

REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.



Commercial and Residential Rezoning Report
Cold Harbor Magisterial District
PC Meeting Date: February 15, 2024

Overview

Requested Zoning	B-2(c), Community Business District with conditions RS(c), Single-Family Residential District with conditions
Requested Residential Density	Gross Density: 1.34 dwelling units per acre RS Density Calculation: 2.33 dwelling units per acre
Current Zoning	A-1, Agricultural District B-2(c), Community Business District with conditions
Acreage	17.6 acres
Location	South line of Mechanicsville Turnpike approximately 1,100 feet east of its intersection with Creighton Parkway
GPINs	8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, 8725-60-0751
General Land Use Plan	Suburban Center
Major Thoroughfare Plan	Mechanicsville Turnpike: Major Arterial (140' ultimate right-of-way)
Case Planner	Claudia Cheely

Executive Summary

This is a request to rezone to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, to accommodate a multi-use development with the following uses:

- Redevelopment of an existing building to accommodate retail, office, restaurant, and/or microbrewery uses;
- Construction of a new retail building; and
- Fourteen (14) residential townhouses.

The commercial uses will be adjacent to Mechanicsville Turnpike (U.S. Route 360), with residential uses to the rear. Some of the commercial and residential buildings will be oriented towards an existing pond (Westhaven Lake).

Staff Recommendation

DENIAL as submitted but **APPROVAL** of the rezoning request, subject to the recommended changes to the proffers and conceptual plan, as described in the Summary of Outstanding Issues.

Planning Analysis

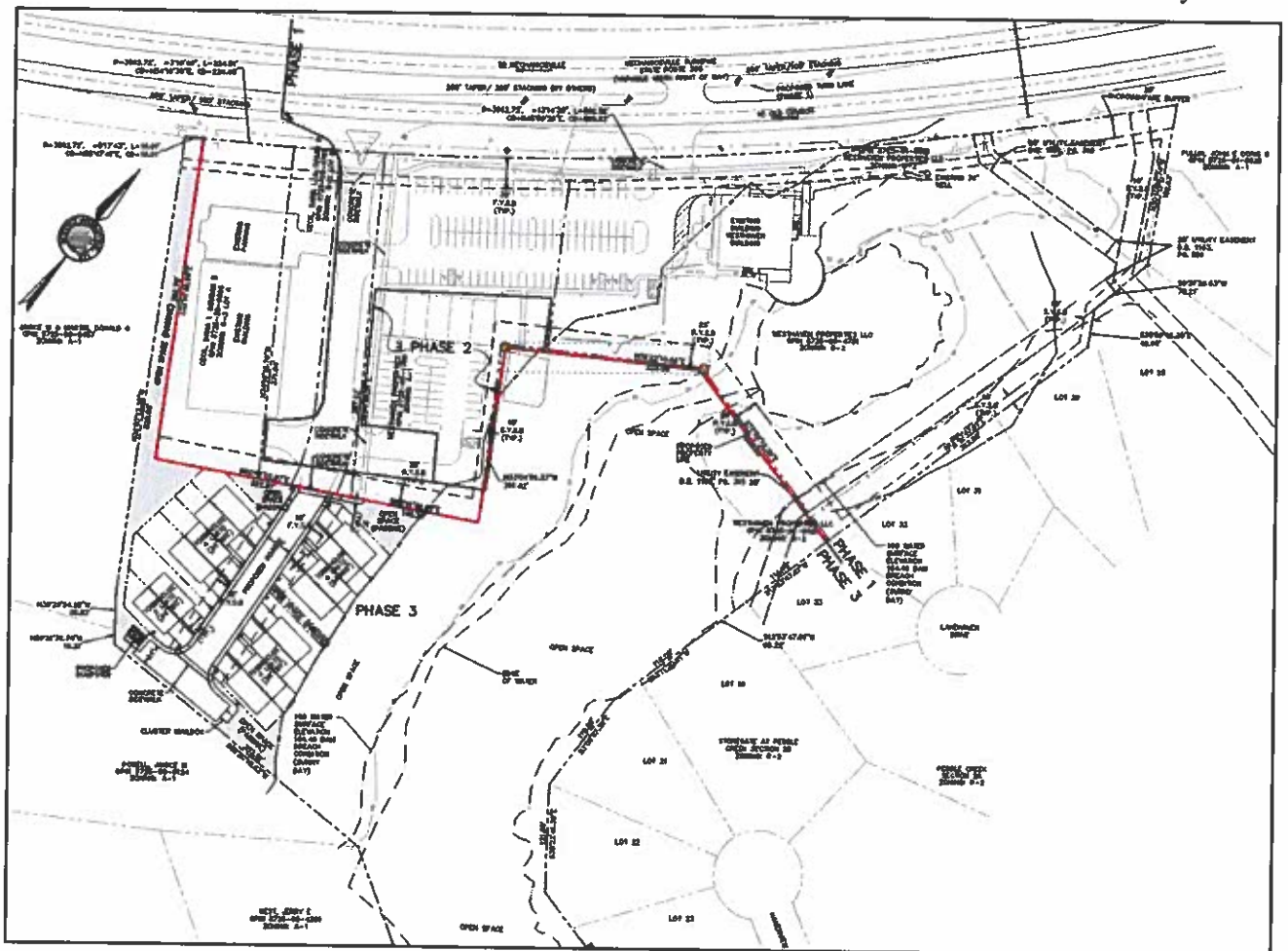
This is a two-part request to rezone a total of 17.6 acres:

1. B-2 Area: 7.16 acres for possible development of retail, office, restaurant, and/or microbrewery uses
2. RS Area: 10.44 acres for the development of 14 townhomes

Development will occur in three phases:

- Phase 1: Rehabilitation of the old Westhaven Lake facility
 - Reuse for retail, office, restaurant, and/or microbrewery uses
 - Renovate and expand the building from 6,000 square feet to 12,000 square feet
- Phase 2: New retail strip center
 - Construct 6,250 square foot retail strip center
- Phase 3: Residential townhouses
 - Develop 14 townhomes that are four stories in height with rooftop decks
 - Concurrent Special Exception (SE) request to allow four stories (SE2023-00019)

All phases will have a unified architectural theme, with consistent materials in a more modern style.



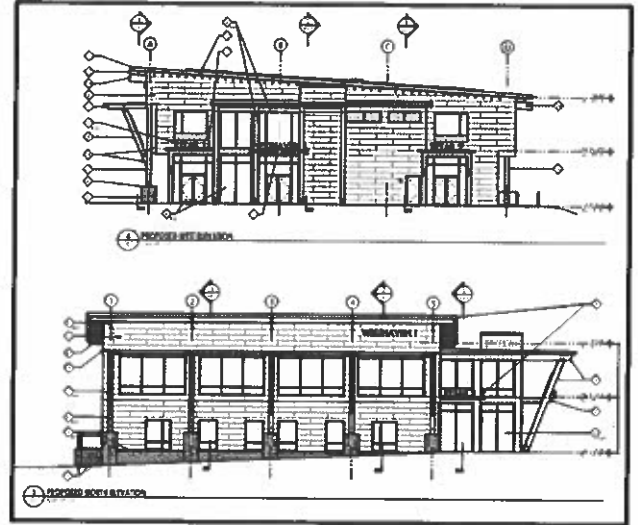
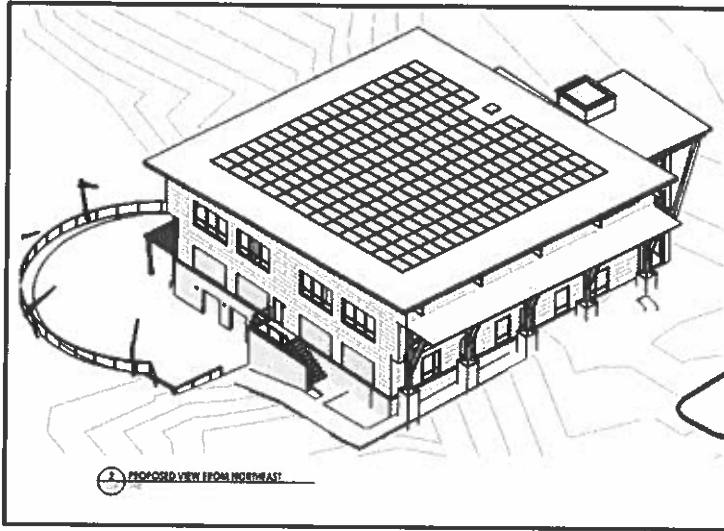
Conceptual Plan – B-2 Commercial

The conceptual plan for the commercial section shows the following features:

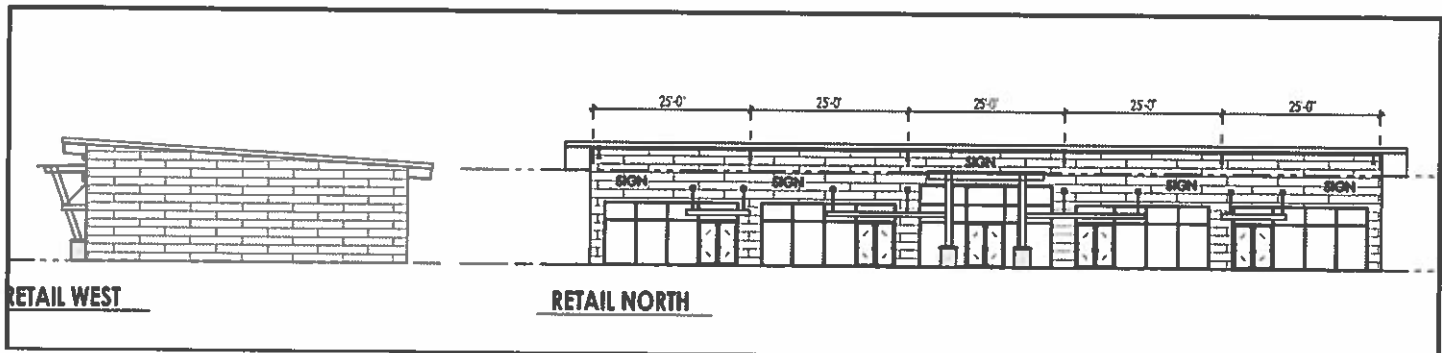
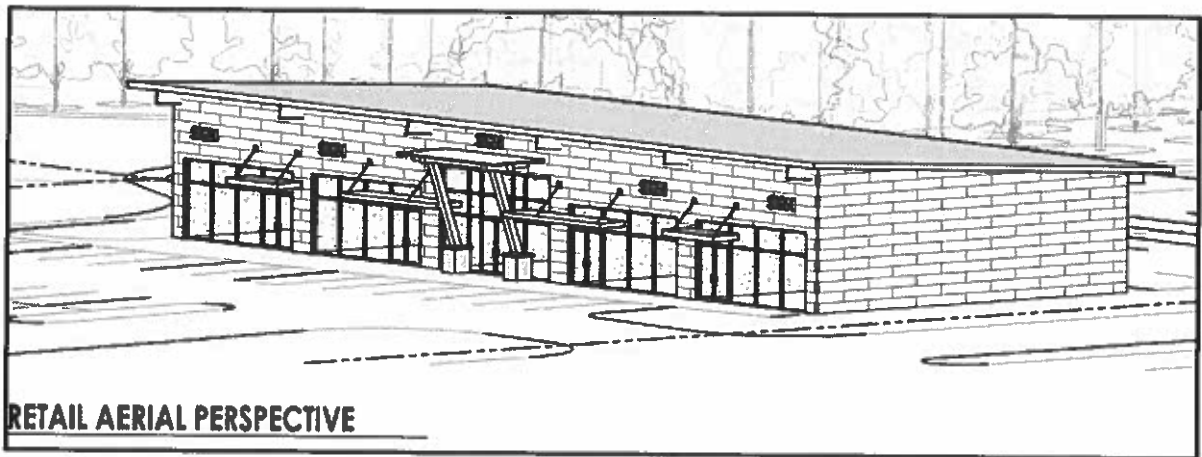
- *Buildings and Parking Areas:* Commercial uses are adjacent to Mechanicsville Turnpike (U.S. Route 360) and will be located within one existing/rehabilitated building and one new building:
 - Phase 1 of the proposal includes the redevelopment and enlargement of the Westhaven Lake building for a variety of possible uses, including retail, office, restaurant, and/or microbrewery uses.
 - Phase 2 of the proposal would include a new retail building with 6,250 square feet.
 - There are inconsistencies regarding the planned square footage in the rehabilitated Westhaven Lake building:
 - The notes indicate that this structure will go from approximately 6,000 square feet to 12,000 square feet, but the parking calculations seem to indicate that it will be larger. Additionally, the application indicates an increase in size to 18,000 square feet.
 - With the 6,250 square foot retail space proposed in Phase 2, the total square footage to be parked onsite would be 18,250 square feet, but the parking calculations indicate there will be 23,000 square feet of commercial space. This inconsistency needs to be explained and corrected in the plan notes. Based on the square footage of 23,000 square feet, 119 parking spaces are required, and 128 parking spaces will be provided with the completion of Phase 2.
- *Thoroughfare Buffer:* An enhanced 25' thoroughfare buffer is provided along the frontage on Mechanicsville Turnpike. The applicant has proffered that the plantings for that buffer will include 25% more trees and 30% more shrubs than required by ordinance for that buffer.
- *Pedestrian Paths/Sidewalks:* A pedestrian network is provided throughout the development:
 - The thoroughfare buffer will include a pedestrian path that runs across all of the property frontage where possible. Wetlands at the eastern end of the frontage preclude continuation of the paths in that direction.
 - The paths are then connected to interior sidewalks and pathways that connect all commercial uses with the townhomes proposed for Phase 2.
 - A path is provided to an existing cemetery.
- *Site Landscaping:* The landscape plan shows a coordinated planting standard throughout the entire site and includes pedestrian benches near green space between the Westhaven building and the proposed retail strip center.

Elevations - Phases 1 and 2

The elevations show that the character of the existing Westhaven Lake building will be greatly changed with an additional floor and windows. The building will include features that provide character by use of architectural wood timber beam columns and pergola-styled support features for overhang roofing over outside areas. Other materials being used to change the character of this building include stone veneer siding, fiber-cement paneling, aluminum storefront windows, and seamed metal roofing systems. Solar panels are also planned on the roof. See Sheets A3.1, A3.2 and CS.04 of the attached plans.



The retail strip center is shown on Sheet A8, and the materials used for the Westhaven Lake building are duplicated on this structure that is otherwise the shape of a typical strip center that includes five (5) possible units. Consistent materials, architectural features, and styling helps create a unified development.

