Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2023-00001

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner/Applicant: Harris & Douglas Properties, LLC — Tradeport Ashland Land, LLC

Contact Name: Douglas Godsey — Eric Wells

Address: 7113 Three Chopt Road, Suite 102, Henrico, Virginia 23226 — 1984 Isaac Newton Square W., Suite 102, Reston, Virginia 20190

Telephone No. 804-222-9276
Fax No.
Email Address

PARCEL INFORMATION — For multiple parcels, please also complete Page 4 ☑

GPIN(s)(Tax ID #'s) Please see the attached property schedule

Total Area (acres/square feet)

Magisterial District Beaverdam

Location Description (Street Address, if applicable) Route 54 near Summerberry Lane and Providence Church Road near Mount Herman Road

Total CUP Area (acres/square feet) Please see the attached

Current Zoning MX & PSC

In accordance with Article 3, Division ☑ Section 26-140 § 2, 7 of the Ordinance the following use is requested: to permit over 50% of the total floor area of the project to be used for limited industrial in the O/S zoning area.

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

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

Signature [signature] Date 3/6/23

Print Name Andrew M. Condlin, by Power of Attorney

Signature Date

Print Name

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

Name Andrew M. Condlin

Address: Roth Jackson Gibbons Condlin, PLC
1519 Summit Avenue, Suite 102
Richmond, Virginia 23230

Telephone No. 804-977-3373
Fax No.
Email Address
acondlin@rothjackson.com

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

RECEIVED
MAR 06 2023
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
7880-70-4924	Print Harris & Douglas Properties LLC				
7880-70-4924	Sign	3010/1775	30.29 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7880-72-4067	Sign	3153/3340	2.989 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7880-71-9467	Sign	3010/1775	12.001 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7880-70-9482	Sign	3010/1775	20.31 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7880-80-6263	Sign	3010/1775	32.45 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7789-59-1517	Sign	3010/1775	41.8 acres	MX	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7789-69-3553	Sign	3010/1775	.063 acres	MX	O/S, RM, B-2
	Print Tradeport Ashland Land LLC				
7880-72-0523	Sign	3366/257	.43 acres	PSC	O/S, RM, B-2
	Print Harris & Douglas Properties LLC				
7789-69-9500	Sign	3010/1775	7.7 acres	MX	O/S, RM, B-2
	Print				
	Sign				
	Print				
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Contact Name: Douglas Godsey — Eric Wells

Address: 7113 Three Chopt Road, Suite 102 — 1984 Isaac Newton Square W., Suite 102

Henrico, Virginia 23226 — Reston, Virginia 20190

Telephone No. 804-222-9276

Fax No.

Email Address

PARCEL INFORMATION — For multiple parcels, please also complete Page 4 ☑

GPIN(s)(Tax ID #'s) Please see the attached property schedule

Total Area (acres/square feet)

Magisterial District Beaverdam

Location Description (Street Address, if applicable) ☐

Route 54 near Summerberry Lane and Providence Church Road near Mount Herman Road

Total CUP Area (acres/square feet) +/- 71.84 acres

Current Zoning MX

In accordance with Article 3, Division ☑ Section 26-140 § 2, 7 of the Ordinance the following use is requested: to permit over 50% of the total floor area of the project to be used for limited industrial in the O/S zoning area.

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 — Date 2/9/23

Print Name Andrew M. Condlin, by Power of Attorney

Signature — Date

Print Name

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

Name Andrew M. Condlin

Address: Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Telephone No. 804-977-3373

Fax No.

Email Address

acondlin@rothjackson.com

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

RECEIVED

MAR 08 2023

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
7880-70-4924	Print Harris & Douglas Properties LLC Sign	3010/1775	25.97 acres	MX	O/S
7880-72-4067	Print Harris & Douglas Properties LLC Sign	3153/3340	1.523 acres	MX	O/S
7880-71-9467	Print Harris & Douglas Properties LLC Sign	3010/1775	12.001 acres	MX	O/S
7880-70-9482	Print Harris & Douglas Properties LLC Sign	3010/1775	20.31 acres	MX	O/S
7880-80-6263	Print Harris & Douglas Properties LLC Sign	3010/1775	12.04 acres	MX	O/S
	Print Sign				
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Iron Horse Business Park
Property Schedule

