

HANOVER COUNTY PLANNING DEPARTMENT  
REQUEST FOR REZONING MULTIPLE DISTRICTS REVIEW  
REZ2023-00024, WESTHAVEN PROPERTIES LLC ET AL  
**Due Date: July 21, 2023**

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Claudia Cheely

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for July 19, 2023 at 9:00 am. The meeting will be located in the Planning Conference Room on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_

Attachments:

DPW:

DPU:

VDOT:

# Hanover County, Virginia

## Land Use Map

### Legend

- Streets
- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

**REZ2023-00024**

Westhaven Properties,  
L.L.C., et al.

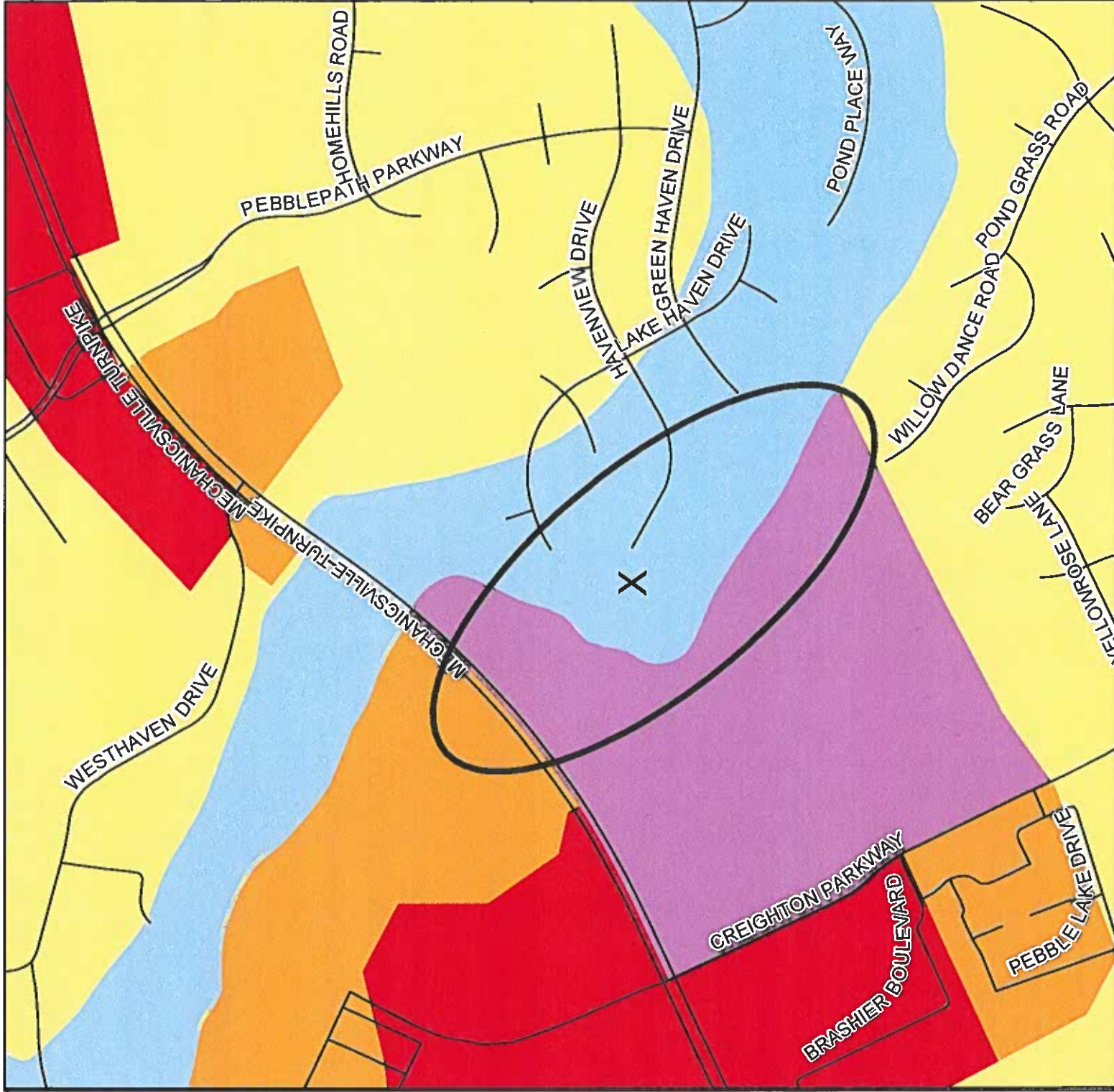
Multi-Use

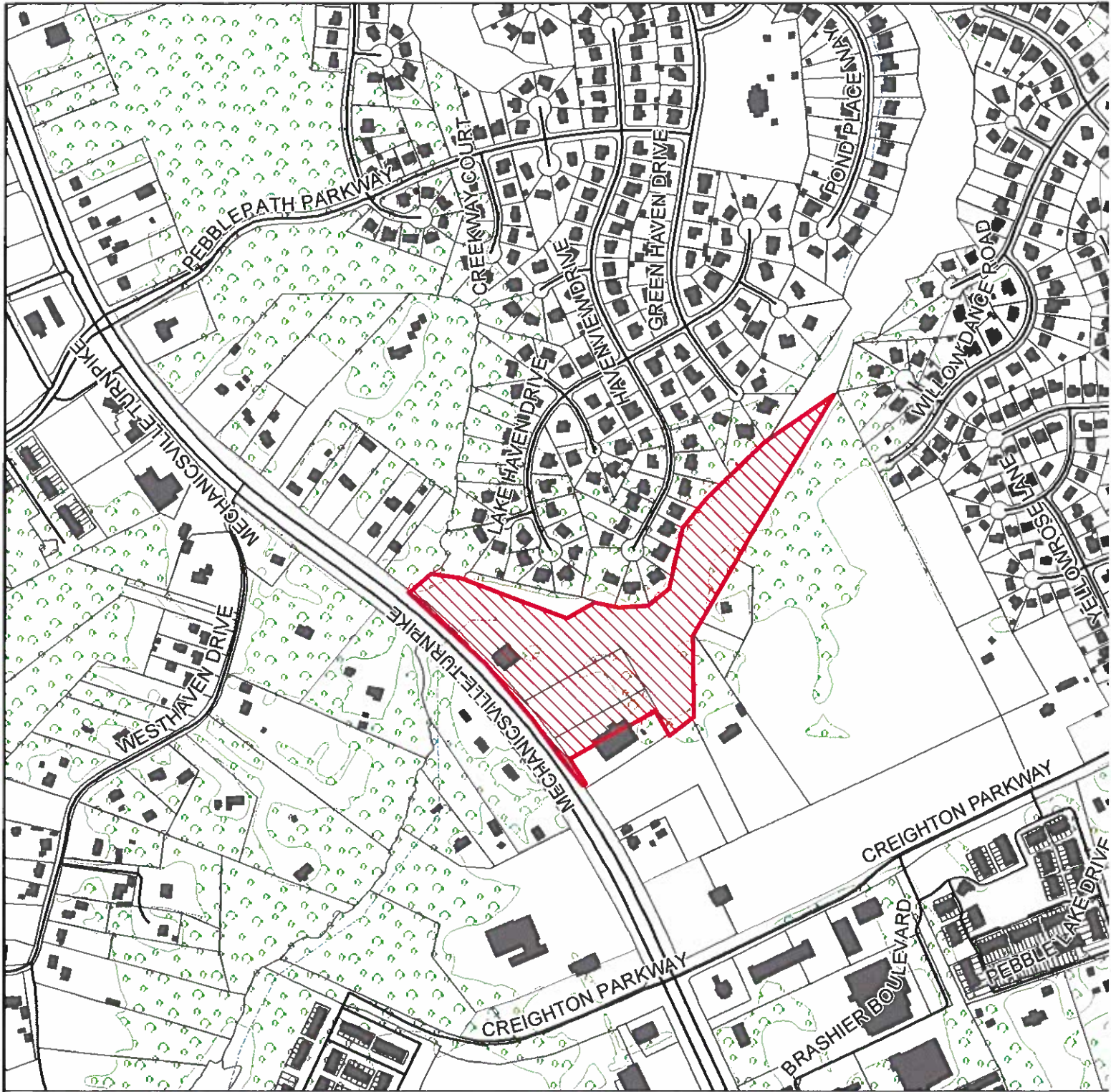
8725-60-4751, et al.  
Cold Harbor Magisterial District



1 inch = 600 feet

July 06 2023





**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Structures
- Trees

**REZ2023-00024**

Westhaven Properties,  
L.L.C., et al.

Rezoning B-2 to RS

8725-60-4751, et al.  
Cold Harbor Magisterial District



1 inch = 600 feet

July 06, 2023

# Hanover County, Virginia

## Zoning Map

**Legend**

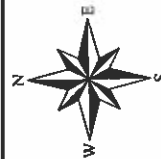
|  |     |
|--|-----|
|  | R-2 |
|  | R-3 |
|  | R-4 |
|  | R-5 |
|  | R-6 |
|  | RM  |
|  | MX  |
|  | B-1 |
|  | B-2 |
|  | B-3 |
|  | B-4 |
|  | OS  |
|  | B-O |
|  | M-1 |
|  | M-2 |
|  | M-3 |
|  |     |
|  |     |
|  |     |

**REZ2023-00024**

Westhaven Properties,  
L.L.C., et al.

