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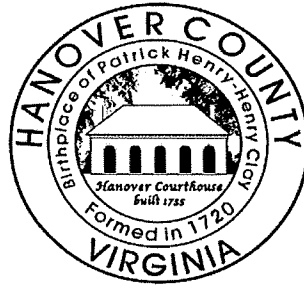
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HANOVER COUNTY

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

March 7, 2024

VIA E-mail: gjbonnie@gmail.com
Bonnie Beavers
Goodfellow, Jalbert, Beard and Associates, Inc.
P.O. Box 539
Mechanicsville, VA 23111

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

Dear Ms. Beavers,

Planning staff has conducted a review of your application materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Your request has tentatively been placed on the Board of Supervisors' agenda for April 18, 2024. Please respond to the comments below by **March 22, 2024**, which is the submittal deadline for the April meeting. Please email a PDF of the revised sketch plan before submitting hard copies. 14 full size hard copies will be due by April 1, 2024.

The following are Planning staff's comments regarding your request:

1. On the sketch plan:
 - a. The Comprehensive Plan encourages street trees to soften the appearance of the proposed buildings. Please add street trees to the plan and planting details.
 - b. Add fencing detail (type, height, color) for the fence on the plan. Please ensure it is a screening fence.
 - c. Remove the existing vegetation layer and instead add a proposed tree line to remain.
 - d. Please add a 20 foot buffer along the property line adjacent to Fox Cross Road. Staff recommends that this buffer be landscaped with the following:
 - i. One (1) deciduous and one (1) evergreen tree for each 50 lineal feet.
 - ii. One (1) shrub per 15 lineal feet.
 - iii. Please also add a note that existing vegetation can be used to conform to that requirement.
 - e. Add the site line drawings to the plan.

- f. Add a revised date.
2. On the elevations:
 - a. Submit elevations of every side.
 - b. Add materials and colors.
 - c. Ensure that if there are overhead doors for the building, they are located on a side that will be oriented away from public roads.
 - d. Add a preparer name, date, and title.
3. Please verify what types of equipment and/or vehicles will be in the storage lot area.
4. We are still working on staff recommended proffers and will send those to you once complete.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,



Brendan McHugh
Planner

Reviewer: Jason Hazelwood
 Remarks: (no remarks)

Sent: 1/3/2024
 Due: 1/19/2024
 Returned: 1/17/2024

Sent By: PJRC
 Received By: PCJH

Sent By: PJRC
 Received By:

Sent By: PJRC
 Received By: OPTP

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Sent By: PJRC
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Sent By: PJRC
 Received By: WMJD

Sent By: PJRC
 Received By:

X

View Notes

REZ2024-00001

Type (Asc) ▾
GO

REVIEWS

David N Wachsmann

REZR1
 HEALTH
 DEPARTMENT

No comment. Recommend approval.
 1/12/2024 11:47:08 AM

Close

Returned: 1/8/2024

Reviewer: Kimberlee Daniels
 Remarks: (no remarks)

Sent: 1/3/2024
 Due: 1/8/2024
 Returned: (mm/dd/yyyy)

Sent By: PJRC
 Received By:



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

Stephen C. Brich, P.E.
COMMISSIONER

January 17, 2024

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Brendan McHugh

Re: REZ2024-00001 Westmoreland Property Group

Mr. McHugh,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by the Goodfellow, Jalbert and Beard dated December 4, 2023, revised December 28, 2023 and VDOT not have comments on the rezoning.

Note, the site plan must meet VDOT access management and design standards.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3587 for information pertaining to this process.

Sincerely,

Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency



Hanover County Historical Commission

Post Office Box 470, Hanover, Virginia 23069

MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II *COC*

SUBJECT: Historical Commission Recommendation
REZ2024-00001, Westmoreland Property Group, L.L.C.

DATE: March 6, 2024

At the Historical Commission meeting on March 5, 2024, the Commission reviewed the referenced request for rezoning from B-3, General Business District, and M-2, Light Industrial District, to M-2(c), Light Industrial District with conditions, to allow for the development of office and warehouse space. The subject parcel includes 6.15 acres and is located on the south line of Wood Park Court at its intersection with Fox Cross Road.

The Commission reviewed this request because the subject property is adjacent to VDHR #042-5802, Brown Grove Rural Historic District, which is listed on the National Register of Historic Places. The individual subset sites surveyed are numbered 0010 through 0027 and are not individually eligible for the National Register. An exhibit was prepared for the Commission showing the line of sight to this property will be screened by natural vegetative buffer that is between 50 and 99 feet wide and includes both deciduous and evergreen trees and a screen fence behind that vegetation. Based on the presented information, the Commission determined that the request would not impact the historic district.

/cdc

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Westmoreland Property Group, LLC

PROJECT #: REZ2024-00001

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment:

Comments Below:

DATE: 1/16/2024

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. All water and sanitary sewer extensions and connections will need to be completed in accordance with DPU requirements.
2. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants.

