

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR SPECIAL EXCEPTION REVIEW
SE2023-00019, WESTHAVEN PROPERTIES LLC
Due Date: July 21, 2023

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: Claudia Cheely

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 July 19, 2023 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

- Streets
- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

SE2023-00019

Westhaven Properties, L.L.C.

Multi-Use

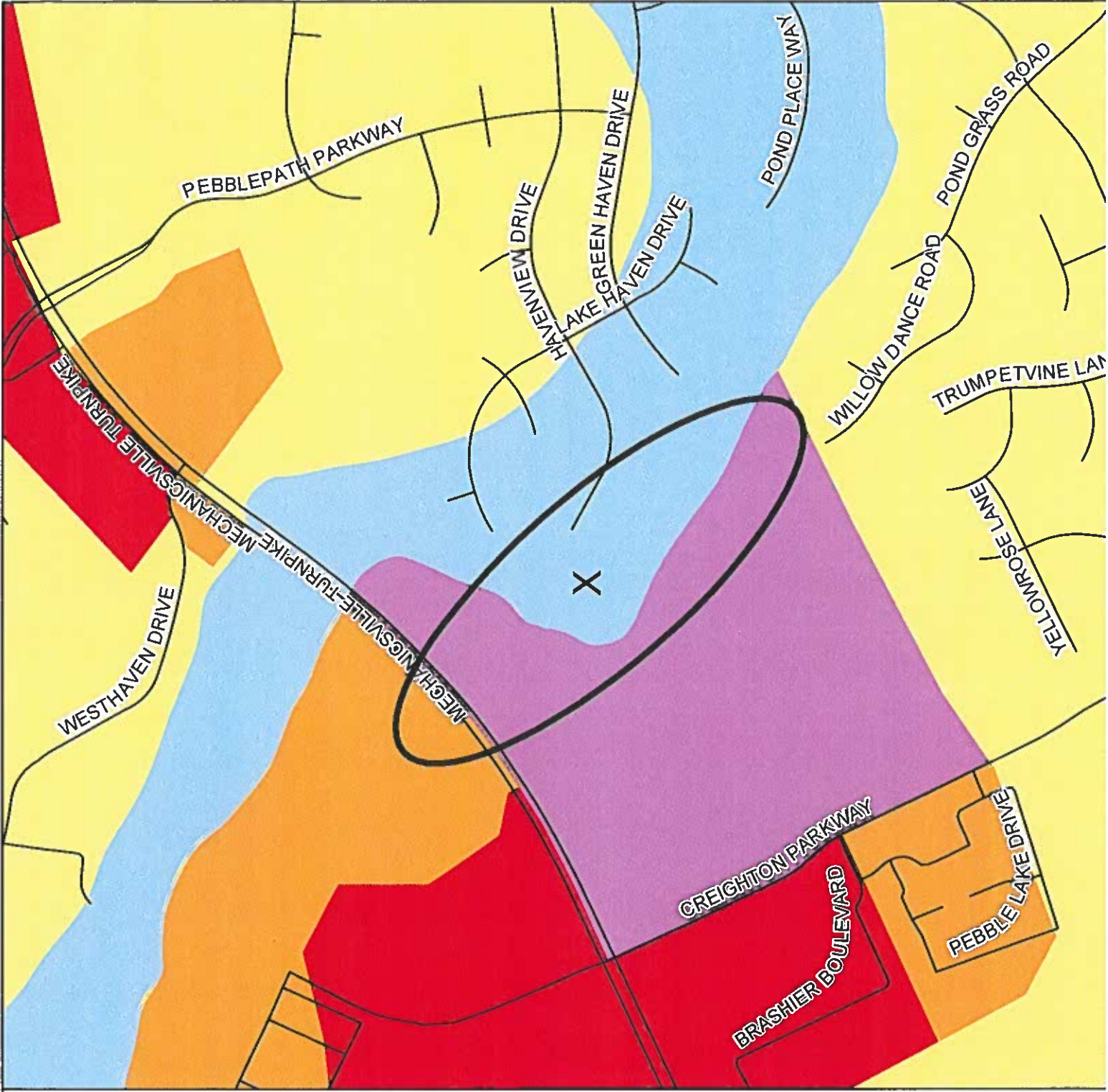
Height

GPIN: 8725-60-4751
Cold Harbor Magisterial District



1 inch = 600 feet

July 06, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

— Roads

Water

Structures

Parcels

Trees

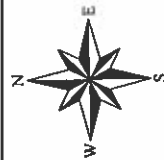
SE2023-00019

Westhaven Properties, L.L.C.

Height

GPIN: 8725-60-4751

Cold Harbor Magisterial District



1 inch = 600 feet

July 06, 2023



Hanover County, Virginia

Zoning Map

Legend	
	PARCEL
	Roads
	Water
	Parcels
	CUP
	A-1
	PUD
	RRC
	RR-1
	RO-1
	PSC
	POB
	PMH
	HE
	AR-1
	AR-2
	AR-6
	RC
	RS
	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

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Westhaven Properties, L.L.C.