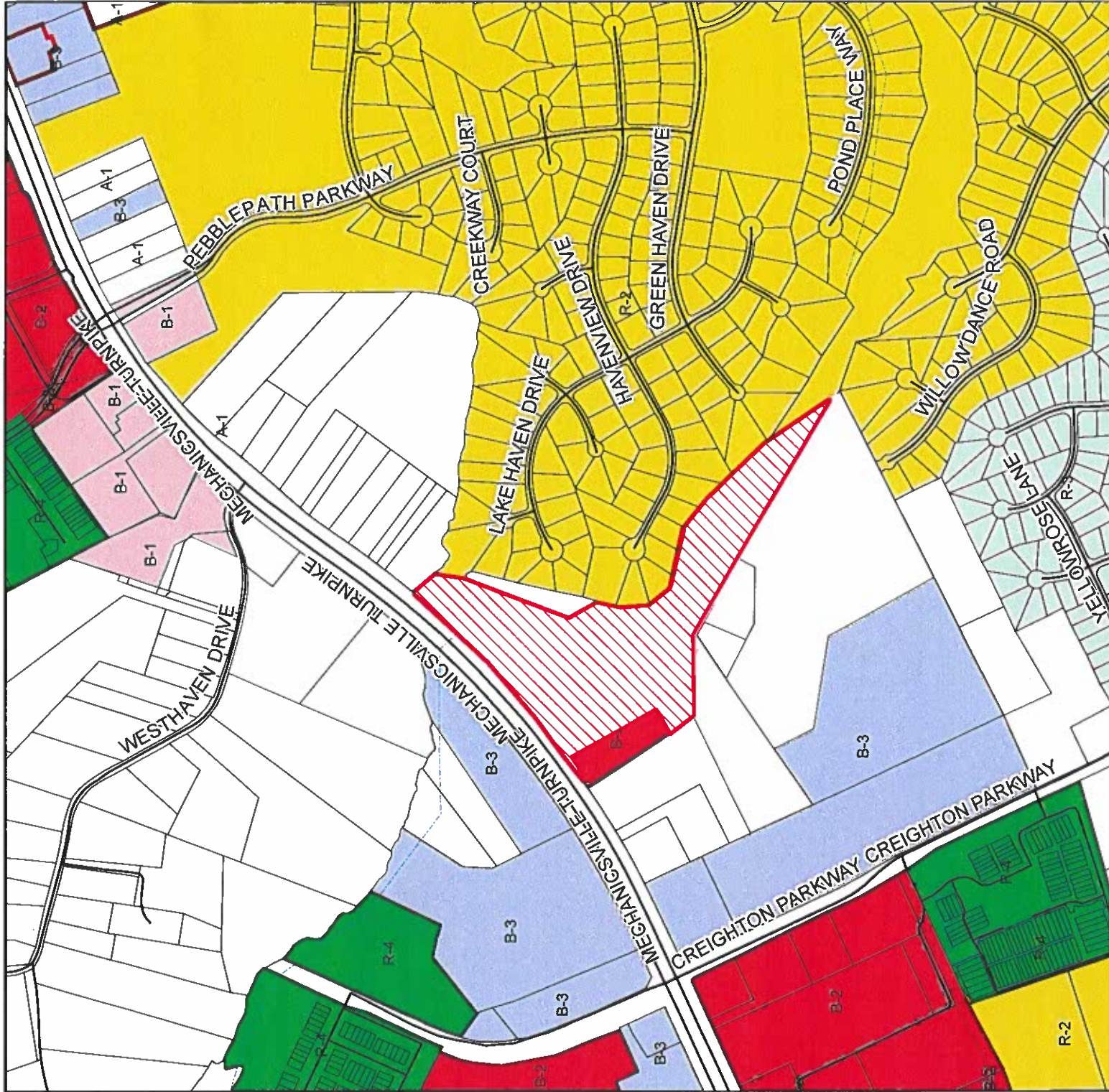
Rezoning A-1 and B-2  
to RS and B-2

8725-60-4751, et al.  
Cold Harbor Magisterial District



1 inch = 600 feet

11/16/23 2:22



**REZ2023-00024**



**Hanover County Planning Department Application**

**Request for REZONING**

Case #: RE22023-00024

Please type or print in black ink.

| APPLICANT INFORMATION   |   |
|---|---|
| Owner: <u>WESTHAVEN PROPERTIES, LLC</u>                           | Telephone No. <u>804-393-0347</u>       |
| Contact Name: <u>Jay T. THOMPSON</u>                              | Fax No. _____                           |
| Address: <u>11190 OPEN MEADOWS LANE, MECHANICSVILLE, VA 23116</u> | Email Address <u>TOMMYTRX@GMAIL.COM</u> |
| Applicant/Contract Purchaser: <u>SAME AS OWNER</u>                | Telephone No. _____                     |
| Contact Name: _____   | Fax No. _____                           |
| Address: _____  | Email Address _____                     |

| PARCEL INFORMATION   | For multiple parcels, please complete Page 4 <input checked="" type="checkbox"/> |
|--|--|
| GPIN(s) (Tax ID #'s) _____                                 | Total Area (acres/square feet) <u>17.60 AC</u>                                   |
| Deed Book _____ Page _____                                 | Current Zoning <u>A-1, B-2/A-1</u>   |
| Magisterial District <u>COLD HARBOR</u>                    | Requested Zoning <u>B-2 and RS</u>   |
| Location Description (Street Address, if applicable) _____ | Requested Use <u>RETAIL SHOPS AND TOWNHOMES</u>                                  |
| _____  | _____  |
| _____  | _____  |

**SIGNATURE OF OWNER  POWER OF ATTORNEY  CONTRACT PURCHASER  (attach contract)**

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.

Signature Jay T. Thompson Date 7/5/23  
 Print Name JAY T. THOMPSON

Signature Dana L. Cecil Susan B. Cecil Date 7/5/2023  
 Print Name DANA L. & SUSAN B. CECIL

**QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING\*\*:**

|  |                               |
|--|-------------------------------|
| Name <u>RESOURCE INTERNATIONAL, LTD.</u> | Telephone No. _____           |
| Address: <u>9560 KINGS CHARTER DRIVE</u> | Fax No. <u>804-550-9259</u>   |
| <u>ASHLAND, VIRGINIA 23005</u>           | Email Address _____           |
| <u>SCOTT COURTNEY, PE</u>                | <u>SCOURTNEY@RESOURCEINTL</u> |

\*\*It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

**RECEIVED**

JUL 05 2023

**FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:**

| GPIN         | Property Owner(s)              | Deed Book and Page Number | Area (acres/square feet) | Current Zoning | Requested Zoning |
|--------------|--------------------------------|---------------------------|--------------------------|----------------|------------------|
| 8725-60-4751 | Print JAY T. THOMPSON          | DB 3202, PG 1668          | 13.49                    | B-2/A-1        | B-2 AND RS       |
|              | Sign <i>Jay T. Thompson</i>    |                           |                          |                |                  |
| 8725-61-0081 | Print JAY T. THOMPSON          | DB 3202, PG 1668          | 0.57                     | A-1            | B-2              |
|              | Sign <i>Jay T. Thompson</i>    |                           |                          |                |                  |
| 8725-61-6020 | Print JAY T. THOMPSON          | DB 3202, PG 1668          | 0.81                     | A-1            | B-2 AND RS       |
|              | Sign <i>Jay T. Thompson</i>    |                           |                          |                |                  |
| 8725-60-1789 | Print JAY T. THOMPSON          | DB 3202, PG 1668          | 1.82                     | A-1            | B-2 AND RS       |
|              | Sign <i>Jay T. Thompson</i>    |                           |                          |                |                  |
| 8725-60-0751 | Print DANA L. & SUSAN B. CECIL | DB 926, PG 595            | 0.908                    | B-2            | B-2              |
|              | Sign <i>Dana &amp; Cecil</i>   |                           |                          |                |                  |
|              | Print <i>DANA L. Cecil</i>     |                           |                          |                |                  |
|              | Sign <i>Susan B. Cecil</i>     |                           |                          |                |                  |
|              | Print <i>SUSAN B. CECIL</i>    |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |
|              | Print                          |                           |                          |                |                  |
|              | Sign                           |                           |                          |                |                  |

**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** (Please check if you have read and understand Pages 14 & 15.)
- 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 thirteen (13) 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**. MX Project Design Manuals no larger than 8.5" x 11"  
**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 thirteen (13) 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 Jay T. Thompson Date 7/5/23  
 Print Name JAY T. THOMPSON

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
 11190 OPEN MEADOWS LANE, MECHANICSVILLE, VA 23116  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Email TOMMYTRX@GMAIL.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;<br>\$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: *M. Scott Courtney*

COMMONWEALTH OF VIRGINIA )

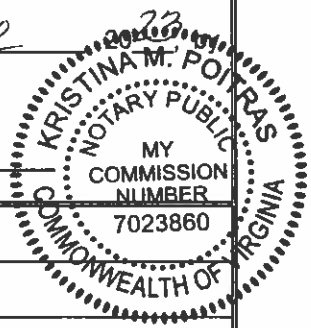
COUNTY OF HANOVER )

) to-wit.

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July  
M. Scott Courtney (Name of Applicant)

My commission expires:  
March 31, 2025

*Kristina M. Poitras*  
 Notary Public



Board of Supervisors Representative: Mr. F. Michael Herzberg, IV

Planning Commission Representative: Mr. Fredric McGhee, Jr.

