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HANOVER COUNTY

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BUSINESS MANAGER

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

June 4, 2024

Bonnie Beavers
Goodfellow, Jalbert, Beard & Associates, Inc.
P.O. Box 539
Mechanicsville, Virginia 23111

RE: Approval of REZ2024-00001, Westmoreland Property Group, L.L.C.

Dear Ms. Beavers,

At their meeting of May 22, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request to rezone from B-3, General Business District and M-2, Light Industrial District to M-2(c), Light Industrial District with conditions, on GPINs 7788-36-2310 and 7788-36-3534, and from A-1, Agricultural District to A-1(c), Agricultural District with conditions on GPIN 7788-36-3069, consisting of approximately 6.85 acres, with conditions 1 through 15 as set forth in the attached Ordinance for REZ2024-00001, Westmoreland Property Group, L.L.C. The Board's approval incorporates adoption of the Ordinance. Attached please find the approved conceptual plan.

Prior to initiating the new uses on this property, you must obtain Site Plan approval. The Planning staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

Jo Ann M. Hunter, AICP
Senior Director
Planning and Community Development

JMH/abw

cc: Faye O. Prichard
Richard W. Paul
Jessica Crews

Planning Commission
Tim O'Keefe
Assessor

Erin Baber
Jason Hazelwood
Kimberlee Daniels

ORDINANCE REZ2024-00001

OWNER OF RECORD: WESTMORELAND PROPERTY GROUP, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 22nd day of May 2024, and advertised in the Mechanicsville Local once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as GPINs 7788-36-2310 and 7788-36-3534, from B-3, General Business District and M-2, Light Industrial District to M-2(c), Light Industrial District with conditions, and GPIN 7788-36-3069, from A-1, Agricultural District to A-1(c), Agricultural District with conditions, consisting of approximately 6.85 acres, and located on the south line of Wood Park Court (State Route 1013) at its intersection with Fox Cross Road (State Route 1012), subject to the following conditions, which were proffered by the applicant on May 6, 2024 and accepted by the Board:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Stone Ridge by Westmoreland Property Group, L.L.C.", prepared by Goodfellow, Jalbert, Beard, and Associates Inc., dated December 4, 2023, and last revised March 27, 2024 (the "Conceptual Plan").
2. Architecture. The office/warehouse building shown on the "Proposed Subject Parcel" on the conceptual plan, will be developed in substantial conformity with the elevations titled "Conceptual Exterior Elevations, Stone Ridge/Wood Park Court" and prepared by 510 Architects, dated May 2, 2024. (collectively, the "Elevations"). All buildings must incorporate the following architectural features into facades oriented towards Fox Cross Road (State Route 1012) and Wood Park Court (State Route 1013):
 - a. A water table that extends from the ground to a height of at least 30 inches above finished grade that consists of brick, stone, or a similar material determined to be of comparable quality by the Planning Director at the time of site plan review; and
 - b. Two or more of the following features to avoid long, blank wall planes:
 - i. A canopy, awning, overhang, or portico above the principal building entrance that extends at least two feet (2') from the street-facing façade.

- ii. A canopy, awning, or overhang above at least one window or group of windows that is at least extends at least two feet (2') from the street-facing façade and is at least three feet (3') wide.
 - iii. A wall offset (e.g. projections or recesses in the façade plane) at least one foot deep, changes in façade color or material, or a similar feature that visually interrupts the wall plane horizontally such that the width of the uninterrupted façade does not exceed 100 feet.
3. Architectural Materials and Colors. Buildings must be of brick, stone, precast architectural concrete (including tilt-up panels), split face block, architectural metals, metal and glass curtain wall, metal curtain construction systems, or synthetic stucco or other materials determined to be of comparable quality by the Planning Department at the time of site plan review. Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, grey, and/or dark green, to minimize their visual impact. White, red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of the each façade.
4. Building Height. Buildings on the property will not exceed thirty-five (35) feet in height.
5. Access. Access from the Property is limited to one access from Wood Park Court (State Route 1013) and must be located as shown on the Conceptual Plan ("Main Entrance").
6. Permitted Uses. Use of the property is limited to:
 - a. Warehousing, storage, wholesaling, distribution (not truck terminals) and related accessory uses
 - b. Offices, business, governmental, medical, or professional and related accessory uses
 - c. Any use permitted in the B-O, business office district, B-1, neighborhood business district, or the M-1, limited industrial district.
 - d. Agricultural or farm implements, manufacture, sale, display, storage or repair where display and storage are accessory to the principal use.
 - e. Animal hospital.
 - f. Brewery.
 - g. Construction equipment sales, rental or leasing.
 - h. Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
 - i. Craft brewery.
 - j. Industrial vocational training school, including internal combustion engines.
7. HVAC Screening. All HVAC equipment, including roof mounted, will be screened from view from any public roadways by architectural features which are compatible with the building façade architecture and specified materials shown on the elevations provided with this request.

