

REZ2024-00001, WESTMORELAND PROPERTY GROUP, L.L.C.

Industrial Rezoning Report
Ashland Magisterial District
PC Meeting Date: April 18, 2024



Overview

Requested Zoning	M-2(c), Light Industrial District with conditions A-1(c), Agricultural District with conditions
Current Zoning	B-3, General Business District M-2, Light Industrial District A-1, Agricultural District
Acreage	6.85 acres
Site Address	11425 Fox Cross Road
Location	South line of Wood Park Court (State Route 1013) at its intersection with Fox Cross Road (State Route 1012)
GPIN	7788-36-2310, 7788-36-3534, 7788-36-3069
General Land Use Plan	Business Flexible
Major Thoroughfare Plan	Wood Park Court/Fox Cross Road: Local Roads (50' right-of-way) Lewistown Road: Major Collector (120-foot right-of-way)
Suburban Service Area	Inside
Case Planner	Brendan McHugh

Executive Summary

This request includes the following rezoning proposals:

- Rezone from B-3, General Business District and M-2, Light Industrial District to M-2(c), Light Industrial District with conditions to develop office/warehouse space; and
- Rezone from A-1, Agricultural District to A-1(c), Agricultural District with conditions to create a buffer area between the M-2 area and Lewistown Road.

Outstanding Issues

There are outstanding issues regarding the building elevations that were submitted and how they relate to the proffered conditions associated with architecture. More details are provided on pages 4 and 7 of this report.

Draft Motion

I move that the Planning Commission recommend:

- a. Approval of REZ2024-00001 as submitted.
- b. Denial of REZ2024-00001 as submitted, but approval subject to the following changes: _____.
- c. Denial of REZ2024-00001.
- d. Deferral of REZ2024-00001 until the Planning Commission's May meeting.

Planning Analysis

Proposal

The applicant is proposing to rezone the subject properties to accommodate a parcel reconfiguration that would result in two lots oriented towards Wood Park Court, which would allow light industrial uses compatible with the surrounding Hunters Ridge Industrial Park. There is a specific user for one parcel, while the second parcel is speculative:

- The known user, which would be located on the westernmost parcel (labeled “Proposed Subject Parcel”), is a cell tower service company that is relocating from the City of Richmond. In addition to constructing a new building, the user will store cell service equipment in an outdoor storage area.¹
- The second parcel is located at the corner of Fox Cross Road and Wood Park Court. It is designed to accommodate a building and an outdoor storage area.

An existing parcel along Lewistown Road owned by the applicant will be rezoned to A-1(c), Agricultural District with conditions. This parcel is intended to serve as a buffer between the M-2 parcels and Lewistown Road, with Proffer #15 requiring this parcel to remain undisturbed.

Conceptual Plan

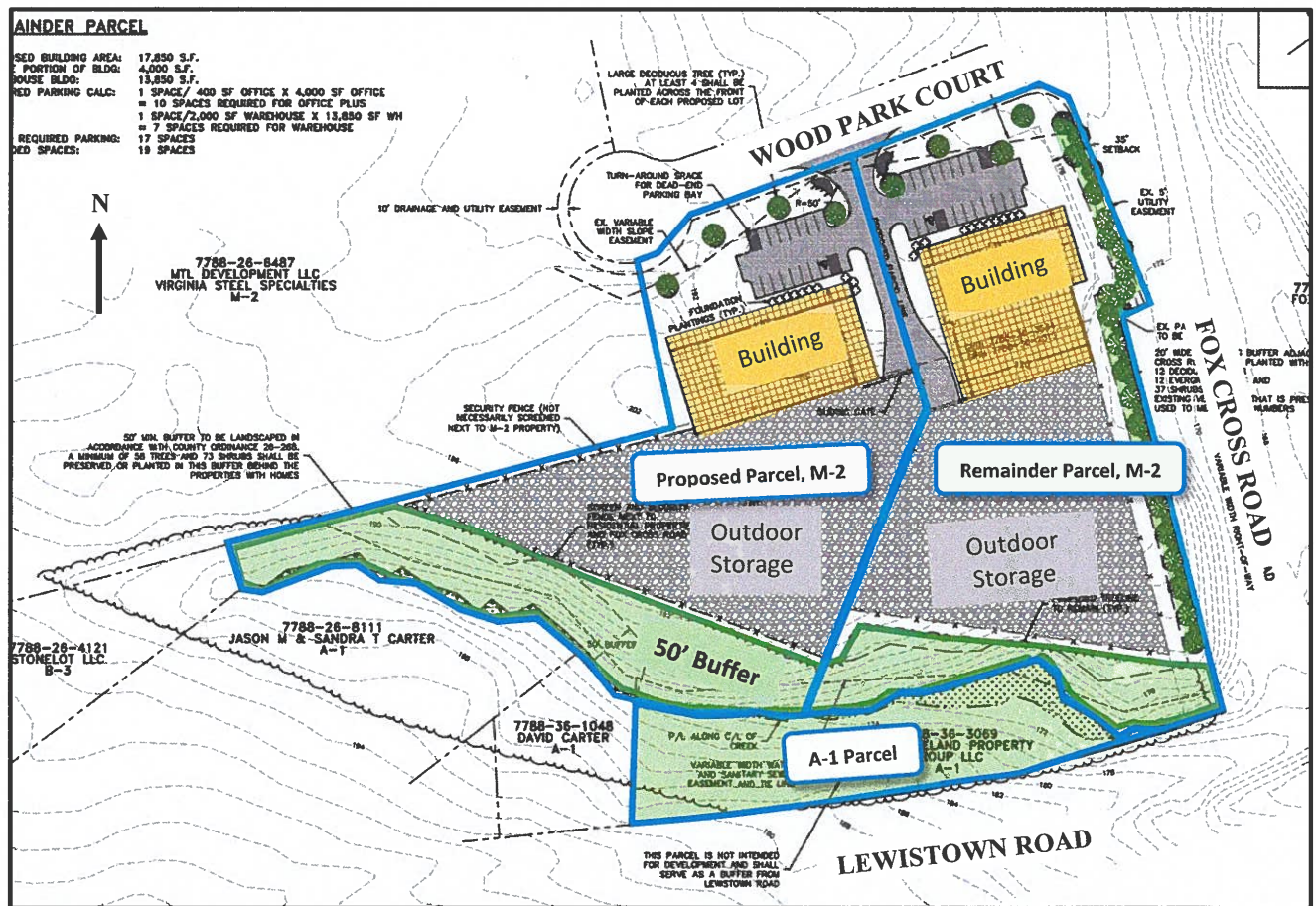


Figure 1

¹ Pictures of the equipment are attached to this report.

The conceptual plan shows the three parcels (outlined in blue). The two M-2 parcels are shown to the north, and the A-1 parcel is located to the south. The two proposed buildings (highlighted in gold) are shown between Wood Park Court and the outdoor storage areas.² A 6' 7" black chain link fence with privacy slats will surround the outdoor storage areas.³ The plan demonstrates how the following features will be addressed:

Access/Parking/Traffic

One shared access for the two M-2 parcels is shown from Wood Park Court, an existing road within the Hunters Ridge Industrial Park. The access drive runs south to the outdoor storage areas for both parcels (to the rear of the buildings). A shared parcel line runs down the middle of the access. Each parcel has a parking lot, and the plan includes parking calculations that verify that sufficient parking is shown. The applicant has proffered that access to the properties will be limited to the one shown on the conceptual plan (Proffer #5), and maintenance of the parking area will be the responsibility of the property owner(s) (Proffer #12). Estimated traffic for this proposal is 108 vehicle trips per day.

Landscaping/Buffers

Multiple areas of vegetation and buffering have been proposed. These areas will aid in concealing the development along Fox Cross Road and Lewistown Road and from nearby residences, including those along Lewistown Road within the Brown Grove Rural Historic District. The conceptual plan shows the following features:

- *A-1 Parcel/Buffer (GPIN 7788-36-3069)* - This 0.7 acre parcel will serve as a buffer between the proposed industrial development and Lewistown Road. The parcel is currently wooded and will continue to be zoned A-1, Agricultural District, but the applicant has proffered that it will remain undisturbed.
- *50-foot Buffer (Southern Property Line)* - A 50-foot wide vegetative buffer is shown between the development and the A-1 parcel. The applicant has proposed the following in this buffer:
 - A treeline is shown, and the applicant has added a note to the conceptual plan that this treeline will remain.
 - Should the existing vegetation not be sufficient, a note has been added to the plan that the buffer will include landscaping in accordance with Section 26-266.⁴
 - A proffer has been submitted that a tree protection plan for the buffer will be provided during the construction plan review process and the buffer will be maintained by the property owner(s).
- *20-Foot Buffer (Fox Cross Road)* - A 20-foot wide buffer is shown along the Fox Cross Road. A note has been added to the plan that 12 deciduous trees, 12 evergreen trees, and 37 shrubs will be planted in this area. Existing vegetation can be used to conform to this requirement. The applicant has also proffered that the buffer will include those plantings (Proffer #10).