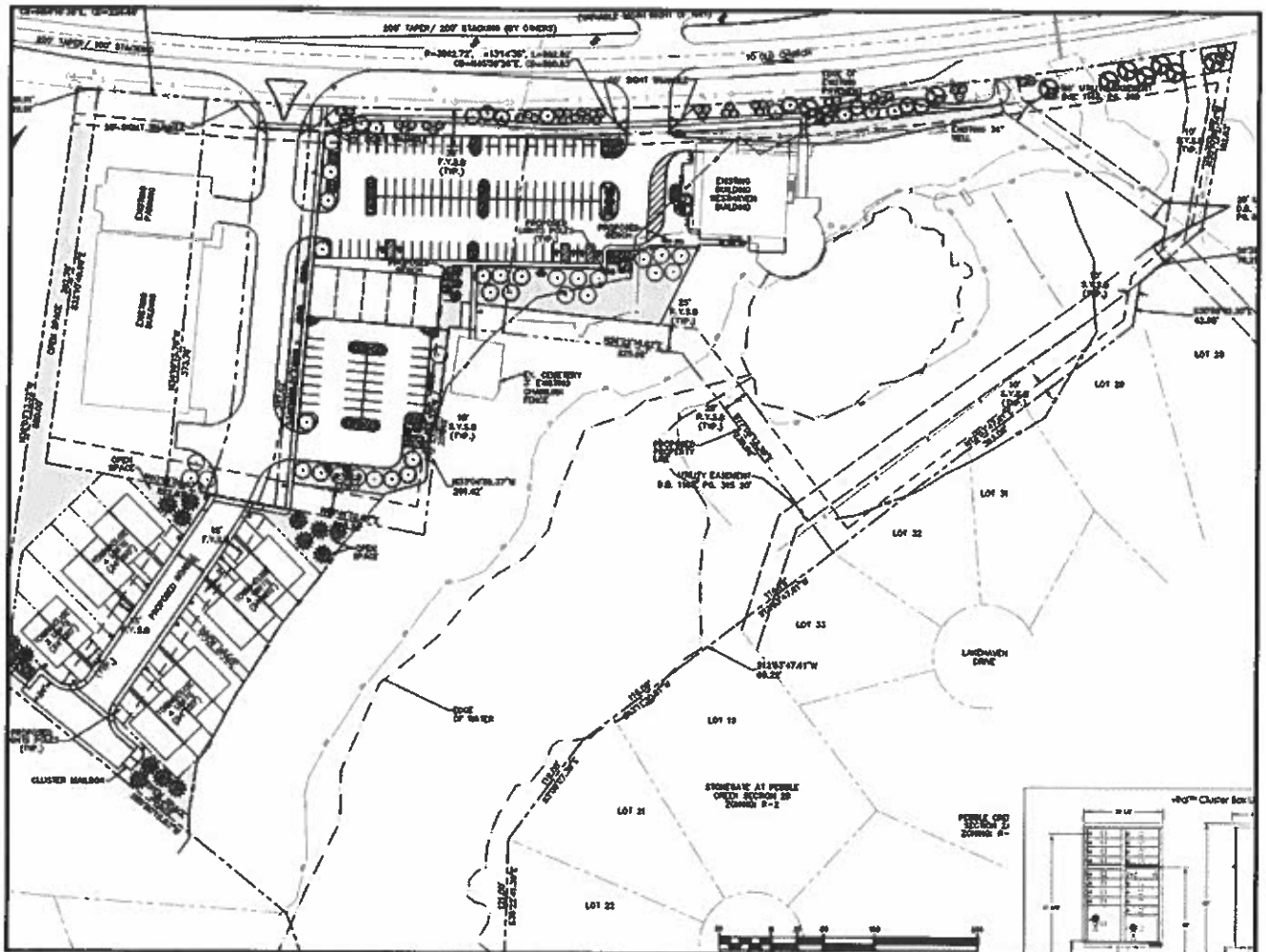


Conceptual Plan – RS District

The following table summarizes the required features of the proposed RS development as shown on the conceptual plan:

Conceptual Plan Features	
Housing Types	Four-story attached townhomes
Gross Residential Density	1.34 dwelling units per acre (14 units/10.44 acres)
Net Residential Density	2.33 dwelling units per acre Net Acreage: Total acres (10.44 acres) – 50% RPA (8.67 acres) = 6 acres 14 units/6 acres
Lot Sizes	Lot size information has not been provided. If the lots will be subdivided with the townhome units, each lot should be numbered with their dimensions provided, as well as a typical lot inset showing the two parking spaces for each unit and typical landscaping is requested.
Access and Circulation	<ul style="list-style-type: none"> • One private access drive from Phase 1 commercial development provides access out to Mechanicsville Turnpike. • This is a single straight drive that terminates at a hammerhead turnaround, which could be connected to the east of this property should that area be developed. • Each townhome has a driveway and garage for least 2 parking spaces.
Open Space	<ul style="list-style-type: none"> • Net acreage: Total acres (10.44 acres) – RPA (8.67 acres) = 2.0 acres • 2.0 acres x 20% = 0.4 acres required open space • The applicant indicates 0.4 acres of required open space is being provided, and all appears to be for passive use. No open space is provided for active recreation. • Staff questions whether some of the 0.4 acres should qualify as required open space. A strip of land extending from the residential area alongside the adjacent commercial use to the frontage on Mechanicsville Turnpike is being counted towards meeting this requirement. Staff suggested that some usable open space could be provided by altering the zoning line between Phase 2 and Phase 3 (small area between Phase 2 open space and the edge of parking in Phase 3). That change could enlarge the existing open space to allow some type of recreational amenity to be provided for the townhomes, such as picnic tables, grilling stations, small playground, or outdoor exercise station. • With 8.67 acres of RPA, the total open space should be 9.07 acres (8.67 acres of RPA plus 0.4 qualifying open space). However, this is not noted correctly on the plan set because it indicates in the notes that common space including the RPA is only 8.67 acres.
Streetlights	Lighting is not provided at the entrance because the RS District does not front on a public road. Lighting is provided along the interior road crossing into the RS area and at the front of each two-unit building.

<p>Landscaping</p>	<ul style="list-style-type: none"> • Total Linear Street Frontage (both sides of the access road within the RS District) measurement is required to be added as a note on the plan. • One street tree is required for every 50 linear feet of street frontage. Street length: 270 feet approximately 270 feet x 2 = 540 540/50 = 11 trees • 15 trees are shown in groupings in the open space next to both rows of townhomes (not along the road frontage). Trees are permitted to be massed in appropriate locations within open space along streets to provide a terminal vista at an intersection, but staff questions whether these groupings achieve that perspective.
<p>Pedestrian/Bicycle Infrastructure</p>	<ul style="list-style-type: none"> • The location of this residential development does not have road frontage where bicycle infrastructure is needed. • The townhomes do have sidewalks along the fronts of the access drive that connect to the commercial development for pedestrian connectivity. Benches are provided at key locations near green space.



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

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

A total of 0.4 acres of qualified open space is provided, most of which is accessible. The plan shows four small open spaces at the end of each row of townhomes, which are accessible to the townhome units. However, portions of this acreage being counted to meet the minimum open space required are either a narrow strip of land between two townhome structures or a strip that extends from rear open space along the side of one of the front commercial structures and includes no pedestrian paths. Because of the location of these open space areas, they will likely become unusable space that requires maintenance by the HOA. As noted in the table above, staff has recommended that the zoning division line between Phase 2 and 3 be altered to provide additional usable open space for the townhomes that is accessible.

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

The 0.4 acres of open space are provided at the ends of the two rows of townhomes and should not interfere with adjacent dwellings, parking, driveways, and roads. All open spaces appear to be for passive recreational use.

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

The open and common space areas are not divided by public or private roads.

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

The qualified open space areas show the addition of street trees, and the RPA area shows no improvements, so that area will be left natural.

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

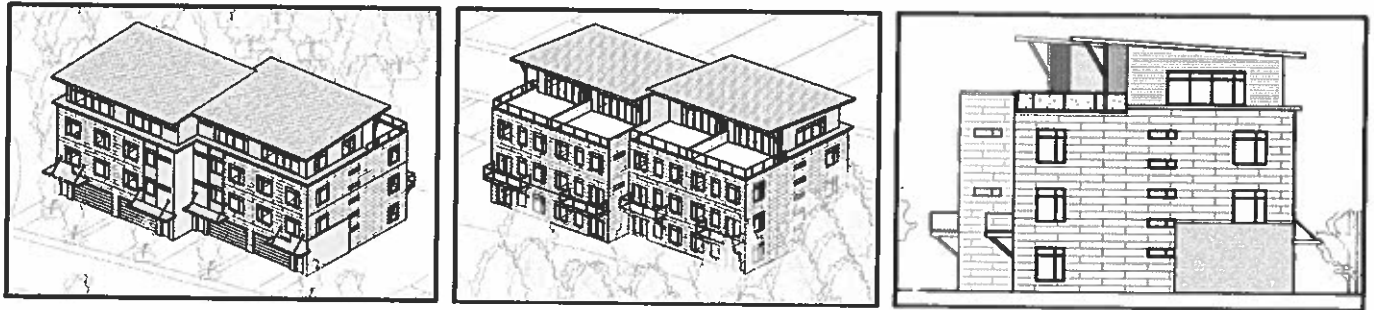
The Westhaven Lake building is a surveyed historic site that the Historical Commission determined was being preserved through adaptive reuse. The entire site is in the area of Civil War battlefields, but the Commission was informed by the National Park Service that no physical war features remained on the property, so mitigation measures are not necessary.

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

A single private road provides access to the townhomes that terminates with hammerhead turnaround areas. There is currently a vista from that location to the adjacent property, but that area may be developed in the future.

Elevations – RS District

Elevations of the four-story residential townhomes are provided in the plan set on Sheets A4, A5, and A6. The elevations show all perspectives of the four-story townhomes, including from above to show the upper-level decks. The modern architecture of the townhomes shows use of the same mix of exterior building materials as the commercial area, including a mix of stone veneer siding, fiber cement paneling, and seamed metal roofing systems. The windows are also similar to those used on the commercial buildings but at a smaller residential scale. The use of consistent materials and architectural features as the commercial area helps create a cohesive development.



Transportation

The zoning application indicated that the trip generation for this site did not require a traffic impact analysis, as the development is anticipated to generate 338 vehicle trips per day (380 vehicle trips per day is the local threshold for a traffic impact analysis). While a traffic impact analysis is not required, VDOT requested a turn lane warrant analysis due to the frontage along Mechanicsville Turnpike. That analysis showed warrants were met for a left-turn lane and right-turn improvements at both entrances. The latest conceptual plan and the proffers include the following improvements to the entrances to this development:

1. Western Entrance: This entrance is designed as a right-in/right-out with a pork chop island to direct the flow of traffic. A right-turn lane is provided (100' storage + 200' taper).
2. Eastern Entrance: This entrance is designed as a full-service commercial entrance that includes:
 - a. Westbound left turn lane (100' stacking + 200' taper)
 - b. Eastbound right turn taper (200')Note that the existing site includes multiple entrances, but the proposed conceptual plan includes consolidating, relocating, and closing some entrances, reducing the total number of access points to improve safety. While there is a wider shoulder in this area, existing entrances do not have striped right turn lanes or tapers.

Right-of-way dedication on Mechanicsville Turnpike (U.S. Route 360) is not necessary because excess right-of-way already exists at this location. The Major Thoroughfare Plan is shown as a 140' right-of-way, but there appears to already be approximately 148' of right-of-way in this area. This information was confirmed by the Public Works Department.

Comprehensive Plan Analysis

Below is an analysis of how the rezoning request aligns with the Comprehensive Plan's General Land Use Plan map that shows this area for *Suburban Center*:

Overall Intent and Use	Request generally aligns with plan recommendations: <ul style="list-style-type: none"> This request includes townhomes, offices, and retail use as appropriate uses for the Suburban Center land use designation.
Appropriate Zoning Districts; Density	Request aligns with plan recommendations: <ul style="list-style-type: none"> B-2, Community Business District, and RS, Single Family Residential District, are appropriate zoning districts. The proposed density of 2.33 dwelling units per acre is within the range supported by this land use designation.
Project Framework – Mix of Uses and Open Space	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> 40.3% of the total acreage is proposed for commercial/retail uses when the plan prefers commercial uses to be in the 50% to 85% range. 59.3% of the total acreage is proposed for residential uses when the plan recommends residential be kept to the 15% – 50% range. A phasing plan is shown on the conceptual plan and is proffered that all of Phase 1 will be completed prior to initiation of Phase 2 or 3. The plan looks for at least 25% of the project area as open space, with a mix of active and passive recreational amenities that are located to enhance the appearance of the development. Currently, the plan includes open space in the range of 50.4% to 51.5% of the development, depending on an acreage correction discussed earlier in this report. Pedestrian paths and sidewalks are provided but no other active recreational uses are shown.
Utilities and Infrastructure	Request generally aligns with plan recommendations: <ul style="list-style-type: none"> This project must connect to public utilities. Stormwater management facilities are not shown on the plan.
Buffers and Landscaping	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> The 25' thoroughfare buffer (less than the recommended 50') is proffered to be enhanced beyond the requirements for plantings in a thoroughfare buffer (25% more tree plantings and 30% more shrubs than required). The parking lot in the commercial area will be required to be landscaped in accordance with the Zoning Ordinance requirements. The trees in the RS District are not being provided along the roadway, but instead are shown in four groupings in open spaces at the row ends of the townhomes.
Building Design: Residential Buildings	Request generally aligns with plan recommendations. For example: <ul style="list-style-type: none"> High-quality materials appear on all sides of the townhomes including a mix of stone veneer siding, fiber cement paneling, large windows similar in style to those on the commercial structures, and seamed metal roofing systems. The architecture and materials for all buildings, whether commercial or residential, are similar in style and materials. Front loading garages are used due to the limited acreage for development. Market rate units only are provided.

Parking, Loading and Lighting	<p>Request generally aligns with plan recommendations. For example:</p> <ul style="list-style-type: none"> • Parking lots are located to the front and rear of the retail strip building and to the side of the Westhaven building. • Green space and parking islands are enhanced with landscaped plantings provided to soften the appearance of the parking areas.
Adj. to Lower Intensity Uses	<p>Request generally aligns with plan recommendations. For example:</p> <ul style="list-style-type: none"> • RS development is provided at the rear of this property where is it closest to the Pebble Creek subdivision, and the lake and wetlands are being preserved between this development and that adjacent subdivision.
Access and Circulation/Active Transportation	<p>Request generally aligns with plan recommendations. For example:</p> <ul style="list-style-type: none"> • Sidewalks are provided throughout the project and within the thoroughfare buffer, with the exception of the eastern side of the project where there are existing wetlands and RPA areas. • The street network is limited to the private road that begins at the western entrance and extends to the RS area terminating in a hammerhead turnaround. If development occurs to the east, that road could be extended. Cross access will be provided throughout the entire site. • Sidewalks are provided on both sides of the road in the RS area, with one extended into the commercial area along the eastern side of the access road to Mechanicsville Turnpike. That pathway connects to sidewalks in the commercial area at two locations, including one at the front of the site within the thoroughfare buffer. • Crosswalks are shown at the three locations where pedestrian pathways cross parking lot drive aisles or at an entrance from the pedestrian trail in the thoroughfare buffer. To address staff comments that the crosswalks should be constructed of a different material like pavers or be stamped concrete, crosswalks notes on the conceptual plan state “where (sidewalk or path) crosses a paved entrance, a minimum of 7” concrete shall be placed over 6” VDOT 21A/B.” • Amenities are provided through additional landscaping in the buffers and green spaces, which also include benches in key locations. The lighting height has been limited to 25’ and fixtures will include house side shields.