Hanover County	
GPIN	OWNER
7880-70-4924	HARRIS & DOUGLAS PROPERTIES, LLC
7880-72-4067	HARRIS & DOUGLAS PROPERTIES, LLC
7880-71-9467	HARRIS & DOUGLAS PROPERTIES, LLC
7880-70-9482	HARRIS & DOUGLAS PROPERTIES, LLC
7880-80-6263	HARRIS & DOUGLAS PROPERTIES, LLC
7789-59-1517	HARRIS & DOUGLAS PROPERTIES, LLC
7789-69-3553	HARRIS & DOUGLAS PROPERTIES, LLC
7880-72-0523	TRADEPORT ASHLAND LAND LLC
7789-69-9500	HARRIS & DOUGLAS PROPERTIES, LLC
Town of Ashland	
7880-72-0523	TRADEPORT ASHLAND LAND LLC
7880-61-6987	TRADEPORT ASHLAND LAND LLC
7880-60-4701	TRADEPORT ASHLAND LAND LLC
7880-61-4768	TRADEPORT ASHLAND LAND LLC
7880-61-7681	TRADEPORT ASHLAND LAND LLC

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.

- [x] b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

- [x] c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all 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 can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.

- [x] d. **A plat of the subject property,** which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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.)

- [x] e. **Responses to questions on Page 10**

- [x] f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)

- [x] g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must 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; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

- [x] h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.

- [ ] i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

- [x] j. **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.**)

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, at the address listed below, (as well as by 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 3/6/23

Print Name Andrew M. Condlin, by Power of Attorney

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

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

☑ Email acondlin@rothjackson.com ☐ Fax _____

FEES

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

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees:	Base Fee _____	
	Acreage Fee _____	Accepted by: _____
	TOTAL _____	HTE #: _____

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

Applicant's Statement:

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

Applicant's Signature: _____

COMMONWEALTH OF VIRGINIA)

City of Richmond) to-wit:
~~COUNTY OF HANOVER~~)

The foregoing instrument was acknowledged before me this 2nd day of March, 2023 by Andrew M Condlin (Name of Applicant).

My commission expires: 11/30/2025 Tracy Gibrall Craddock
Notary Public

Board of Supervisors Representative: J. Robert Morolo

Planning Commission Representative: Edmonia Iverson

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

Tracy Gibrall Craddock
Commonwealth of Virginia
Notary Public
Commission No. 7714399
My Commission Expires 11/30/2025

GPIN	Name	Address

WestDulles

Adjacent Neighbor List

GPIN	Property Owner Name	STREET ADDRESS	CITY STATE AND ZIP CODE	EMAIL
7880-63-9486	LOWE, RILEY B REVOCABLE TRUST LOWE, HELEN F REVOCABLE TRUST	PO BOX 175	MECHANICSVILLE, VA 23111	
7880-72-6758	SMITH, BILLIE T	19036 HEWLETT ROAD	RUTHER GLEN, VA 22546-0000	
7880-92-1335	HICKORY HILL II LLC	496 ST ALBANS WAY	HENRICO, VA 23229	
7890-01-0787	AAA PLUMBING CO INC	PO BOX 438	LIGHTFOOT, VA 23090	
7880-91-8737	BURLEIGH, BETTY ROSE	PO BOX 944	ASHLAND, VA 23005-0000	
7880-91-8617	HOLMAN, KELVIN S LINDA C	P O BOX 119	ASHLAND, VA 23005	
7890-01-0675	SPURLOCK, MELINDA TYLER	12473 TARRERS LANE	ASHLAND, VA 23005	
7880-91-8500	CASH, MARY	322 NEW STREET	ASHLAND, VA 23005-7405	
7880-91-8516	TYLER, JAMES DANIEL BOWLES, NORA ETALS	PO BOX 1431	ASHLAND, VA 23005	
7890-01-0411	ANDERSON, GRACE	28248 SIGNBOARD ROAD	RUTHER GLEN, VA 22546	
7890-01-0503	GRAVES, MARY TYLER, DOROTHY ET AL	PO BOX 1431	ASHLAND, VA 23005	
7890-01-1439	SMITH, ANN B HERMAN	28248 SIGNBOARD ROAD	RUTHER GLEN, VA 22546	
7890-00-5918	LAURA, DIVINE RUSSO	13047 CEDON ROAD	ASHLAND, VA 23005	
7890-00-0204	JASWAL, HARNEET KAUR JASWAL, SARBJIT KAUR R/S	9988 E PATRICK HENRY ROAD	ASHLAND, VA 23005	
7789-98-9809	WINTERCREST ASSOCIATION INC	5097 OLD TRAVELLER LANE	MECHANICSVILLE, VA 23111	
7789-88-7149	PERSON, RODNEY H PERSON, GERALDINE C	11212 MILL PLACE TERRACE	GLEN ALLEN, VA 23060	
7789-79-4099	POWELL, MICHAEL W DEBORAH L	10133 CAMDEN LANE	ASHLAND, VA 23005-0000	
7789-69-9500	HARRIS & DOUGLAS PROPERTIES, LLC	7113 THREE CHOPT ROAD STE 209	RICHMOND, VA 23226	
7789-69-2026	HOLBROOK, JEFFREY N NICOLE L	12915 MOUNT HERMON ROAD	ASHLAND, VA 23005	
7789-58-7559	DIETZ, AUGUST A IV DONNA H	12417 GLEN CARRIE ROAD	ASHLAND, VA 23005	
7789-58-4183	MAZIARZ, EDMUND PETER III CARRIE R/S	12409 GLEN CARRIE ROAD	ASHLAND, VA 23005-0000	