² Western Building: 15,300 sq. ft. / Eastern Building: 17,850 sq. ft.

³ Sheet 2 of the conceptual plan includes a detail of the fence.

⁴ Minimum of 58 trees and 73 shrubs will be planted. Existing vegetation can be used to conform to this requirement.

- *Street Trees (Wood Park Court)* - The conceptual plan shows four (4) deciduous trees on each of the proposed M-2 parcels along Wood Park Court, and Proffer #11 includes the details of the plantings.

Elevations

Elevations for this case have been submitted and are attached to this report. The elevations show all sides of the building and include dimensions; however, there is not enough detail provided to ensure that the building will conform to Proffers 2 and 3 identified below:

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 “_____” and prepared by _____, dated _____, and last revised _____ (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.

Staff recommends that further detail be added to the elevations to ensure conformity with the proffers as further identified in the outstanding issues.

Comprehensive Plan Analysis

The subject property is designated as *Business Flexible* on the General Land Use Map. These areas are intended to accommodate a variety of commercial, office, and light industrial uses. Below is an analysis of how the rezoning request aligns with these recommendations.

Overall Intent	Request is for light industrial uses in an established business corridor, which aligns with the overall intent of the designation.
Appropriate Uses	Requested use aligns with the appropriate uses identified in the designation.
Appropriate Zoning Districts	M-2 is listed as an appropriate zoning district.
Project Framework	Request aligns with plan recommendations: <ul style="list-style-type: none"> • No residential uses are included. • Light industrial use requested. • Thoroughfare and perimeter buffers are proposed. • The proposed development will connect to public water and sewer.
Community Character	Request aligns with plan recommendations: <ul style="list-style-type: none"> • Landscape screening and buffering is provided around the perimeter of the site in accordance with ordinance requirements. • The applicant has proffered high-quality materials and architectural details on street-facing facades. • Monument signs are encouraged and have been proffered.
Transitions	Request aligns with plan recommendations: <ul style="list-style-type: none"> • Buffering has been provided adjacent to residential uses. • The applicant has proffered that the proposed buildings will not exceed 35 feet in height. • The applicant proffered lower exterior lighting heights and house side shields to limit the impacts lighting may have on surrounding residences.
Transportation	Request aligns with plan recommendations: <ul style="list-style-type: none"> • The proposed access is not along a major thoroughfare.

Community Meeting

A community meeting for this case was held on March 14, 2024. One (1) adjacent business owner was in attendance. Topics at the meeting included buffering and using the adjacent A-1 parcel as a buffer (which is included in this request).

Historical Commission

This case was reviewed at the February and March 2024 Historical Commission meetings. The Commission reviewed this request because the subject property is adjacent to the Brown Grove Rural Historic District, which is listed on the National Register of Historic Places. At the February meeting, the Commission had concerns with visibility of the site from Lewistown Road. At the request of the Commission, the applicant presented a line of sight exhibit at the March meeting.⁵ Based on the presented information, the Commission determined that the request would not impact the historic district.

⁵ This line of sight exhibit is shown on Sheet 2 of the conceptual plan.

Agency Analysis

No substantive comments.

Proffers

The following proffers have been submitted by the applicant:

M-2, Light Industrial Parcels (GPINs 7788-36-3534 and 7788-36-2310)

1. **Conceptual Plan. Accept.** The property will be developed in substantial conformity with the conceptual plan.
2. **Architecture. Accept.** The office/warehouse building shown on the “Proposed Subject Parcel”, will be developed in substantial conformity with the elevations. All buildings must incorporate the specific architectural features into facades oriented towards Fox Cross Road and Wood Park Court.
3. **Architectural Materials and Colors. Accept.** Specific architectural materials and colors have been proffered.
4. **Building Height. Accept.** Buildings on the property will not exceed thirty-five (35) feet in height.
5. **Access. Accept.** Access from the property is limited to the entrance shown on the conceptual plan.
6. **Permitted Uses. Accept.** Limited M-2 uses that are appropriate for the area have been proffered.
7. **HVAC Screening. Accept.** HVAC equipment will be screened.
8. **Signs. Accept.** Freestanding signs on the property will be monument styled. No signage may be located on the property’s frontage along Lewistown Road.
9. **Buffers. Accept.** Buffers will be maintained by the owner(s) as shown on the conceptual plan. A tree protection plan will be provided with the construction plans.
10. **Landscaping along Fox Cross Road. Accept.** Landscaping will be provided along Fox Cross Road as shown on the conceptual plan.
11. **Street Trees. Accept.** Street trees will be provided along Wood Park Court as shown on the conceptual plan.
12. **Maintenance. Accept.** Maintenance of the property will be the responsibility of the owners(s).
13. **Hours of Operation. Accept.** Outdoor hours of operation must be no earlier than 6:00 a.m. and no later than 9:00 p.m.

14. Lighting. **Accept.** Lighting on the property will not exceed twenty (20) feet in height, and house side shields will be installed on the fixtures.

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

15. Development. **Accept.** Development and land disturbance is not permitted on the property.

Outstanding Issues

Staff recommends that the following issue be addressed:

- Add additional details to the elevations that demonstrate conformity with Proffers #2 and #3.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Application
- Photographs (Property)
- Photographs (Cell Service Equipment)
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan
- Elevations



















Initials: BRM

Maps

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

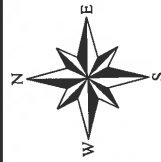
REZ2024-00001

Westmoreland Property
Group, L.L.C.

Rezone B-3, M-2 & A-1 to M-2 & A-1

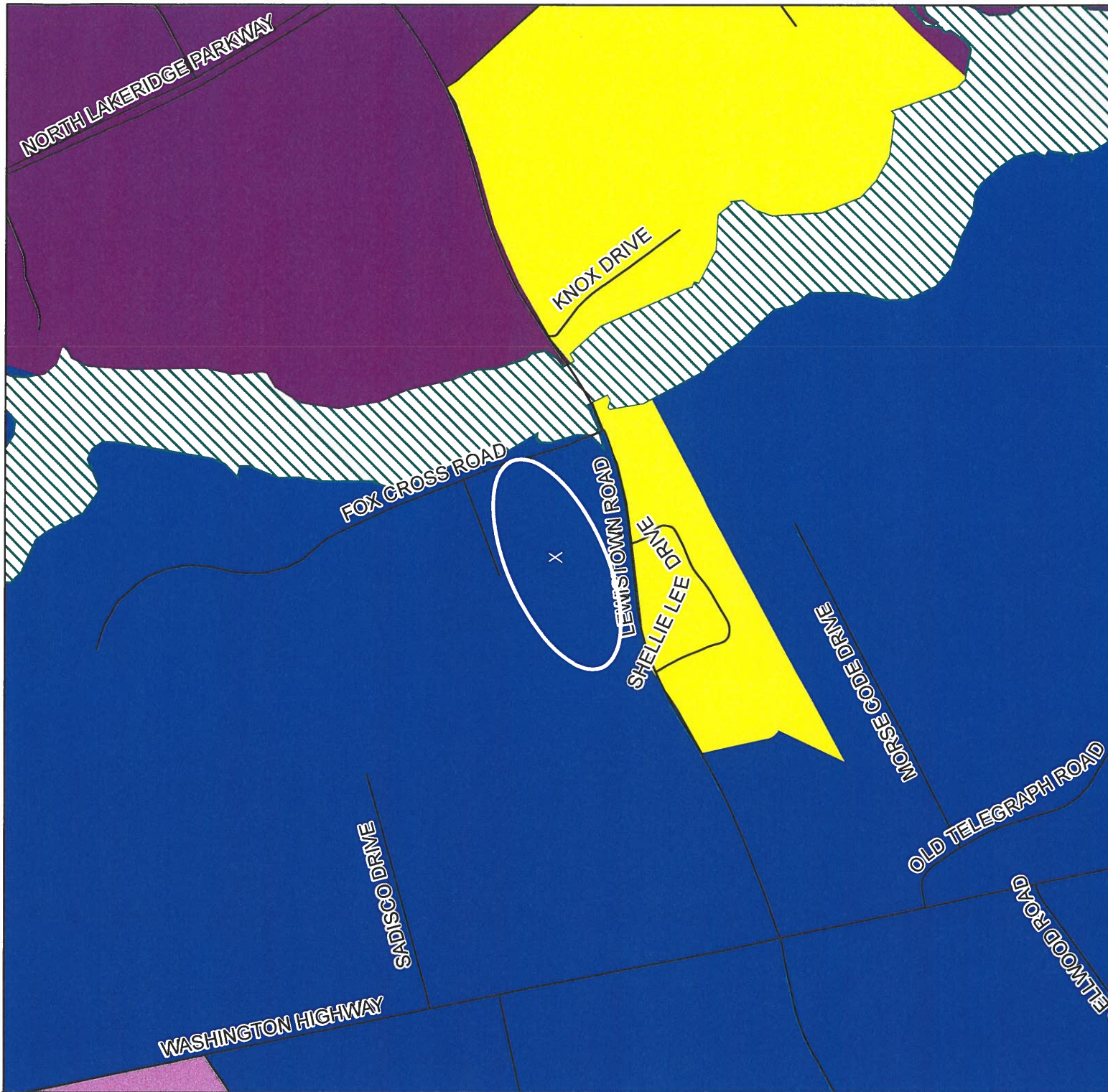
Business Flexible Land Use
GPIN's: 7788-36-2310, 7788-36-3534
& 7788-36-3069

