

Hanover County Planning Department Application

Request for REZONING

Case #: RE2019-00037

Please type or print in black ink.

APPLICANT INFORMATION

Owner: Air Park Associates, L.P.
Contact Name: Phillip W. Dean
Address: 2301 Wade Bridge Road
Midlothian, VA 23113

Telephone No. 804-647-4304
Fax No.
Email Address: Pwdean2@comcast.net

Applicant/Contract Purchaser: Air Park Associates, L.P.
Contact Name: Phillip W. Dean
Address: 2301 Wade Bridge Road
Midlothian, VA 23113

Telephone No.
Fax No.
Email Address

PARCEL INFORMATION For multiple parcels, please complete Page 4 [X]

GPIN(s) (Tax ID #s) 7798-54-5903
plus others, see next page.
Deed Book 637 Page 218
Magisterial District Ashland
Location Description (Street Address, if applicable)

Total Area (acres/square feet) 217.34 / 9,467,330
Current Zoning M-2
Requested Zoning M-2 with amended proffers
Requested Use Distribution facility

SIGNATURE OF OWNER [X] 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: Phillip W. Dean, G.P.
Print Name: PHILLIP W. DEAN
Signature:
Print Name:

Date: 11.25.19
Date:

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

Name: Timmons Group, Attn: Ivan Wu
Address: 1001 Boulders Parkway, Suite 300
Richmond VA 23225

Telephone No. 804-200-6529
Fax No.
Email Address: Ivan.Wu@timmons.com

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

RECEIVED

DEC 02 2019

HANOVER COUNTY PLANNING OFFICE

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
Tract I (4 parcels) 7798-44-0937 7798-44-0663 7798-44-2350	Print PHILLIP W. DEAN	DB 637	98.69 /	M-2	M-2
	Sign Phillip W. Dean	Pg 222	4,298,936		
7798-32-3765 7798-34-2121 7798-24-3382 7798-24-6589	Print PHILLIP W. DEAN	DB 637	98.69 /	M-2	M-2
	Sign Phillip W. Dean	Pg 222	4,298,936		
7798-24-4911 7798-25-1001 7798-35-3160 7798-35-4750	Print PHILLIP W. DEAN	DB 637	98.69 /	M-2	M-2
	Sign Phillip W. Dean	Pg 222	4,298,936		
7798-35-0226 7798-25-6971 7798-45-3554	Print PHILLIP W. DEAN	DB 637	98.69 /	M-2	M-2
	Sign Phillip W. Dean	Pg 222	4,298,936		
Tract II (1 parcel) 7798-54-5903	Print PHILLIP W. DEAN	DB 637	87.35 /	M-2	M-2
	Sign Phillip W. Dean	Pg 218	3,809,966		
Tract III (5 parcels) 7798-33-9927 7798-43-9904	Print PHILLIP W. DEAN	DB 807	31.33 /	M-2	M-2
	Sign Phillip W. Dean	Pg 457	1,364,735		
7798-43-4481 7798-43-8505 7798-54-1614	Print PHILLIP W. DEAN	DB 807	31.33 /	M-2	M-2
	Sign Phillip W. Dean	Pg 457	1,364,735		
Tract IV (1 parcel) 7798-35-1810	Print PHILLIP W. DEAN	DB 851	4.38 /	M-2	M-2
	Sign Phillip W. Dean	Pg 288	190,793		
	Print				
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JBM

**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** (Please check if you have read and understand Pages 14 & 15.)
- 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 thirteen (13) 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**. MX Project Design Manuals no larger than 8.5" x 11"  
**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 thirteen (13) 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 *Phillip W. Dean* Date 11.25.19  
 Print Name PHILLIP W. DEAN

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 \_\_\_\_\_  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 \_\_\_\_\_  
 Acreage Fee \_\_\_\_\_  
**TOTAL FEE** \_\_\_\_\_

