

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2024-00001, WESTMORELAND PROPERTY GROUP LLC
Due Date: 01/19/2024

REQUESTED REVIEWERS:

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

FROM: Brendan Mchugh

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

A meeting has been scheduled for Wednesday, January 17, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

Hanover County, Virginia

Land Use Map

Legend

- 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 Area
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2024-00001

Westmoreland Property
Group, L.L.C.

Rezone B-3 & M-2 to M-2

Business Flexible Land Use

GPIN's: 7788-36-2310 & 7788-36-3534
Ashland Magisterial District



1 inch = 600 feet

January 02, 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

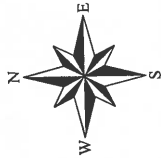
- Roads
- Water
- Structures
- Parcels
- 🌳 Trees

REZ2024-00001

Westmoreland Property
Group, L.L.C.

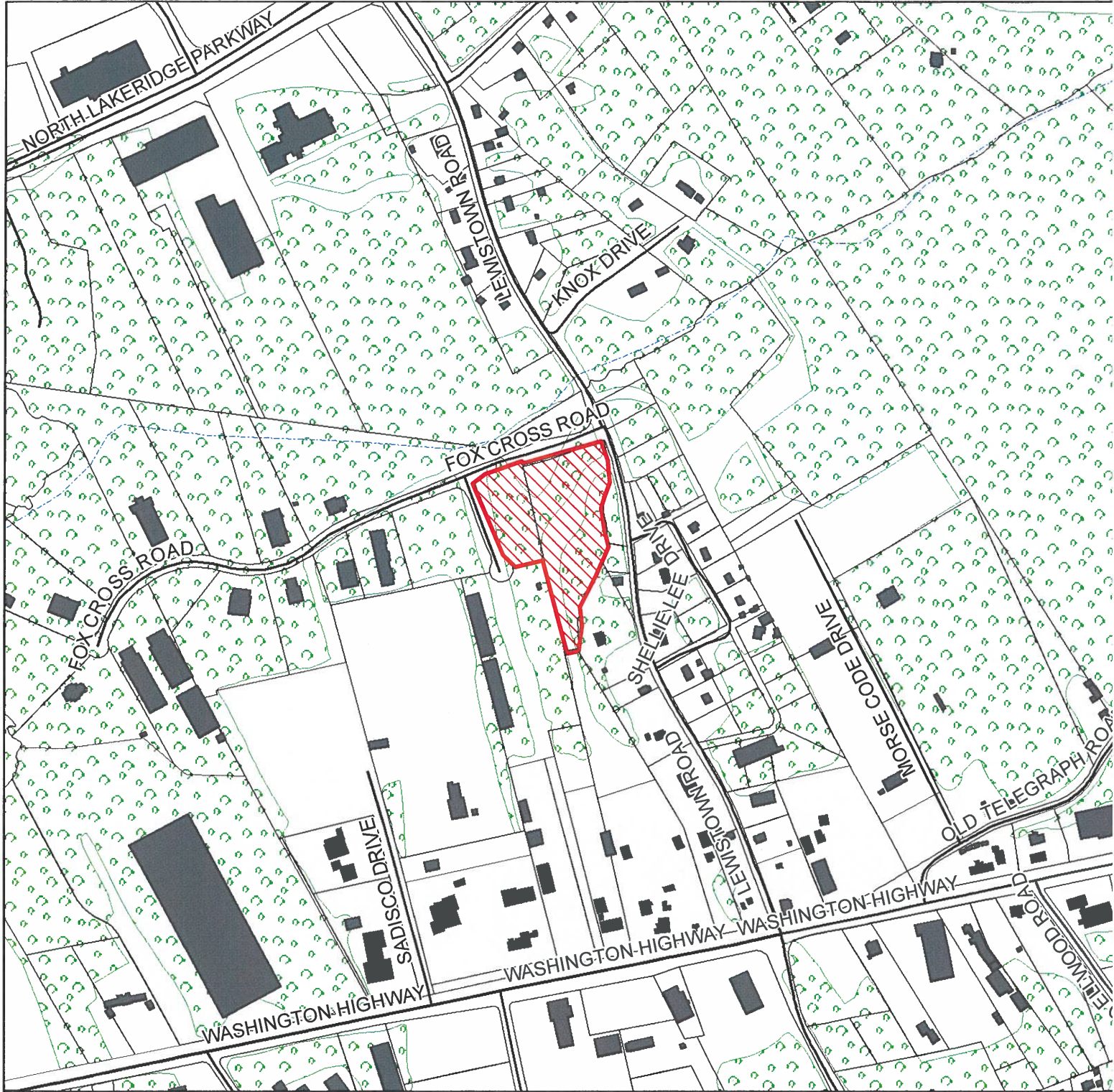
Rezone B-3 & M-2 to M-2

GPIN's: 7788-36-2310 & 7788-36-3534
Ashland Magisterial District



1 inch = 600 feet




































January 02, 2024



Hanover County, Virginia

Zoning Map

Legend

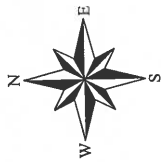
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	RM
	MX
	B-1
	B-2
	B-3
	B-4
	O-S
	B-O
	M-1
	M-2
	M-3
	RC
	RS
	Roads
	Water
	Parcels
	CUP
	A-1
	PUD
	RRC
	RR-1
	RO-1
	PSC
	POB
	PMH
	HE
	AR-1
	AR-2
	AR-6

REZ2024-00001

Westmoreland Property
Group, L.L.C.