Ashland Magisterial District



1 inch = 600 feet




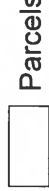

January 02, 2024



**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 & A-1 to M-2 & A-1

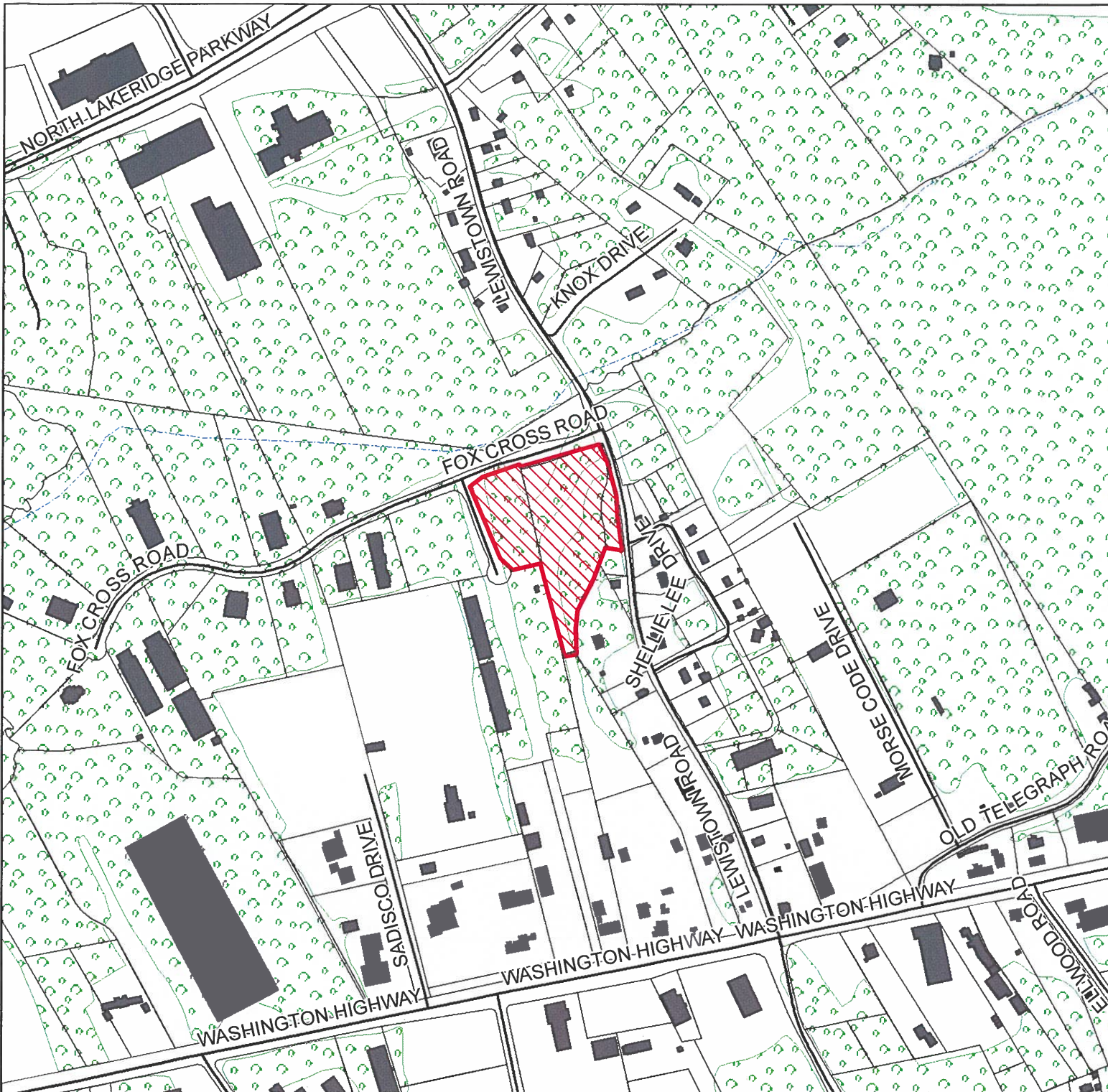
GPIN's: 7788-36-2310, 7788-36-3534
& 7788-36-3069

Ashland Magisterial District



1 inch = 600 feet

January 02, 2024



Hanover County, Virginia

Zoning Map

Legend

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

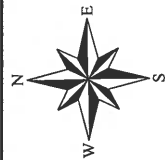
REZ2024-00001

Westmoreland Property
Group, L.L.C.

Rezzone B-3, M-2 & A-1 to M-2 & A-1

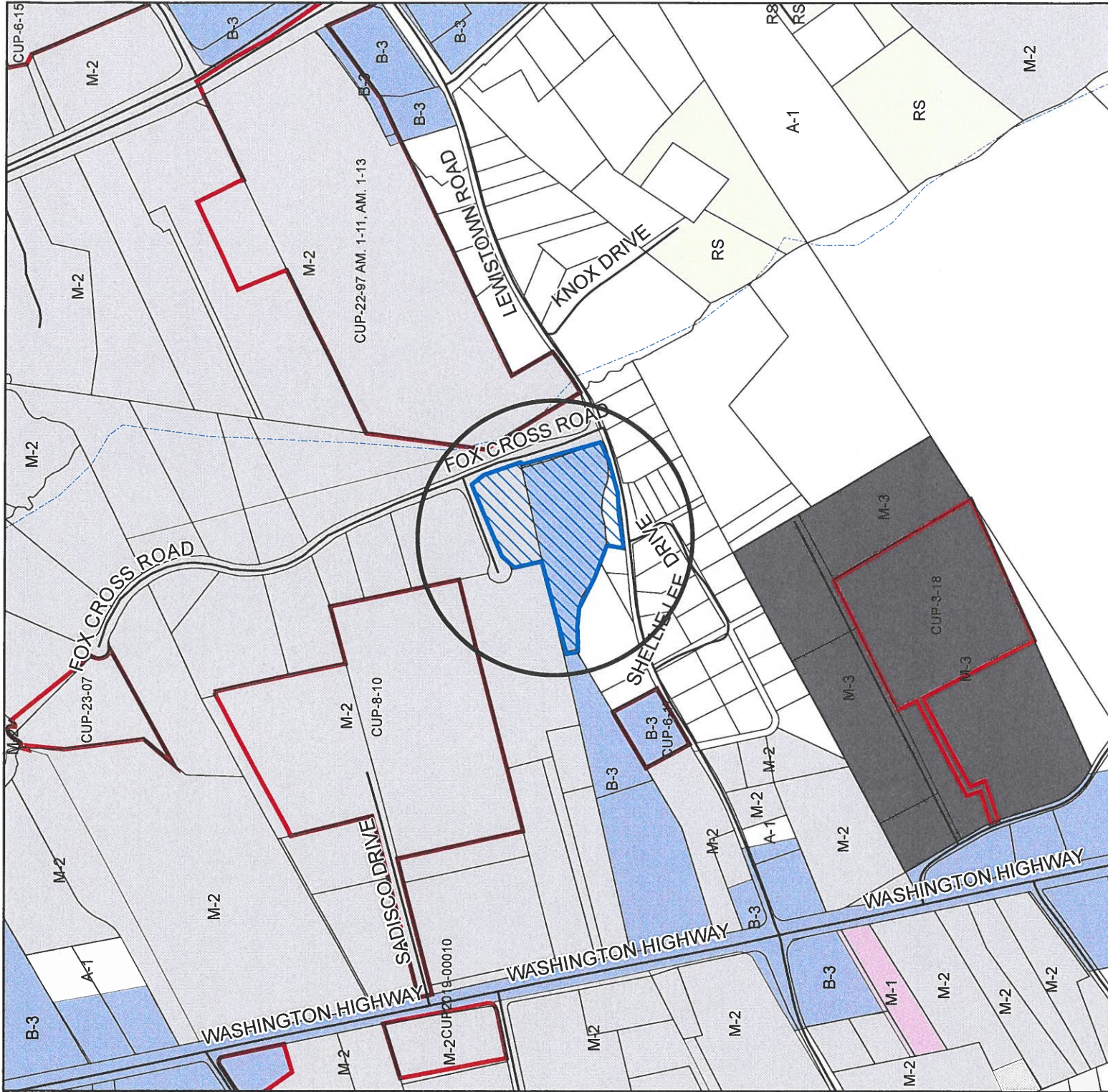
GPINs: 7788-36-2310, 7788-36-3534
& 7788-36-3069

