00	34	2	\$91,664.00	\$90,032.00	(\$1,632.00)
	Graceland - C			\$2,439.00	\$1,880.00	2	1	\$4,878.00	\$4,319.00	(\$559.00)
	Shadow Creek - B			\$2,439.00	\$1,880.00	18	3	\$43,902.00	\$42,225.00	(\$1,677.00)
	Graceland - C			\$2,439.00	\$1,880.00	2	1	\$4,878.00	\$4,319.00	(\$559.00)

County of Powhatan - Existing Subdivisions with Cash Proffers

Case Number	Subdivision	Original Case Number	Case Information	Original Proffer Amount	Proposed Proffer Amount	Number of Lots Approved	Number of Lots Remaining	Previous Total Proffer Amount	Total Amended Proffer Amount	Difference (Δ)
	Shadow Creek - B			\$2,439.00	\$1,880.00	18	3	\$43,902.00	\$42,225.00	(\$1,677.00)
	Skipper Creek Farms			\$2,439.00	\$1,880.00	23	12	\$56,097.00	\$49,389.00	(\$6,708.00)
	Quarter Mill - A			\$2,439.00	\$1,880.00	39	7	\$95,121.00	\$91,208.00	(\$3,913.00)
	Quarter Mill - B-III			\$2,696.00	\$1,880.00	17	1	\$45,832.00	\$45,016.00	(\$816.00)
	Quarter Mill - D			\$2,696.00	\$1,880.00	20	8	\$53,920.00	\$47,392.00	(\$6,528.00)
	Quarter Mill - E			\$2,696.00	\$1,880.00	9	1	\$24,264.00	\$23,448.00	(\$816.00)
	Butterwood Creek - C			\$500.00	\$1,880.00	18	1	\$9,000.00	\$10,380.00	\$0.00
Subtotal - Remaining Subdivisions						1913	535	\$5,703,593.17	\$4,856,330.23	(\$988,670.94)
<i>Total Existing Subdivisions</i>						<i>2585</i>	<i>1021</i>	<i>\$9,870,872.17</i>	<i>\$6,784,579.23</i>	<i>(\$3,227,700.94)</i>

NOTES:

Aston Subdivision, Cash Proffer Amounts = \$4,520.00 for Lots 1-91, and \$6,395.00 for Lots 92+

Previous Total Proffer Amount = (Original Proffer Amount * Number of Approved Lots)

Amended Proffer Amount = ((Original Proffer Amount * (Number of Approved Lots - Number of Remaining Lots) + (Proposed Proffer Amount * Number of Lots Remaining)))