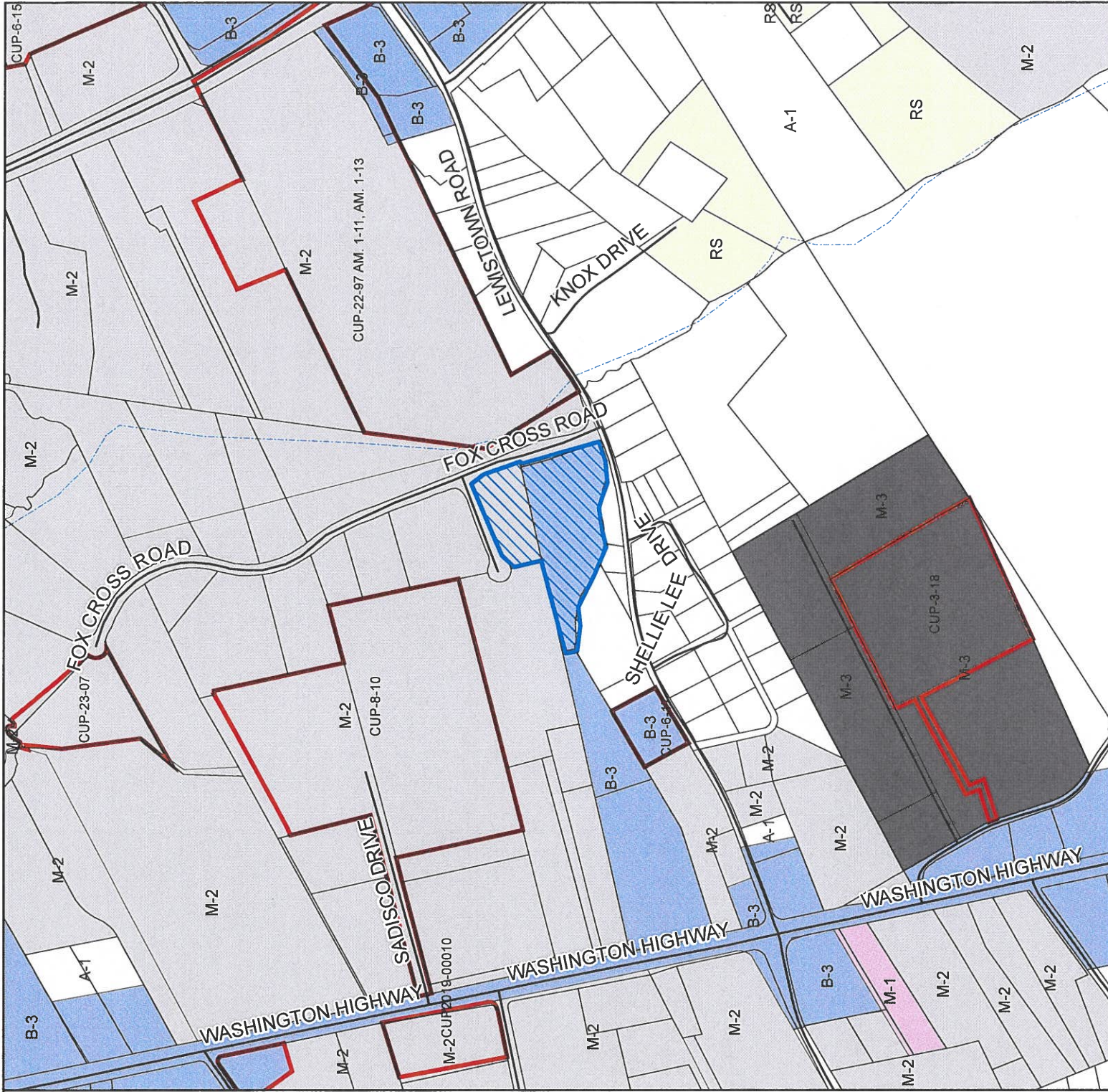
Rezone B-3 & M-2 to M-2

GPIN's: 7788-36-2310 & 7788-36-3534
Ashland Magisterial District

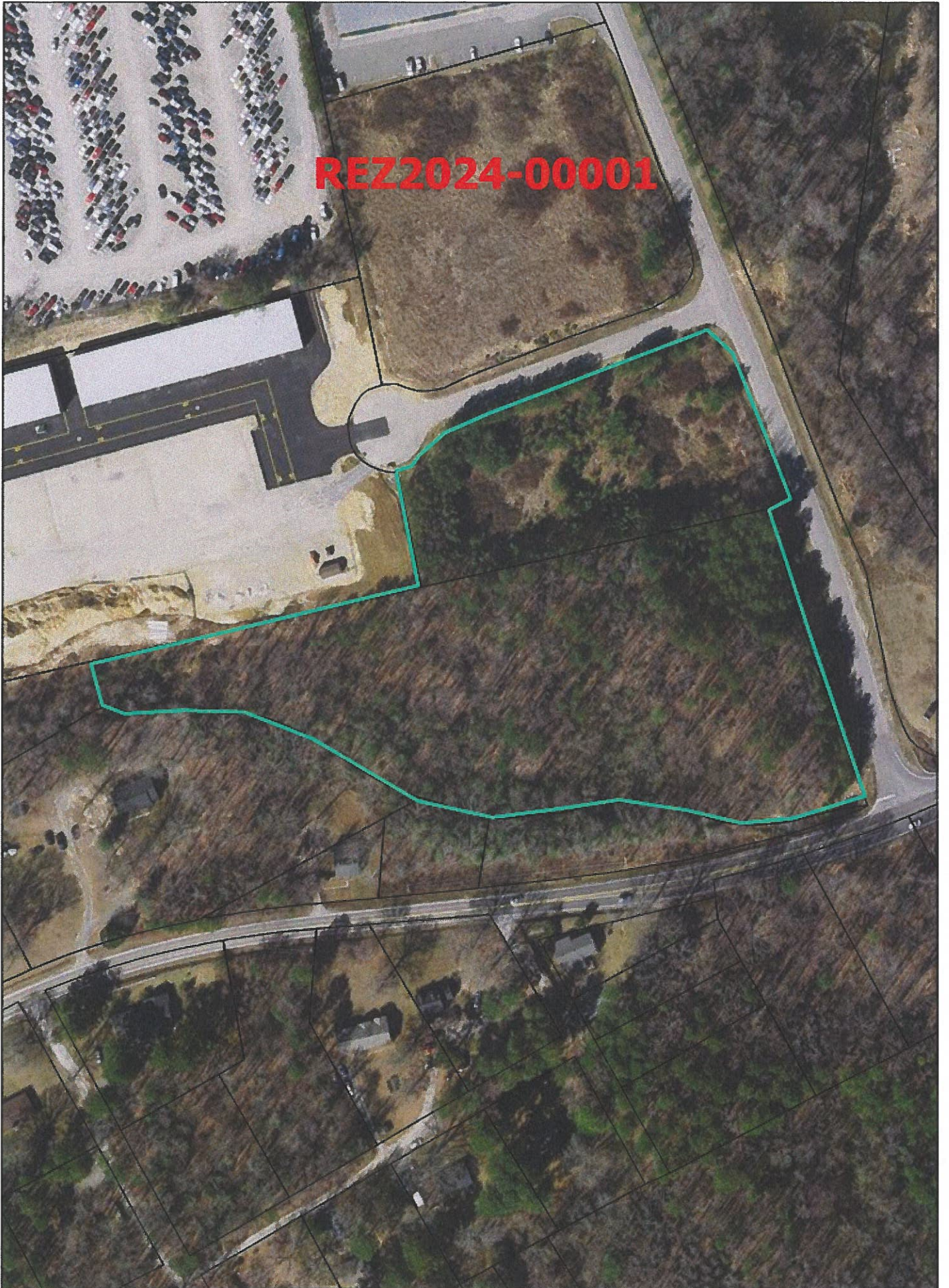


1 inch = 600 feet

January 02, 2024



REZ2024-00001



JAN 02 2024

Hanover County Planning Department Application

HANOVER COUNTY PLANNING OFFICE

Request for REZONING

Case #: REZ2024-00001

Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>Westmoreland Property Group LLC</u> Contact Name: <u>Chris Shater or Mike Roper</u> Address: <u>2030 Westmoreland Street</u>	Telephone No. <u>(804)612-3604</u> Fax No. <u>n/a</u> Email Address <u>cshater@ritelecom.net</u>
Applicant/Contract Purchaser: <u>Westmoreland Property Group LLC</u> Contact Name: <u>same as above</u> Address: _____	Telephone No. _____ Fax No. _____ Email Address _____

PARCEL INFORMATION		For multiple parcels, please complete Page 4 <input type="checkbox"/>
GPIN(s) (Tax ID #'s) <u>7788-36-2310 and 7788-36-3534</u> Deed Book <u>3387</u> Page <u>2236</u> Magisterial District <u>Ashland</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>11425 Fox Cross Road</u> <u>Ashland, VA 23005</u>	Total Area (acres/square feet) <u>6.15+/- ac / 267,720+/- s.f.