Zoned A-1 and B-2

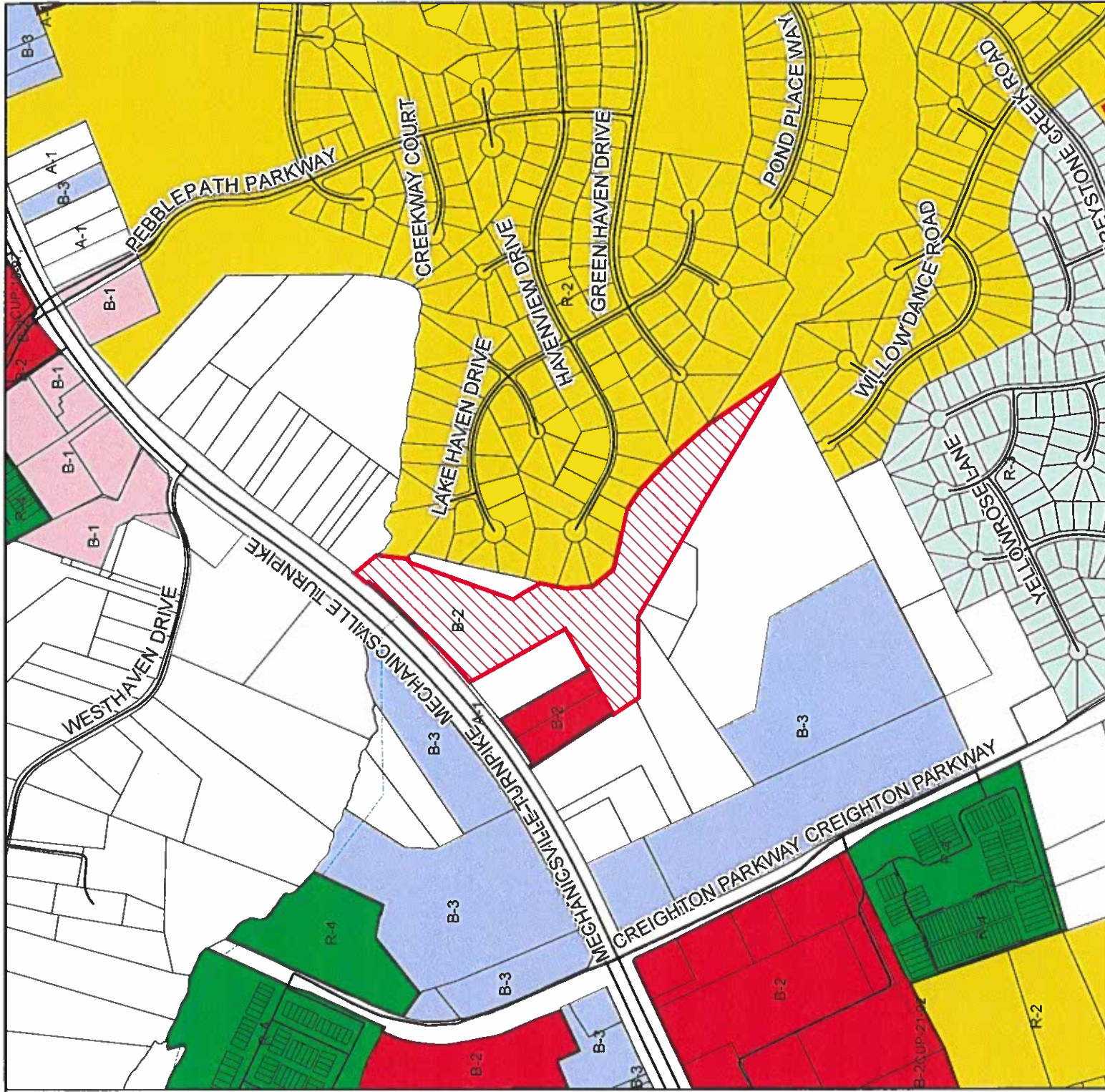
Height

GPIN: 8725-60-4751
Cold Harbor Magisterial District

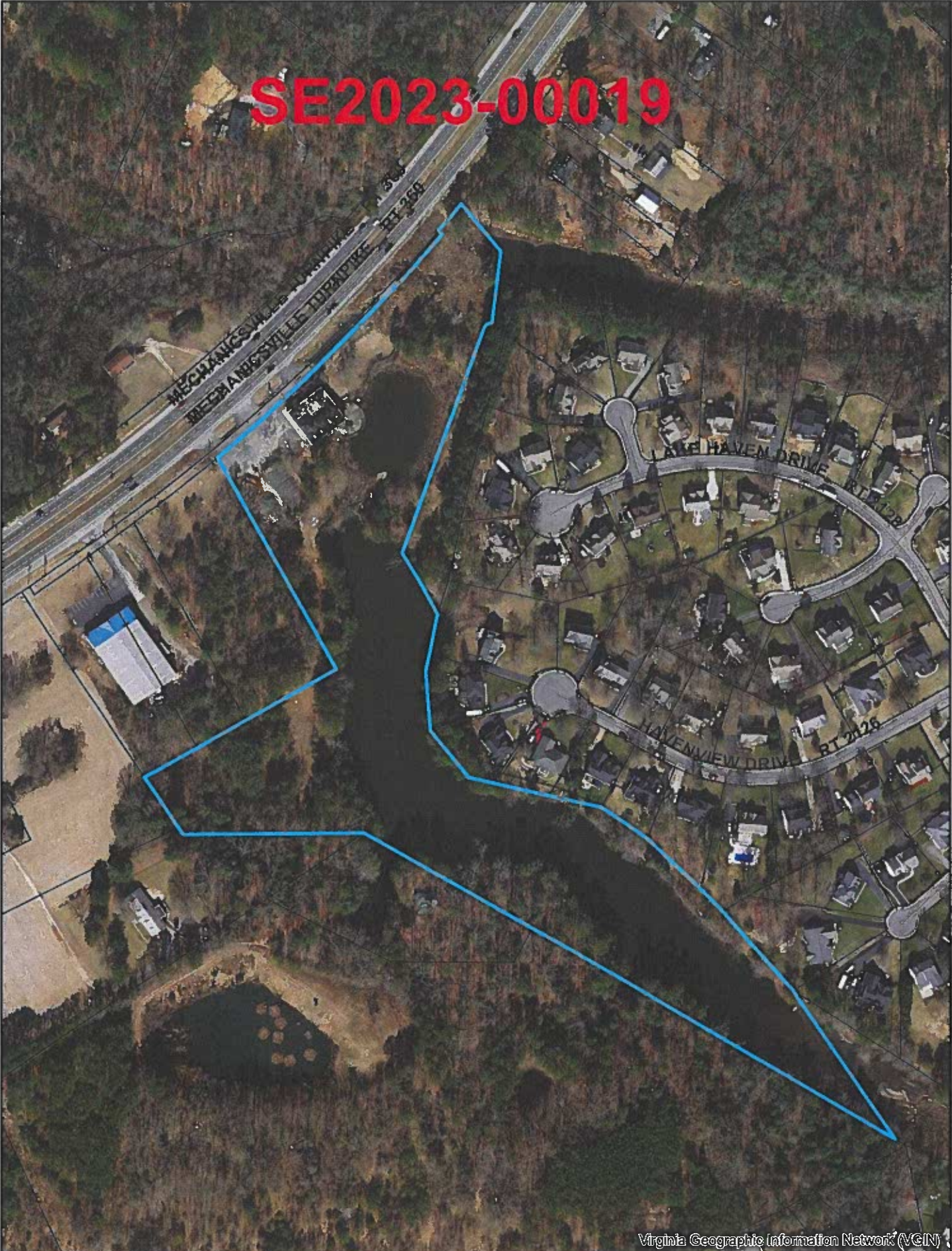


1 inch = 600 feet

July 06, 2023



SE2023-00019



Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2023-00019

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: WESTHAVEN PROPERTIES, LLC	Telephone No. 804-393-0347
Contact Name: JAY T. THOMPSON	Fax No. _____
Address: 11190 OPEN MEADOWS LANE, MECHANICSVILLE, VA 23116	Email Address TOMMYTRX@GMAIL.COM

PARCEL INFORMATION For multiple parcels, please also complete Page 4

GPIN(s)(Tax Parcel #s) 8725-60-4751 (a part)	Area (acres/square feet) 10.44
Deed Book 3202 Page 1668	Current Zoning B-2/A-1
Magisterial District COLD HARBOR	Requested Use/Exception This SE request is for 4-story townhomes with an eave height of less than 45 feet.
Location Description (Street Address, if applicable) 6221 MECHANICSVILLE TURNPIKE	

SIGNATURE OF OWNER **POWER OF ATTORNEY** **CONTRACT PURCHASER** (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature Jay T. Thompson Date 7/5/23

Print Name JAY T. THOMPSON

Signature _____ Date _____

Print Name _____

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

Name RESOURCE INTERNATIONAL, LTD.	Telephone No. _____
Address: 9560 KINGS CHARTER DRIVE	Fax No. 804-550-9259
ASHLAND, VIRGINIA 23005	Email Address SCOURTNEY@RESOURCEINTL.COM
SCOTT COURTNEY, PE	

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

RECEIVED

JUL 05 2023

REQUIREMENTS/ ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members 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 can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries and the location of existing structures on the property. 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.)
- e. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Please check if you have read and understand Pages 12 & 13.)
- h. A **sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **thirteen (13) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

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 application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as 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 payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Jay T. Thompson Date 7/5/23
Print Name Jay T. Thompson

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

Address to which notification letter is to be sent:

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email TOMMYTRX@GMAIL.COM Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

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:

Fee: _____

Accepted by: _____
HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS AND BOARD OF SUPERVISORS

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 member of the Board of Supervisors 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: *M. Scott Courtney*

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

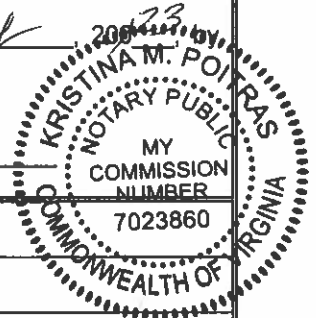
) to-wit:
)

The foregoing instrument was acknowledged before me this 5th day of July, 2023
M. Scott Courtney (Name of Applicant).

My commission expires:

March 31, 2025

Kristina M. Poitras
Notary Public



Board of Supervisors Representative: MR. F. MICHAEL HERZBERG, IV

List of Adjacent Property Owners:

GPIN	Name	Address
8725-51-8270	SXCW PROPERTIES II, LLC	7935 COUNCIL PLACE MATTHEWS, NC 28105
8725-61-2710	TREXLER, STEPHEN D	6214 MECHANICSVILLE TPKE MECHANICSVILLE, VA 23111
8725-61-8520	PULLIN, JOHN E	6201 MECHANICSVILLE TURNPIKE MECHANICSVILLE, VA 23111
8725-61-7392	KEMP, WILLIAM E III & IRLENE G	8069 GARDEN CREEK COURT MECHANICSVILLE, VA 23111
8725-61-7179	WALKER, VICTOR & WALKER, CHANIVEA R/S	8065 GARDEN CREEK COURT MECHANICSVILLE, VA 23111
8725-61-7048	SAMPSON, KAREN & NATHAN	8074 LAKE HAVEN DRIVE MECHANICSVILLE, VA 23111
8725-60-7909	TIMBERLAKE, DANIEL FRANCIS & CARA MARIE	8078 LAKE HAVEN DRIVE MECHANICSVILLE, VA 23111
8725-60-6887	BURROUGHS, MICHAEL G & TAMELA M	8079 LAKE HAVEN DRIVE MECHANICSVILLE, VA 23111
8725-60-7762	MOUNTAIN, LARRY & SHARON	6150 HAVENVIEW DRIVE MECHANICSVILLE, VA 23111

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued

List of Adjacent Property Owners:

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

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. _____ GPIN 8725-60-1789
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____

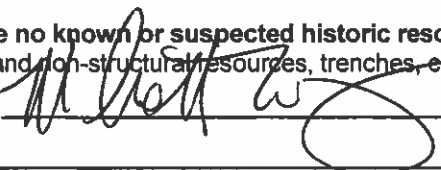
If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? NO
- b) Is the historic site open to the public? NO
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. THERE WILL BE NEGLIGIBLE IMPACT TO THIS SITE (CEMETERY) DUE TO POTENTIAL INCREASES IN NOISE, TRAFFIC AND VISUAL CHANGES.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. NO ADDITIONAL MITIGATION MEASURES ARE CURRENTLY PROPOSED.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: _____