Please feel free to contact me if you have any questions or concerns.

Department of Public Works Comments

CASE NAME: Westmoreland Property Group

TRACKIT PROJECT #: REZ2024-00001

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment

Comments Below

DATE: 01/08/2024

REVIEWED BY: Michael J Dieter

No comments on the rezoning, comments are on future site plan:

Pipe calculations are available on Hunters Ridge construction plans. Site must meet state stormwater requirements at the time of development.

Provide a delineation of wetlands, and Chesapeake Bay Resource Protection Area RPA is required if present on the site:

- 1) Identify wetlands areas if present.
- 2) Identify RPA Areas
- 3) Identify floodplain

Water Quality Impact Assessment certifications required. See WQIA forms available at <https://www.hanovercounty.gov/DocumentCenter/Home/View/163>



HANOVER COUNTY

Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

FIRE PLANS REVIEW

JURISDICTION:	Hanover
TRAKIT FILE#	REZ2024-00001
TO:	Brendan McHugh
FROM:	Lieutenant Paul Polivka Fire Plans Review Office 804-365-4858 Email: ptpolivka@hanovercounty.gov
SUBJECT:	WESTMORELAND PROPERTY GROUP
DATE:	1-19-2024
TYPE OF REVIEW	REZ 1st Review
COMMENTS:	<ol style="list-style-type: none"> 1. The Hanover Fire Marshal’s Office has reviewed the Rezoning of this property and has the comments below to consider as the project moves forward. <ul style="list-style-type: none"> ○ Minimum Required Fire Flow. The minimum required fire flow for protection purposes shall be submitted to the Office of the Fire Marshal. Refer to the Virginia Statewide Fire Prevention Code (2012), appendix B105, for exceptions for sprinkler-protected buildings. Refer to The Virginia Statewide Fire Prevention Code (2012), appendix B104, B104.1, B104.2, and B104.3 for the calculation process and allowances. The correct format and calculation sheet can be obtained from the Office of the Fire Marshal. The Hanover Fire Marshall Office requires this on all new commercial buildings in Hanover County. ○ Water Flow Test Data. Provide computer-generated water flow test data verifying the required water flow for fire protection is available at the site. The water flow test results and graph, showing water flow in gallons per minute down to 20 psi., shall be emailed to Lieutenant Paul Polivka and not included on the Plan Set in accordance with The Virginia Statewide Fire Prevention Code (2012), appendix B105.2 and table B105.1. Contact Hanover County Public Utilities at (804)365-6024 before and to schedule the testing. The Hanover Fire Marshall Office requires this on all new commercial buildings in Hanover County. ○ The submitted plan shall indicate the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants.



HANOVER COUNTY

Office of the Fire Marshal



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FIRE PLANS REVIEW

- Fire hydrants are required to be located within 400 feet of all portions of the building.
- Provide details on the method to access all exterior points of the building from within 150 feet of an approved emergency fire apparatus access roadway.
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
- Knox Box note shall be added to the plan set. The following shall be added to the Fire General Notes on the plan set:
- “An approved key box shall be provided for the proposed building in accordance with the Virginia Statewide Fire Prevention Code (2015), Code, section 506.1. The required forms and installation instructions for the key box can be obtained from Hanover Fire and EMS, Office of the Fire Marshal, at 804-365-6140.”
- The Knox Box location note below shall be added to the plan set. An approved Knox box shall be provided for the proposed building in accordance with the Virginia Statewide Fire Prevention Code (2015), Code, section 506.1. The required forms and installation instructions for the Knox Box can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
- Approved Knox Box Locations: Sprinkler room door / Alarm Panel Room Door / Main entrance on the door handle side.
- Height: 5 ft to the top of the box
- A Knox Padlock is required on all road gates to be locked at any time. Where security gates are installed, they shall have an approved means of emergency operation.
- The approximate location of all required fire lane markings shall be indicated on the plans. Fire lanes between twenty and twenty-six feet in width shall be marked on both sides of the roadway. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
<https://www.hanovercounty.gov/1082/Plans-Review>
- Fire Lane details need to be added to the plan set. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
<https://www.hanovercounty.gov/1082/Plans-Review>
- The following landscape note shall be added to the Fire General Notes on the plan set:



HANOVER COUNTY Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

FIRE PLANS REVIEW

- “No landscaping shall be placed within a three-foot radius of any fire hydrant, fire pump test header, fire department connection for fire protection systems, or fire suppression system control valve. Landscaping shall be of a type that will not encroach in the three-foot radius on maturity if the material.”
- If this project moves towards the site plan process, the applicant should be aware of the requirements of the Hanover Fire Marshal’s Office. Requirements can be found on the Hanover Fire and EMS web page:
<https://www.hanovercounty.gov/1082/Plans-Review>.
- The Hanover County- Plans Review Guidelines and the Commercial Development- Checklist are in the Reference Plans Review Tab.