</u> Current Zoning <u>B-3 and M-2</u> Requested Zoning <u>all M-2</u> Requested Use <u>Parcels will be adjusted. One will be used for office and warehouse space for Redline Telecom, a cell tower service company. The remainder parcel is designated for office/warehouse although no user has been identified.</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 [Signature] Date 12/28/2023
 Print Name Chris Shater
 Signature _____ Date _____
 Print Name _____

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

Name <u>Bonnie Beavers</u> Address: <u>Goodfellow, Jalbert, Beard & Assoc., Inc</u> <u>P.O. Box 539</u> <u>Mechanicsville, VA 23111</u>	Telephone No. <u>(804)746-7097</u> Fax No. <u>n/a</u> Email Address <u>aibonnie@gmail.com</u>
--	---

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

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7788-36-2310	Print <i>CHRIS SHATEL</i> Sign <i>Chris Shatel</i>	DB 3387 PG 2236	4.27 +/- ac 186,000 +/- s.f.	B-3	M-2
7788-36-3534	Print <i>CHRIS SHATEL</i> Sign <i>Chris Shatel</i>	DB 3387 PG 2236	1.88 ac 81,720 s.f.	M-2	M-2
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
 - 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)
- 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 ten (10) 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**.
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 8 ½" x 11" or are in color, please submit ten (10) 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  Date 12/28/2027
 Print Name CHRIS SHATER

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
 Westmoreland Property Group LLC
 2030 Westmoreland St
 Richmond, V 23230

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email cshater@rttelecom.net 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 _____	Accepted by: _____ HTE #: _____
Acreage Fee _____	
TOTAL FEE _____	

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: 

HALEIGH NICOLE BRENTLINGER
 NOTARY PUBLIC
 REGISTRATION # 7978619
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES 6/30/26


COMMONWEALTH OF VIRGINIA)

) to-wit:

COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 28 day of December, 2023, by CHRIS SIVITER (Name of Applicant).