Accepted by: \_\_\_\_\_  
 HTE #: \_\_\_\_\_



<b>NO.</b>	<b>GPIN</b>	<b>ADJACENT OWNER</b>	<b>ZONING</b>	<b>MAILING ADDRESS</b>
1	7798-65-8529	Miller, Elizabeth Loving & Vaughan	A-1	206 Stebbins Street, Ashland, VA 23005
2	7798-64-6936	Lowe, Riley B	A-1	PO Box 175, Mechanicsville, VA 23111
3	7798-64-7835	Hochfelder, Hope R	A-1	9209 Sliding Hill Road, Ashland, VA 23005
4	7798-64-6435	Barker, Billy Joe & Dempsey, Meliss	A-1	9211 Sliding Hill Road, Ashland, VA 23005
5	7798-64-4457	Jackson, Joseph M & Gatilee	A-1	9221 Sliding Hill Road, Ashland, VA 23005
6	7798-64-3286	Puller, Alvin P & Kathy S R/S	A-1	9229 Sliding Hill Road, Ashland, VA 23005
7	7798-63-6873	Owen Land & Development LLC	A-1	2116 Dabney Road, Suite B-1, Richmond, VA 23230
8	7798-63-1703	Martin, Franklin E Jr & Duchanoy	A-1	9255 Sliding Hill Road, Ashland, VA 23005
9	7798-53-7786	Dargie, Christopher	R-2	11198 Countryside Lane, Mechanicsville, VA 23116
10	7798-53-5637	Clark, Stephan J & Donna C	R-2	11193 Countryside Lane, Mechanicsville, VA 23116
11	7798-53-2383	Coleman, Kenneth Leon Etal	A-1	9303 Sliding Hill Road, Ashland, VA 23005
12	7798-52-0866	Singh, Marcella P	A-1	101 Point Hollow Place, Richmond, VA 23227
13	7798-42-7610	Singh, Marcella P	A-1	101 Point Hollow Place, Richmond, VA 23227
14	7798-32-4765	Lowe, Riley B Revocable Trust & Low	A-1	PO Box 175, Mechanicsville, VA 23116
15	7798-23-3795	Jones, Abraham	A-1	9403 Ashcake Road, Ashland, VA 23005
16	7798-23-6674	Burruss, Carolyn	A-1	PO Box 17, Ashland, VA 23005
17	7798-23-3795	Jones, Abraham	A-1	9403 Ashcake Road, Ashland, VA 23005
18	7798-23-2956	Cotman, Bonnic & Larry Jr	RS	11208 Egypt Road, Ashland, VA 23005
19	7798-24-2008	Harris, McKinley & Elizabeth	RS	9459 Ashcake Road, Ashland, VA 23005
20	7798-24-1490	Cemetery	A-1	Unknown
21	7798-24-1623	Morris, Caroline	A-1	9403 Ashcake Road, Ashland, VA 23005
22	7798-14-8660	Hancock, Thomas R & Cheryl D	A-1	11232 Egypt Road, Ashland, VA 23005
23	7798-14-6763	Cash, Juanita	A-1	11242 Egypt Road, Ashland, VA 23005
24	7798-14-7950	Wilson, Melvinia Patterson	A-1	8304 Stone River Court, Richmond, VA 23235
25	7798-15-7147	Coleman, Norman Etals	A-1	553 Duffton Road, Richmond, VA 23225
26	7798-25-3508	GRA Egypt Road LLC	M-2	11011 Leadbetter Road, Ashland, VA 23005
27	7798-26-6102	Coleman, Eugene	A-1	8001 Point Hollow Court, Richmond, VA 23227
28	7798-25-8929	Coleman, Louis D Sr Etals	A-1	8001 Point Hollow Court, Richmond, VA 23227
29	7798-36-0550	Trustees, Brown Grove Baptist Church	A-1	9328 Ashcake Road, Ashland, VA 23005
30	7798-36-5195	Brown Grove Baptist Church	A-1	9328 Ashcake Road, Ashland, VA 23005
31	7798-35-7825	Lewis, Mitchell	A-1	9307 Ashcake Road, Ashland, VA 23005
32	7798-35-7553	Wilson, Martha A	A-1	9319 Ashcake Road, Ashland, VA 23005
33	7798-35-7825	Lewis, Mitchell	A-1	9307 Ashcake Road, Ashland, VA 23005
34	7798-45-0574	Duris, Clifford A	A-1	9293 Ashcake Road, Ashland, VA 23005
35	7798-47-4187	Miller, Timothy J & Woodcock, Kathr	A-1	9264 Ashcake Road, Ashland, VA 23005
36	7798-57-8316	Loving, Gary H & Noriko S R/S	A-1	519 River View Court, Chester, VA 23831
37	7798-67-7448	Vaughan, Beverly Loving Revocable T	A-1	209 Stebbins Street, Ashland, VA 23005