Date: 7/5/23

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: THIS EXCEPTION REQUEST IS TO ALLOW THE FOR THE CONSTRUCTION OF 4-STORY TOWNHOMES WITH AN APPROXIMATE HEIGHT OF 40 FEET.
2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. THERE WILL BE 14 UNITS WHICH HAVE A 30-FOOT ACCESS DRIVE, SIDE WALK AND RECREATIONAL AREA. A WALKING TRAIL WILL PROVIDE ACCESS TO THE LAKE FOR THE FUTURE RESIDENTS. TOWNHOUSE RESIDENTS WILL BE ABLE TO USE THE LAKE FOR RECREATIONAL PURPOSES SUCH AS FISHING, BOATING AND SWIMMING. A PIER OR DOCK MAY BE CONSTRUCTED ON THE LAKE.
3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) THE PROPOSED EXCEPTION IS APPROPRIATE SINCE THE TOWN- HOUSES ARE ACROSS THE LAKE FROM R-2 RESIDENTIAL USES ON THE EAST. PROPERTY TO THE NORTH IS ZONED B-2. PROPERTY TO THE SOUTH AND DIRECTLY ADJACENT WEST ARE ZONED A-1. THE A-1 LOTS ARE APPROXIMATELY 20 HIGHER IN ELEVATION. THESE SAME PARCELS ARE COMPREHENSIVELY PLANNED AS MULTI-USE. THE HEIGHT DOES NOT CREATE A NEGATIVE IMPACT TO THE ADJACENT WESTERN AND SOUTHERN PROPERTIES AS THE TOWNHOUSES WILL APPEAR TO BE TWO-STORY STRUCTURES. TREES WILL BREAK THE VIEWS OF THOSE ON THE EAST SIDE OF THE LAKE. ALTHOUGH THE NUMBER OF STORIES EXCEEDS THE MAXIMUM ALLOWED, THE OVERALL HEIGHT IS STILL LESS THAN THE MAXIMUM OF THE RS ORDINANCE WHICH IS 45FT.
4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) NO
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.

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

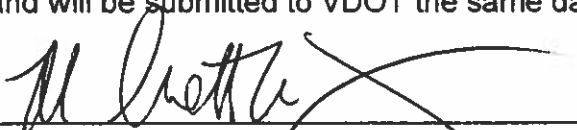
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 103 vehicles per day and a site peak hour trip generation of 0.56 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10 edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 220 and Page Number 31).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

7/5/23

(Date)

M. Scott Courtney, PE

(Applicant/Applicant's Representative – Print Name)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

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

WESTHAVEN SPECIAL EXCEPTION MECHANICSVILLE TURNPIKE HANOVER COUNTY, VIRGINIA



GENERAL NOTES:

1. SITE ADDRESS: 6221 MECHANICSVILLE TURNPIKE
2. GNVS: 8723-60-173
3. ACREAGE: 10.44 AC
4. CURRENT ZONING: P-2/1-1
5. PROPOSED ZONING: RS
6. OWNER: WESTHAVEN PROPERTIES, LLC
11100 BIRD ALCOVE LANE
MECHANICSVILLE, VA 22061
PHONE: 804-333-0347
EMAIL: info@westhaven.com
7. ENGINEER: RESOURCE INTERNATIONAL, LTD.
800 HUNTERS QUARTER DRIVE
ASHLAND, VIRGINIA 23009-6190
PHONE: 804-784-1800
FAX: 804-784-1800
CONTACT: SCOTT COLEMAN, P.E.
EMAIL: scott@resourceintl.com
8. MAGISTERIAL DISTRICT: COLD HARBOR
9. OVERLAY DISTRICT: SUBURBAN DEVELOPMENT OVERLAY
10. TRAFFIC ZONE: 177A
11. TOPOGRAPHIC/PROSLOPE INFORMATION OBTAINED FROM FIELD SURVEY BY RESOURCE INTERNATIONAL, LTD. DATED REQUIRER 2020. COORDINATE SYSTEM IS NAD83/NOV02S.
12. FLOOD INSURANCE RATE MAP HANOVER COUNTY, VIRGINIA COMMUNITY DEVELOPMENT DEPARTMENT ZONING ZONE X - AREA OF SPECIAL FLOODING AS DETERMINED BY FEMA.
13. UTILITIES:
WATER: PUBLIC
SANITARY: PUBLIC
14. USE: RESIDENTIAL
15. BUILDING SQUARE FOOTAGE:
14 UNITS (21,200')
141,700 SF = 10,860 SF
16. PARKING REQUIRED:
RESIDENTIAL UNITS: 2 SPACES PER UNIT
COMMERCIAL UNITS: 1 SPACE PER 100 SF
1402 SF = 14 SPACES REQUIRED
17. PARKING PROVIDED:
28 SPACES

DRAWING INDEX

- SE-1 TITLE SHEET
- SE-2 PARCEL BOUNDARIES
- SE-3 SPECIAL EXCEPTION GRAPHIC
- AS LOTS
- AS TOWNSHIP ELEVATION
- AS TOWNSHIP STREET ELEVATION

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
DATE OF PARCELS	DATE OF PARCELS
DITCH/DRAINAGE CHANNEL	DITCH/DRAINAGE CHANNEL
SANITARY TRUNK	SANITARY TRUNK
SANITARY SEWER DESIGNATION	SANITARY SEWER DESIGNATION
STORM SEWER	STORM SEWER
STORM SEWER DESIGNATION	STORM SEWER DESIGNATION
WATERING	WATERING
WATER METER	WATER METER
CONCRETE	CONCRETE
DOOR OF SOLIDOR	DOOR OF SOLIDOR
LIMITS CONTIGUOUS	LIMITS CONTIGUOUS
SCOTT ELEVATION	SCOTT ELEVATION
TRAILER ELEVATION	TRAILER ELEVATION
CONCRETE	CONCRETE
WATER METER	WATER METER
FLOORPLAN	FLOORPLAN
FENCE	FENCE
TELEPHONE	TELEPHONE
BENCH MARK	BENCH MARK
SPRINKLER HEAD	SPRINKLER HEAD
LUCKY WHEEL	LUCKY WHEEL
WATER METER	WATER METER

NOTE: SOME LINES AND SYMBOLS SHOWN ON THIS LEGEND MAY NOT BE USED ON THIS PROJECT.