My commission expires: 6/30/26


 Notary Public

Board of Supervisors Representative: Faye Pritchard

Planning Commission Representative: Alan Abbott

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

GPIN	Name	Address
7788-37-5130	Fox Cross LLC	9704 Gunston Cove Road Suite E Lorton, VA 22079
7788-36-2834	Fox Cross Properties LLC	P.O. Box 6035 Ashland, VA 23005
7788-26-6487	MTL Development LLC	11250 Central Drive Ashland, VA 23005
7788-26-4121	STONELOT LLC	10420 Lewistown Road Ashland, VA 23005
7788-26-8111	Jason M and Sandra T Carter	10400 Lewistown Road Ashland, VA 223005
7788-36-0015	Virginia Investment Associates, Inc c/o George E Via	16121 Edgewood Drive Chester, VA 23831
7788-36-1048	David Carter	11305 Knox Drive Ashland, VA 23005
<u>7788-35-3917</u>	<u>Joyce Carter-Baill and Ronald Wilmer Carter</u>	<u>1425 Hampshire Place Nashville, TN 37221</u>
<u>7788-35-5994 and 7788-35-7909</u>	<u>Bibin Mariadhasan and Isaac Babu</u>	<u>4448 Willow Run Terrace Glen Allen, VA 23060</u>

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Westmoreland Property Group LLC

DATE: 1/2/2024

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Westmoreland Property Group LLC

Property Location: 11425 Fox Cross Road and corner of Fox Cross Road and Wood Park Ct

GPIN(s): 7788-36-2310 and 7788-36-3534

Requested Zoning District: M-2

Requested Use/Exception: Parcels will be used for office/warehouse with outdoor storage in accordance with

Hanover County's Business Flexible designation. Once both parcels have the same zoning designation, they will be reconfigured to both have access to sanitary sewer and Wood Park Court.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Business Flexible
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
none
3. Describe in detail the proposed use of the property. One parcel will be used as an office and warehouse for Redline Telecom, a business that services cell towers. The other parcel is shown as office/warehouse but does not have a specific user at this time. The purpose of the rezoning is for both parcels to have the same zoning and then to adjust parcel lines so both parcels will have access to sanitary sewer and Wood Park Court.
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? There is a creek along the southern property line. Wetlands adjacent to the creek have been identified and are shown on the Concept Plan. A variable width water and sanitary sewer easement exists to accommodate future utilities, not associated with this project.
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? _____
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? _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____

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.) _____

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? Parcel lines will be adjusted so that both parcels will have access to Wood Park Court (a lower-traffic cul-de-sac) instead of the current situation where the larger B-3 parcel has access only to Fox Cross Road near its intersection with Lewistown Road.
3. How will the traffic impact of this development be addressed?: As proposed, both parcels will share an entrance on Wood Park Court, which will reduce conflicts that may be caused by vehicles entering or exiting from Fox Cross Road as would happen in the current configuration.
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? The proposed use is consistent with the Business Flexible designation shown on the Hanover General Land Use Plan map for this area. Landscape buffers planted to county standards are proposed adjacent to residential properties and a screen fence is proposed around outdoor storage areas.
5. What type of signage is proposed for the site? not yet determined but in accordance with Hanover regulations and any applicable zoning proffers
6. Have architectural/building elevations been submitted with this application? no but hope to forward them soon

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. Brown Grove Rural Historic District GPIN 7788-36-3069
- 2. Historic Resource/File No. Brown Grove Rural Historic District GPIN 7788-36-1048
- 3. Historic Resource/File No. Brown Grove Rural Historic District GPIN 7788-36-0015
- 4. Historic Resource/File No. Brown Grove Rural Historic District GPIN 7788-26-8111
- 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? yes
- b) Is the historic site open to the public? not the parcels listed on this page (historic district includes other parcels)
- 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. Adjacent properties may be able to see or hear the proposed businesses. They are unlikely to notice effects from traffic as the parcels will access Wood Park Court and Fox Cross Road, then travel mostly east on Lewistown Road toward I-95. Historic parcels listed above access Lewistown Road west of Fox Cross Road. Air pollution and vibration may be present during construction but are not expected to be generated during normal long-term operation of the businesses.
- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. Required and voluntary measures to mitigate the impact of the proposed development are a screen fence and 50'+ buffers adjacent to the historic district. The developer intends to keep the creek, wetlands, an buffers in their existing wooded state and add landscaping as necessary to meet the Hanover County landscaping requirements for industrial-zoned property adjacent to residential uses.

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: _____

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 108 vehicles per day and a site peak hour trip generation of 22 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 110 and Page Number 31 + 34).

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.