Compatibility with Surrounding Area

All structures in the proposed mixed-use development have a modern architectural style with timber frame components that support entrance features, with the same materials used in columns. This architecture will be different for the Mechanicsville area but presents a unified style within the development that is appealing. Proposed commercial uses will be next to an existing commercial use. The wetlands and lake provide a buffer between this site and adjacent residential neighborhoods. This development should provide a unique destination for the area that is also attractive and should be compatible with the surrounding area.

Historical Analysis

Under the Guidelines for Historical Commission Review, zoning requests are brought to the Commission for review that are Category 1 and 2 sites, which include sites that are designated as:

- National Historic Landmarks and/or are determined to be of exceptional cultural and/or historic resources;
- Properties and districts that are on the National Register of Historic Places, or determined eligible or potentially eligible for the National Register;
- Century Farms;
- Battlefield sites; and,
- Documented historic cemeteries.

The Commission reviewed the request because the property includes or is in the area of:

- VDHR#042-0818, Westhaven Lake
- Four delineated battlefields:
 - Confederates Advance to Gaines Mill - June 27, 1862
 - VDHR #042-5017, Cold Harbor
 - VDHR #042-5018, Gaines Mill
 - VDHR #42-5022, Totopotomoy Creek

The National Park Service reviewed these requests and indicated there are no known Civil War resources remaining on the property. Since the applicant will be rehabilitating and enlarging the main structure used on the Westhaven Lake property, that structure is being preserved through adaptive reuse. Based on this information, the Commission determined this project will not negatively impact the listed historic resources.

Community Meeting

A community meeting was held by the applicant on November 1, 2023, and the following concerns were raised:

- Traffic
- Use of the pond by homeowners
- The RPA area
- Construction time to renovate the existing building (Phase 1), retail phase (Phase 2), and townhomes (Phase 3)
- Whether the townhouses be for sale or rental
- Whether the Westhaven building will be rented or owned
- The water level of the lake and repairs as part of the project

A petition requesting access to the lake from adjacent property owners was submitted following the community meeting. The applicant responded to state that the petitioners' properties are adjacent to the subject property but not to the lake itself. In addition, the applicant cannot take on the liability of adjacent owners using this lake.

Agency Analysis

Most agency comments on this request have been addressed with the applicant's resubmittals or are features that will be required to be addressed during the site plan and subdivision processes. However, Public Works comments have not been fully addressed. No detention basins are shown on the plan, and Public Works has indicated that regulation of stormwater will likely require on-site detention. It is possible that DEQ and/or the Corps of Engineers may permit use of Westhaven Lake if facilities were installed to handle the runoff, but Public Works is not confident that would be permitted and recommends that the applicant more fully vet this issue and determine how stormwater will be managed.

Proffers

The applicant has submitted the following proffers, submitted on February 1, 2024:

Applicable to the B-2 District:

1. **Conceptual Plan. Do not accept.** Substantial conformity with the plan was proffered, but this proffer will need to be updated to reference a revised conceptual plan prepared per the comments in this report.
2. **Architecture. Accept.** The structures will be in substantial conformity with the elevations for the Westhaven Building and the retail elevations.
3. **HVAC. Accept.** All HVAC equipment must be screened from view from adjoining properties and from the public right-of-way and rooftop equipment shall be screened using architectural features which are compatible with the architecture of the building façade. The proposed solar panels are not included for purposes of this proffer.
4. **Signage. Accept.** All freestanding signage must be a monument style, and corporate logos and color are permitted on buildings and sign panels.
5. **Enhanced Thoroughfare Buffer. Accept.** The 25' thoroughfare buffer must be landscaped in accordance with the Zoning Ordinance but will be enhanced by providing 25% more trees and 30% more shrubs.

Applicable to all Property:

6. **Phasing. Do not accept.** The proffer indicates that the Westhaven Building will be developed as Phase 1, that the retail building will be developed as Phase 2, and the townhomes as Phase 3, but includes the phrase "unless the market demand warrants otherwise."

Staff recommends that this phrase be eliminated. The Comprehensive Plan for properties designated for Suburban Center land use recommends that phasing be specified, and that phrase being added only obscures the portions of the proffer regarding Phase 2 and 3.

7. **Cross-Access Easements. Accept.** Cross access will be provided to and from the owners of all parcels included in the zoning request.
8. **Road Improvements. Do not accept.** The applicants have proffered to provide the following roadway improvements:

- a. The right-in/right-out western entrance must include a pork chop island to direct the flow of traffic; and an eastbound right-turn taper that is 200' long in length and a storage lane that is 100' long;
- b. A full-service eastern entrance must be constructed to VDOT standards and specifications for a commercial entrance including:
 - i. A westbound left turn lane with 100' stacking and a 200' taper;
 - ii. An eastbound right turn taper that is 200' in length.

Staff recommends that subsection (a) also include the phrase included in subsection (b) that the proffered improvement “must be constructed to VDOT standards and specifications.”

9. **Lighting. Accept.** Lighting must be no higher than 25 feet, and all fixtures must include house side shields.

Summary of Outstanding Issues

As previously discussed in the report, staff has recommended the following:

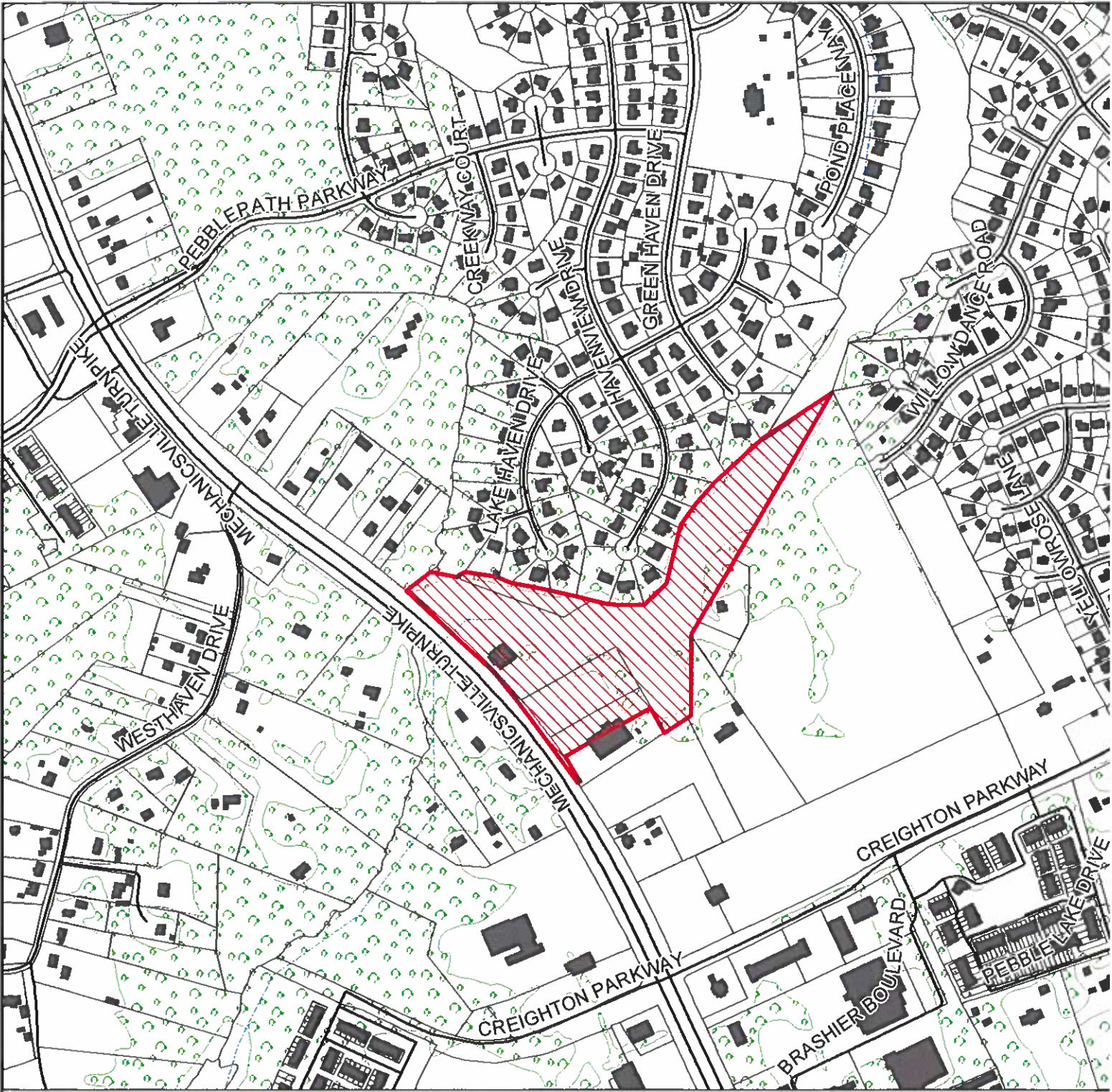
1. *Stormwater Management:* The Public Works Department recommends that stormwater management for this site be resolved and shown on the approved conceptual plan.
2. *Commercial Square Footage (Existing Westhaven Building):* The square footage of the proposed structures and the information provided for the parking calculations are inconsistent and needs to be explained or corrected in the conceptual plan notes.
3. *Open Space Design/Usability:* Reconfigure the open space designed for B-2 and RS and provide some additional RS open space at the rear of the B-2 currently proposed to make these areas more usable.
4. *Open Space Calculation:* Correct the open space calculation on the plan.
5. *Street Tree Location and Calculation:* Rearrange the street trees in the RS area to be massed in appropriate locations within open space along streets to provide a terminal vista at an intersection. The total linear street frontage measurement should be added to the plan notes to confirm the number of street trees required.
6. *Lot information:* Lot size information has not been provided; if the lots will be subdivided with the townhome units, each lot should be numbered with their dimensions provided, as well as a typical lot inset showing the two parking spaces for each unit and typical landscaping is requested.
7. *Proffer Revisions:*
 - a. *Proffer #1:* Update the revision date on the conceptual plan.
 - b. *Proffer #6:* Eliminate the phrase “unless the market demand warrants otherwise”.
 - c. *Proffer#8:* It is recommended that Subsection (a) also include the phrase included in Subsection (b) that the proffered improvement “must be constructed to VDOT standards and specifications.”

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Postal Verification of Adjacent Owner Notifications
- Trip Generation Analysis
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Community Meeting Notes
- Citizen Correspondence - Petition
- Proffers
- Conceptual Plan & Elevations

Initials: CDC

Maps



**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

Land Use Map

Legend

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

REZ2023-00024

Westhaven Properties,
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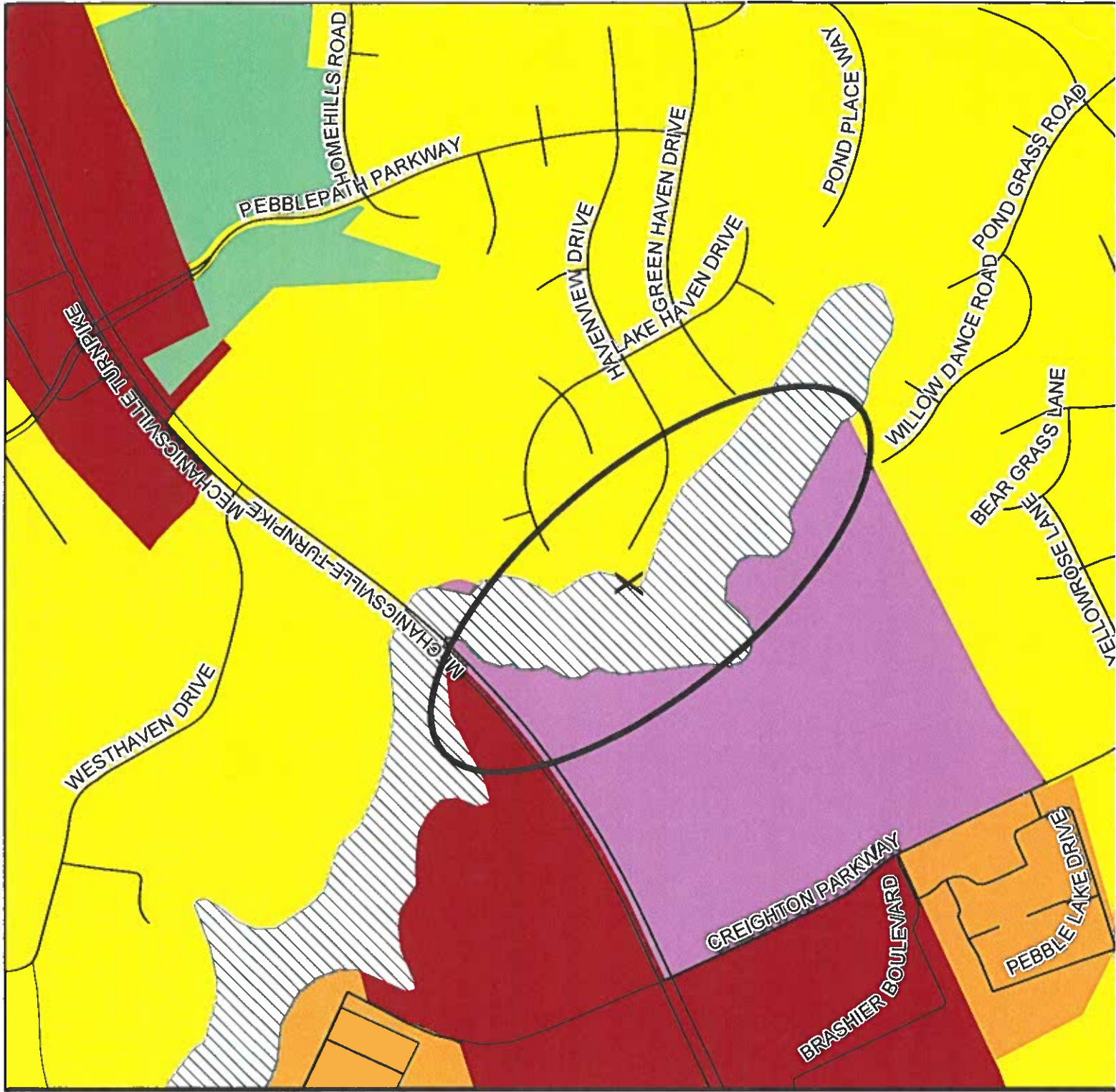
Suburban Center & Suburban
Neighborhood Residential
Land Use

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



1 inch = 600 feet

July 06, 2023



Hanover County, Virginia

Zoning Map

Legend

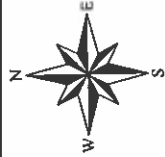
	R-2
	R-3
	R-4
	R-5
	R-6
	RM
	MX
	B-1
	B-2
	B-3
	B-4
	O-S
	B-O
	M-1
	M-2
	M-3