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

| GPIN         | Name                                       | Address  |
|--------------|--|--|
| 8725-51-8270 | SXCW PROPERTIES II, LLC                    | 7935 COUNCIL PLACE<br>MATTHEWS, NC 28105                 |
| 8725-61-2710 | TREXLER, STEPHEN D                         | 6214 MECHANICSVILLE TPKE<br>MECHANICSVILLE, VA 23111     |
| 8725-61-8520 | PULLIN, JOHN E.                            | 6201 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |
| 8725-61-7392 | KEMP, WILLIAM E III & IRLENE G             | 8069 GARDEN CREEK COURT<br>MECHANICSVILLE, VA 23111      |
| 8725-61-7179 | WALKER, VICTOR &<br>WALKER, CHANIVEA R/S   | 8065 GARDEN CREEK COURT<br>MECHANICSVILLE, VA 23111      |
| 8725-61-7048 | SAMPSON, KAREN & NATHAN                    | 8074 LAKE HAVEN DRIVE<br>MECHANICSVILLE, VA 23111        |
| 8725-60-7909 | TIMBERLAKE, DANIEL<br>FRANCIS & CARA MARIE | 8078 LAKE HAVEN DRIVE<br>MECHANICSVILLE, VA 23111        |
| 8725-60-6887 | BURROUGHS, MICHAEL G<br>& TAMELA M         | 8079 LAKE HAVEN DRIVE<br>MECHANICSVILLE, VA 23111        |

**NOTIFICATION OF ADJOINING PROPERTY OWNERS continued**

**List of Adjacent Property Owners:**

| <b>GPIN</b>  | <b>Name</b>                         | <b>Address</b>   |
|--------------|-------------------------------------|--|
| 8725-60-7762 | MOUNTAIN, LARRY & SHARON            | 6150 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-60-6569 | PECAN, MICHAEL J & JEAN E           | 6154 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-60-6560 | OLIVER, TWINKLE & JERRY WAYNE JR    | 6153 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-60-7497 | WHALEY, CHARLIE LEE & MELISA B      | 6151 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-60-8484 | ENNAS, ANTHONY M JR & ARIANE        | 6149 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-60-9379 | WILLIAMSON, ANTHONY & PATRICIA      | 6145 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-70-0361 | WOODSON, STEPHEN B & JESSICA H      | 6141 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-70-1288 | ATKINSON, RYAN W & KAITLIN A        | 6135 HAVENVIEW DRIVE<br>MECHANICSVILLE, VA 23111         |
| 8725-70-3102 | LEAKE, WAYNE O                      | 6126 GREEN HAVEN DRIVE<br>MECHANICSVILLE, VA 23111       |
| 8724-79-4909 | GEORGE, LISA S & MICHAEL C          | 6127 GREEN HAVEN DRIVE<br>MECHANICSVILLE, VA 23111       |
| 8724-89-2490 | PEBBLE CREEK<br>PROPERTY OWNERS A   | 7240 LEE DAVIS ROAD<br>MECHANICSVILLE, VA 23111          |
| 8724-69-4686 | HANOVER ASSOCIATES LLC              | PO BOX 72075<br>RICHMOND, VA 23235                       |
| 8725-60-5186 | WEST, JERRY E                       | 6291 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |
| 8725-60-4201 | WEST, JERRY E                       | 6291 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |
| 8725-50-9124 | POWELL, JANICE M                    | 6287 MECHANICSVILLE PIKE<br>MECHANICSVILLE, VA 23111     |
| 8725-50-8457 | POWELL, JANICE M & MARTIN, DONALD G | 6279 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |
| 8725-50-9665 | CECIL, DANA L & SUSAN B             | 6259 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |
| 8725-60-0751 | CECIL, DANA L & SUSAN B             | 6259 MECHANICSVILLE TURNPIKE<br>MECHANICSVILLE, VA 23111 |

**PLEASE RESPOND FOR ALL REZONING APPLICATIONS:**

1. What is the General Land Use Plan Map designation for the subject property? MIXED USE
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? ROUTE 360 IS DESIGNATED AS A MAJOR ARTERIAL.
3. Describe in detail the proposed use of the property. THE PROPERTY HAS AN EXISTING BUT VACANT TWO STORY 12,000 SF BUILDING AND PARKING LOT. A THIRD STORY WHICH WILL BE ADDED FOR A TOTAL OF 18,000 SF. THE FACILITY MAY BE USED FOR OFFICE, RETAIL, AND RESTURANT/MICRO-BREWERY. A FUTURE 6,250 SF RETAIL BUILDING WILL BE CONSTRUCTED WEST OF THE EXISTING FACILITY. FOURTEEN RESIDENTIAL TOWNHOUSES WILL FRONT THE LAKE AT THE SOUTHERN END OF THE PROPERTY.
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? WESTHAVEN LAKE IS CONSIDERED PERENNIAL AND, THEREFORE, HAS A 100' RPA BUFFER FROM THE ASSOCIATED WETLANDS. A FENCED CEMETERY IS ALSO LOCATED ON THE PROPERTY. A PUBLIC SANITARY SEWER EASEMENT RUNS ALONG THE NORTH AND EAST SIDE.
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? TREE CLEARING WILL BE MINIMIZED AS MUCH AS POSSIBLE AND ANY CONSTRUCTION LOCATED NEAR THE RPA AREA WILL ENSURE THE TREE MASSES IN THE RPA WILL BE PRESERVED AND PROTECTED.
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. EXISTING WESTHAVEN LAKE AND A PROPOSED WALKING PATH THROUGH THE RPA AREA TO PROVIDE LAKE ACCESS. A PIER IS ALSO BEING CONSIDERED.
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.) 30' ACCESS DRIVE WILL BE PROVIDED IN ACCORDANCE WITH VDOT STANDARDS.

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

**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? YES.
2. What provisions will be made to ensure safe and adequate access to the subject property? TWO OF THE THREE EX. ENTRANCES ALONG RT 360 WILL BE REMOVED AND THE REMAINING ENTRANCE, WHICH IS ALIGNED WITH AN EX MEDIAN BREAK, WILL BE THE PRIMARY ACCESS. TURN LANES WILL BE CONSTRUCTED AT THE BREAK. THIS PROJECT WILL SHARE A RIGHT IN/RIGHT OUT WITH THE ADJACENT PROPERTY FOR SECONDARY ACCESS.
3. How will the traffic impact of this development be addressed?: THIS PROJECT WILL HAVE A MINIMAL IMPACT ON TRAFFIC IN THIS AREA. HOWEVER, WITH THE CONSTRUCTION OF TURN LANES AND TAPERS, THE SAFETY OF THOSE TURNING INTO THE SITE OR PERFORMING A U-TURN WILL BE SIGNIFICANTLY IMPROVED.
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? THIS PROPERTY IS DESIGNATED AS MULTI-USE IN THE COMP PLAN. MANY OF THE PROPERTIES ALONG RT 360 (AND SURROUNDING PARCELS) ARE ZONED B2. THE VACANT BUILDING WILL BE UPDATED AND OCCUPIED SO AS NOT TO BE AN EYE-SORE. RESIDENTS ACROSS THE LAKE WILL HAVE MUCH THE SAME VIEW SHED AS NOW.
5. What type of signage is proposed for the site? PROPOSED SIGNAGE WILL LIKELY BE MONUMENT STYLE. SOME SIGNAGE MAY BE PLACED ON THE BUILDING AS WELL.
6. Have architectural/building elevations been submitted with this application? YES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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. \_\_\_\_\_ GPIN 8725-60-1789
- 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? NO
- b) Is the historic site open to the public? NO
- 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. THERE WILL BE NEGLIGIBLE IMPACT TO THIS SITE (CEMETERY) DUE TO POTENTIAL INCREASES IN NOISE, TRAFFIC, OR VISUAL CHANGES.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. NO ADDITIONAL MITIGATION MEASURES ARE CURRENTLY PROPOSED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 7/5/23

## 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 338 vehicles per day and a site peak hour trip generation of 55 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 220 & 820 and Page Number 31 & 138).

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)

7/5/23  
\_\_\_\_\_  
(Date)

M. Scott Courtney, PE

\_\_\_\_\_  
(Applicant/Applicant's Representative – Print Name)

**For questions regarding VDOT requirements:**

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: [robert.butler@vdot.virginia.gov](mailto:robert.butler@vdot.virginia.gov)

<http://www.virginiadot.org/projects/chapter527/>

# RECEIVED

JUL 05 2023

## Westhaven Legal Descriptions

B-2 Parcel HANOVER COUNTY  
PLANNING OFFICE

Commencing at the Point of Beginning #1; thence South 39°22'38" West, a distance of 0.00 feet to the beginning of a curve concave to the northwest having a radius of 3862.72 feet and a central angle of 13°14'35" and being subtended by a chord which bears South 45°59'26" West 890.83 feet; thence southwesterly along said curve, a distance of 892.82 feet; thence South 52°36'53" West, a distance of 0.00 feet; thence South 34°54'26.51" East, a distance of 387.52 feet; thence North 60°41'02.67" East, a distance of 145.38 feet; thence North 33°04'56.37" West, a distance of 201.42 feet; thence North 56°22'10.62" East, a distance of 225.98 feet; thence South 77°06'12.39" East, a distance of 239.66 feet; thence North 12°53'47.61" East, a distance of 362.08 feet; thence North 30°09'02.20" West, a distance of 42.98 feet; thence North 09°31'29.53" East, a distance of 78.21 feet; thence North 30°10'46.74" West, a distance of 182.63 feet to the Point of Beginning. Containing 6.25 ACRES, more or less.