RECEIVED

JUL 06 2023

HANOVER COUNTY
PLANNING OFFICE

APPLICATION PLAN



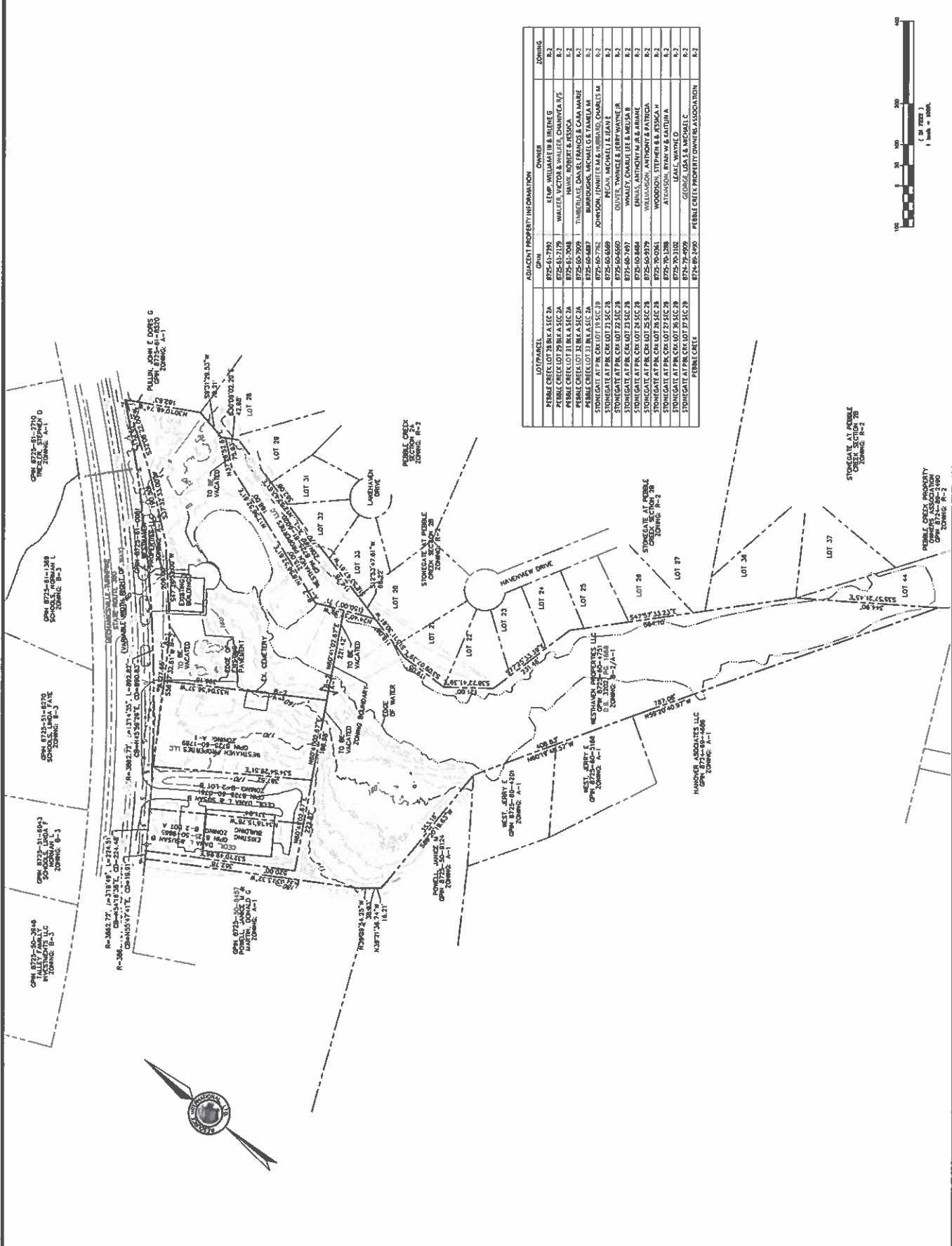
Resource International
 P.O. Box 6169 #950 Kings Chapel Drive Ashland, VA 23005
 (804) 550-9700 FAX (804) 550-9235

This work is done in part or full in accordance with the practice standards of Registered Professional Licensure.

DESIGNED: MCF
 DRAWN: MCF
 CHECKED: MSC
 DATE: 6-29-2023

WESTHAVEN
 OVERALL PLAN
 MECHANISVILLE TURNPIKE
 HANOVER COUNTY, VIRGINIA
 PARCEL BOUNDARIES

PROJECT NO.
 220030.01
 SHEET
 88-2



LOT/FACILITY	OWNER	ZONING
PEBBLE CREEK LOT 28 BK A SEC 2A	CLIP INVESTMENTS, LLC	R-2
PEBBLE CREEK LOT 29 BK A SEC 2A	WALKER, WYOMING & WALKER, CHARLOTTE, NC	R-2
PEBBLE CREEK LOT 31 BK A SEC 2A	HANK, ROBERT & JESSICA	R-2
PEBBLE CREEK LOT 33 BK A SEC 2A	TAMARITASE, DAN, EL FRANGOS & CARA MARIE	R-2
STONEGATE AT PEBBLE CREEK LOT 23 SEC 2B	JOHNSON, JIMMY R. & HUBBARD, CHARLES W.	R-2
STONEGATE AT PEBBLE CREEK LOT 24 SEC 2B	PELON, MICHAEL E. IVAN E.	R-2
STONEGATE AT PEBBLE CREEK LOT 25 SEC 2B	WILLIAMS, ANTHONY & PATRICIA	R-2
STONEGATE AT PEBBLE CREEK LOT 26 SEC 2B	WOODSON, STEPHEN & ANTONIA	R-2
STONEGATE AT PEBBLE CREEK LOT 27 SEC 2B	ATKINSON, RYAN W. & LANTANA H.	R-2
STONEGATE AT PEBBLE CREEK LOT 28 SEC 2B	LEAL, WYNNE D.	R-2
STONEGATE AT PEBBLE CREEK LOT 29 SEC 2B	GEORGE, GUY S. & MORGAN C.	R-2
STONEGATE AT PEBBLE CREEK LOT 30 SEC 2B	PEBBLE CREEK PROPERTY OWNERS ASSOCIATION	R-2