Ashland Magisterial District

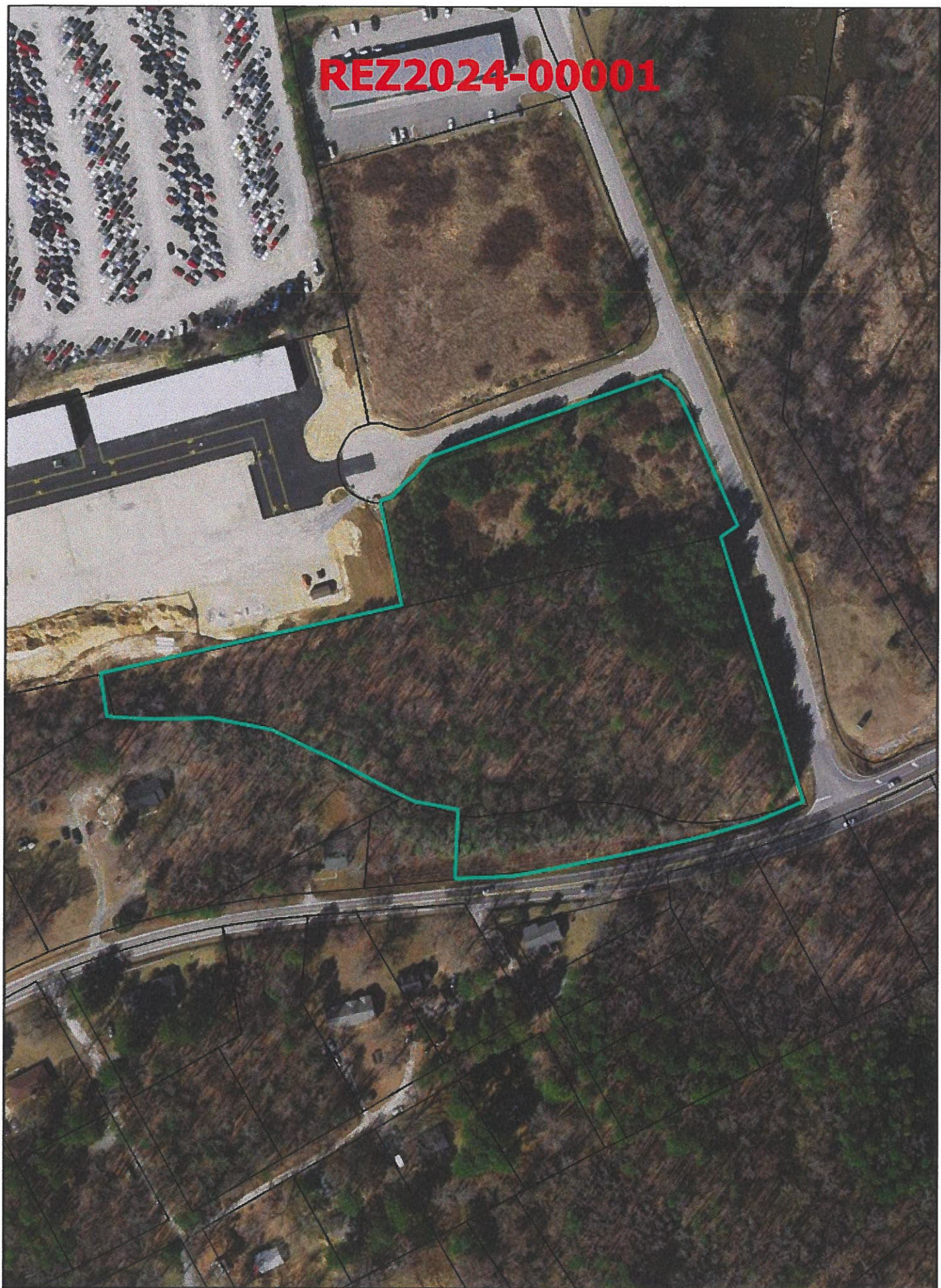


1 inch = 600 feet

January 02, 2024



REZ2024-00001



Application

Hanover County Planning Department Application

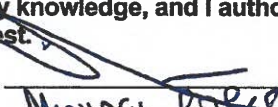
Request for REZONING

Case #: Re2024-00001

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> <u>Henrico, VA 23230</u>	Telephone No. <u>(804)612-3604</u> Fax No. <u>n/a</u> Email Address <u>cshater@rtelecom.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 1
GPIN(s) (Tax ID #'s) <u>7788-36-2310, 7788-36-3534, and 7788-36-3069</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>6.85+/- ac 298,390+/- s.f.</u> Current Zoning <u>B-3, M-2, and A-1</u> Requested Zoning <u>M-2 and A-1</u> Requested Use <u>Parcel lines for M-2 parcels will be adjusted. One parcel will be used for office/warehouse space for Redline Telecom. No end user for the other M-2 parcel has been designated. The A-1 parcel will be a buffer from Lewistown Road</u>

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (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 <u></u> Print Name <u>MICHAEL ROPER</u>	Date <u>03/27/2024</u>
Signature _____ Print Name _____	Date _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Bonnie Beavers</u> Address: <u>Goodfellow, Jalbert, Beard & Associates, 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.	

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 8½" 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@ritelecom.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 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)

12/20/23

(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.

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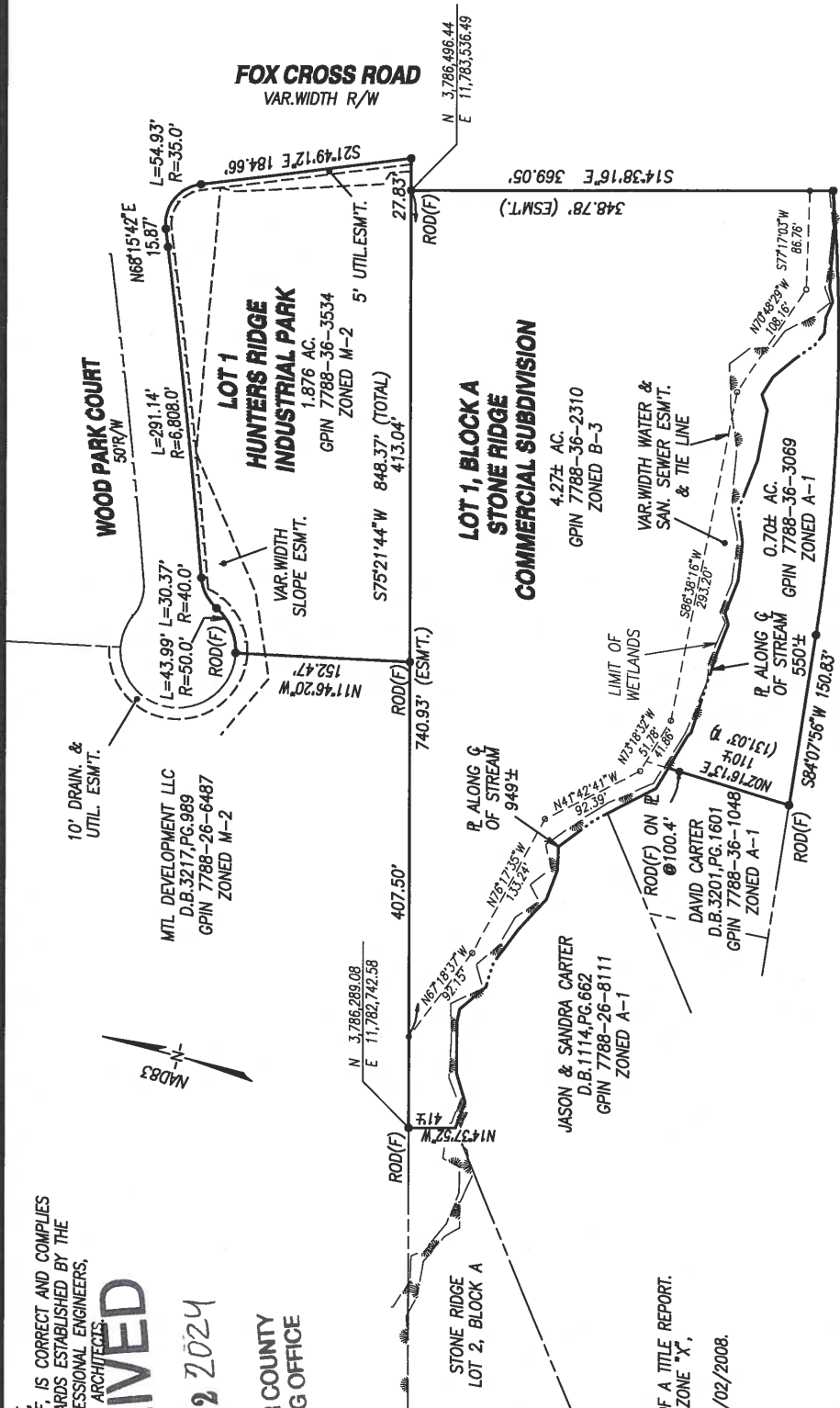
JAN 02 2024