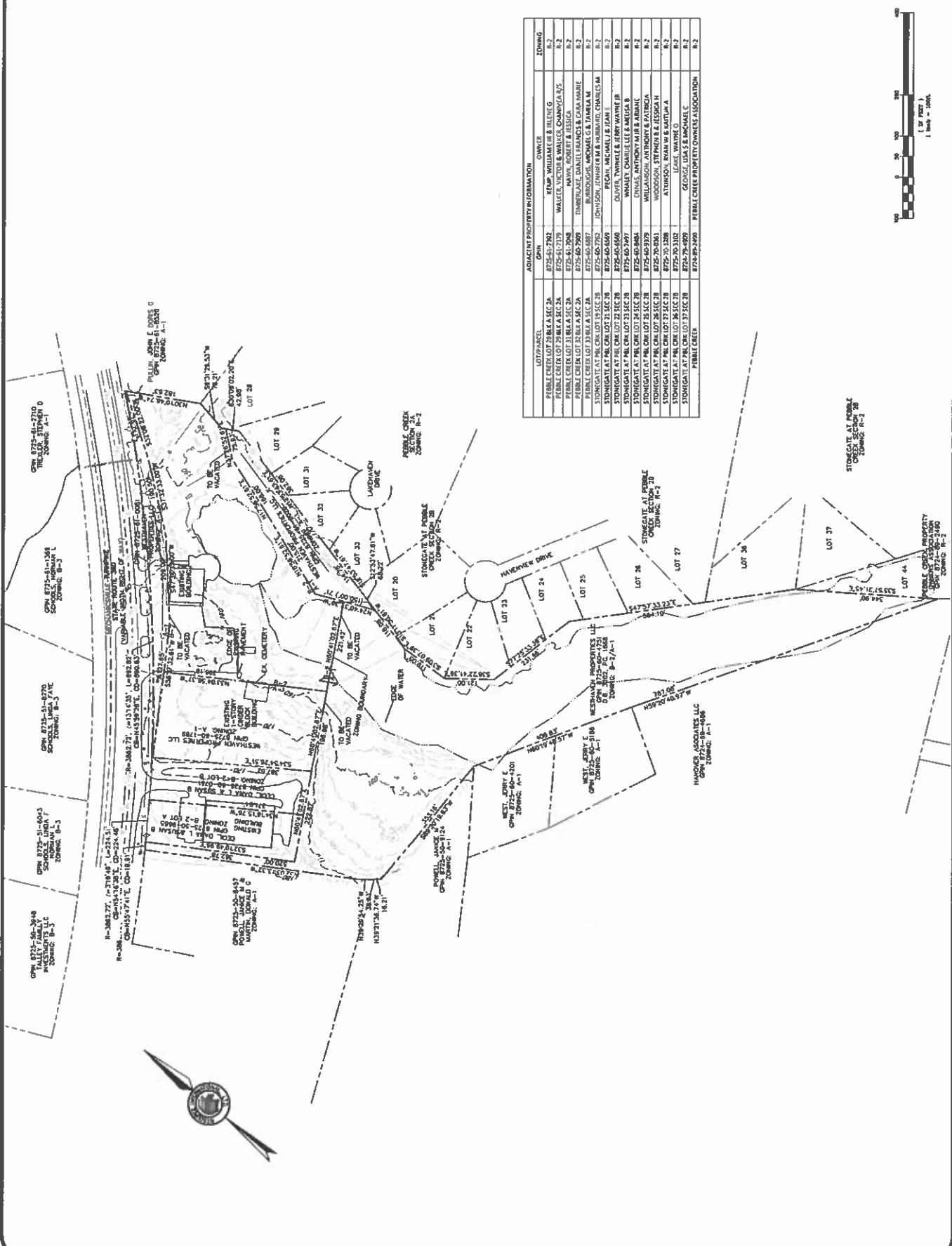
RS Parcel

Commencing at the Point of Beginning #2; thence South 12°53'47.61" West, a distance of 114.78 feet; thence South 12°53'47.61" West, a distance of 68.22 feet; thence South 13°11'30.61" West, a distance of 118.08 feet; thence South 03°09'07.39" East, a distance of 119.05 feet; thence South 38°22'41.39" East, a distance of 121.00 feet; thence South 77°25'33.39" East, a distance of 231.46 feet; thence South 47°57'33.23" East, a distance of 554.10 feet; thence South 35°57'21.45" East, a distance of 344.90 feet; thence North 59°20'40.97" West, a distance of 787.08 feet; thence North 60°19'48.57" West, a distance of 408.83 feet; thence South 89°20'19.63" West, a distance of 353.16 feet; thence North 39°21'37" West, a distance of 16.21 feet; thence North 39°29'54.25" West, a distance of 38.83 feet; thence North 32°03'13.32" West, a distance of 520.00 feet; thence North 90°00'00" West, a distance of 0.00 feet to a point of cusp on a curve concave to the northwest having a radius of 3862.72 feet and a central angle of 0°17'43" and being subtended by a chord which bears North 55°47'41" East 19.91 feet; thence northeasterly

along said curve, a distance of 19.91 feet to a point of cusp; thence North 90°00'00" West, a distance of 0.00 feet; thence South 32°10'49.96" East, a distance of 362.78 feet; thence North 60°41'02.67" East, a distance of 222.87 feet; thence North 60°41'02.67" East, a distance of 145.38 feet; thence North 33°04'56.37" West, a distance of 201.42 feet; thence North 56°22'10.62" East, a distance of 225.98 feet; thence South 77°06'12.39" East, a distance of 239.66 feet to the Point of Beginning. Containing 10.44 ACRES, more or less.



| LOT/TRACT                               | ADJACENT PROPERTY INFORMATION | OWNER                                    | ZONING |
|---|-------------------------------|--|--------|
| PERBLE CREEK LOT 28 (BLK A SEC 2A)      | 8725-70-293                   | WELP, VICTOR & JULIE G                   | R-2    |
| PERBLE CREEK LOT 28 (BLK A SEC 2A)      | 8725-41-7278                  | WALTER, VICTOR & WALTER, CHANAYIA R.S.   | R-2    |
| PERBLE CREEK LOT 31 (BLK A SEC 2A)      | 8725-41-7098                  | WALSH, ROBERT & JESSICA                  | R-2    |
| PERBLE CREEK LOT 32 (BLK A SEC 2A)      | 8725-40-7909                  | TIMBERLAKE, DANIEL FRANCIS & CARA MARIE  | R-2    |
| PERBLE CREEK LOT 33 (BLK A SEC 2A)      | 8725-40-5887                  | BURROUGHS, MICHAEL G & JANELLA M         | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 19 SEC 2B | 8725-40-7782                  | JOHNSON, JENNIFER M & HUBBARD, CHARLES M | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 21 SEC 2B | 8725-40-5689                  | CHAMBERS, JAMES W & JENNIFER L           | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 23 SEC 2B | 8725-40-5897                  | SMALTY, CHARLIE L & LAMAR R              | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 24 SEC 2B | 8725-40-5884                  | CUNNINGHAM, ANTHONY M & BARBARA          | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 25 SEC 2B | 8725-40-5779                  | WILLIAMSON, ANTHONY & PATRICIA           | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 26 SEC 2B | 8725-70-2861                  | WOODSON, STEPHEN B & JESSICA H           | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 27 SEC 2B | 8725-70-1288                  | ATKINSON, RYAN W & MATILDA A             | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 28 SEC 2B | 8725-70-1102                  | LEAKE, WAYNE O                           | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 27 SEC 2B | 8725-70-2809                  | GEORGE, LISA S & MARGARET C              | R-2    |
| PERBLE CREEK                            | 8725-40-2928                  | PERBLE CREEK PROPERTY OWNERS ASSOCIATION | R-2    |



1" = 100'

0 50 100 150 200

PROJECT NO. 220030.01  
SHEET RZ-2



Resource International  
 P.O. Box 0160 • 9500 Old Forge Drive • Ashland, VA 23005  
 (804) 550-9500 • FAX (804) 550-9539

**resource**  
 INTERNATIONAL

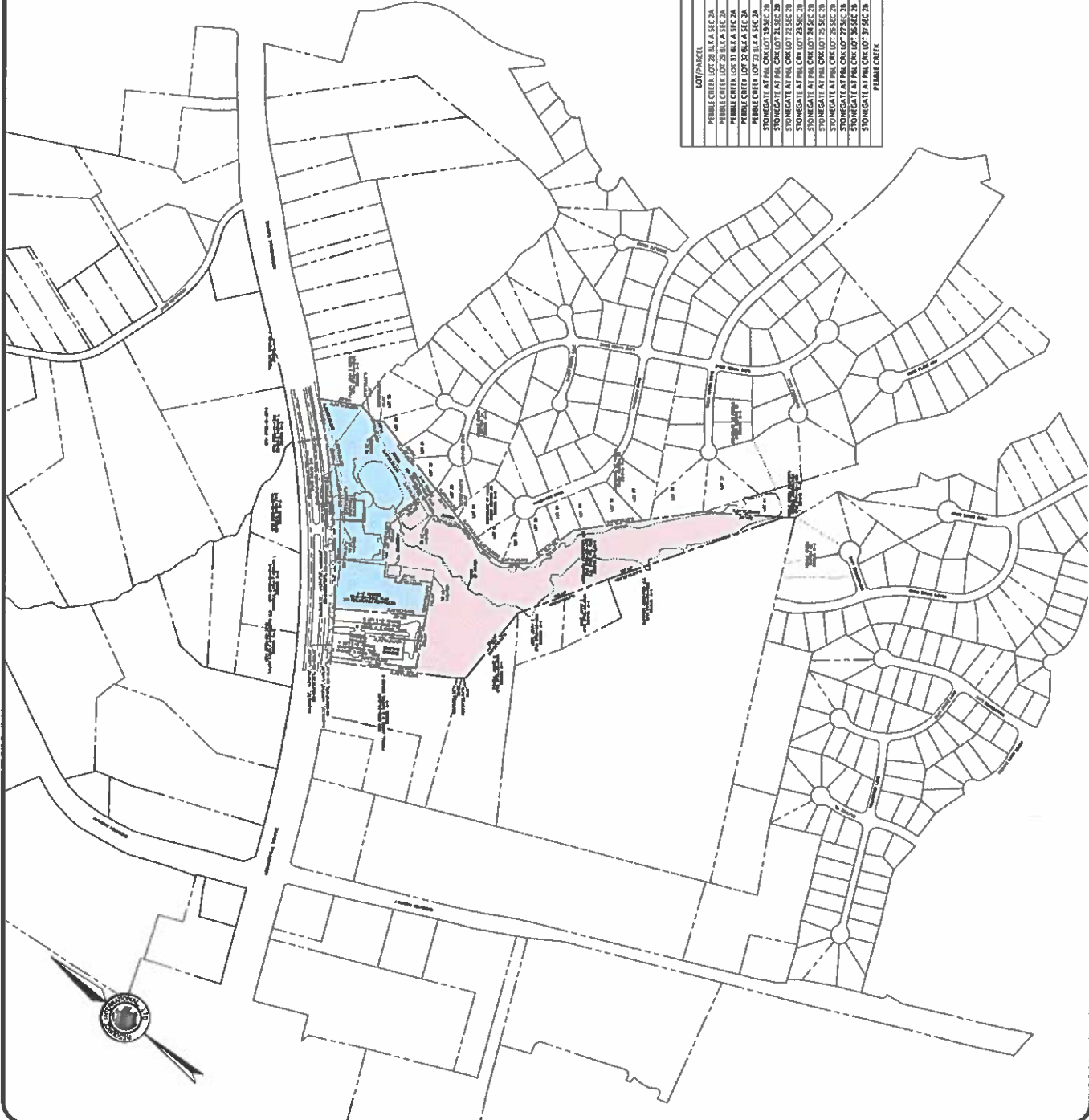
All work is done in strict accordance with the Virginia Department of Transportation (VDOT) Standard Specifications for Road and Bridge Construction, 2013 Edition. All work is done in strict accordance with the Virginia Department of Transportation (VDOT) Standard Specifications for Road and Bridge Construction, 2013 Edition.