REZ2023-00024

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

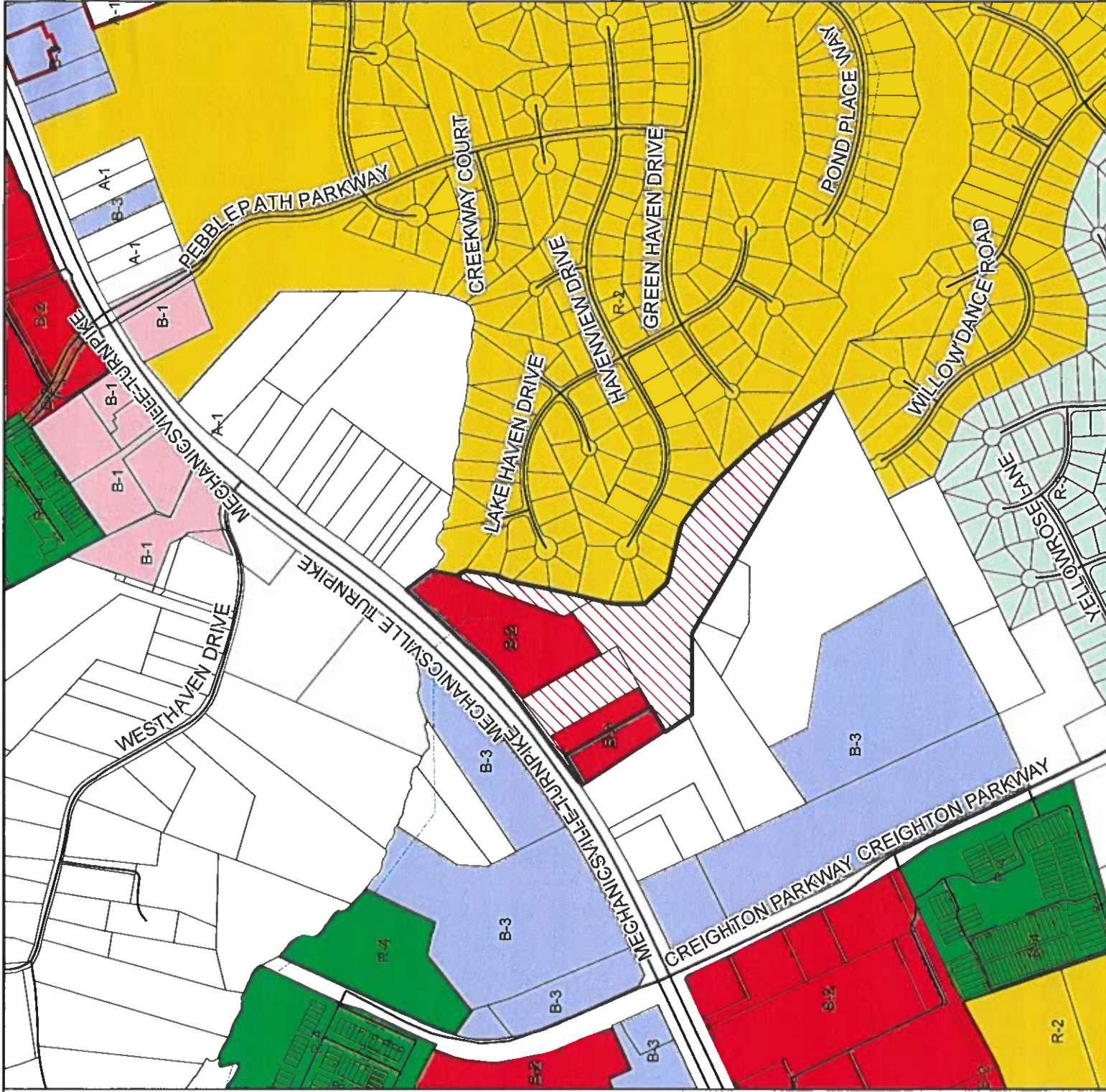
Rezoning A-1 and B-2
to RS and B-2

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



1 inch = 600 feet

July 06, 2023



REZ2023-00024



Application

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 & Cecil</i>				
	Print <i>DANA L. CECIL</i>				
	Sign <i>Susan B. Cecil</i>				
	Print <i>SUSAN B. CECIL</i>				
	Sign				
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	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; \$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 continued**List of Adjacent Property Owners:**

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

PLEASE RESPOND FOR ALL ZONING 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

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

RECEIVED

JUL 05 2023

Westhaven
Legal Descriptions

B-2 Parcel ANOVER 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 $90^{\circ}00'00''$ West, a distance of 0.00 feet; thence South $32^{\circ}10'49.96''$ East, a distance of 362.78 feet; thence North $60^{\circ}41'02.67''$ East, a distance of 222.87 feet; thence North $60^{\circ}41'02.67''$ East, a distance of 145.38 feet; thence North $33^{\circ}04'56.37''$ West, a distance of 201.42 feet; thence North $56^{\circ}22'10.62''$ East, a distance of 225.98 feet; thence South $77^{\circ}06'12.39''$ East, a distance of 239.66 feet to the Point of Beginning. Containing 10.44 ACRES, more or less.

Postal Verification of Adjacent Owner Notifications

Case ID	Applicant	Property Address	City	State	Zip
REZ2023-00024 SE2023-00019	C/O SCOTT COURTNEY	9560 KINGS CHARTER DRIVE	ASHLAND	VA	23005 US
REZ2023-00024 SE2023-00019	C/O JAY T THOMPSON	11190 OPEN MEADOWS LANE	MECHANICSVILLE	VA	23116 US
REZ2023-00024 SE2023-00019	**RESOURCE INTERNATIONAL LTD	6135 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	***WESTHAVEN PROPERTIES LLC	6318 EMPRESSTREE LANE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	ATKINSON, RYAN W & KAITLIN A	8079 LAKE HAVEN DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	BROWN, MELINDA V & TODD W	6259 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	BURROUGHS, MICHAEL G & TAMELA M	6149 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	CECIL, DANA L & SUSAN B	6314 EMPRESSTREE LANE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	ENINAS, ANTHONY M JR & ARIANE	12 PETERS CT	FREEPORT	FL	32439 US
REZ2023-00024 SE2023-00019	FAVREAU, ROBERT E & AMY G	6127 GREEN HAVEN DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	FLOURNOY, ROBERT A & VIRGINIA P REV TR 7/24/03	PO BOX 72075	RICHMOND	VA	23235 US
REZ2023-00024 SE2023-00019	GEORGE, LISA S & MICHAEL C	8069 GARDEN CREEK COURT	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	HANOVER ASSOCIATES LLC	6126 GREEN HAVEN DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	KEMP, WILLIAM E III & IRLENE G	6150 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	LEAKE, WAYNE O	6153 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	MOUNTAIN, LARRY D & MOUNTAIN, SHARON T R/S	7240 LEE DAVIS ROAD	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	OLIVER, TWINKLE & OLIVER, JERRY WAYNE JR	6154 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	PEBBLE CREEK PROPERTY, OWNERS ASSOCIATION	6287 MECHANICSVILLE PIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	PECAN, MICHAEL J & PECAN, JEAN E	6279 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	POWELL, JANICE M	6201 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	POWELL, JANICE M & MARTIN, DONALD G	8074 LAKE HAVEN DRIVE	MATTHEWS	NC	28105 US
REZ2023-00024 SE2023-00019	PULLIN, JOHN E & DORIS G	7935 COUNCIL PLACE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	SAMPSON, KAREN C & SAMPSON, NATHAN R R/S	8078 LAKE HAVEN DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	SXCW PROPERTIES II LLC	6214 MECHANICSVILLE TPKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	TIMBERLAKE, DANIEL FRANCIS & TIMBERLAKE, CARA MARIE	8065 GARDEN CREEK COURT	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	TREXLER, STEPHEN D	6291 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	WALKER, VICTOR & WALKER, CHANIVEA R/S	6151 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	WEST, JERRY E	6145 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	WHALEY, CHARLIE LEE & MELISA B	6141 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00024 SE2023-00019	WILLIAMSON, ANTHONY & PATRICIA				
REZ2023-00024 SE2023-00019	WOODSON, STEPHEN B & WOODSON, JESSICA H				

8725-60-1789	**RESOURCE INTERNATIONAL LTD	C/O SCOTT COURTNEY	9560 KINGS CHARTER DRIVE	ASHLAND	VA	23005
8725-60-4751	**WESTHAVEN PROPERTIES LLC	C/O JAY T THOMPSON	11190 OPEN MEADOWS LANE	MECHANICSVILLE	VA	23111
8725-61-0081	**WESTHAVEN PROPERTIES LLC	C/O JAY T THOMPSON	11190 OPEN MEADOWS LANE	MECHANICSVILLE	VA	23111
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8725-70-1288	ATKINSON, RYAN W & KAITLIN A		6135 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111
8724-79-4548	BROWN, MELINDA V & TODD W		6318 EMPRESSTREE LANE	MECHANICSVILLE	VA	23111
8725-60-6887	BURROUGHS, MICHAEL G & TAMELA M		8079 LAKE HAVEN DRIVE	MECHANICSVILLE	VA	23111
8725-50-9665	CECIL, DANA L & SUSAN B		6259 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8725-60-0751	CECIL, DANA L & SUSAN B		6259 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8725-60-8484	ENNAS, ANTHONY M JR & ARIANE		6149 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111
8724-79-5599	FAVREAU, ROBERT E & AMY G		6314 EMPRESSTREE LANE	MECHANICSVILLE	VA	23111
8725-62-4066	FLOURNOY, ROBERT A & VIRGINIA P REV TR 7/24/03		12 PETERS CT	FREERPORT	FL	32439
8724-79-4909	GEORGE, LISA S & MICHAEL C		6127 GREEN HAVEN DRIVE	MECHANICSVILLE	VA	23111
8724-69-4686	HANOVER ASSOCIATES LLC		PO BOX 72075	RICHMOND	VA	23235
8725-61-7592	KEMP, WILLIAM E III & IRLENE G		8069 GARDEN CREEK COURT	MECHANICSVILLE	VA	23111
8725-70-3102	LEAKE, WAYNE O		6126 GREEN HAVEN DRIVE	MECHANICSVILLE	VA	23111
8725-60-7762	MOUNTAIN, LARRY D & MOUNTAIN, SHARON T R/S		6150 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111
8725-60-6560	OLIVER, TWINKLE & OLIVER, JERRY WAYNE JR		6153 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111
8724-89-2490	PEBBLE CREEK PROPERTY, OWNERS ASSOCIATION		7240 LEE DAVIS ROAD	MECHANICSVILLE	VA	23111
8725-60-6569	PECAN, MICHAEL J & PECAN, JEAN E		6154 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111
8725-50-9124	POWELL, JANICE M		6287 MECHANICSVILLE PIKE	MECHANICSVILLE	VA	23111
8725-50-8457	POWELL, JANICE M & MARTIN, DONALD G		6279 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8725-61-8520	PULLIN, JOHN E & DORIS G		6201 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8725-61-7048	SAMPSON, KAREN C & SAMPSON, NATHAN R R/S		8074 LAKE HAVEN DRIVE	MECHANICSVILLE	VA	23111
8725-51-8270	SXCW PROPERTIES II LLC		7935 COUNCIL PLACE	MATTHEWS	NC	28105
8725-60-7909	TIMBERLAKE, DANIEL FRANCIS & TIMBERLAKE, CARA MARIE		8078 LAKE HAVEN DRIVE	MECHANICSVILLE	VA	23111
8725-61-2710	TREXLER, STEPHEN D		6214 MECHANICSVILLE TPKE	MECHANICSVILLE	VA	23111
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8725-60-4201	WEST, JERRY E		6291 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
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8725-70-0361	WOODSON, STEPHEN B & WOODSON, JESSICA H		6141 HAVENVIEW DRIVE	MECHANICSVILLE	VA	23111

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8725-70-3102	LEAKE, WAYNE O	<Null>	6126 GREEN HAVEN DRIVE	MECHANICSVILLE	VA	23111-0000

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HANOVER COUNTY

ESTABLISHED IN 1720

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CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

HANOVER COUNTY PLANNING OFFICE NOTICE TO ADJACENT PROPERTY OWNER(S)

DATE: 01/25/2024

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.

Request to rezone from A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, on GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, consisting of approximately 17.6 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for restaurant, office, and retail uses, as well as fourteen (14) residential townhomes. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

The Hanover County Planning Commission will hold a hearing on the following date and time:

THURSDAY, FEBRUARY 15, 2024, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office
c/o Jo Ann M. Hunter, AICP
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

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ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

DATE: 01/25/2024

This is to inform you that YOUR ZONING REQUEST has been advertised for a public hearing.

REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.

Request to rezone from A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, on GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, consisting of approximately 17.6 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for restaurant, office, and retail uses, as well as fourteen (14) residential townhomes. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

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If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

United States Postal Service®

Confirmation Services Certification

Company Information

Company Name

COUNTY OF HANOVER

Address (Number, street, suite no., city, state and ZIP Code™)

PO Box 470
Hanover
VA
23069
US

Mailer Identification (MID)

002800003

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature

Date Signed

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized Signature

Date Signed

Instructions for Mailer

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 8-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number

94750149028000030009433

Instructions for Acceptance Employee

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS (USPS TRACKING)", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

Computerized PS Form 3152, July 2013 Facsimile

REZ2023-00024
Please return
Signed form to
Kelley Kirby
Planning
mailed 1/26/24

RECEIVED

JAN 30 2024

HANOVER COUNTY
PLANNING DEPARTMENT

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
	Sequence Number 1-2961	Class of Mail Mixed

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Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
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USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
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	Sequence Number 1-2061	Class of Mail Mixed

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USPS Manifest Mailing System

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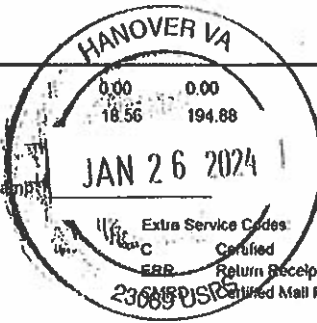
MECHANICSVILLE VA 23111

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Cumulative Totals	29	18.56	194.88	213.44

USPS CERTIFICATION

Total Number Of Pieces Received 29

Round Stamp



Signature of Receiving Employee

PS Form 3877 (Facsimile)

Traffic – Trip Generation Analysis



ARM Group

Engineers and Scientists

MEMORANDUM

TO: Mr. Adam Moore, PE
FROM: M. Scott Courtney, PE
DATE: 1/29/24
RE: Westhaven Rezoning Request
PN: 22003001.00
CC: Ms. Claudia Cheely



Introduction

As part of the rezoning process, VDOT has asked for a Right Turn Lane Warrant regarding the entrances into the development. This evaluation includes a trip generation and turn lane warrant analysis using the following items:

- ITE Trip Generation Manual, 10th Edition
- 2022 online VDOT traffic data
- Site-specific use data

Study Area

The site is located approximately 0.3 miles east of Creighton Parkway on the south side of Route 360. It is the site of the recreational venue known as Westhaven Lake. The proposed project is the renovation of the two-story 12,000sf building with an expansion of one 6,000sf floor. The ground floor, partially below grade, may be used for a microbrewery/restaurant with the second and third floors being used as retail and offices, respectively. Included in the larger project is a small 6,250sf retail center and four townhome buildings totaling 14 single family units.