8. Signs. Any freestanding sign on the property will be a monument-styled sign and will include materials and design that are compatible with the proposed materials and architectural theme of the proposed structures. Sign elevations will be submitted to the Planning Director for review and approval or disapproval, at his/her sole discretion, prior to final approval of the site plan. No signage may be located on the property's frontage along Lewistown Road (State Route 802).
9. Buffers. Buffers will be maintained as shown on the Conceptual Plan, in which trees within such buffer must remain undisturbed. This will not prevent the removal of trees necessary for the construction of buildings, parking areas, access drives, outdoor storage areas, and other physical features shown on the conceptual plan referenced in Proffer #1.
 - a. The buffers must be maintained by the owner(s) of The Property.
 - b. A tree protection plan certified by a Landscape Architect, Certified Horticulturist, or ISA Certified Arborist must be provided with any construction plans. Prior to land disturbance, all tree protection measures must be installed and inspected by a representative of the Planning Department. Any trees of 5-inch caliper or greater located within the 50-foot undisturbed buffer area, as shown on the conceptual plan, that die within two years following bond release, must be replaced with a similar species in accordance with Section 26-265 and be inspected and approved by the Planning Department.
10. Landscaping along Fox Cross Road. The following landscaping must be provided along Fox Cross Road (State Route 1012):
 - a. At least one deciduous tree, at least two (2) inches in caliper measured six (6) inches from the ground when planted, for each fifty (50) feet of lineal frontage
 - b. At least one evergreen tree, at least six (6) feet in height when planted, for each fifty (50) feet of lineal frontage; and
 - c. At least one shrub (evergreen or deciduous), at least eighteen (18) inches in spread when planted, for each thirty (30) feet of linear frontage.Existing mature, healthy trees and shrubs may be used towards these requirements.
11. Street Trees. At least four (4) deciduous trees, at least two (2) inches in caliper measured six (6) inches from the ground when planted, must be planted on each of the proposed lots along Wood Park Court as shown on the Conceptual Plan.
12. Maintenance: Maintenance of the property including the parking area and street trees will be the responsibility of the owners(s) of The Property.
13. Hours of Operation. Outdoor hours of operation must be no earlier than 6:00 a.m. and no later than 9:00 p.m.
14. Lighting. Lighting on the property must be no taller than twenty (20) feet. House side shields must be installed on the fixtures.

A-1, Agricultural District (GPIN 7788-36-3069)

15. Development. Development and land disturbance is not permitted on the property. Trees of five inches (5”) in caliper or greater must not be removed with the exception of dead or diseased trees or parts thereof. This will not prevent the removal of trees or land disturbance necessary for the construction of drainage or public utility improvements.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Ms. Prichard, seconded by Ms. Floyd, the members of the Board of Supervisors voted to approve Ordinance REZ2024-00001, as follows:

	Vote:
Ms. Dibble – Chair	Aye
Mr. Herzberg – Vice-Chair	Aye
Mr. Davis	Aye
Ms. Floyd	Aye
Mr. Hudson	Aye
Ms. Prichard	Aye
Mr. Stoneman	Aye

Public Hearings:

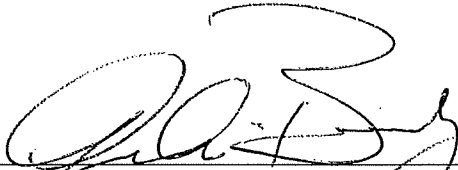
Planning Commission: April 18, 2024

Board of Supervisors: May 22, 2024

Adopted: May 22, 2024

This is to certify that the above is a true copy of REZ2024-00001 adopted by the Hanover County Board of Supervisors on May 22, 2024.