**NOTIFICATION OF ZONING APPLICATION SUBMITTAL**

**TO:** Adjacent Property Owner

**FROM:** Timmons Group (c/o Ivan Wu)

**DATE:** 12/2/2019

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

- Rezoning
- Conditional Use Permit
- Special Exception

**Applicant:** Air Park Associates, L.P.

**Property Location:** The southwest intersection of Sliding Hill Road (Route 656) and Ashcake Road (Route 657)

**GPIN(s):** 7798-44-0937, 7798-44-0663, 7798-44-2350, 7798-33-3765, 7798-34-2121, 7798-24-8382, 7798-24-6569, 7798-24-4811, 7798-25-1001, 7798-35-3160, 7798-35-4750, 7798-35-0225, 7798-25-6471, 7798-45-3554, 7798-54-5903, 7798-33-9427, 7798-43-4904, 7798-43-4481, 7798-43-8505, 7798-54-1614, 7798-35-1840

**Requested Zoning District:** M-2. Existing, no change requested.

**Requested Use/Exception:** Amended zoning proffers per staff recommendation.

*Actual letter sent is on next page.*

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.



1001 Boulders Parkway  
Suite 300  
Richmond, VA 23225

P 804.200.6500  
F 804.560.1016  
[www.timmons.com](http://www.timmons.com)

December 2, 2019

[Addressee]  
[Address Line 1]  
[Address City State Zip]

Re: Rezoning Application on the Air Park Parcel.

Dear Sir/Madam:

A Rezoning application will be submitted for review to the Hanover County Planning Department by Air Park Associates, L.P. for the property located at the southwest intersection of Sliding Hill Road (Route 656) and Ashcake Road (Route 657). The rezoning consists of 21 parcels with the following GPIN(s): **7798-44-0937, 7798-44-0663, 7798-44-2350, 7798-33-3765, 7798-34-2121, 7798-24-8382, 7798-24-6569, 7798-24-4811, 7798-25-1001, 7798-35-3160, 7798-35-4750, 7798-35-0225, 7798-25-6471, 7798-45-3554, 7798-54-5903, 7798-33-9427, 7798-43-4904, 7798-43-4481, 7798-43-8505, 7798-54-1614, 7798-35-1840.**

The requested Zoning District is currently M-2 (for Limited Industrial). No zoning district change is requested, however, proffer amendments are being proposed.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent owners of the time, day, and place of the public hearing to be held on this application.

Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

Respectfully,

Ivan Wu, P.E.  
Project Manager  
Timmons Group

**PLEASE RESPOND FOR ALL REZONING APPLICATIONS:**

1. What is the General Land Use Plan Map designation for the subject property? Limited Industrial
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?  
Sliding Hill Road is designated as a Minor Arterial, Ashcake road is designated as a Minor Collector.
3. Describe in detail the proposed use of the property. Distribution Facility
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?  
Typical wetlands exist onsite. No transmission lines exist.
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? A concept plan has been provided showing access points and buffers
2. What provisions will be made to ensure safe and adequate access to the subject property? \_\_\_\_\_  
The site will adhere to all VDOT and County access management requirements and standards.
3. How will the traffic impact of this development be addressed?: \_\_\_\_\_  
A traffic impact analysis is being submitted with this rezoning. The project will implement the required improvements to minimize traffic impact.
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 site provides convenient access to I-95. Sliding Hill Road was recently improved to 4-lanes to accommodate traffic.
5. What type of signage is proposed for the site? Building signage and way finding signs will be used to route traffic.
6. Have architectural/building elevations been submitted with this application? \_\_\_\_\_  
Photo images of existing facilities were submitted.

## 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 \_\_\_\_\_
2. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
3. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
4. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
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? 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. None

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. \_\_\_\_\_

If any historic resources are found, they will be avoided or recovered per standard cultural resource requirements per the Department of Historical Resources.

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**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

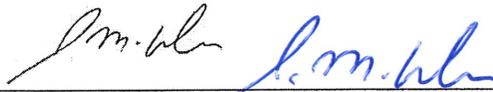
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 2493 vehicles per day and a site peak hour trip generation of 199/211 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 150/157 and Page Number 57/143).