Bonnie D. Beavers

(Signature of Applicant/Applicant's Representative)

12/18/13

(Date)

BONNIE D. BEAVERS

(Applicant/Applicant's Representative - Print Name)

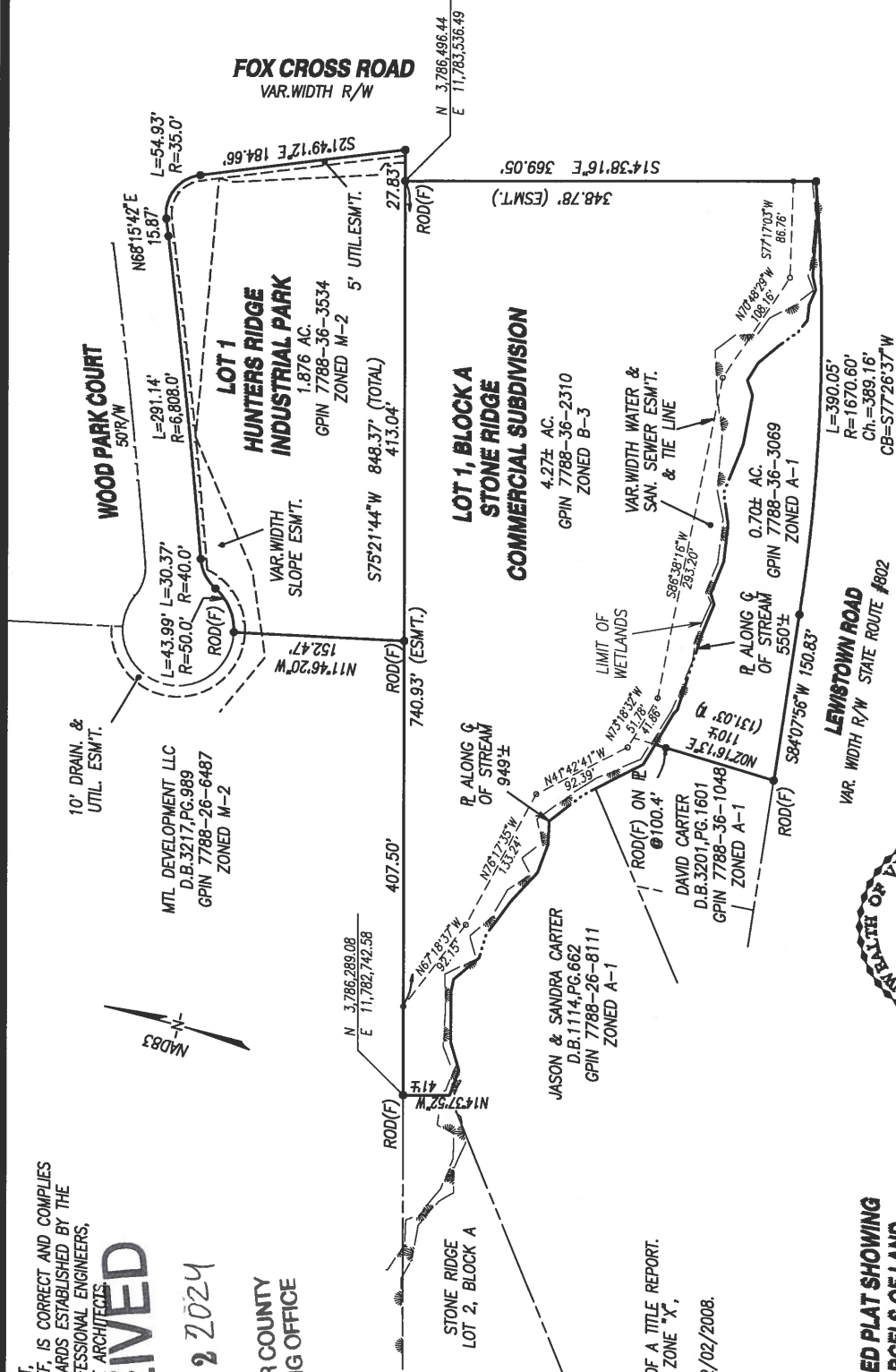
I HEREBY CERTIFY THAT THIS COMPILED PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. ALL EASEMENTS MAY NOT BE SHOWN.