Dated: May 22, 2024



John A. Budesky, County Administrator
Clerk, Hanover County Board of Supervisors

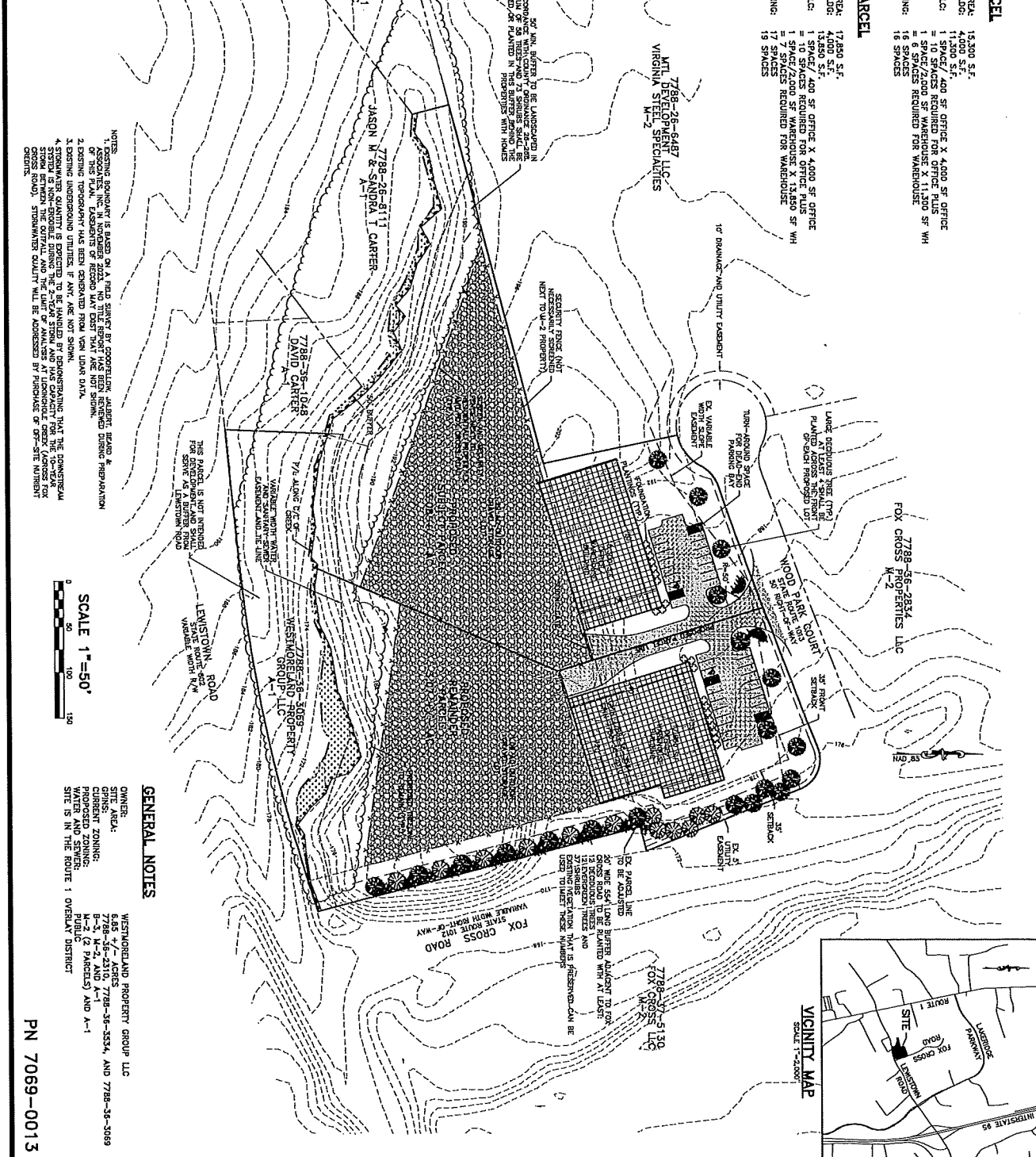
SUBJECT PARCEL

PROPOSED BUILDING AREA: 13,300 S.F.
 WAREHOUSE BLDG: 11,300 S.F.
 OFFICE PORTION OF BLDG: 2,000 S.F.
 REQUIRED PARKING CALC: = 10 SPACES REQUIRED FOR OFFICE PLUS 5 WH SPACES
 = 6 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING: 16 SPACES
 PROVIDED SPACES: 19 SPACES