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.2838, 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, Talbert, Beard, and Associates, Inc.
 7104 Mechanicsville Turnpike / P.O. Box 659
 Mechanicsville, Virginia 23111
 (804) 748-7087 Fax (804) 790-7275
ENGINEERING - SURVEYING - PLANNING

APPLICATION PLAN

Photographs

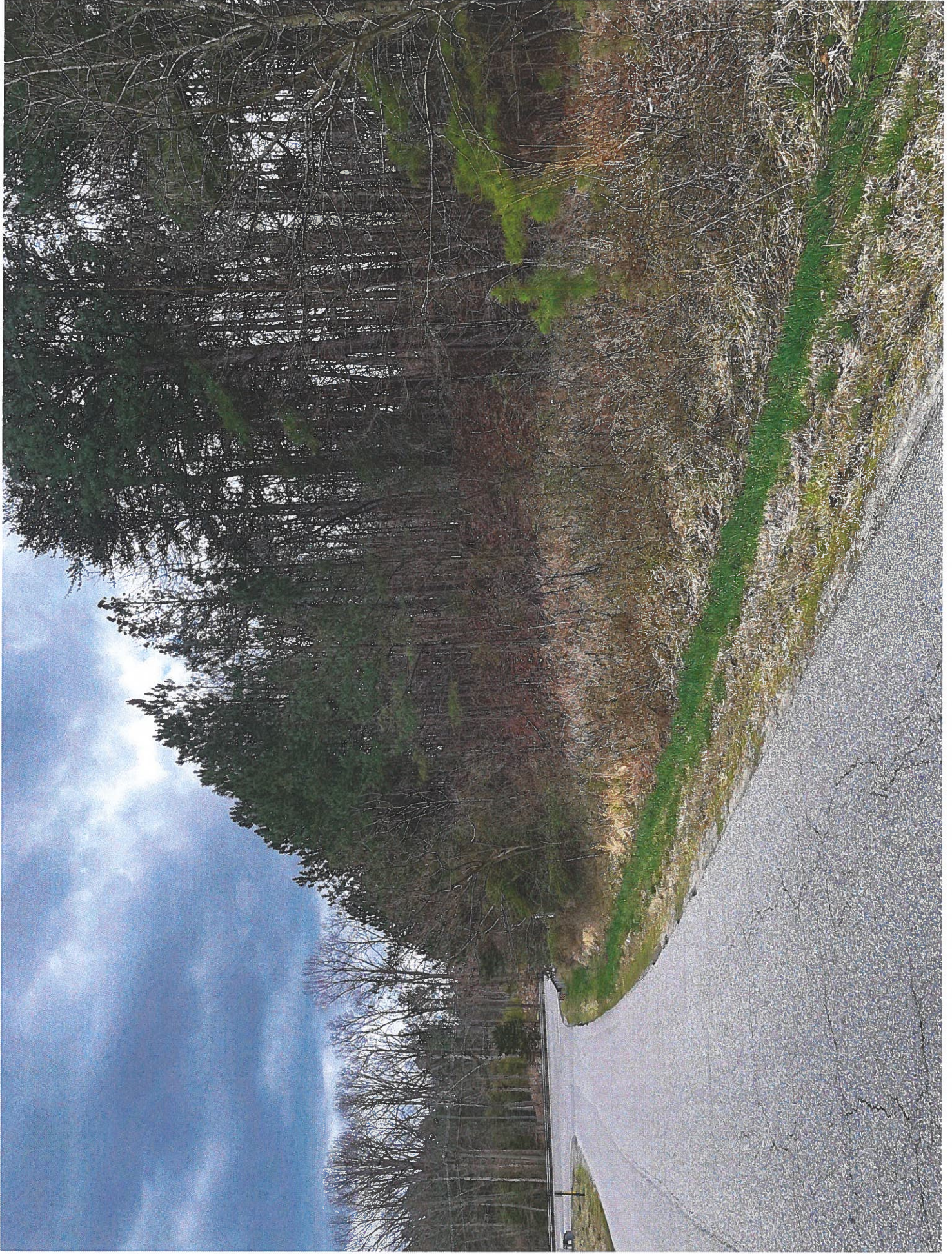
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4/9/24, 3:56 PM

IMG_6531.jpg



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IMG_6535.jpg



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IMG_6529.jpg



Photographs
Cell Equipment









Community Meeting Notes

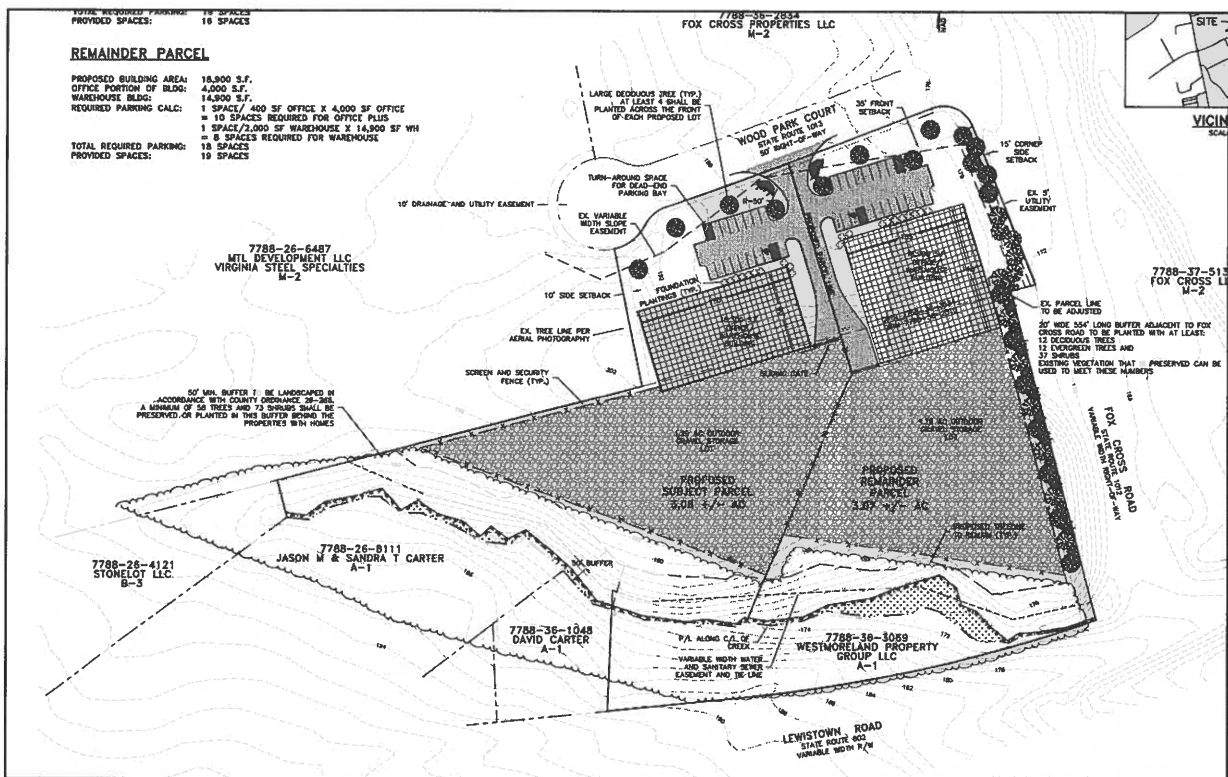
Community Meeting Notes

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

A community meeting for REZ2024-00001, Westmoreland Property Group, L.L.C. was held on March 14, 2024 (6:00pm) at The Fairfield Inn and Suites (11625 Lakeridge Parkway). The applicant is requesting to rezone 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. One (1) adjacent business owner was in attendance. The following Hanover County representatives were also in attendance:

Planning Commissioners: Alan Abbott, Ashland District

Hanover County Staff Members: Andrew Pompei and Brendan McHugh



The applicant gave a presentation on the case. The following questions and topics were discussed:

- What is happening with the adjacent parcel between the subject property and Lewistown Road?
 - There are no plans to develop that property. The parcel is too narrow to meet setbacks, and the contours are too steep for development.
 - It was suggested to possibly include that property in the rezoning request as an additional buffer between the development and Lewistown Road.
- There was a brief discussion on the details of the landscaping that is being proposed within the buffer areas.

This request is tentatively scheduled for the Planning Commission meeting on April 18, 2024.