REVISIONS:

DESIGNED: MAF  
 DRAWN: MAF  
 CHECKED: MSC  
 DATE: 6-29-2023

**WESTHAVEN  
 REZONING PLAN  
 MECHANICSVILLE TURNPIKE  
 HANOVER COUNTY, VIRGINIA  
 PROPOSED ZONING BOUNDARIES**

PROJECT NO.  
**220030.01**  
 SHEET:  
**RZ-3**



**PROPOSED ZONING**

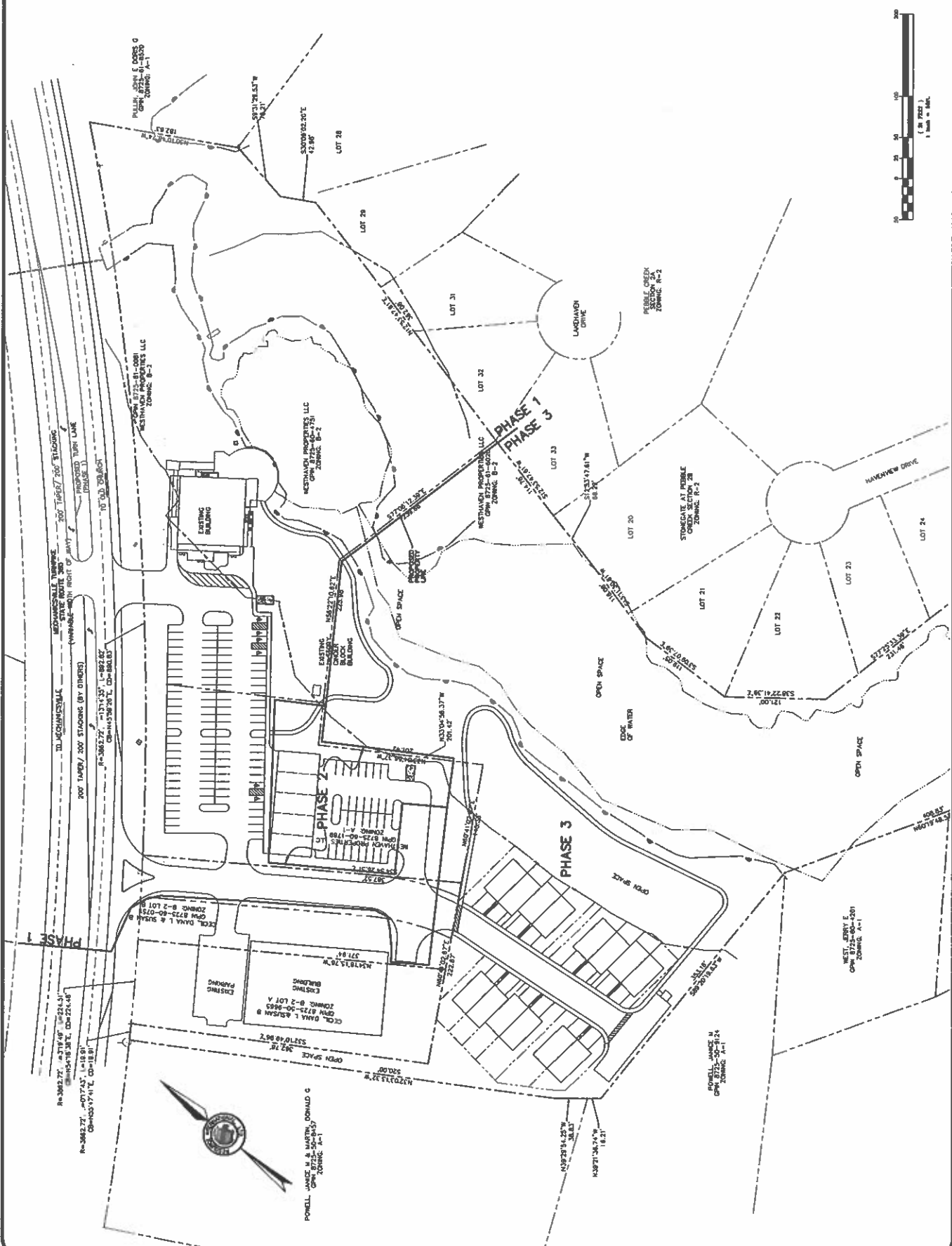
B-2  6.25 AC

RS  10-44 AC

| LOT/PARCEL                              | ADJACENT PROPERTY INFORMATION | OWNER                                    | ZONING |
|---|-------------------------------|--|--------|
| PEBBLE CREEK LOT 28 BL A SEC 2A         | 8725-61-1735Z                 | TEMP, WILLIAM ELLI & IRENE G             | R-2    |
| PEBBLE CREEK LOT 29 BL A SEC 2A         | 8725-61-17179                 | WALLEY, VICTOR & WAILEE, CHRISTOPHER & J | R-2    |
| PEBBLE CREEK LOT 31 BL A SEC 2A         | 8725-61-7008                  | MAW, ROBERT & JESSICA                    | R-2    |
| PEBBLE CREEK LOT 32 BL A SEC 2A         | 8725-61-7009                  | WALLEY, VICTOR & WAILEE, CHRISTOPHER & J | R-2    |
| PEBBLE CREEK LOT 33 BL A SEC 2A         | 8725-61-6889                  | WALLEY, VICTOR & WAILEE, CHRISTOPHER & J | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 19 SEC 2B | 8725-61-7780                  | JOHNSON, IRENE & MERRILL, CHARLES M      | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 21 SEC 2B | 8725-61-6660                  | PECAN, ANOMALI & JAMI                    | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 22 SEC 2B | 8725-61-6660                  | OLIVER, TWINKLE & JERRY WAYNE JR         | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 23 SEC 2B | 8725-61-7697                  | WALLEY, CHARLIE LEE & MELISSA B          | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 24 SEC 2B | 8725-61-8848                  | ELIAS, ANTHONY PAUL & ARNOLD             | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 25 SEC 2B | 8725-61-8849                  | WOODSON, STEPHAN & ESSOUE, SA            | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 26 SEC 2B | 8725-70-1288                  | ATKINSON, ROAM W & KATHY A               | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 27 SEC 2B | 8725-70-1300                  | LEASE, WAYNE O                           | R-2    |
| STONEGATE AT PEBBLE CREEK LOT 28 SEC 2B | 8724-79-8099                  | GEORGE, LISA S & MICHAEL                 | R-2    |
| PEBBLE CREEK                            | 8724-81-1080                  | PEBBLE CREEK PROPERTY OWNERS ASSOCIATION | R-2    |







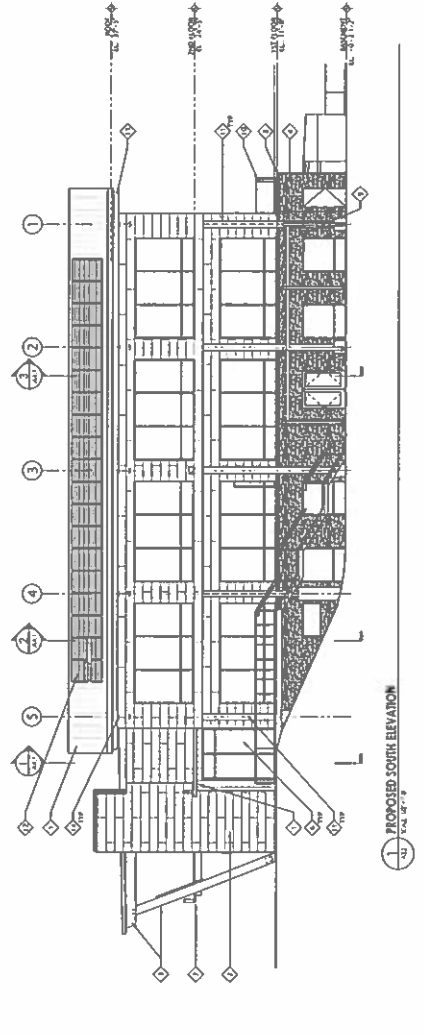
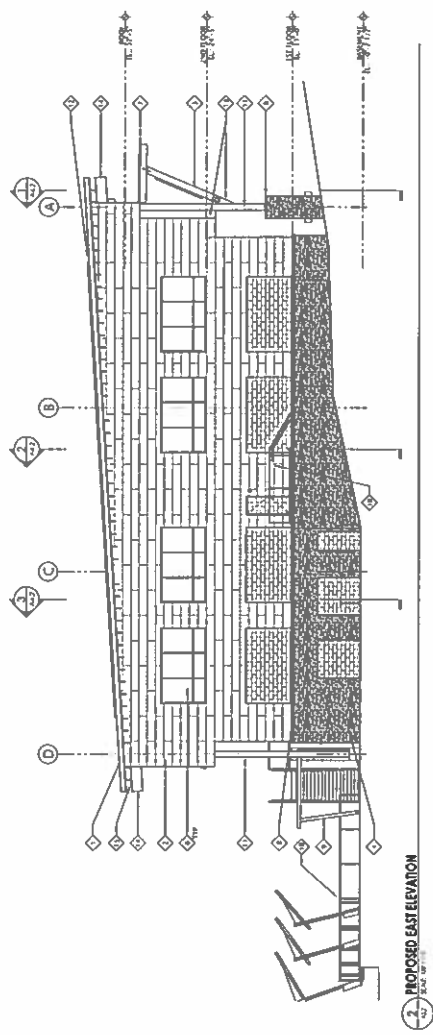
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Resource International, LLC  
1518 13th Street, Suite 100, Charlottesville, VA 22902  
Phone: 434-973-4300 Fax: 434-973-4301