Existing Traffic Volumes

The site access is located along Mechanicsville Turnpike. VDOT 2022 online traffic data provides the following information:

Mechanicsville Turnpike (50mph)

- Average Daily Traffic (ADT): 19,000 vehicles per day (vpd)
- Directional Factor: 0.68
- K Factor: 0.09

It is assumed that peak traffic trends are westbound towards Richmond during AM peak period and eastbound during the PM peak period. Using the above information, peak hour volumes along Rt. 360 are calculated as follows:

AM Peak: 1163 vph Westbound | 547 vph Eastbound
 PM Peak: 547 vph Westbound | 1163 vph Eastbound

These traffic volumes were used in the site’s turn lane analysis.

Trip Generation

To assess the turn lane warrants, the full build out of the parcel was analyzed to determine access peak hour volumes.

Traffic was generated using the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th edition. The trip generation calculations used Land Use Codes 220 (Multifamily – Low Rise), 712 (Small Office) 820 (Shopping Center) and 925 (Drinking Place) which are summarized in Table 1.

Table 1. Trip Generation

Land Use (code)	Variable	AM Peak		PM Peak		Daily	
	KSF	In	Out	In	Out	In	Out
Multi-Family - Low Rise (220)	14*	2	5	5	3	33	33
Small Office (712)	6	10	2	5	10	49	49
Shopping Center (820)	12.25	98	60	55	60	721	721
Drinking Place (925)	6			45	23		

* Variable for Multi-Family is the number of Units

Trip generations were used in conjunction with the directional distributions from the VDOT traffic data to create directional assignments as shown in Table 2.

Trip Distribution:

68% from the West
 32% from the East

Table 2. Directional Assignment (vph)

Land Use (code)	AM Peak		PM Peak	
	From the East	From the West	From the East	From the West
Multi-Family - Low Rise (220)	0	2	1	4
Small Office (712)	7	3	1	4
Shopping Center (820)	67	31	18	37

Drinking Place (925)			14	31
Total	74	36	34	76

Turn Lane Warrants

In preparation of the right turn lane warrant analyses, it is assumed that the two AM Peak Hour trips for the townhomes would use the westernmost entrance, as would 60% of all other eastbound traffic. This means that 22vph will enter through this driveway. Similarly, it is assumed that all four vehicles heading to the townhomes and 60% of all other PM Peak Hour eastbound traffic will enter the westernmost driveway to avoid left turning traffic from the east. Therefore, 47vph will enter the driveway, which barely warrants a 100' right turn lane and 200' taper.

The westbound left turn lane warrant uses the AM Peak Hour distribution volume and shows that a 100' storage lane and 200' taper are warranted. Warrant graphics are attached.

Warrants for Left Turn Storage Lanes on Four-Lane Highways

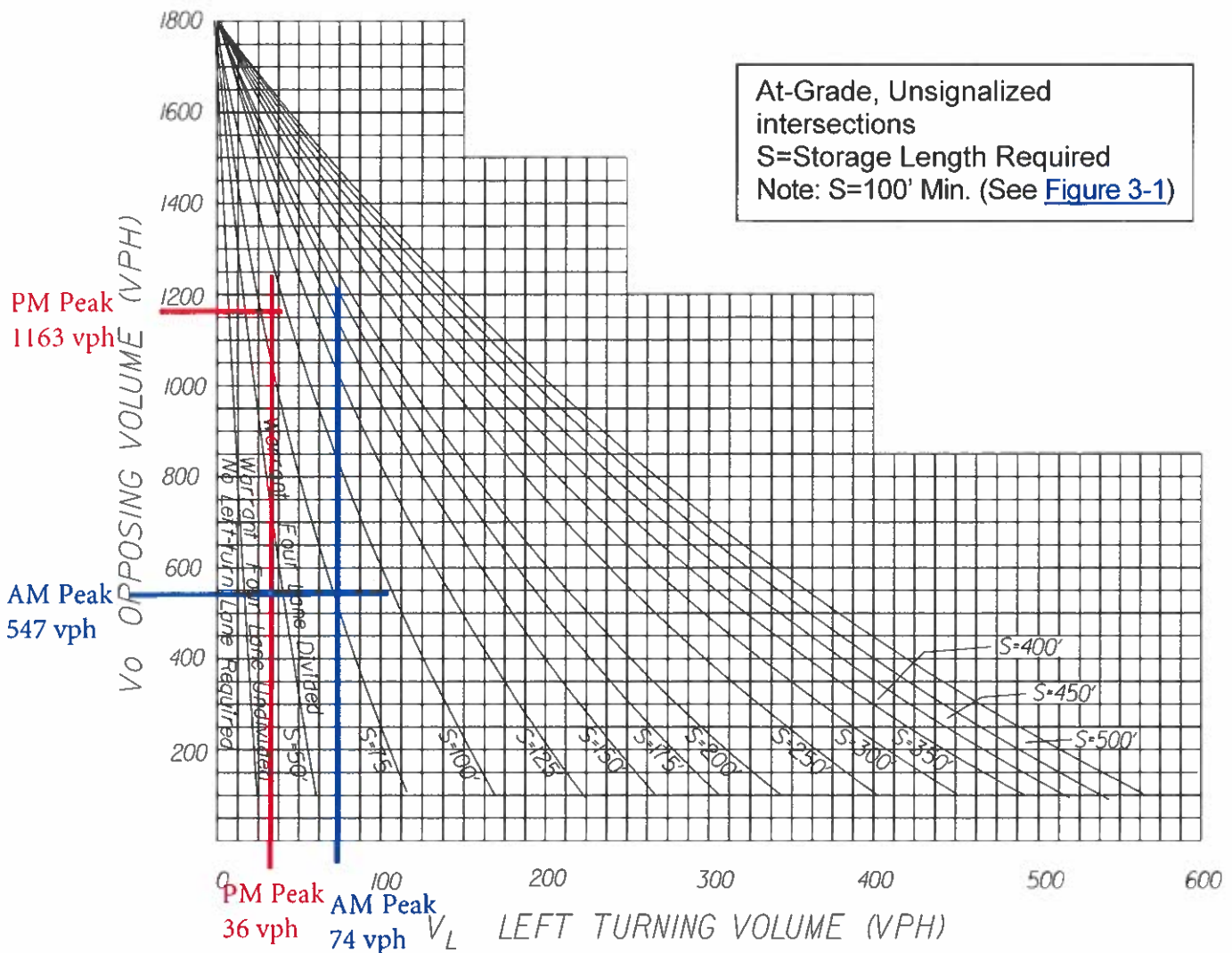


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR LANE HIGHWAYS

Figure 3-3 was derived from *Highway Research Report No. 211*.

Oposing volume and left turning volume in vehicles per hour (VPH) are used for left turn storage lane warrants on four-lane highways.

For plan detail requirements when curb and/or gutter are used, see VDOT's [Road Design Manual, Section 2E.3](http://www.virginiadot.org/business/locdes/rdmanual-index.asp) on the VDOT web site:
<http://www.virginiadot.org/business/locdes/rdmanual-index.asp>.

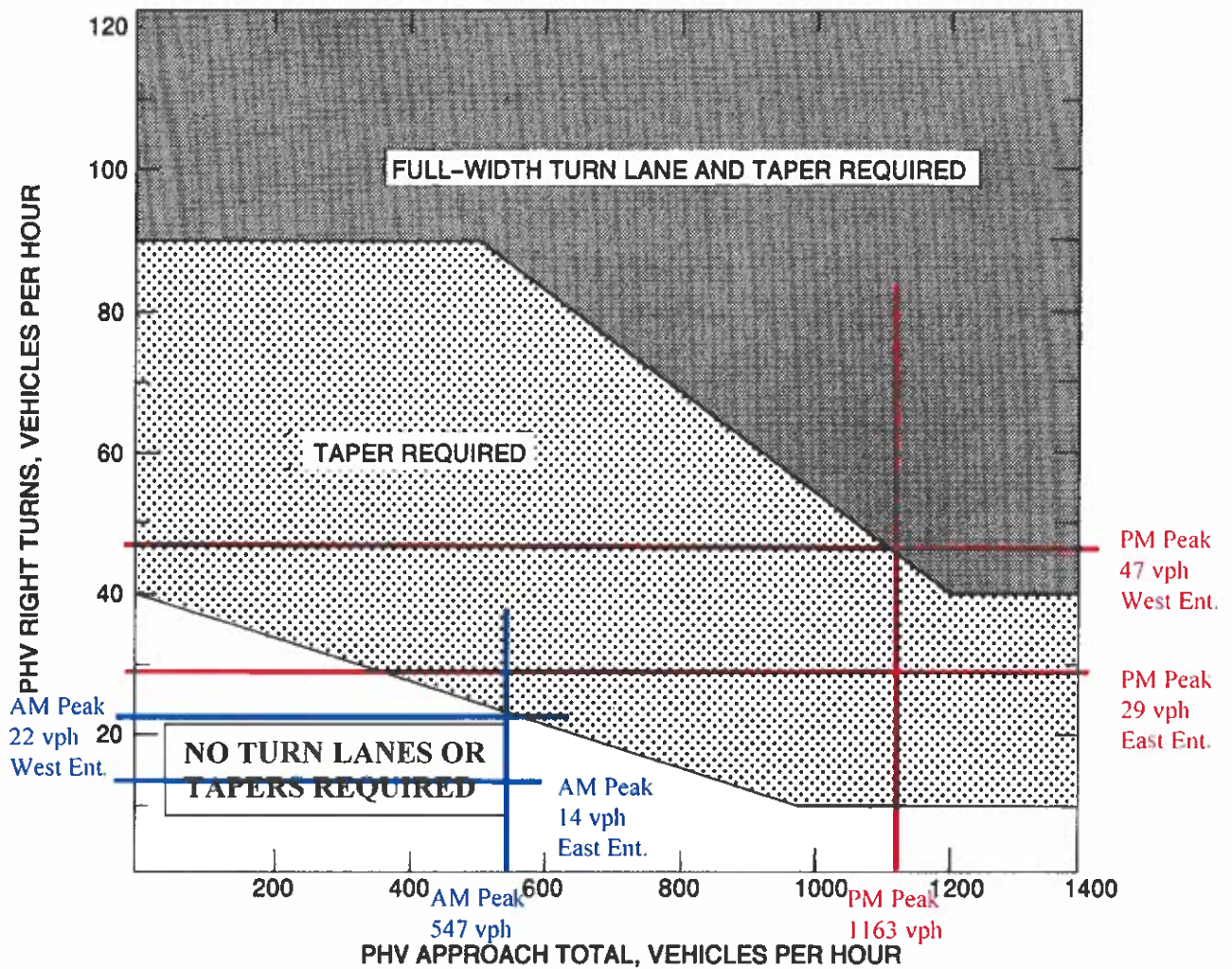


FIGURE 3-27 WARRANTS FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

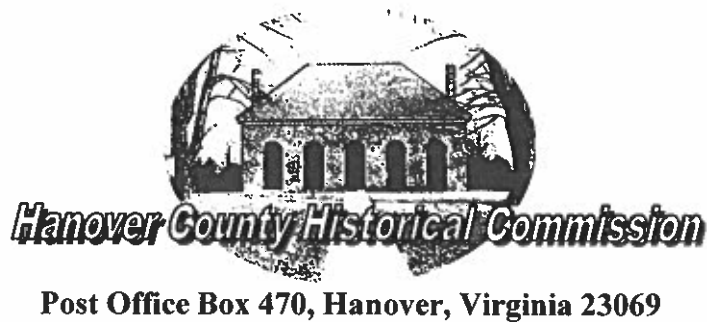
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see [Figure 3-1](#) for design criteria.*

* Rev. 1/15

Historical Commission Recommendation



MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *CDC*

SUBJECT: Historical Commission Recommendation
REZ22023-00024 & SE2023-00019, Westhaven Properties, L.L.C., et al.

DATE: September 13, 2023

At the Historical Commission meeting on September 5, 2023, the Commission reviewed the referenced request to rezone to B-2, General Business District, and RS, Single Family Residential District, for development of retail spaces and fourteen townhomes. The Special Exception is for the proposed height of the townhomes.

The Commission reviewed this request because it includes the site known as Westhaven Lake, VDHR#042-0818, and this property is in the area of four delineated battlefields:

- Confederates Advance to Gaines Mill - June 27, 1862
- VDHR #042-5017, Cold Harbor
- VDHR #042-5018, Gaines Mill
- VDHR #42-5022, Totopotomoy Creek

The National Park Service has reviewed these requests and indicated there are no known Civil War resources remaining on the property. The applicant will be rehabilitating and enlarging the main structure used on the Westhaven Lake property, so that structure is being saved.

Staff recommended that the Commission find that development of this property will have no further impact on the nearby battlefields, and noted that through redevelopment of the site, the expansion of the historic structure will be impacted, but that this is adaptive reuse of that structure, which is a means to its preservation. The Commission determined that the battlefields will not be impacted, and that the existing form of Westhaven structure will be altered but it supports adaptive reuse.

Community Meeting Notes

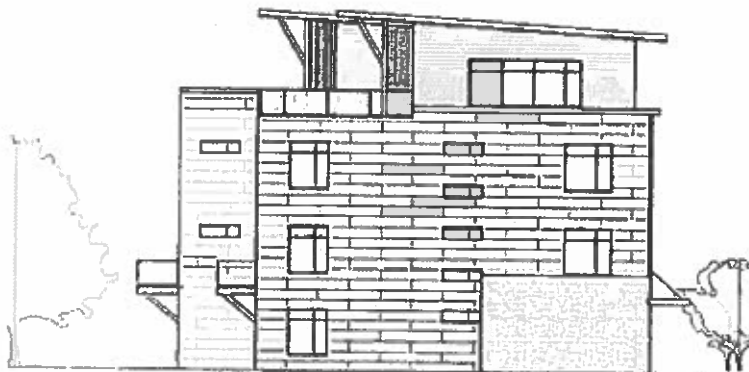
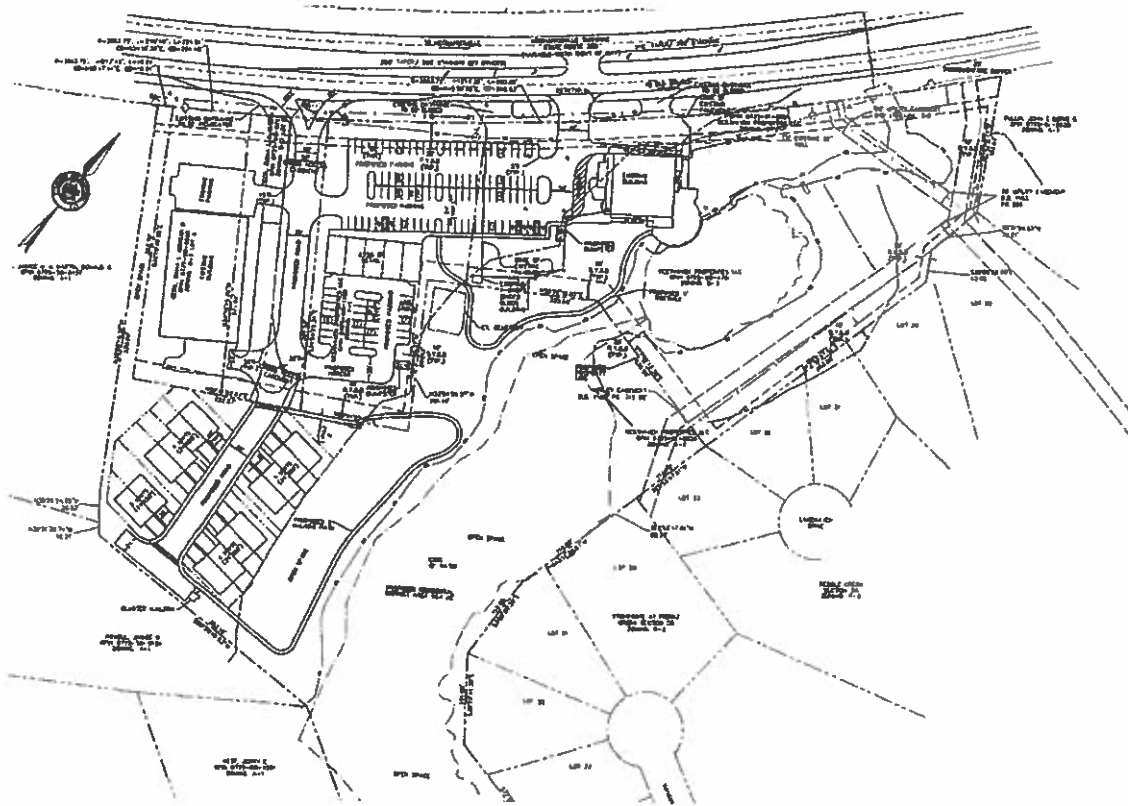
Community Meeting
REZ2023-00024/SE2023-00019, Westhaven Properties, L.L.C., et al.