Proffers

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

The undersigned, Westmoreland Property Group, L.L.C., owner of parcels designated GPINs 7788-36-3534, 7788-36-2310, and 7788-36-3069 (the “Property”), voluntarily agree for themselves, their agent, personal representatives, successors and assigns (collectively “the Property Owner”) that, in the event the Property is rezoned to M-2, Light Industrial District, and A-1, Agricultural District, the development and use of the Property must be subject to the following conditions:

M-2, Light Industrial Parcels (GPINs 7788-36-3534 and 7788-36-2310)

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 “Preliminary Structural Elevations” and prepared by Kirby Builders System, dated March 14, 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

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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.

Westmoreland Property Group, L.L.C., a Virginia limited liability company

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA,

COUNTY OF HANOVER, to-wit:

I, _____, hereby certify that _____, [Title] _____, on behalf of Westmoreland Property Group, L.L.C., has acknowledged the foregoing Proffers before me, this ____ day of _____, 2024.

_____ (SEAL)

Notary Public

My Commission Expires: _____

Westmoreland Property Group, L.L.C., a Virginia limited liability company

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA,

COUNTY OF HANOVER, to-wit:

I, _____, hereby certify that
_____, [Title] _____, on behalf of
Westmoreland Property Group, L.L.C., has acknowledged the foregoing Proffers before me, this _____
day of _____, 2024.

_____ (SEAL)

Notary Public

My Commission Expires: _____

Conceptual Plan

SUBJECT PARCEL

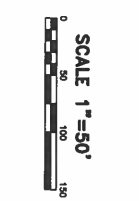
PROPOSED BUILDING AREA: 15,300 S.F.
 OFFICE PORTION OF BLDG: 4,000 S.F.
 WAREHOUSE BLDG: 11,300 S.F.
 REQUIRED PARKING CALC: 10 SPACES REQUIRED FOR OFFICE PLUS 1 SPACE/2,000 SF WAREHOUSE X 11,300 SF WH = 6 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING: 16 SPACES
 PROVIDED SPACES: 16 SPACES

REMAINDER PARCEL

PROPOSED BUILDING AREA: 17,800 S.F.
 OFFICE PORTION OF BLDG: 4,000 S.F.
 WAREHOUSE BLDG: 13,800 S.F.
 REQUIRED PARKING CALC: 10 SPACES REQUIRED FOR OFFICE PLUS 1 SPACE/2,000 SF WAREHOUSE X 13,800 SF WH = 7 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING: 17 SPACES
 PROVIDED SPACES: 19 SPACES

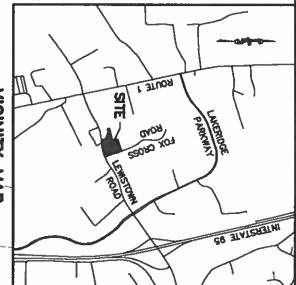
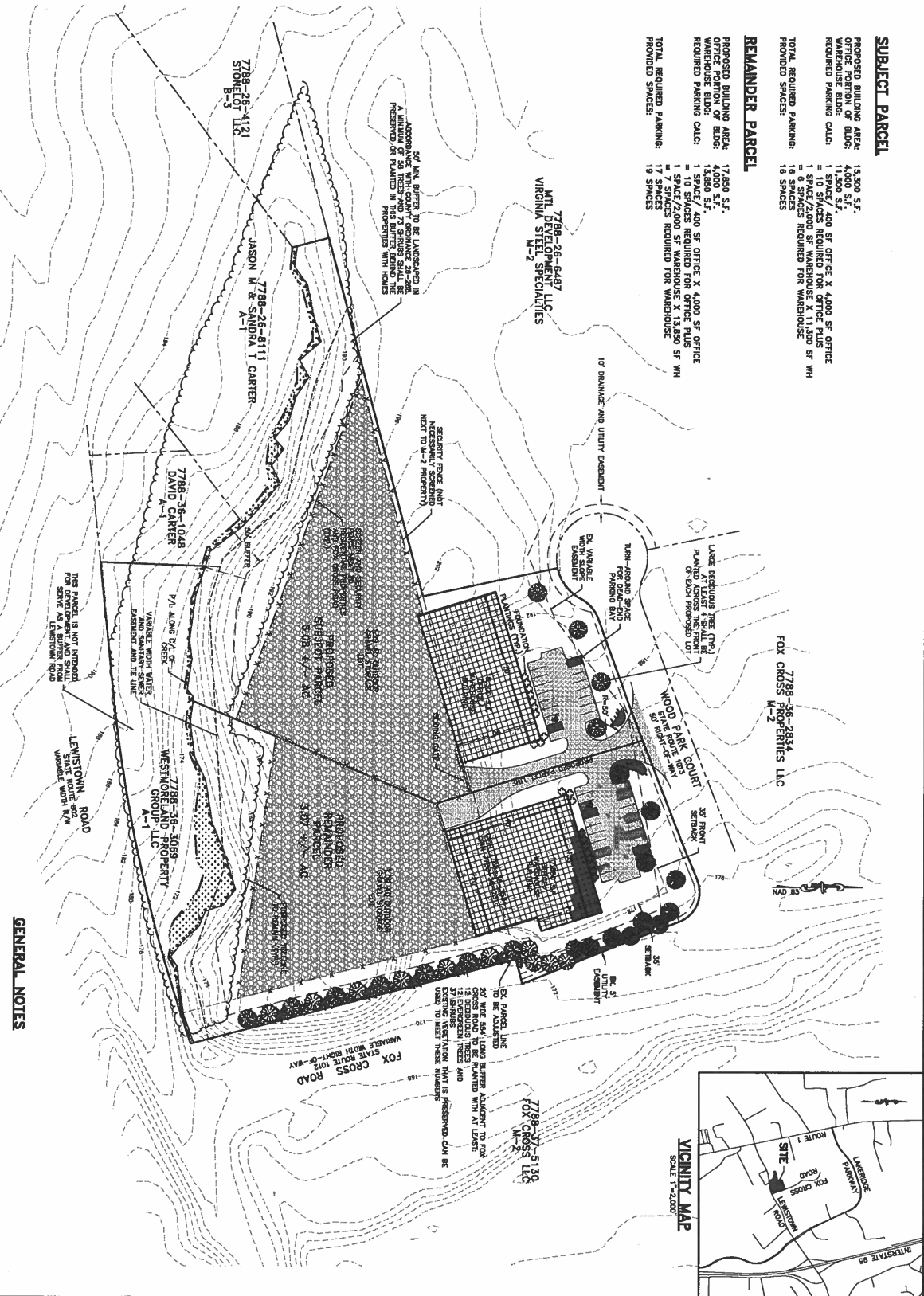
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 HANOVER COUNTY
 PLANNING DEPARTMENT

NOTES:
 1. EXISTING BOUNDARY IS BASED ON A FIELD SURVEY BY GEORGETOWN JAMES R. READ & ASSOCIATES, INC. IN 2018. THE BOUNDARY OF THIS PLAN, ELEMENTS OF RECORD MAY DIFFER THAT ARE NOT SHOWN.
 2. EXISTING UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 3. EXISTING UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 4. STORMWATER QUANTITY IS EXPECTED TO BE MANAGED BY DETERMINING THAT THE DOWNSLOPE STRONG BETWEEN THE DUTTYALL AND THE LIMIT OF ANALYSIS AT LINDSEY GREEN (ACROSS FOX CROSS ROAD). STORMWATER QUALITY WILL BE ADDRESSED BY PURCHASE OF OFF-SITE NUTRIENT CREDITS.

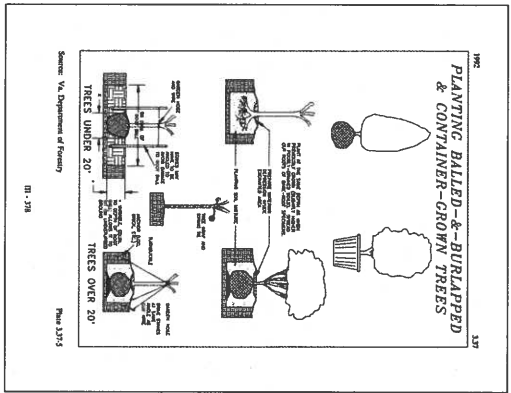


GENERAL NOTES
 OWNER: WESTMORELAND PROPERTY GROUP LLC
 SITE AREA: 6.65 +/- ACRES
 CURRENT ZONING: B-2B (2 PARCELS)
 PROPOSED ZONING: M-2 (2 PARCELS) AND A-1
 WATER AND SEWER: PUBLIC
 SITE IS IN THE ROUTE 1 OVERLAY DISTRICT