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)

Ivan Wu

(Applicant/Applicant's Representative – Print Name)

11/27/2019

(Date)

**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](mailto:robert.butler@vdot.virginia.gov)  
<http://www.virginiadot.org/projects/chapter527/>

**RECEIVED**

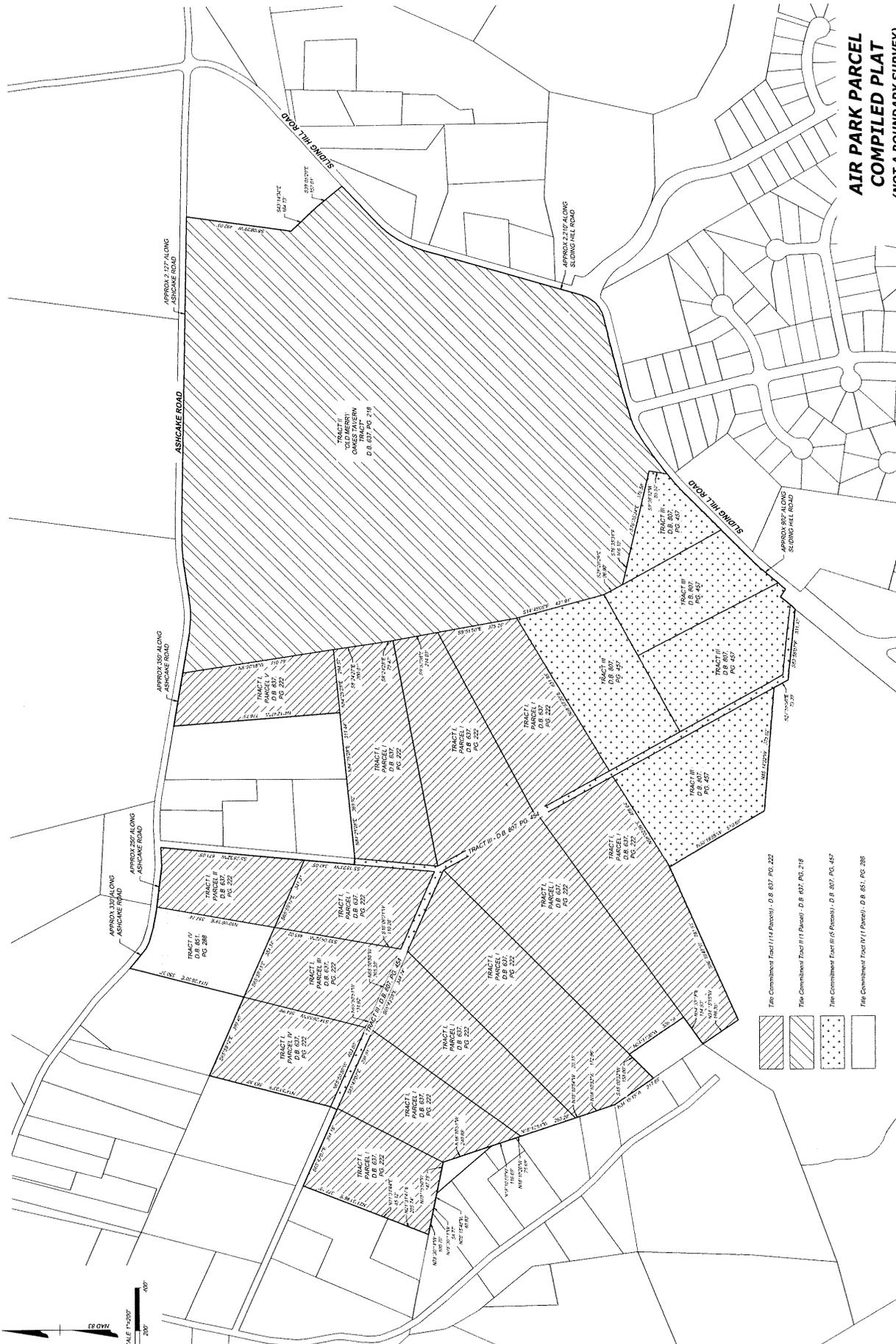
DEC - 2 2019

HANOVER COUNTY  
PLANNING OFFICE



**AIR PARK PARCEL  
COMPILED PLAT  
(NOT A BOUNDARY SURVEY)**

Ashland District	Hanover County, VA
Date: Nov. 26, 2019	Scale: 1" = 200'
Sheet 1 of 1	J.N.: 43977
Drawn by: P. Large	Checked by: I. Wu
Revised:	



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DEC - 2 2019

HANOVER COUNTY  
PLANNING OFFICE