A community meeting for REZ2023-00024/ SE2023-00019, Westhaven Properties, L.L.C., et al. was held on November 1, 2023 at 6:00 p.m. at Fairmount Christian Church. The applicant is requesting to rezone to B-2, Community Business District, and RS, Single Family Residential District. A Special Exception to permit buildings taller than permitted by the ordinance has also been submitted. Thirteen citizens were in attendance. The following Hanover County representatives were also in attendance:

Board of Supervisors: Michael Herzberg (Cold Harbor District)

Planning Commission: Fred McGhee (Cold Harbor District), Randy Whittaker (Mechanicsville District)

Staff members: Gretchen Biernot and Claudia Cheely



The following questions and concerns were raised at the meeting:

- Traffic –
 - The car wash was taken into consideration in evaluating traffic
- Will townhouse owners be able to use the pond?
 - Yes, this area will be part of the common open space.
- How much of the RPA area will remain as it currently exists?
 - 100' from pond, must remain natural unless the vegetation is dead or dying. Small trees may be removed. Boardwalks or piers are permitted in this area.
- The dam in this area is in need of repair. Will it be repaired as part of this project?
 - The dam will be repaired; the Army Corps of Engineers must review and approve the improvements to the dam; This will be part of Phase 1
- Construction time to renovate the existing building (Phase 1), retail phase (Phase 2), and townhomes (Phase 3)
 - The applicant was unsure about the construction times because it may vary depending on availability and costs of materials.
 - Approximate times: Phase 1 - 14-18 months , Phase 2 - 12 months, and Phase 3 - 12-18 months
 - Would like to flexible to be able to respond to the market
- Will the townhouses be sold to individual owners?
 - The townhouses will be for sale and not for rent.
- Will the existing building be rented or owned?
 - Unsure at this time; plan to upgrade the building first before looking for tenants; possible mixed use building
- The proposed building has to be built the way it is shown on the plans, correct?
 - Yes
- Where is the height measured? How does it compare to a single-family 3-story dwelling?
 - The required height is 45' or 3 stories, whichever is less. 4 stories are proposed, and parking will be on bottom floor
- Concerns were expressed about the water level of lake; to be good neighbors, it would be good to see the dam and the lake as a priority in this project; it would send a strong message to the community

These cases are tentatively scheduled for February 2024 Planning Commission and the March 2024 Board of Supervisors.

Citizen Correspondence - Petition

To Whom It May Concern,

Hanover County Planning Department Request for Special Review SH2023-00019, Westhaven Properties LLC contains an item in the Explanation section that address the use of the lake. Specifically, item 2 states "TOWNHOUSE RESIDENTS WILL BE ABLE TO USE THE LAKE FOR RECREATIONAL PURPOSES SUCH AS FISHING, BOATING AND SWIMMING"

We, the undersigned residents of Pebble Creek who own property adjacent to Westhaven Lake, request the same rights and privileges be granted to us as proposed for the townhouse residence in regards to the use of the lake.

SIGNATURE	PRINTED NAME	ADDRESS
	MICHAEL BURROUGHS	8079 LAKE HAVEN DR.
	Tamela M Burroughs	8079 LAKE HAVEN DR.
	Anthony Williamson	6145 Havenview Drive
	Trish Williamson	6145 Havenview Drive
	Jerry Oliver	6153 Havenview Dr.
	Twinkle Oliver	6153 Havenview Dr.
	Sharon Mountain	6150 Havenview Dr.
	Larry D Mountain	6150 Havenview Dr.
	WAYNE LEAKE	6126 GREEN HAVEN
	Lisa S George	6127 Green Haven Dr.
	Michael C George	6127 Green Haven Dr.
	Melisa Whaley	6151 HAVENVIEW DR.
	CHARLIE L. WHALEY	6151 HAVENVIEW DR.
	ANTHONY ENNIS	6149 HAVENVIEW DR.
	Ariane Ennis	6149 Havenview Dr.
	Jeannie Pellan	6154 Havenview DR.
	Michael J. Pellan	6154 Havenview Dr.
	Kaitlin A. Atkinson	6135 Havenview Drive
	Ryan Atkinson	6135 Havenview Drive
	Jessica Warden	6141 Havenview Drive
	Stephen Warden	6141 Havenview Drive

Proffers

PROFFERS: REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.

The undersigned owners of parcels designated as GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751 (“the Property”), voluntarily agrees for themselves, their agents, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the Property is rezoned A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, the development and use of the Property shall be subject to the following conditions:

APPLICABLE TO B-2 DISTRICT

1. Conceptual Plan. The Property must be developed in substantial conformity with the conceptual plan (“the Plan”), titled “Westhaven Rezoning Plan,” dated June 29, 2023, last revised February 1, 2024, and prepared by ARM Resource.
2. Architecture. The commercial structures must be constructed in substantial conformity with the elevations entitled “Westhaven Building” and “Retail Elevation”, prepared by Commonwealth Architects, dated November 26, 2019. The property shall be developed with a unified and complementary color and architectural theme. Tenants will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space. The standard or compatibility may be met through scale, materials, forms and/or colors. Retail and business structures shall be designed to meeting the following general standards: elevations of the proposed structures, including proposed materials, shall be submitted to the Planning Director for his review and approval or disapproval, at his sole discretion, prior to site plan approval.
3. HVAC. All heating, ventilation and air conditioning equipment must be screened from view from adjoining properties or from the public right-of-way. Any mechanical units placed on the rooftops of buildings shall be screened by architectural features which are compatible with building façade architecture. Screening shall be designed so as to block such units from view by persons on any public streets immediately adjoining the Property, or from adjacent residential uses. Solar panels shall not be construed as “HVAC” or “mechanical units”.
4. Signage. All freestanding signage must be monument style. Tenants will be permitted to show their standard logo and colors on buildings and the signage panels.
5. Enhanced Thoroughfare Buffer. The 25’ thoroughfare buffer along Mechanicsville Turnpike must be landscaped in accordance with the thoroughfare buffer standards (Section 26-264.3), which will be enhanced by increasing the required plantings by 25% for trees and 30% for shrubs. Trees must consist of a combination of deciduous and evergreen trees and plant materials must be appropriately clustered to create a more natural and organic design.

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APPLICABLE TO ALL PROPERTY

6. Phasing. The Owners agree that the Westhaven Building will be developed as Phase 1. The Retail Building and the Townhomes will be developed as Phase 2 and Phase 3 respectively, unless the market demand warrants otherwise.

7. Cross-Access Easements. Cross access easements must be recorded between the owners of the GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, for access throughout the site, prior to site plan approval for Phase 1.

8. Road Improvements – The Owners agree to construct the following:

a. The right-in/right-out western entrance must include a pork chop island that directs flow of traffic; and an eastbound right turn taper that is 200' long in length and a storage lane that is 100' long.

b. The full service eastern entrance must be constructed to VDOT standards and specifications for a commercial entrance including:

- i. An westbound left turn lane with 100' stacking and a 200' taper;
- ii. An eastbound right turn taper that is 200' feet in length.

9. Lighting. Lighting shall be installed at a height not greater than 25 feet in height. All light fixtures shall have house side shields.

Deleted: phasing of this site must be carried out in the numerical order shown for the three phases represented on the Conceptual Plan.

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Conceptual Plan & Elevations



ARM Resource
 An ARM Group Company
 Engineers and Scientists



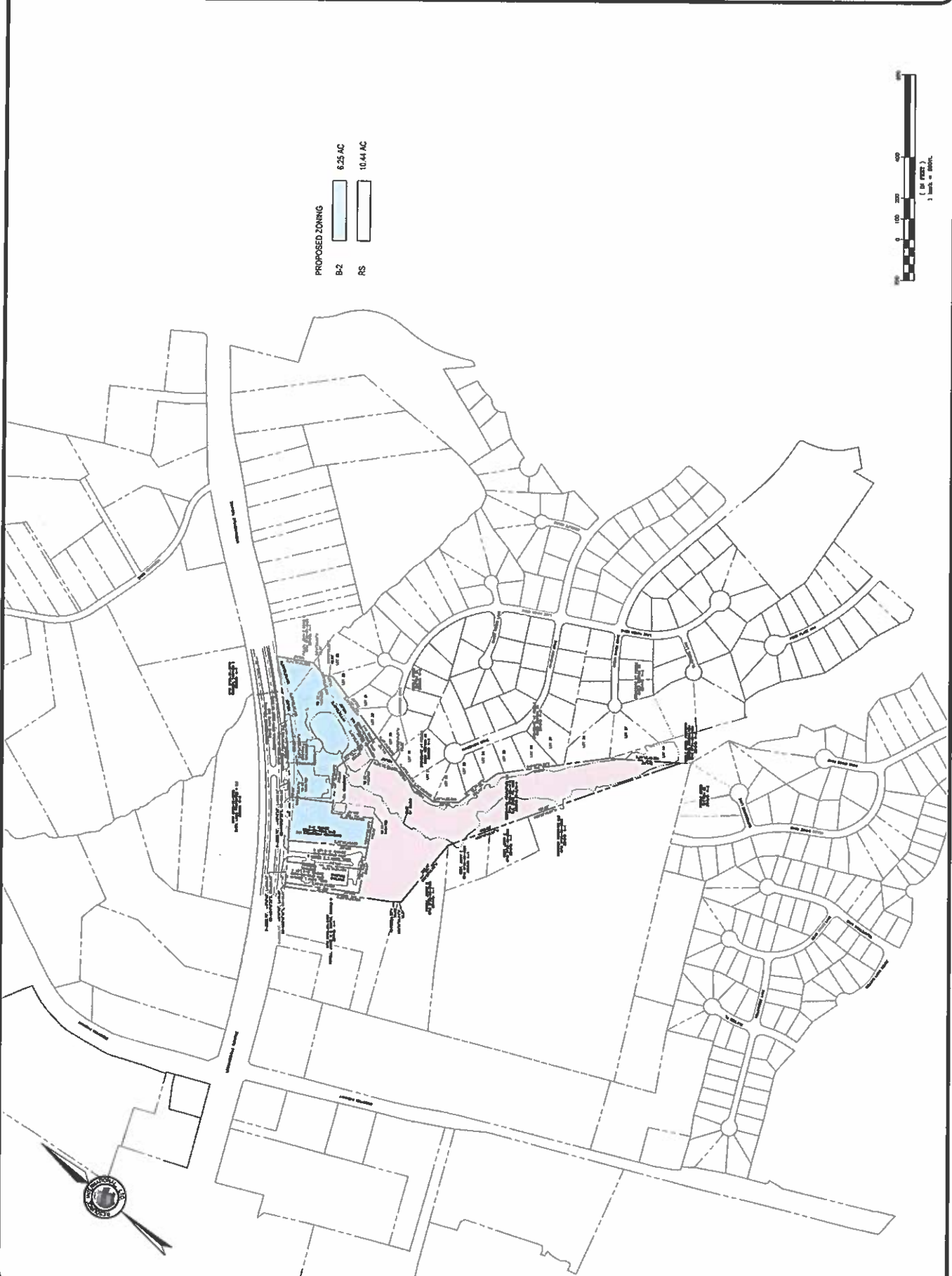
P.O. Box 6160 • 9560 Kings Chapel Drive • Atlanta, VA 22005
 (804) 550-9200 • FAX (804) 550-9259

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DESIGNED: MCF
 DRAWN: MCF
 CHECKED: MSC
 DATE: 08-28-2023