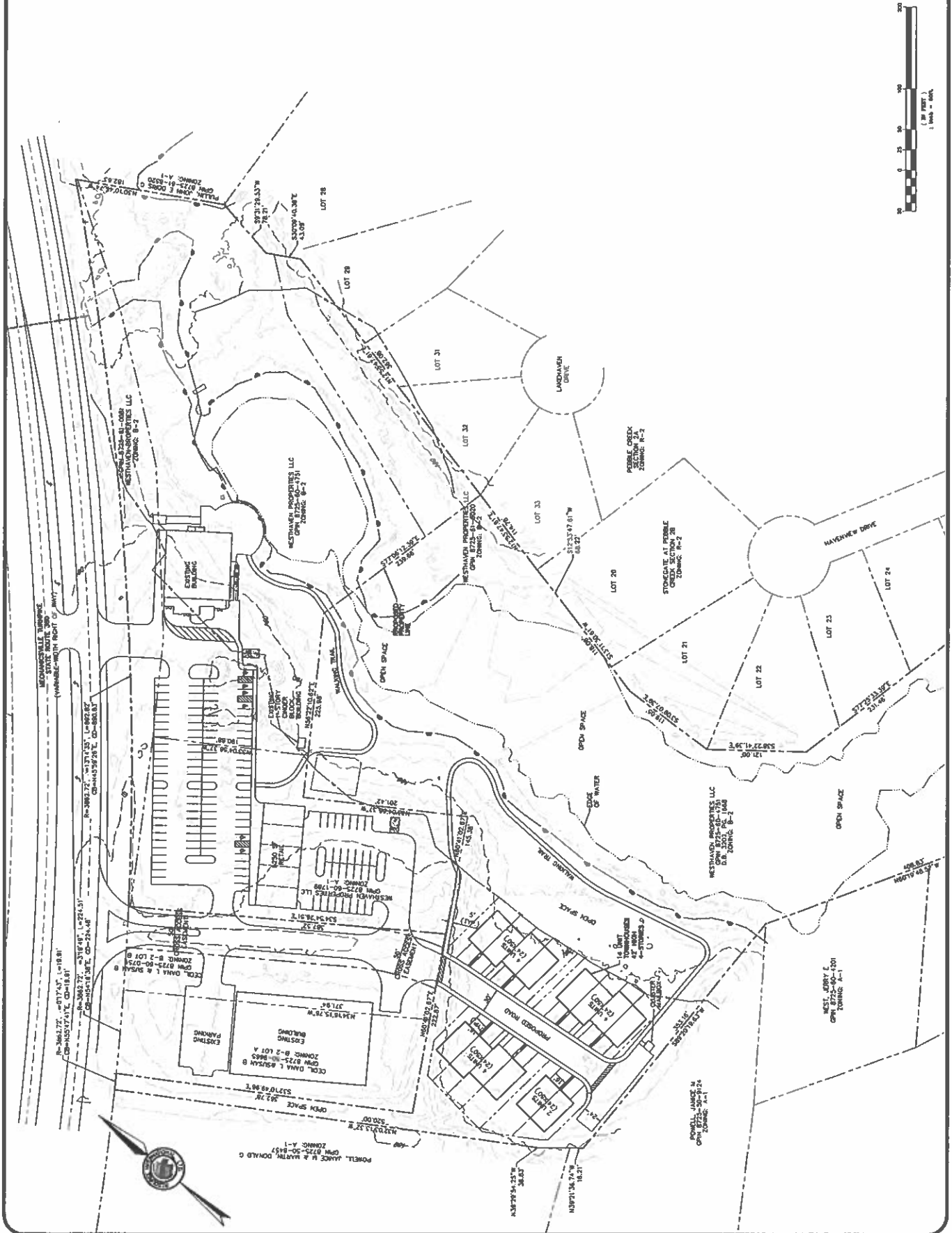
resource INTERNATIONAL
 P.O. Box 6160 • 9560 Kings • Harper Drive • Ashland, VA 23005
 (804) 550-9200 • FAX (804) 550-9255

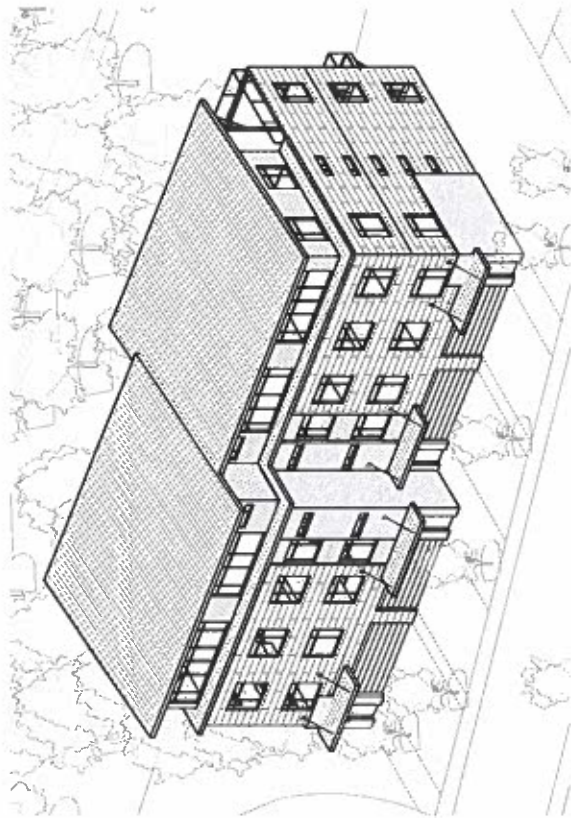
This drawing is the property of Resource International, LLC. It is to be used only for the project and site shown. No part of this drawing is to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Resource International, LLC.