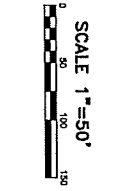
REMAINDER PARCEL

PROPOSED BUILDING AREA: 17,850 S.F.
 OFFICE PORTION OF BLDG: 4,000 S.F.
 WAREHOUSE BLDG: 13,850 S.F.
 REQUIRED PARKING CALC: = 10 SPACES REQUIRED FOR OFFICE PLUS 1 WH SPACE/2,000 SF WAREHOUSE X 13,850 SF WH = 17 SPACES
 TOTAL REQUIRED PARKING: 19 SPACES
 PROVIDED SPACES: 19 SPACES

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 PLANNING DEPARTMENT



- NOTES:**
- EXISTING BOUNDARY IS BASED ON A FIELD SURVEY BY GEORGETOWN JULIUS BROWN & COMPANY, INC. IN 2018. THE BOUNDARY OF THIS PARCEL IS NOT SHOWN.
 - EXISTING TOPOGRAPHY HAS BEEN GENERATED FROM VAN LEAN DATA.
 - EXISTING UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 - STORMWATER QUANTITY IS EXPECTED TO BE HANDLED BY THE EXISTING 18" DIA. STORMWATER MAIN AND 18" DIA. STORMWATER MANHOLE FOR THE 10'-WIDE CROSS ROAD. STORMWATER QUALITY WILL BE ADDRESSED BY PARCEL OR OFF-SITE TREATMENT.

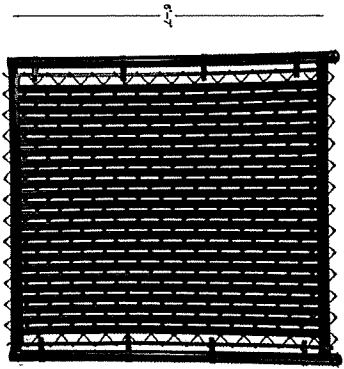
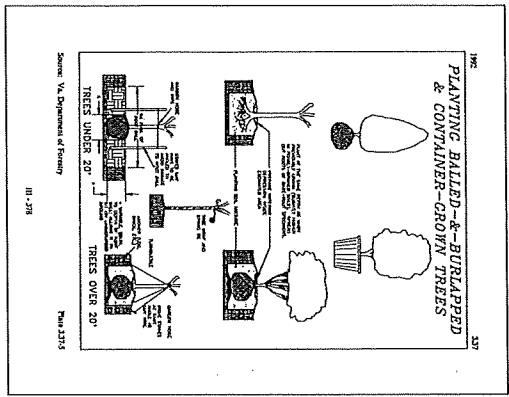