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

PROJECT NO.:
220030.01
 SHEET:
PZ-3

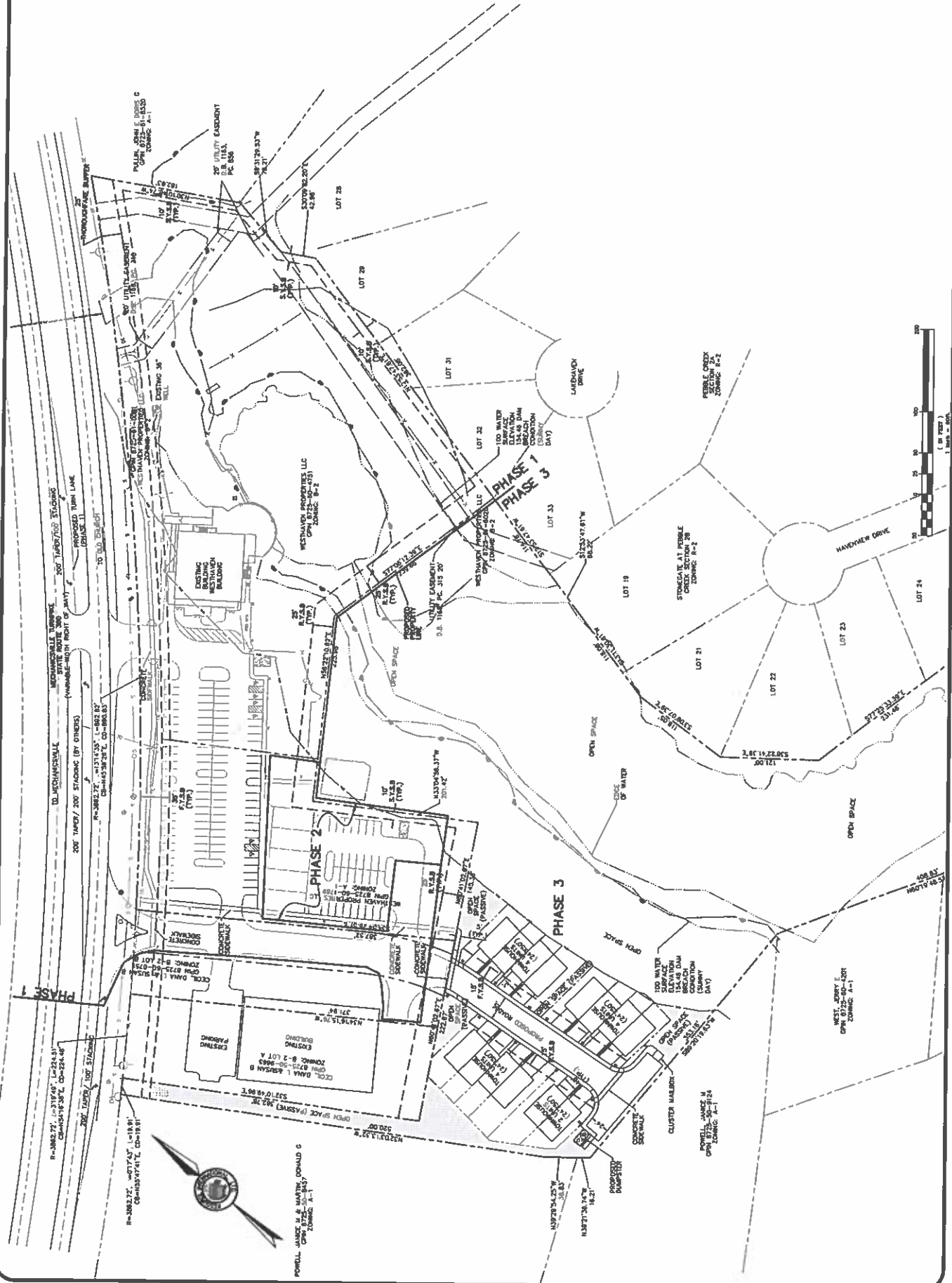


PROPOSED ZONING

B-2	6.25 AC
RS	10.44 AC

DESIGNED: MJP
DRAWN: MJC
CHECKED: MJC
DATE: 8-28-2023

REVISIONS:
1-22-2024 REVISED PER COUNTY COMMENTS
2-1-2024 REVISED PER COUNTY COMMENTS



DATE	2022
REVISION	
DESCRIPTION	
BY	
CHECKED	
DATE	

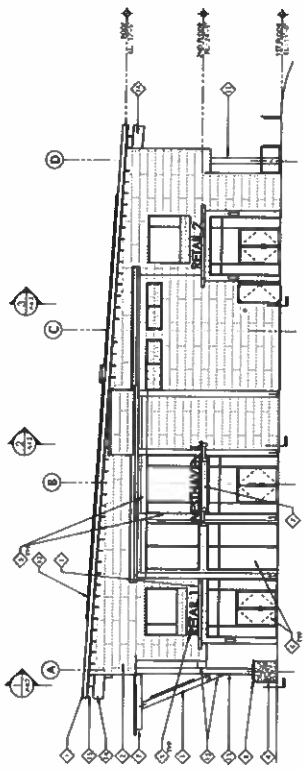
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PROPOSED BUILDING ELEVATIONS
 PROPOSED SET FOR CONSTRUCTION

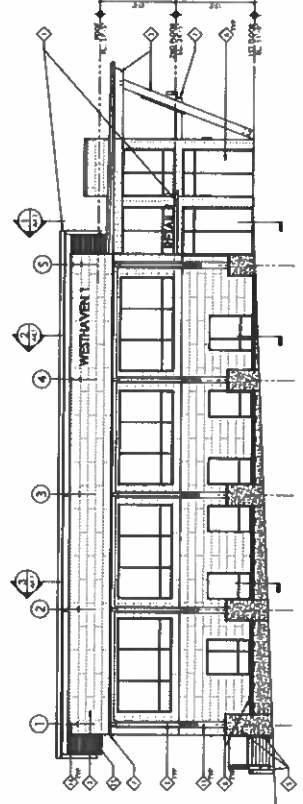
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ELEVATION KEYNOTES

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100	SEE PLAN 118



PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Sheet Number	02
Date	02/20/14
Scale	AS SHOWN

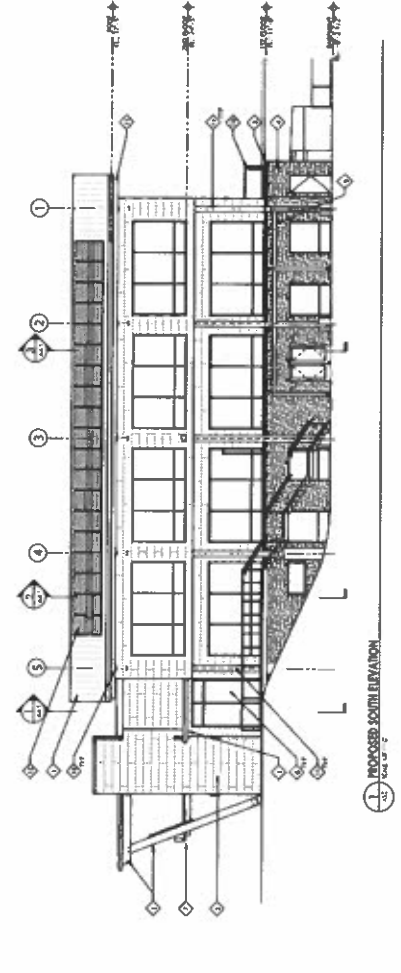
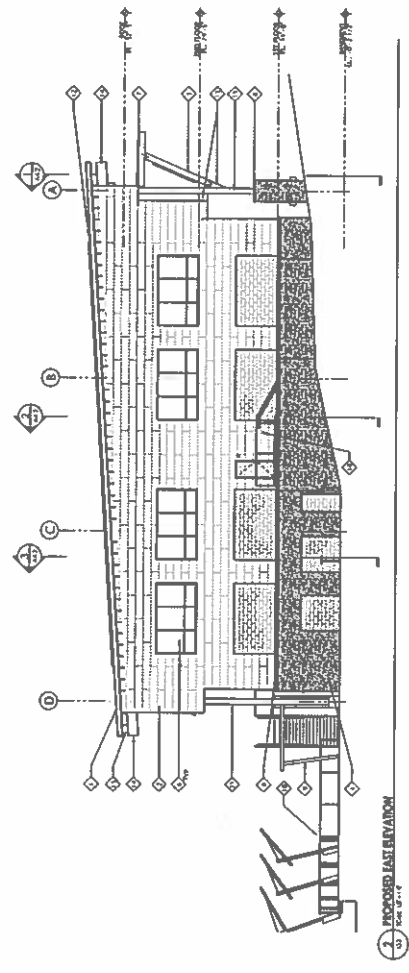
NOT FOR CONSTRUCTION

PROPOSED BUILDING ELEVATIONS
 PREPARED BY: COMMONWEALTH ARCHITECTS

A3.2
 DATE: 02/20/14

ELEVATION KEYNOTES

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2	CLASH WITH EXISTING ROOF
3	CLASH WITH EXISTING WALL
4	CLASH WITH EXISTING WINDOW
5	CLASH WITH EXISTING DOOR
6	CLASH WITH EXISTING BALCONY
7	CLASH WITH EXISTING SIGNAGE
8	CLASH WITH EXISTING LIGHTING
9	CLASH WITH EXISTING MECHANICAL
10	CLASH WITH EXISTING LANDSCAPE
11	CLASH WITH EXISTING UTILITY
12	CLASH WITH EXISTING FENCE
13	CLASH WITH EXISTING DRIVEWAY
14	CLASH WITH EXISTING SIDEWALK
15	CLASH WITH EXISTING CURB
16	CLASH WITH EXISTING STREET
17	CLASH WITH EXISTING PARKING
18	CLASH WITH EXISTING BIKEWAY
19	CLASH WITH EXISTING TRAIL
20	CLASH WITH EXISTING WATERWAY
21	CLASH WITH EXISTING TREE
22	CLASH WITH EXISTING SHrub
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41	CLASH WITH EXISTING INSECTS
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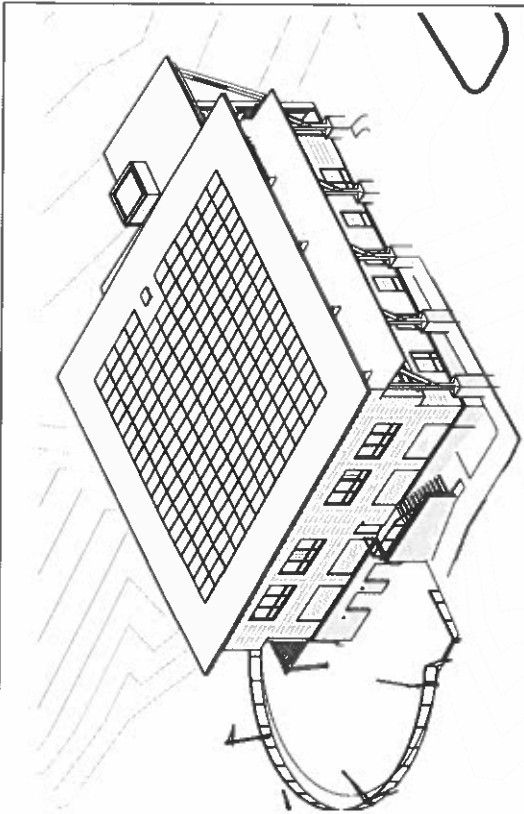
NO.	DATE	DESCRIPTION
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2	03/10/2023	ISSUED FOR CONSTRUCTION