DESIGNED: MOP
 DRAWN: MOP
 CHECKED: MOP
 DATE: 6-29-2023

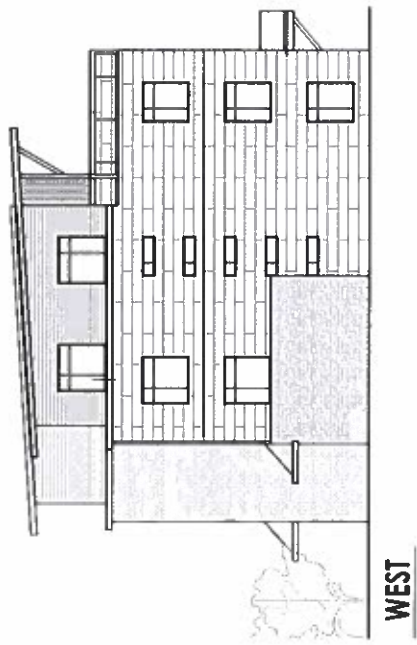
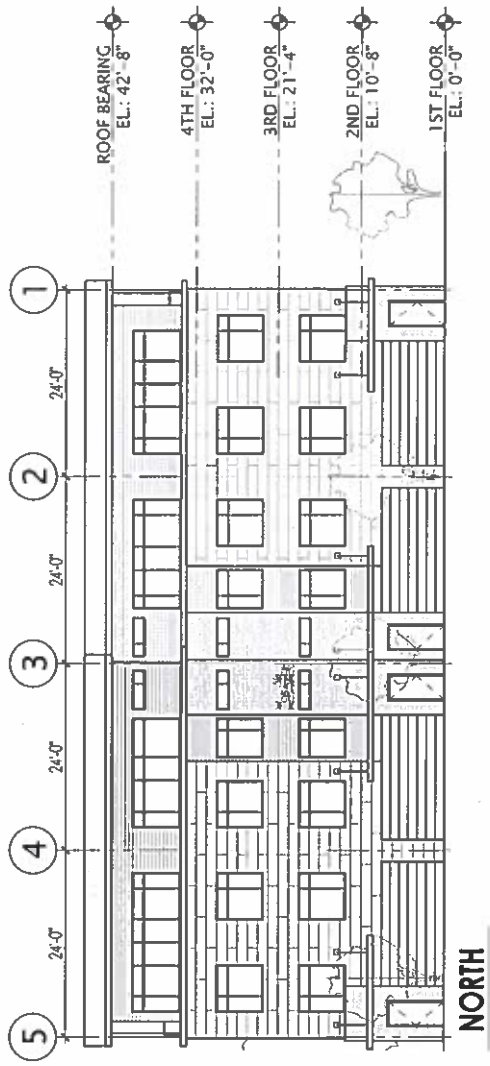
WESTHAVEN
 OVERALL PLAN
 MECHANICSVILLE TURNPIKE
 HANOVER COUNTY, VIRGINIA
 SPECIAL EXCEPTION GRAPHIC