GENERAL NOTES

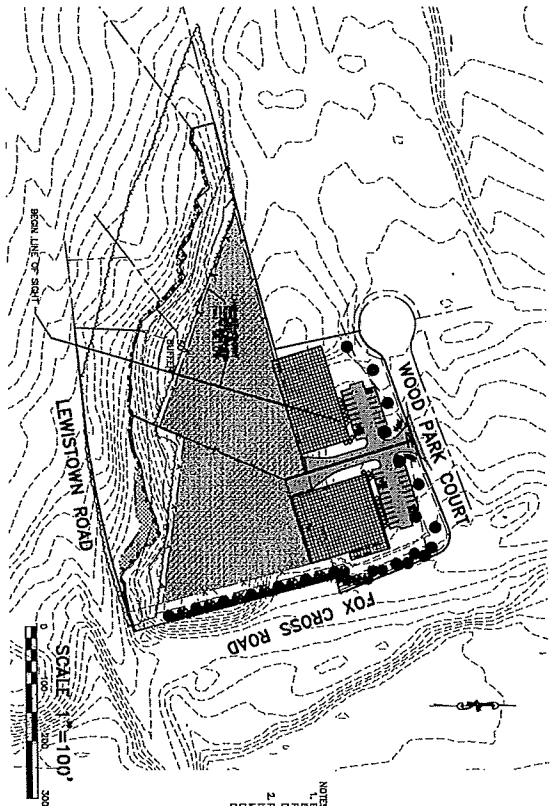
OWNER: WESTMORELAND PROPERTY GROUP LLC
 GINNS: 6-3, M-2, AND A-1
 CURRENT ZONING: B-3, M-2, AND A-1
 WAREHOUSE AND SERVICE PUBLIC PARCELS) AND A-1
 SITE IS IN THE ROUTE 1 OVERLAY DISTRICT

PN 7069-0013

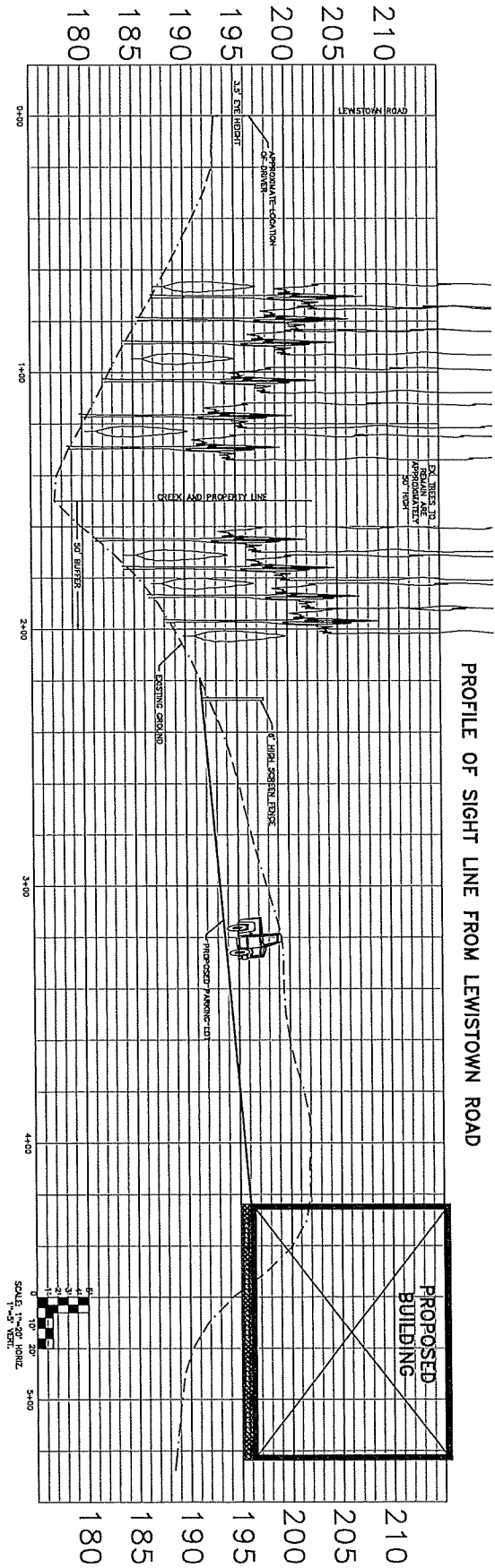
<p>1</p>	<p>CONCEPT PLAN</p>	<p>STONE RIDGE BY WESTMORELAND PROPERTY GROUP LLC</p> <p>ASHLAND DISTRICT HANOVER COUNTY, VA</p>	<p>7104 Mechanickville Turnpike / P.O. Box 698 Mechanickville, Virginia 28111 800.746.7087</p>	<p>DESIGNED BY: BDB DRAWN BY: JMO CHECKED BY: DCB DATE: 12/14/23 REVISIONS: 12/28/23, 2/26/24, 3/13/24, 3/22/24, 3/21/24</p>
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SCREEN FENCE CONCEPTUAL VIEW
 FINISH TO BE BLACK POWDER-COATED CHAIN LINK WITH PRIVACY SLATS OR APPROVED SIMILAR



NOTES:
 1. EXISTING GROUND SHOWN FROM VERT. LINES
 2. EXISTING LAYOUT MAY BE ADJUSTED TO FIT DESIGN. FINAL DESIGN.