**ELEVATION KEYNOTES**

| No. | Description         |
|-----|---------------------|
| 1   | STANDARD ALUM. ROOF |
| 2   | STANDARD ALUM. ROOF |
| 3   | STANDARD ALUM. ROOF |
| 4   | STANDARD ALUM. ROOF |
| 5   | STANDARD ALUM. ROOF |
| 6   | STANDARD ALUM. ROOF |
| 7   | STANDARD ALUM. ROOF |
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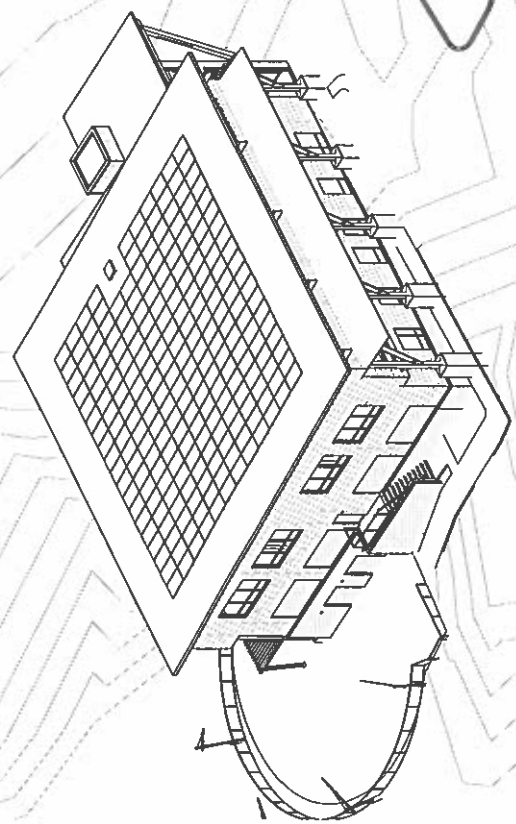


|             |                    |
|-------------|--------------------|
| Sheet No.   | 001                |
| Date        | 07/22/09           |
| Project No. | 09-001             |
| Client      | WESTHAVEN BUILDING |