RECEIVED

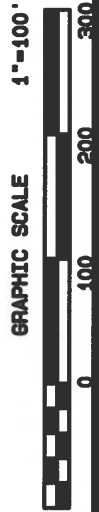
JAN 02 2024

HANOVER COUNTY
PLANNING OFFICE

- NOTES:
1. OWNER: WILLIAM R. WATTS
D.B.3254, PG.3345
 2. LEGAL REFERENCES:
P.B.36, PG.674
P.B.45, PG.279
D.B.2836, PG.685
D.B.1316, PG.526
P.B.36, PG.741
 3. THIS PLAT PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 4. PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", A NON HAZARD FLOOD ZONE, FROM FEMA COMMUNITY PANEL 51085C0305B, DATED 12/02/2008.



**COMPILED PLAT SHOWING
3 PARCELS OF LAND
LYING IN THE
ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA**



DATE: NOV. 15, 2023 SCALE: 1"= 100' JN: 7069-0023



Goodfellow, Gilbert, Beard, and Associates, Inc.
7104 Mechanicsville Turnpike / P.O. Box 699
Mechanicsville, Virginia 23111
(804) 748 - 7097 Fax (804) 790 - 7275
ENGINEERING - SURVEYING - PLANNING



APPLICATION PLAN

JAN 02 2024

HANOVER COUNTY
PLANNING OFFICE

APPLICATION PLAN

PN 7607-1100

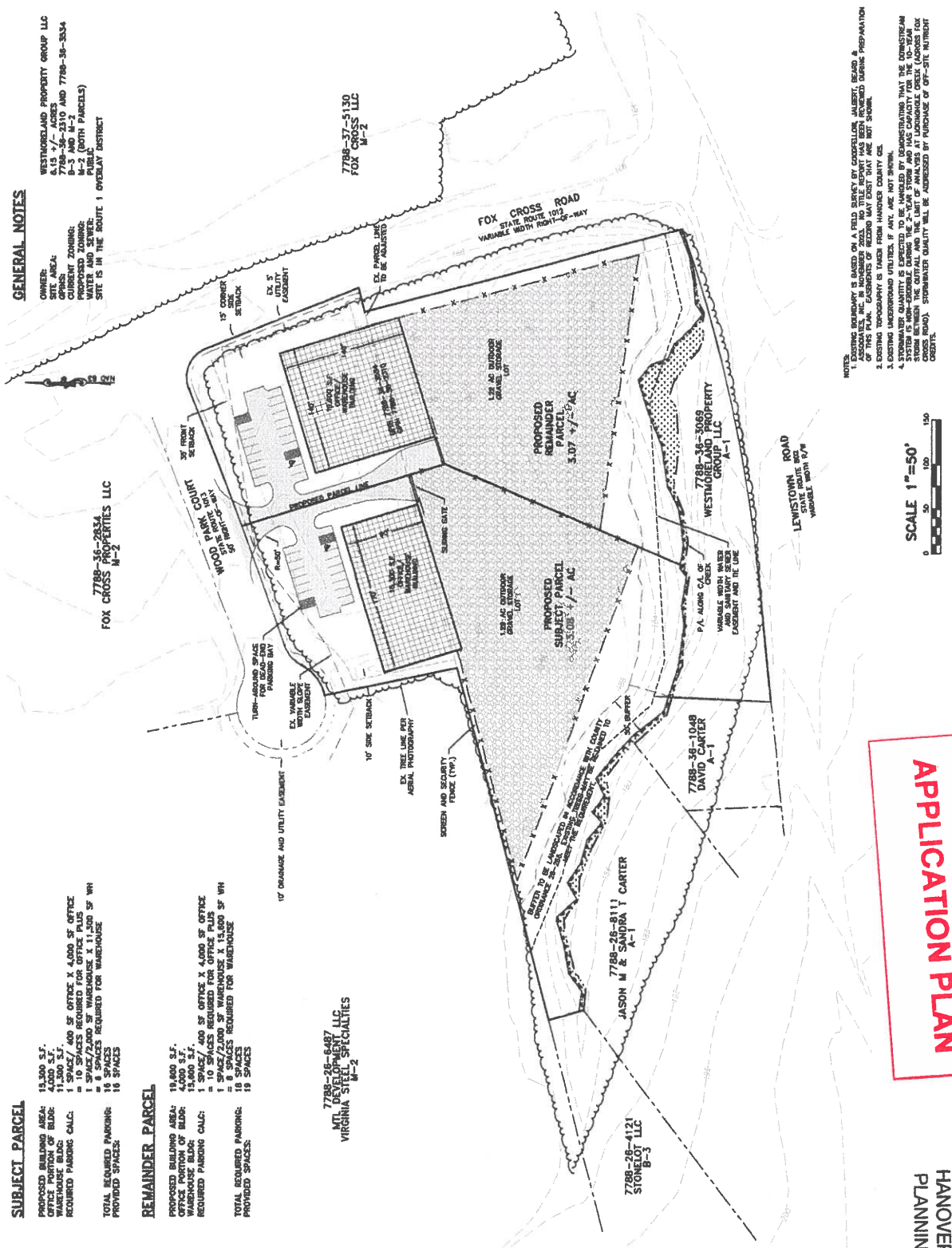
1

CONCEPT
PLAN

STONE RIDGE
BY WESTMORELAND
PROPERTY GROUP LLC

7100 Westmoreland Virginia / P.O. Box 800
HARRISBURG - GREENSBORO - FARMERS
C/O *Blackburn, Galt, & Brown*

DESIGNED BY: BOB
DRAWN BY: JMD
CHECKED BY: CCB
DATE: 12/4/23
REVISIONS: 12/28/23



GENERAL NOTES

OWNER: WESTMORELAND PROPERTY GROUP LLC
 SITE AREA: 6.18 +/- ACRES
 PARCELS: 10 AND 7786-36-3534
 2-3 AND 4-1
 CURRENT ZONING: M-2
 PROPOSED ZONING: M-2 (BOTH PARCELS)
 WATER AND SEWER: PUBLIC
 SITE IS IN THE ROUTE 1 OVERLAY DISTRICT

SUBJECT PARCEL

PROPOSED BUILDING AREA:
 OFFICE: 4,000 S.F.
 WAREHOUSE: 11,500 S.F.
 REQUIRED PARKING CALC:
 1 SPACES / 400 SF OFFICE X 4,000 SF OFFICE
 = 10 SPACES REQUIRED FOR OFFICE PLUS
 1 SPACES / 2,000 SF WAREHOUSE X 11,500 SF WH
 = 6 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING:
 16 SPACES
 PROVIDED SPACES:
 16 SPACES

REMAINDER PARCEL

PROPOSED BUILDING AREA:
 OFFICE: 4,000 S.F.
 WAREHOUSE: 11,500 S.F.
 REQUIRED PARKING CALC:
 1 SPACES / 400 SF OFFICE X 4,000 SF OFFICE
 = 10 SPACES REQUIRED FOR OFFICE PLUS
 1 SPACES / 2,000 SF WAREHOUSE X 11,500 SF WH
 = 6 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING:
 16 SPACES
 PROVIDED SPACES:
 16 SPACES

7786-36-2834
 FOX CROSS PROPERTIES LLC
 M-2

7786-36-3069
 WESTMORELAND PROPERTY
 GROUP LLC
 A-1

7786-36-1048
 DAVID CARTER
 M-1

7786-26-8111
 JASON M & SARAH I CARTER
 A-1

7786-26-4121
 STONELOT LLC
 B-3

7786-37-5130
 FOR FOX CROSS LLC
 M-2

NOTES:
 1. ENGINEERING IS BASED ON A FIELD SURVEY BY CHRISTOPHER HANLEY, REG. S & ASSOCIATES, INC. IN NOVEMBER 2023. NO TITLE REPORT HAS BEEN REVIEWED DURING PREPARATION OF THIS PLAN. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
 2. EXISTING TOPOGRAPHY IS THEIR FROM HANOVER COUNTY GIS.
 3. STORMWATER QUANTITY IS BASED ON THE 2-YEAR STORM AND LACK CAPACITY FOR THE 10-YEAR SYSTEM IS NON-COMPLIANT DURING THE 2-YEAR STORM AND LACK CAPACITY FOR THE 10-YEAR SYSTEM IS NON-COMPLIANT DURING THE 10-YEAR STORM. STORMWATER QUALITY SHALL BE ASSESSED BY PURCHASE OF OFF-SITE TREATMENT CREDITS.

SCALE 1"=50'
 0 50 100 150

7786-26-6487
 MTL DEVELOPMENT LLC
 VIRGINIA STEEL SPECIALTIES
 M-2

CUSTOM METAL BUILDING KITS



RECEIVED

JAN 02 2024

HANOVER COUNTY
PLANNING OFFICE

APPLICATION PLAN