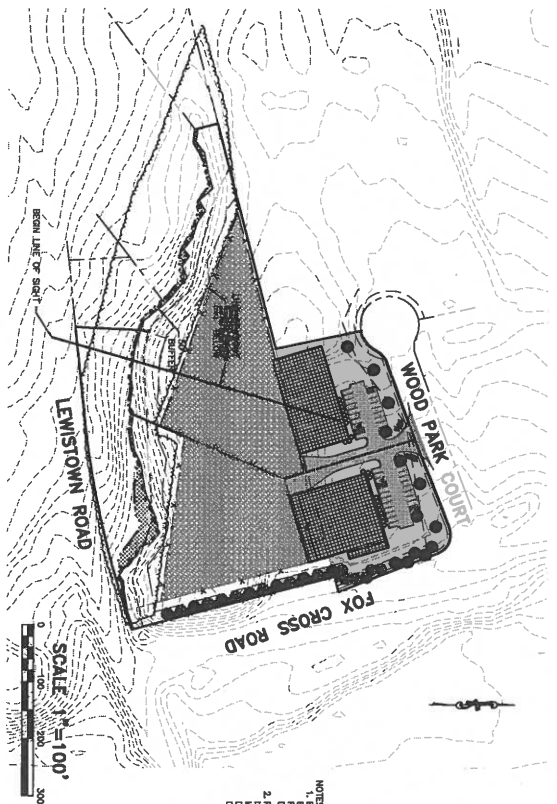
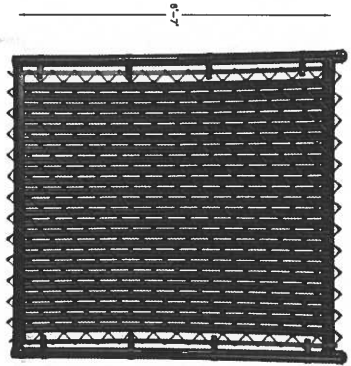
PN 7069-0013



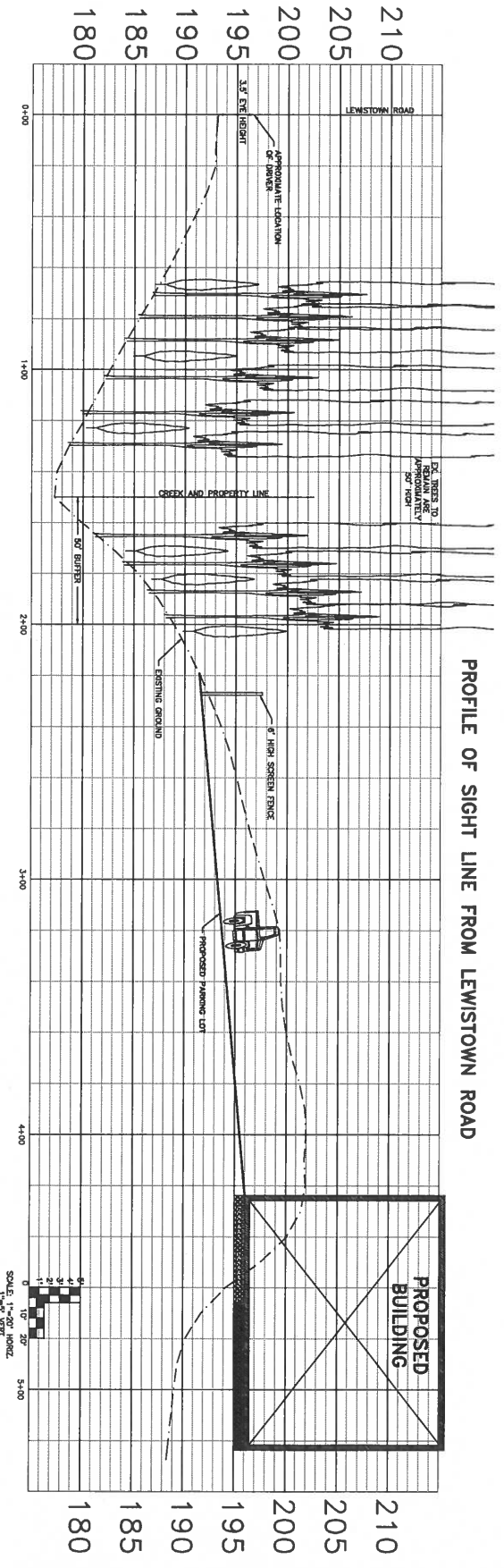
<p>1</p>	<p>CONCEPT PLAN</p>	<p>STONE RIDGE BY WESTMORELAND PROPERTY GROUP LLC ASHLAND DISTRICT HANOVER COUNTY, VA</p>	<p>7104 Mechanicsville Turnpike / P.O. Box 688 Mechanicsville, Virginia 23111 (804) 748-7007</p>	DESIGNED BY: BOB DRAWN BY: JMD CHECKED BY: DCB DATE: 12/4/23 REVISIONS: 12/28/23, 2/28/24, 3/13/24, 3/22/24, 3/27/24
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SCREEN FENCE CONCEPTUAL VIEW
 FENCE TO BE BLACK POWDER-COATED CHAIN LINK WITH PRODUCT SLABS ON APPROVED SHULK



- NOTES
- EXISTING GROUND ELEVATION IS TAKEN FROM CON. DATA.
 - PROPOSED LANDFILL MAY BE ADJUSTED DURING 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's, Talbot's, Board's And Associates, Inc.
 ENGINEERING - SURVEYING - PLANNING
 7104 Mechanicsville Turnpike / P.O. Box 559
 Mechanicsville, Virginia 20111
 804-748-7007