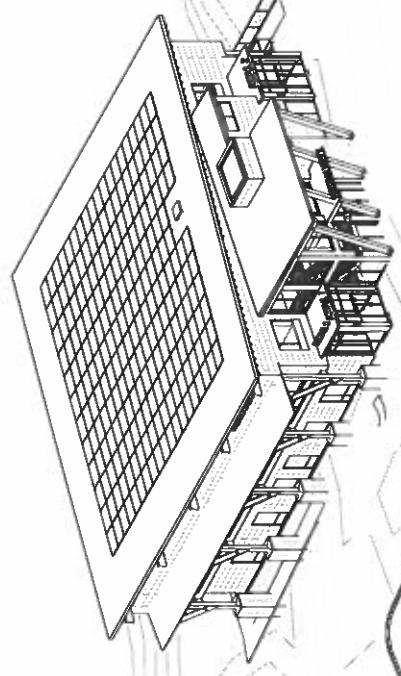
NOT FOR  
 CONSTRUCTION

ARCHITECTURAL  
 MODEL -  
 PROPOSED 3D  
 VIEWS

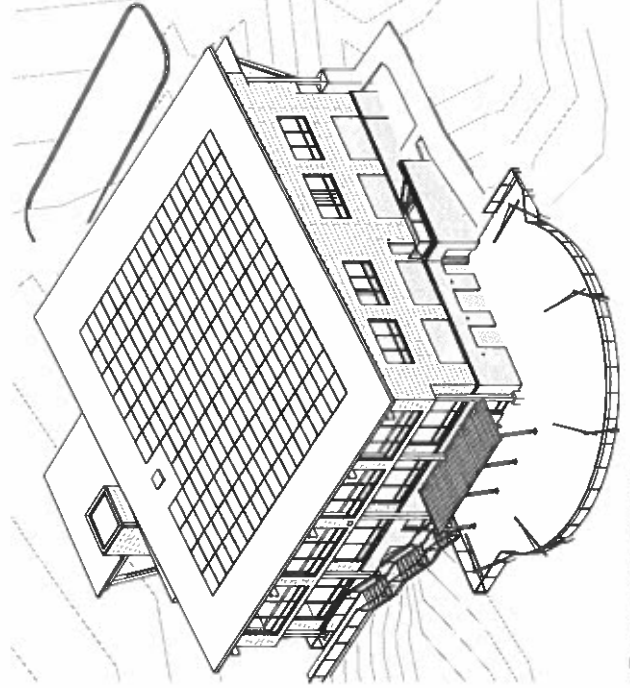
PROJECT SET  
 FOR  
 CONSTRUCTION



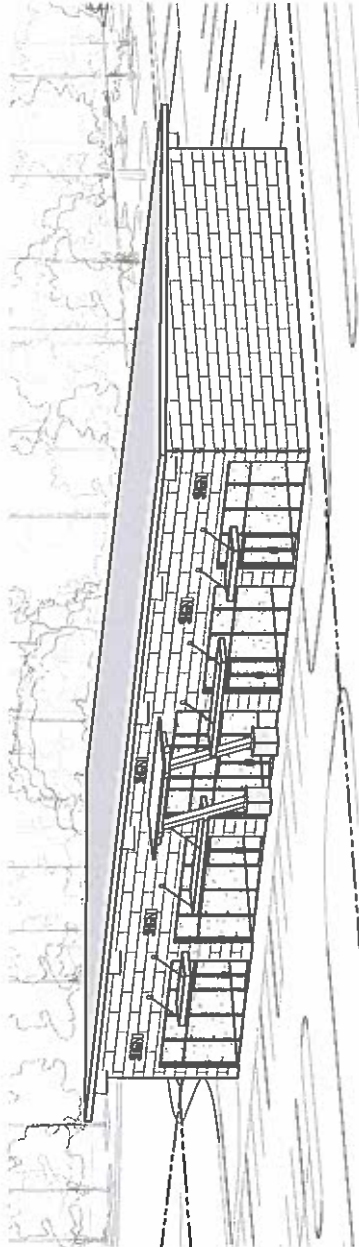
2. PROPOSED VIEW FROM NORTHEAST



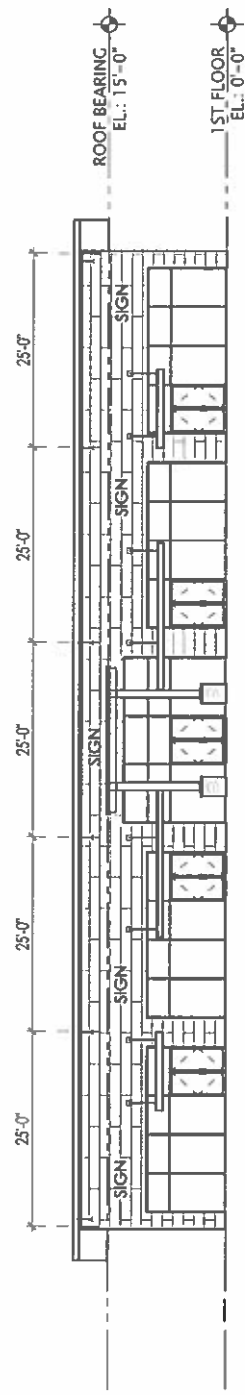
1. PROPOSED VIEW FROM NORTHWEST



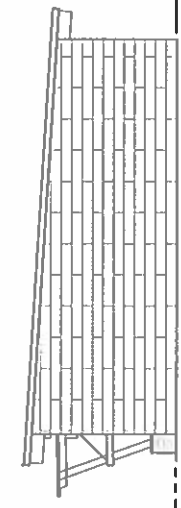
3. PROPOSED VIEW FROM SOUTHEAST



RETAIL AERIAL PERSPECTIVE



RETAIL NORTH



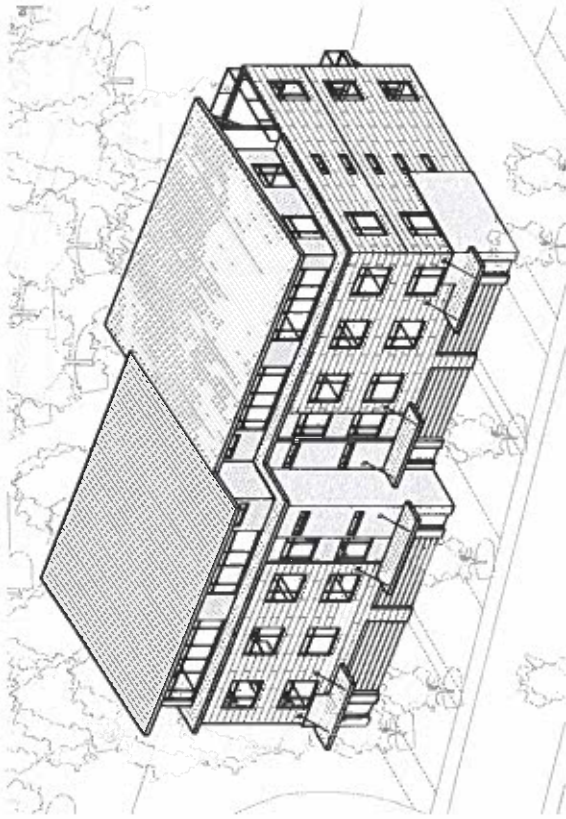
RETAIL WEST

**RETAIL ELEVATION**  
WESTHAVEN TOWNHOMES & RETAIL

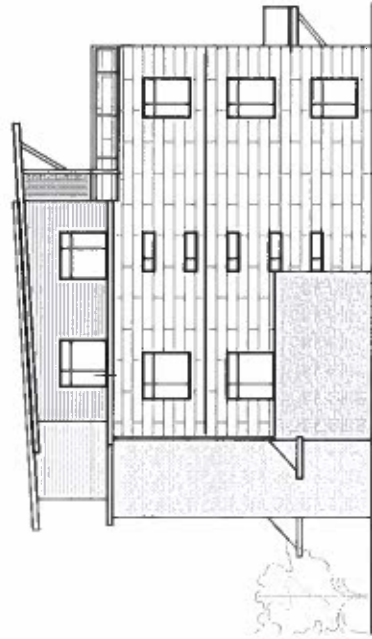


02/18/21

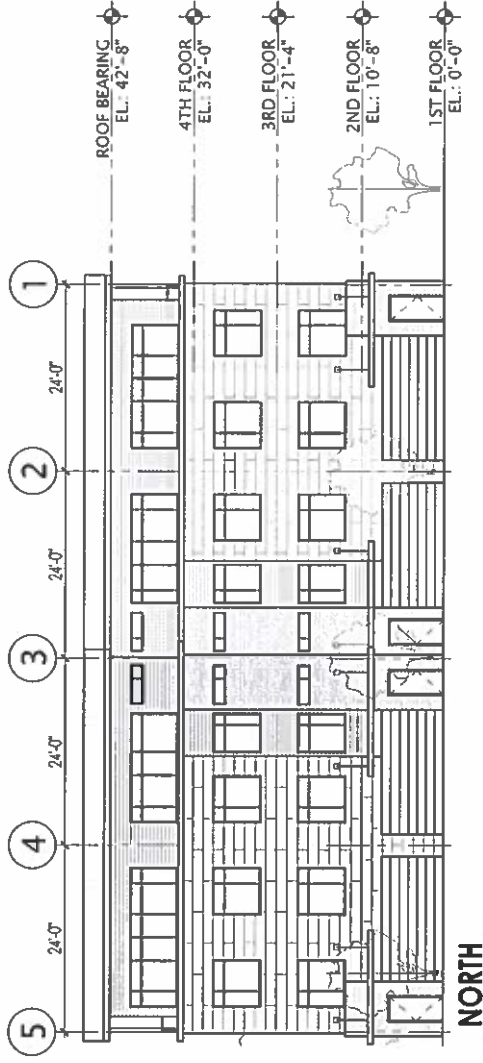
**A8**



**AERIAL PERSPECTIVE**



**WEST**



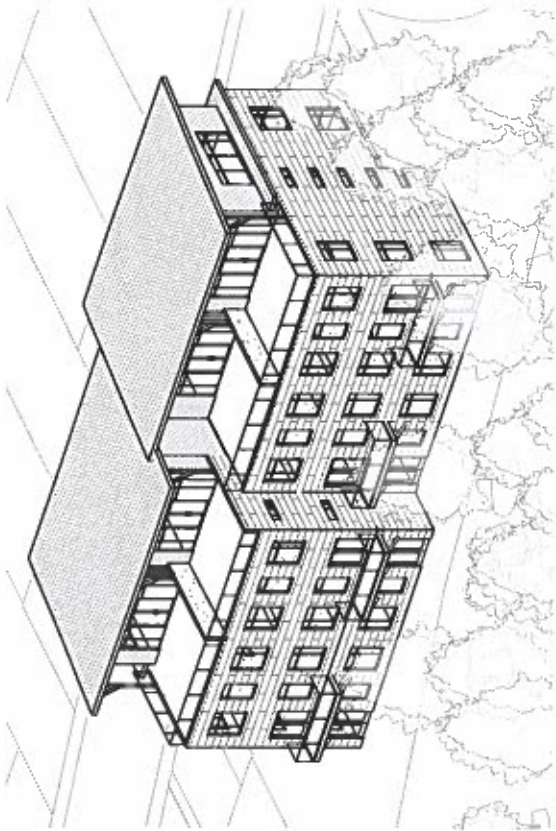
**NORTH**

**TOWNHOME ELEVATION**  
WESTHAVEN TOWNHOMES & RETAIL

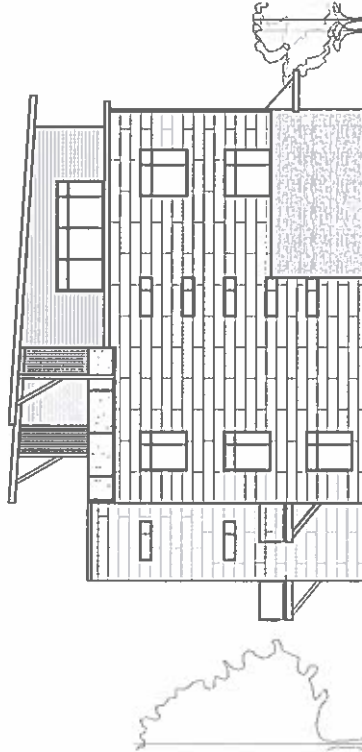


02/18/21

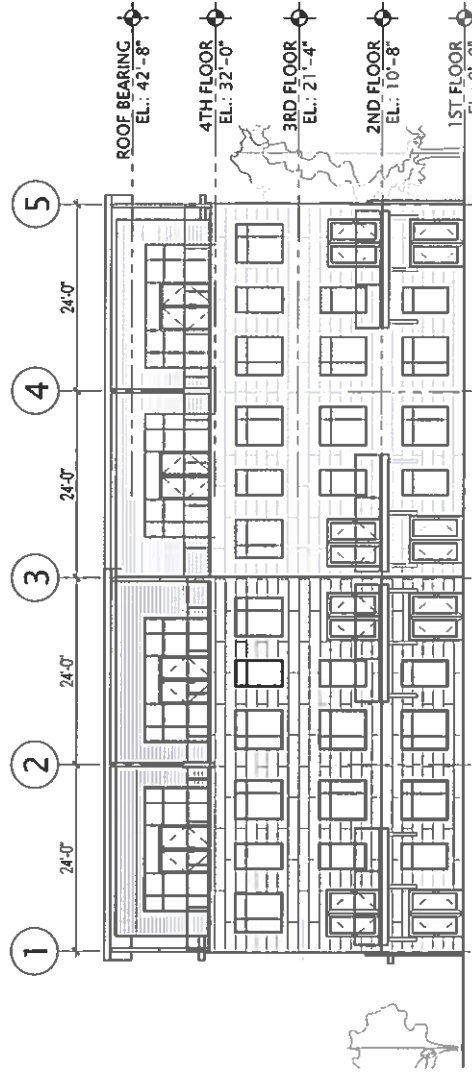
**A4**



AERIAL PERSPECTIVE



EAST



SOUTH

ROOF BEARING  
EL.: 42'-8"

4TH FLOOR  
EL.: 32'-0"

3RD FLOOR  
EL.: 21'-4"

2ND FLOOR  
EL.: 10'-8"

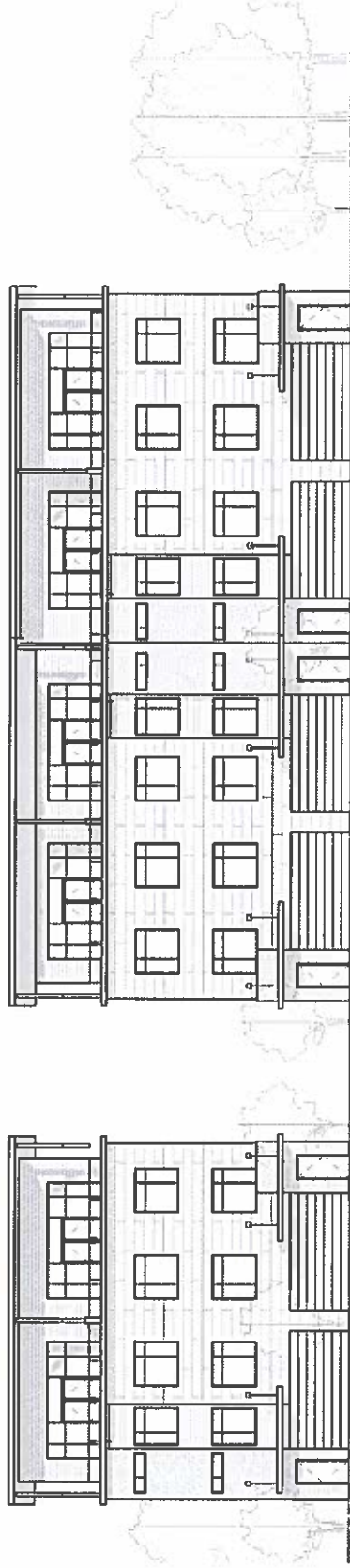
1ST FLOOR  
EL.: 0'-0"