PROJECT NO. 220030.01
 SHEET 83-3





AERIAL PERSPECTIVE

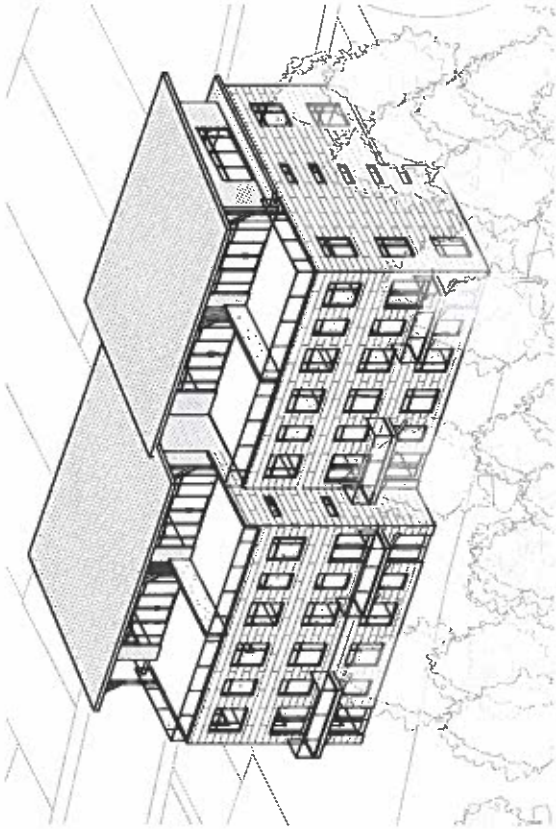


TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

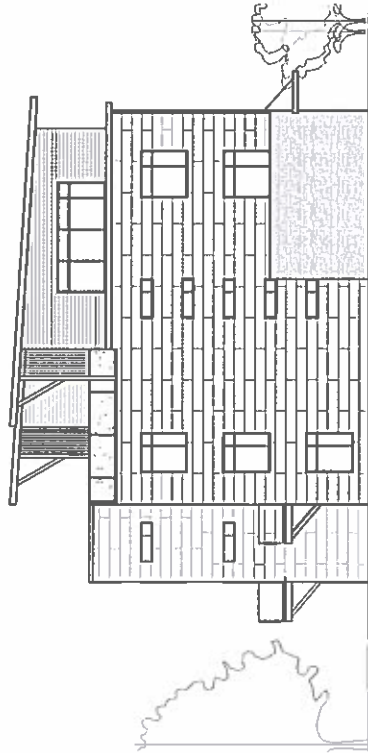


02/18/21

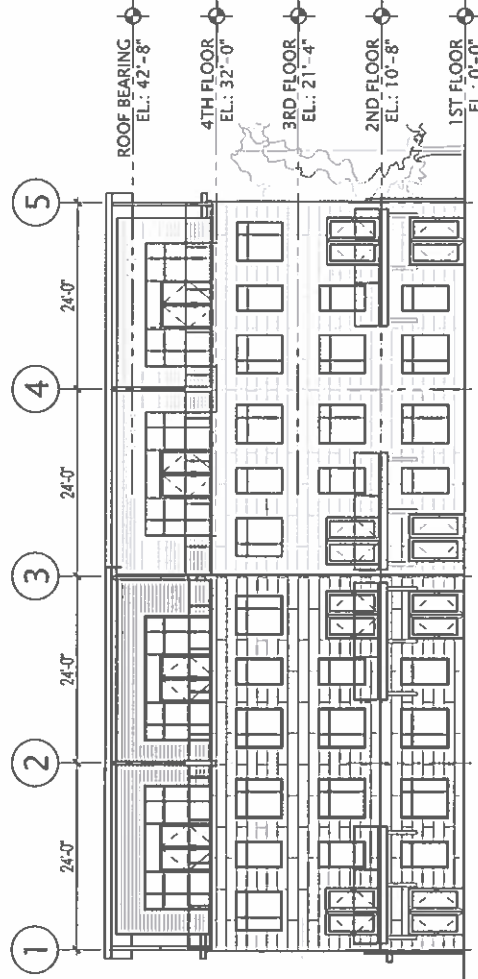
A4



AERIAL PERSPECTIVE



EAST



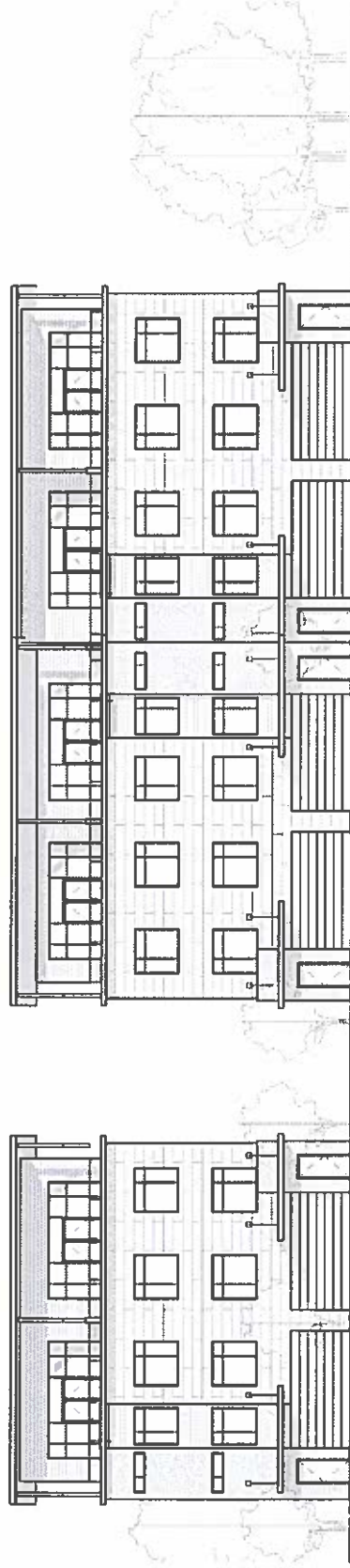
SOUTH

TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

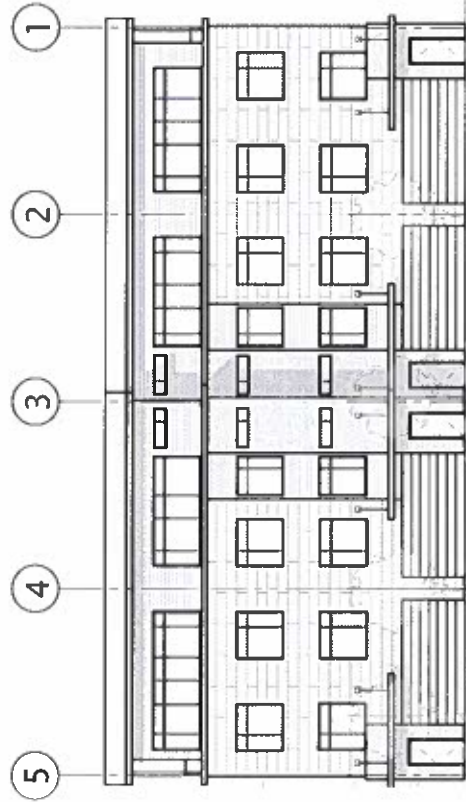


02/18/21

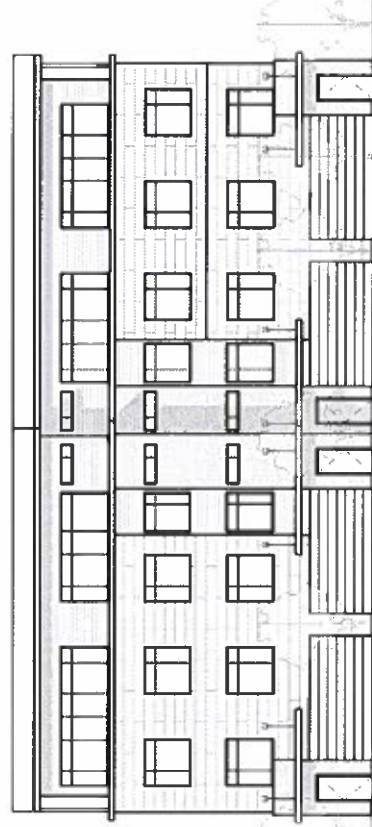
A5



STREET ELEVATION SOUTH



STREET ELEVATION NORTH



TOWNHOME STREET ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

Commonwealth
ARCHITECTS

02/18/21

A6