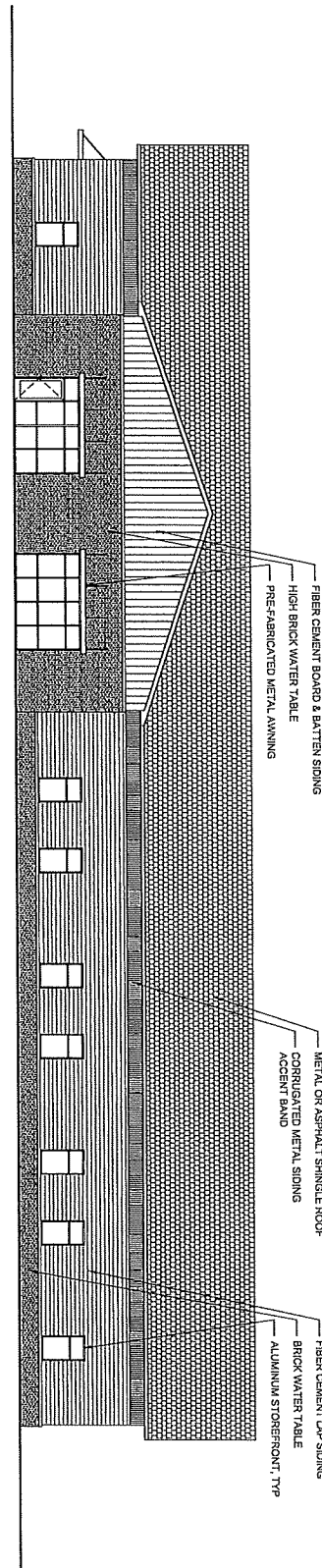


PROFILE OF SIGHT LINE FROM LEWISTOWN ROAD

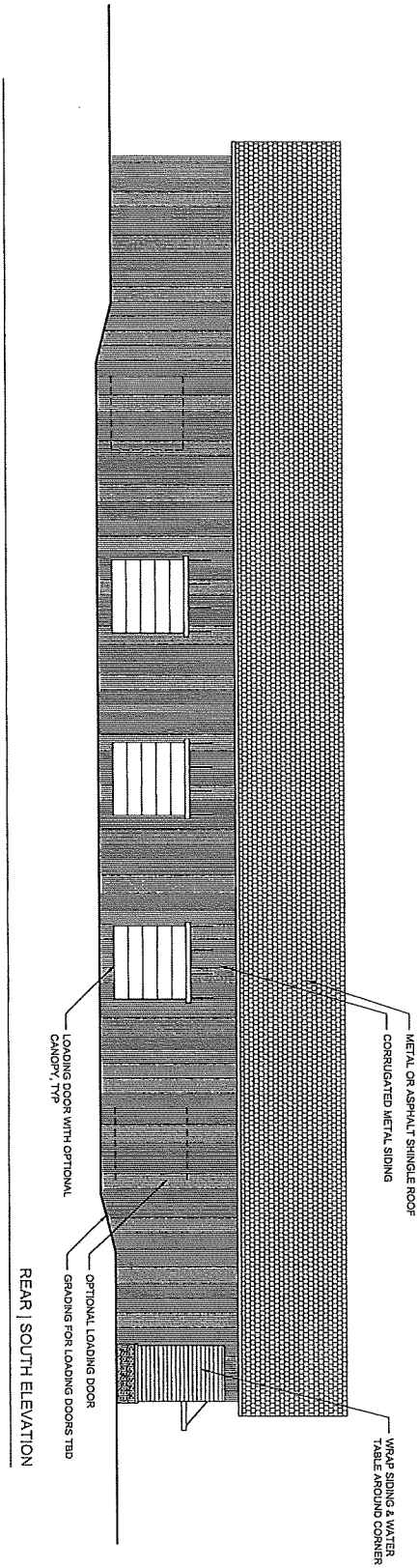
PN 7069-0013

2	SIGHT LINE FROM LEWISTOWN ROAD	STONE RIDGE BY WESTMORELAND PROPERTY GROUP LLC ASHLAND DISTRICT HANOVER COUNTY, VA	 Goodfellow, Falter, Beards, And Associates, Inc. ENGINEERS - SURVEYING - PLANNING 7104 Meachamville Turnpike / P.O. Box 888 Mechanicsville, Virginia 23111 (804) 748-7087	DESIGNED BY: BDB DRAWN BY: JMD CHECKED BY: DCB DATE: 12/4/23 REVISIONS: 12/28/23, 3/13/24, 3/27/24