NOT FOR
 CONSTRUCTION

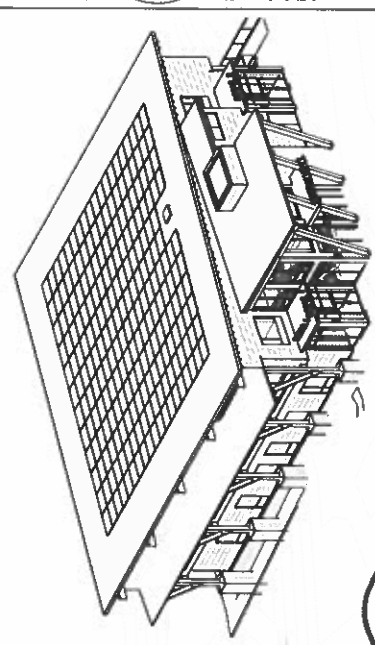
ARCHITECTURAL
 MODEL
 PROPOSED 3D
 VIEWS

PROJECT SET
 CONSTRUCTION

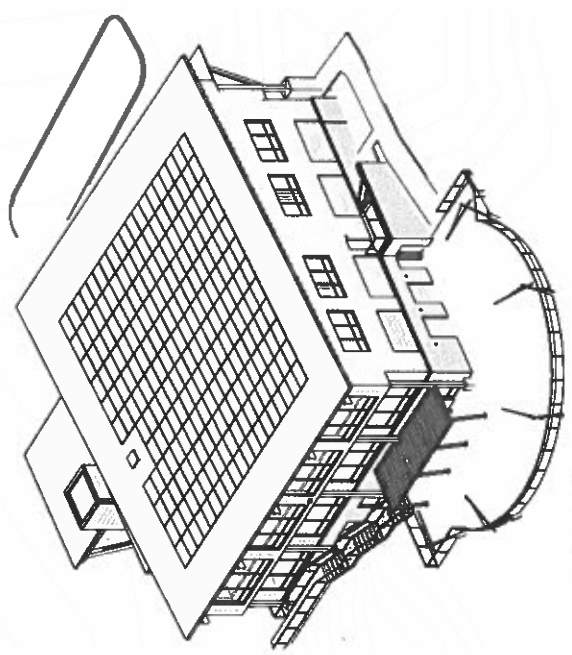
CS.04
 SHEET NO. 130020



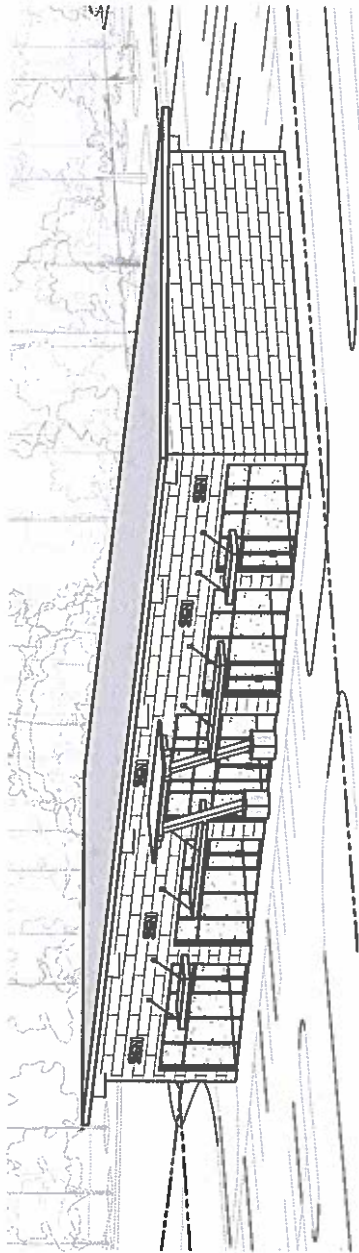
1 PROPOSED VIEW FROM NORTHWEST
 CS.04



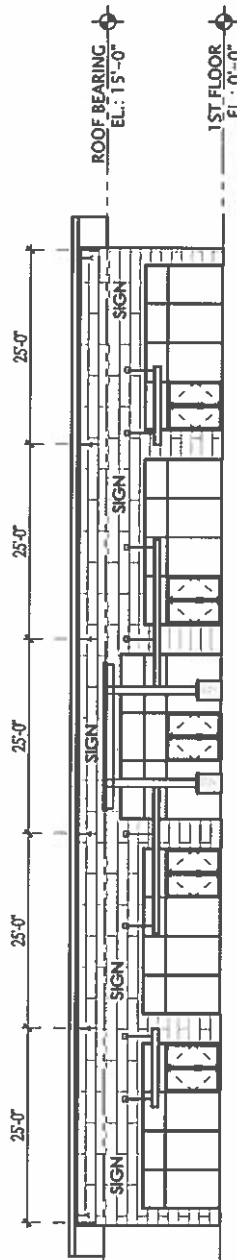
2 PROPOSED VIEW FROM NORTHWEST
 CS.04



3 PROPOSED VIEW FROM SOUTHEAST
 CS.04



RETAIL AERIAL PERSPECTIVE



RETAIL NORTH



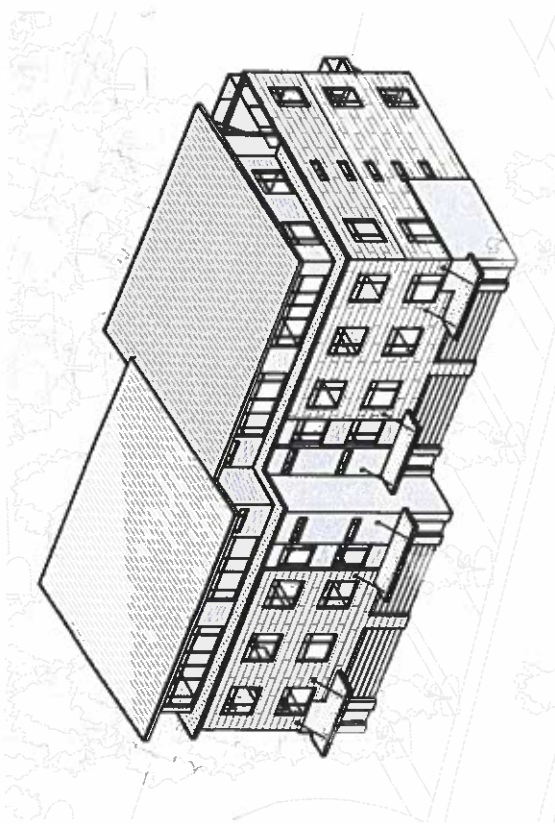
RETAIL WEST

RETAIL ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

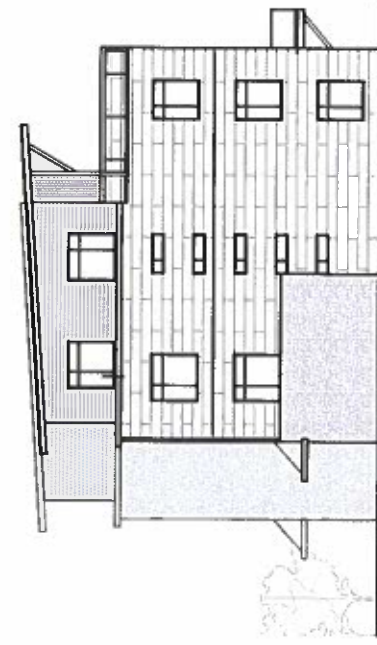
Commonwealth
ARCHITECTS

02/18/21

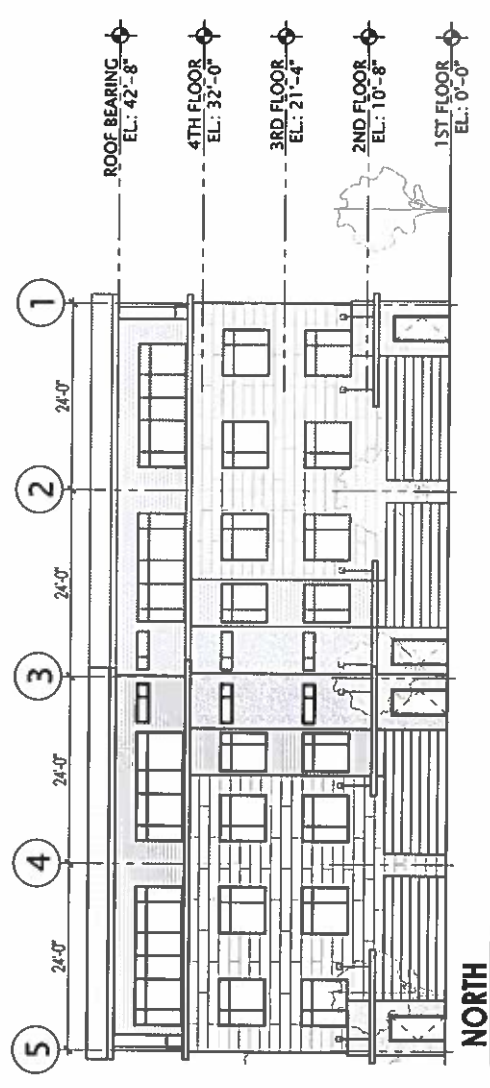
A8



AERIAL PERSPECTIVE



WEST



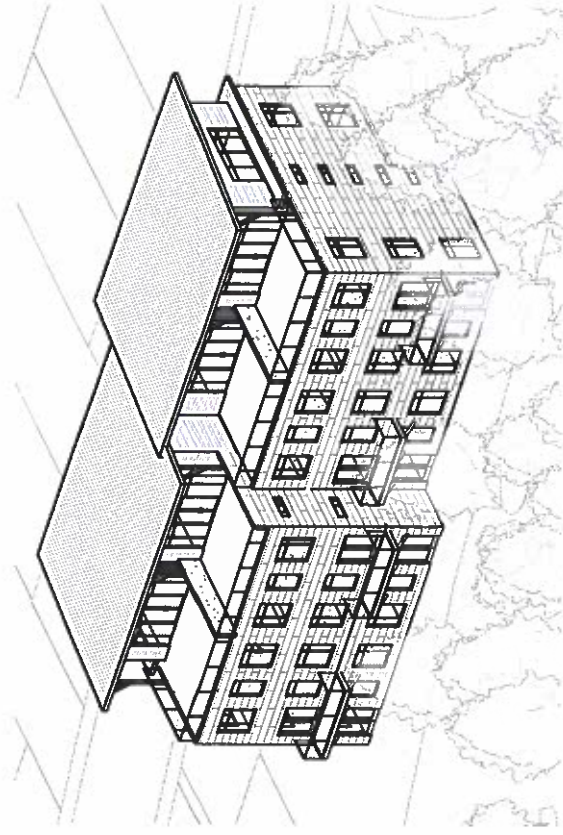
NORTH

TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

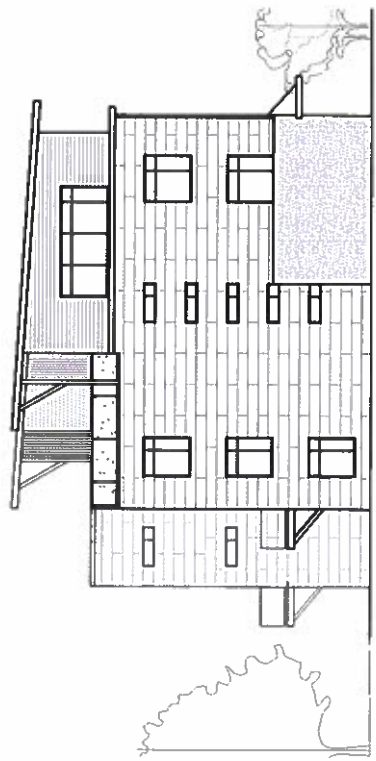


02/18/21

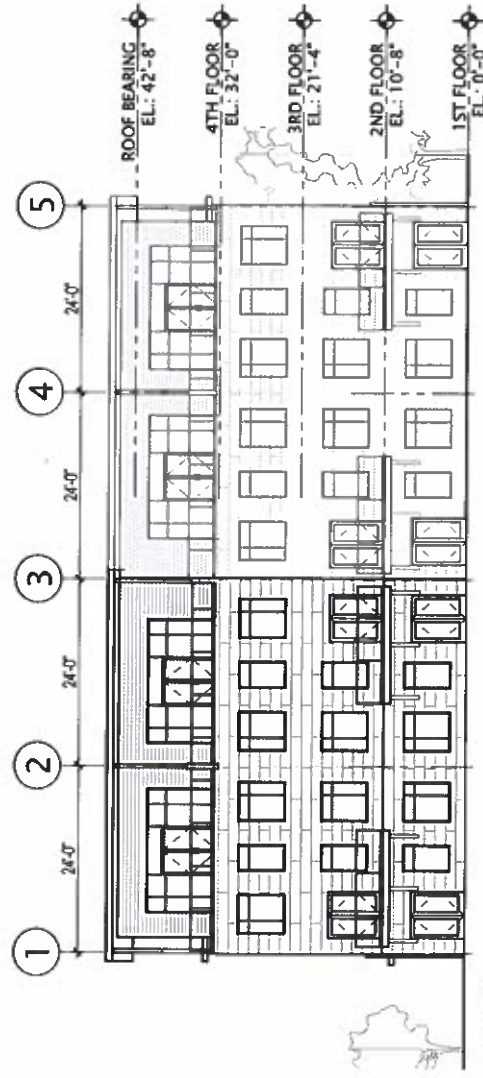
A4



AERIAL PERSPECTIVE



EAST



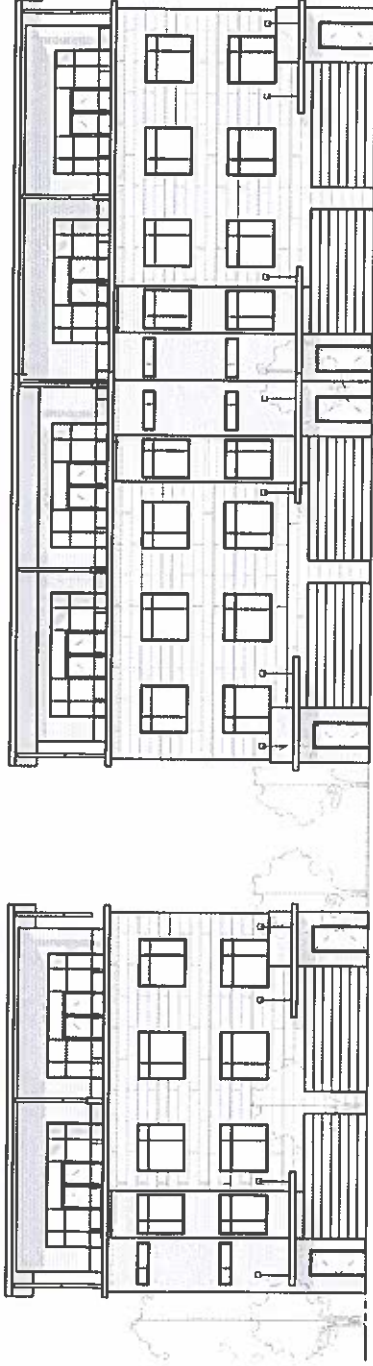
SOUTH

TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL



02/18/21

A5



STREET ELEVATION SOUTH



STREET ELEVATION NORTH

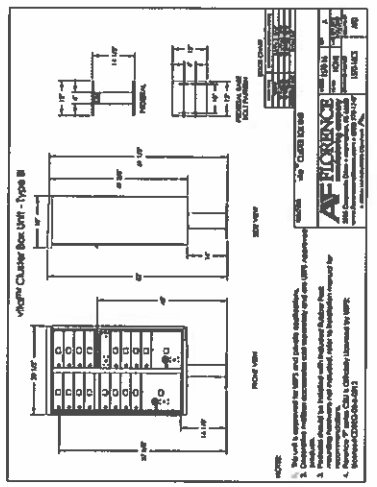
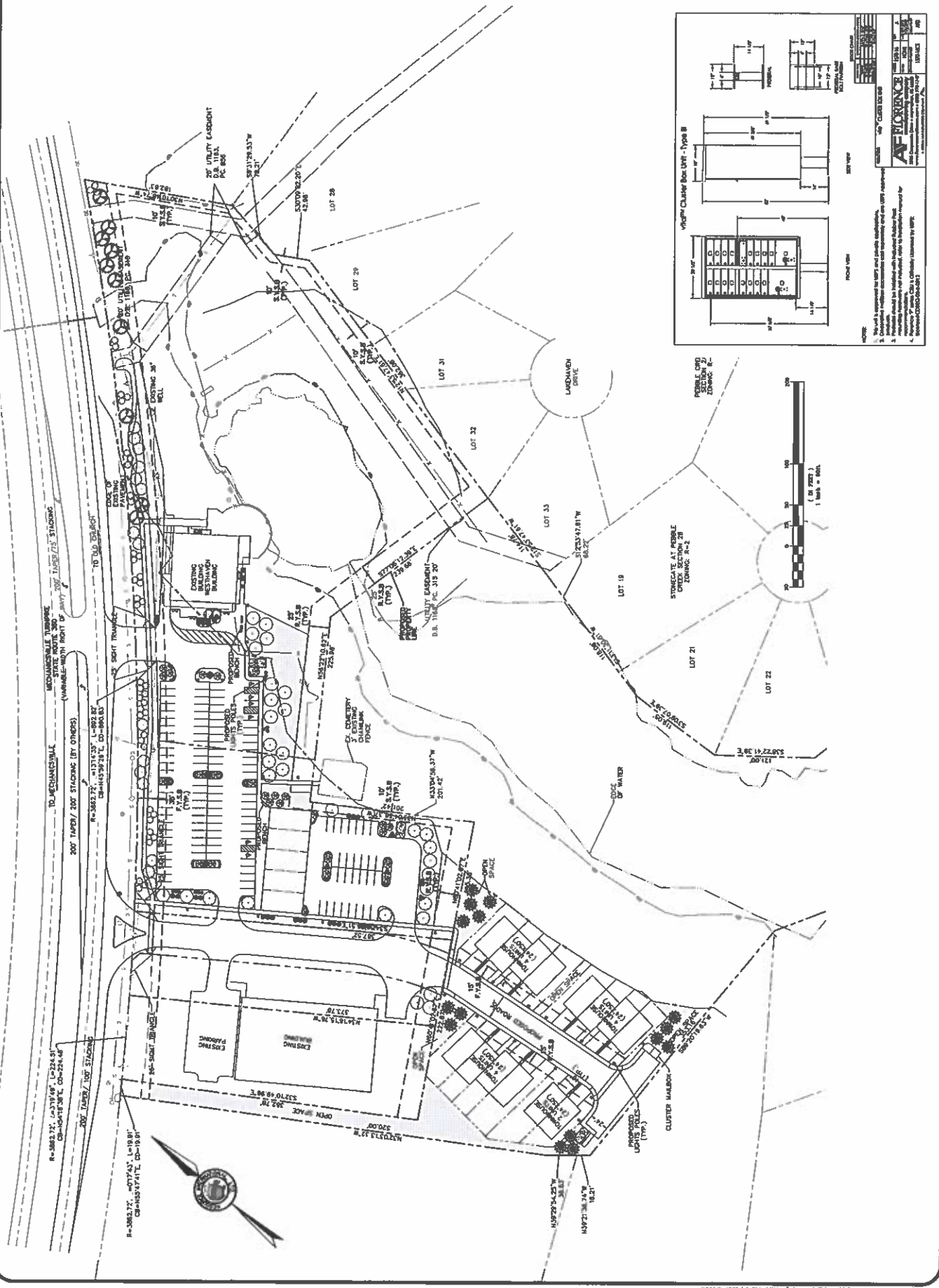


TOWNHOME STREET ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

Commonwealth
ARCHITECTS

02/18/21

A6



AFI
 AFFORDANCE
 CONSULTING, INC.
 10000 WOODBRIDGE BLVD
 SUITE 100
 FARMERS BRANCH, VA 23034
 (800) 550-9200

NOTES:
 1. No lot is approved for 50% and greater build-out.
 2. Cluster building dimensions and setbacks are per 1974 Ordinance.
 3. Cluster building dimensions and setbacks are per 1974 Ordinance.
 4. Cluster building dimensions and setbacks are per 1974 Ordinance.
 5. Cluster building dimensions and setbacks are per 1974 Ordinance.
 6. Cluster building dimensions and setbacks are per 1974 Ordinance.
 7. Cluster building dimensions and setbacks are per 1974 Ordinance.
 8. Cluster building dimensions and setbacks are per 1974 Ordinance.
 9. Cluster building dimensions and setbacks are per 1974 Ordinance.
 10. Cluster building dimensions and setbacks are per 1974 Ordinance.