DESIGNED BY: BDB
 DRAWN BY: JMD
 CHECKED BY: DCB
 DATE: 12/4/23
 REVISIONS: 12/28/23,
 3/13/24, 3/27/24

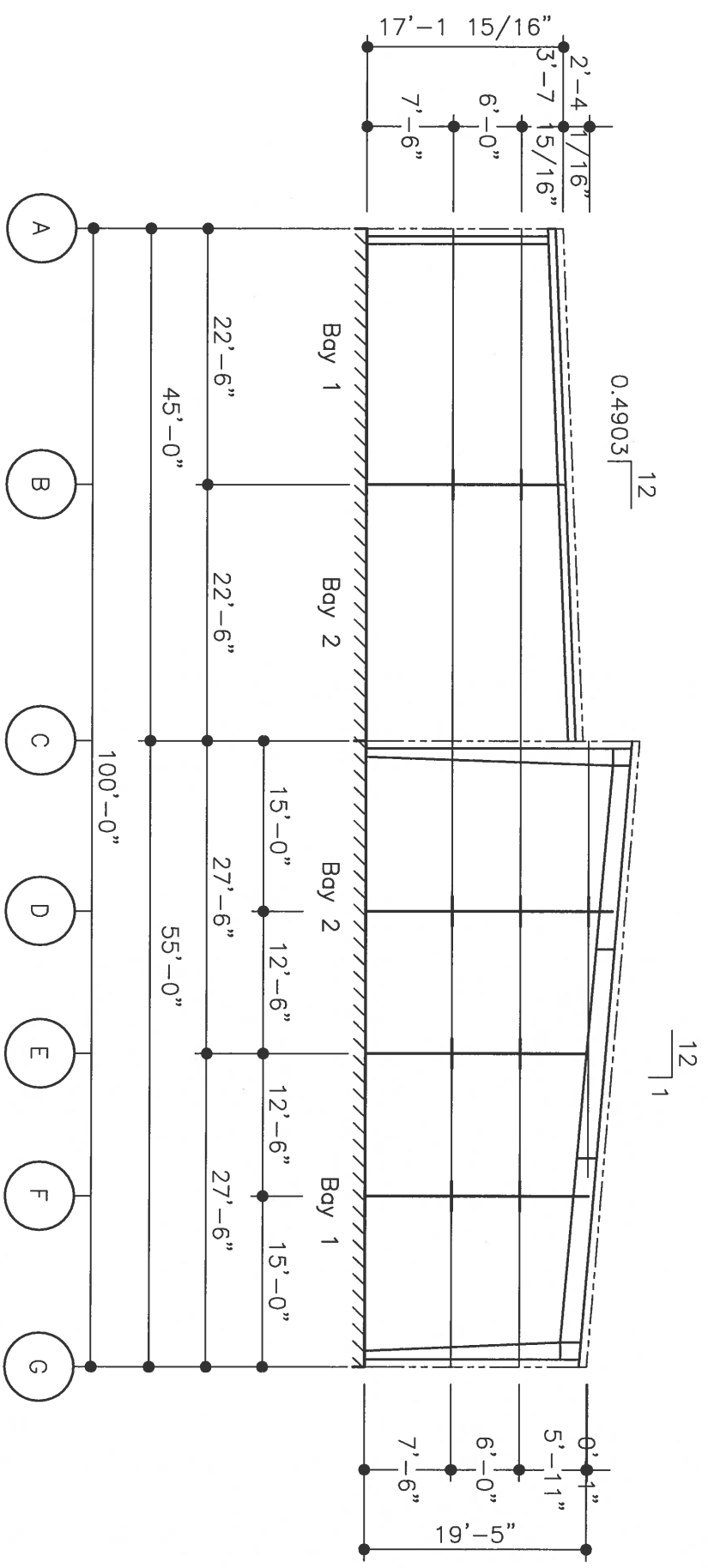
Elevations

HANOVER COUNTY
PLANNING DEPARTMENT

APR 03 2024

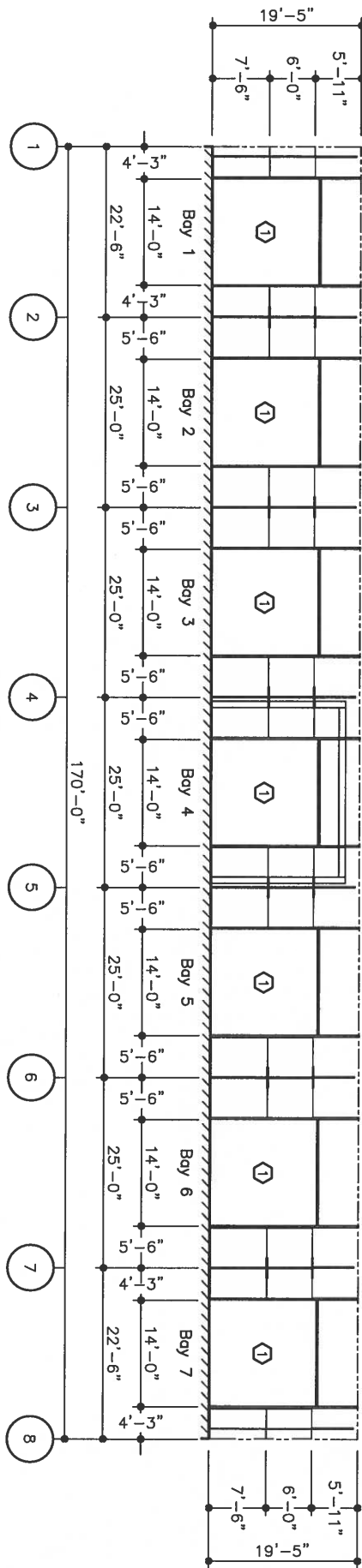
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ELEVATION AT LINE 1



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: CHRIS S	 A POLYMERSON COMPANY
SHEET TITLE: 3/14/2024 5:49 PM PRELIMINARY STRUCTURAL ELEVATIONS		HANOVER, VA CUSTOMER NAME:	
SHEET NUMBER: ST5	QUOTE NUMBER: 240310	POWHATAN, VA	 




FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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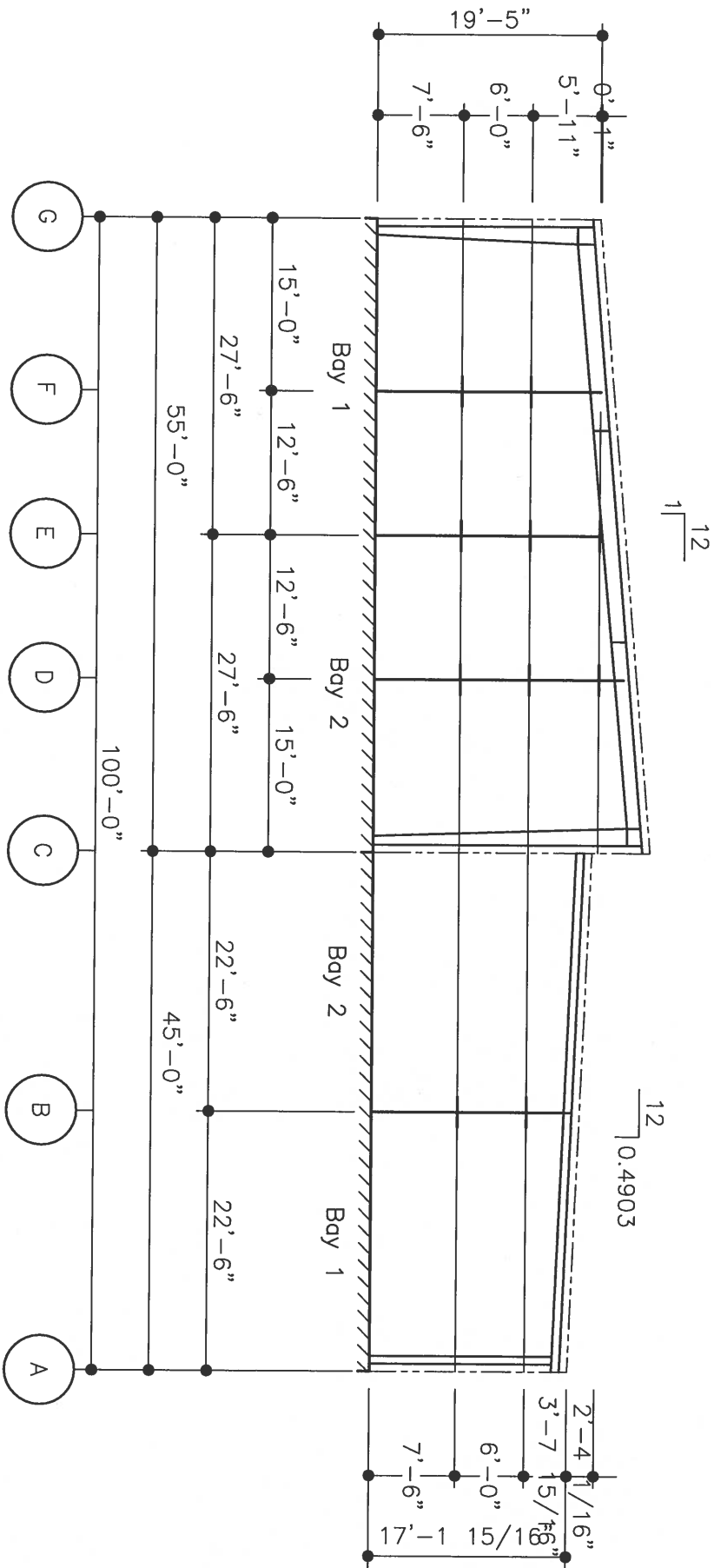


ELEVATION AT LINE G



General Contractors, Inc.
2620 New Oxford Tiers
Chapel Hill, NC 27520
www.superiorstructures.com

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: CHRIS S	 A FULCRUM COMPANY  
SHEET TITLE: 3/14/2024 5:49 PM PRELIMINARY STRUCTURAL ELEVATIONS		HANOVER, VA CUSTOMER NAME:	
SHEET NUMBER: ST6	QUOTE NUMBER: 240310	POWHATAN, VA	



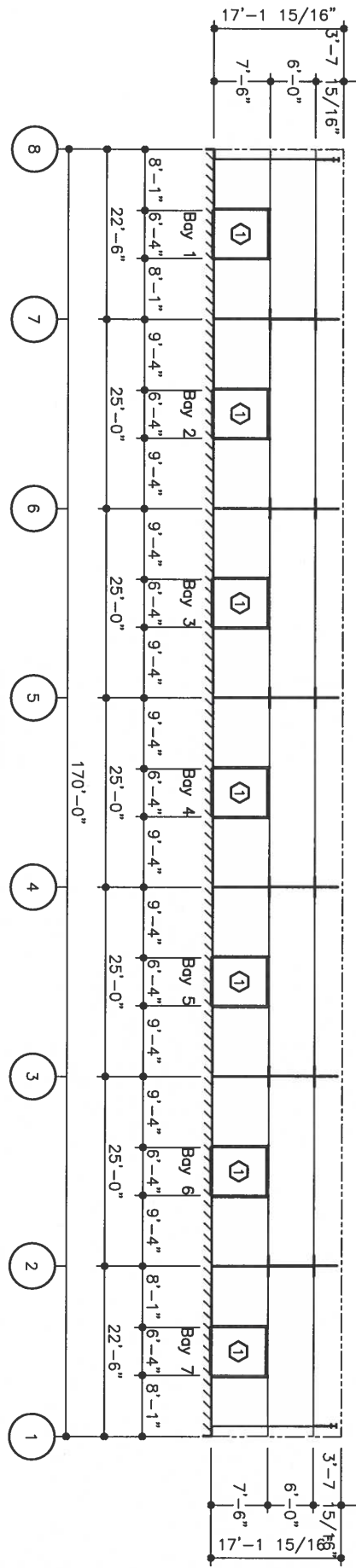
ELEVATION AT LINE 8



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: CHRIS S HANOVER, VA	
SHEET TITLE: 3/14/2024 5:49 PM PRELIMINARY STRUCTURAL ELEVATIONS		CUSTOMER NAME: POWHATAN, VA	
SHEET NUMBER: ST7	QUOTE NUMBER: 240310		



QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	7'-4"	7'-2"	0'-0"	FACTORY



ELEVATION AT LINE A



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: CHRIS S
SHEET TITLE: 3/14/2024 5:49 PM PRELIMINARY STRUCTURAL ELEVATIONS		HANOVER, VA CUSTOMER NAME:
SHEET NUMBER: ST10	QUOTE NUMBER: 240310	POWHATAN, VA