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FRONT | NORTH ELEVATION (WOOD PARK COURT)



REAR | SOUTH ELEVATION

CONCEPTUAL EXTERIOR ELEVATIONS

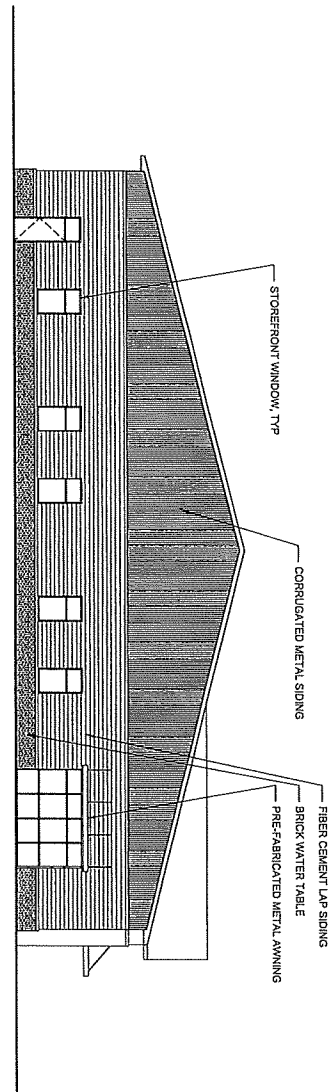
1/8" = 1'-0"

05.02.2024

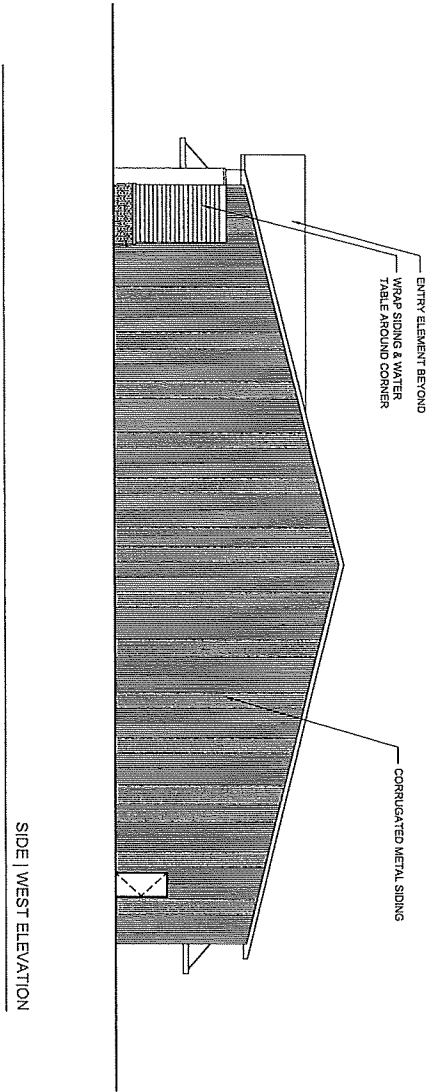
STONE RIDGE | WOOD PARK COURT



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 HANOVER COUNTY
 PLANNING DEPARTMENT



SIDE | EAST ELEVATION (FOX CROSS RD)



SIDE | WEST ELEVATION

CONCEPTUAL EXTERIOR ELEVATIONS

1/8" = 1'-0"

05.02.2024

STONE RIDGE | WOOD PARK COURT