**TOWNHOME ELEVATION**  
WESTHAVEN TOWNHOMES & RETAIL

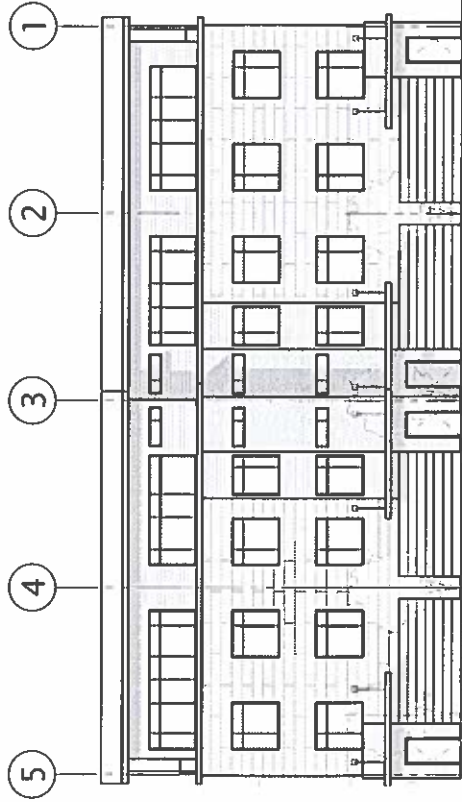
*Commonwealth*  
ARCHITECTS

02/18/21

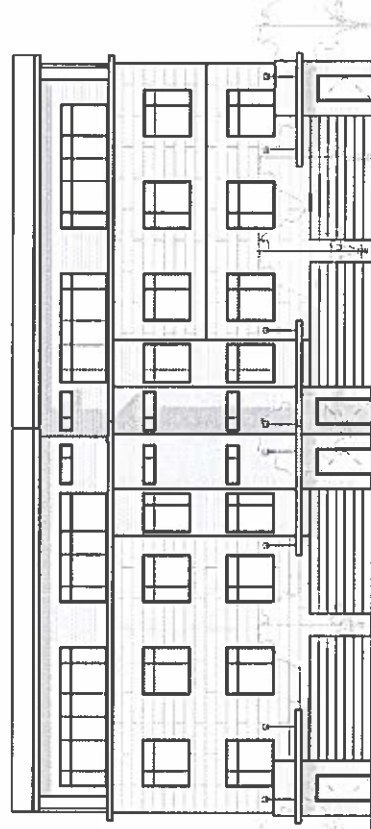
**A5**



STREET ELEVATION SOUTH



STREET ELEVATION NORTH



**TOWNHOME STREET ELEVATION**  
WESTHAVEN TOWNHOMES & RETAIL

*Commonwealth*  
ARCHITECTS

02/18/21

A6



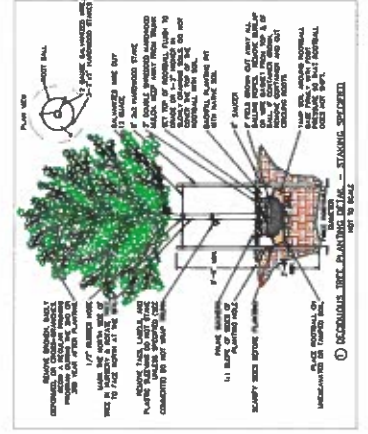
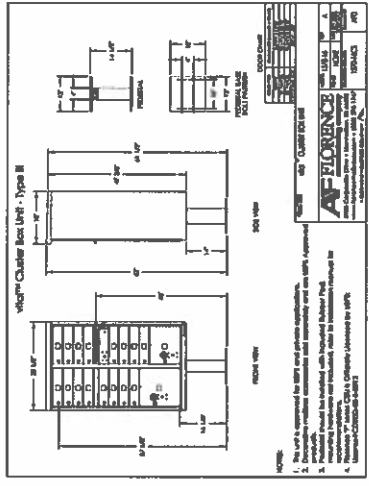
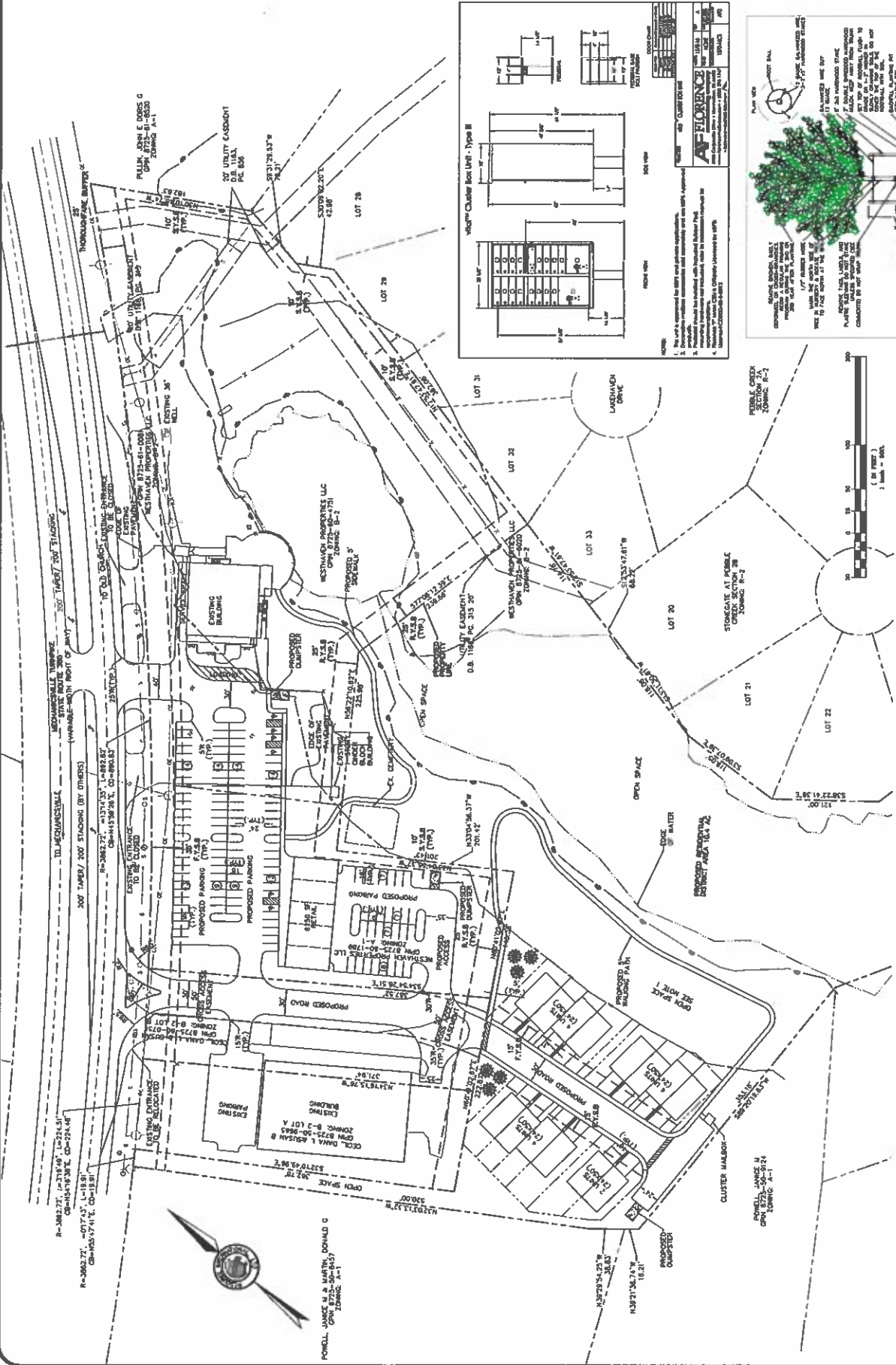
**Resource**  
INTERNATIONAL

1000 West Main Street, Suite 1000, Alexandria, VA 22304  
 (703) 550-8200 • FAX (703) 550-8259

DATE: 6-28-2023  
 DESIGNED: MJC  
 CHECKED: MJC  
 PROJECT NO. 220030.10

WESTHAVEN  
 REZONING PLAN  
 MECHANICSVILLE TURNPIKE  
 HANOVER COUNTY, VIRGINIA  
 LANDSCAPE PLAN

PROJECT NO. 220030.10  
 SHEET 10



- STREET TREE RECOMMENDATION**
- THREE FEET 6" OF ROAD
  - THREE FEET 6" OF SIDEWALK
  - THREE FEET 6" OF TRUNK
  - THREE FEET 6" OF TRUNK
  - THREE FEET 6" OF TRUNK
- NOTE**
- THREE FEET 6" OF ROAD
  - THREE FEET 6" OF SIDEWALK
  - THREE FEET 6" OF TRUNK
  - THREE FEET 6" OF TRUNK
  - THREE FEET 6" OF TRUNK

**LANDSCAPE PLANT SCHEDULE**

| EXISTING QUANTITY | PROPOSED QUANTITY | SYMBOL   | BOTANICAL NAME                             | COMMON NAME  | SIZE OF MATERIAL | DETAIL | UNIT | AMOUNT                 |
|-------------------|-------------------|----------|--|--|------------------|--------|------|------------------------|
| 0                 | 0                 | (Symbol) | FAGUS GRANDIFOLIA<br>QUERCUS SP. (various) | AMERICAN BEECH<br>WHITE OAK<br>BLACK OAK<br>YELLOW OAK | 1"               | 1"     | 0    | THREE FEET 6" OF TRUNK |