WestDulles

Adjacent Neighbor List

7789-57-2763	WADE, RONNIE I LINDA F	12397 GLEN CARRIE ROAD	ASHLAND, VA 23005-0000	
7789-38-7975	IRISH COFFEE LLC	7800 WILL ROGERS BLVD	FORT WORTH, TX 76140	
7789-49-6983	ASHCOURT LLC	PO BOX 1716	ASHLAND, VA 23005	
7880-50-6302	ASHLAND PROPERTIES LLC	9568 KINGS CHARTER DRIVE, STE 1(	ASHLAND, VA 23005-0000	
7880-60-4701	EAI LC	403 EAST GRACE STREET	RICHMOND, VA 23219	
7880-60-4343	THEATRE SQUARE LC	403 E GRACE STREET	RICHMOND, VA 23219	
7880-61-7681	EAI LC	403 EAST GRACE STREET	RICHMOND, VA 23219	
7880-61-6987	EAI LC	403 EAST GRACE STREET	RICHMOND, VA 23219	
7880-72-5367	HANOVER COUNTY	PO BOX 470	HANOVER, VA 23069	
7880-72-7200	CORKER, JOYCE M REVOCABLE TRUST	11101 WYCHWOOD DRIVE	MECHANICSVILLE, VA 23116	
7880-71-6956	LAZZURI & WILLIAMSON, LLC	33312 MT GIDEON ROAD	HANOVER, VA 23069	
7880-72-7041	LAZZURI & WILLIAMSON, LLC	33312 MT GIDEON ROAD	HANOVER, VA 23069	
7880-72-8161	GONNER, JOLENE F	10125 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005-0000	
7880-71-6798	CULLEY, CHRISTOPHER S	13083 HILL TOP DRIVE	ASHLAND, VA 23005	cculley@rmc.edu
7880-71-8619	DYSON, HAROLD J DYSON, GARY	10820 HINTON COURT	GLEN ALLEN, VA 23060	
7880-81-0951	HOPKINS, LEWIS O JR	10109 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005	
7880-71-8619	DYSON, HAROLD J DYSON, GARY	10820 HINTON COURT	GLEN ALLEN, VA 23060	
7880-71-8518	DYSON, HAROLD J DYSON, GARY	10820 HINTON COURT	GLEN ALLEN, VA 23060	
7880-81-7146	POND, D RUSSELL JOANIE A	10067 EAST PATRICK HENRY RO	ASHLAND, VA 23005	
7880-81-6802	HICKORY HILL II LLC	8729 RUGGLES ROAD	HENRICO, VA 23229	
7880-81-7757	DAVIS, DANIEL PAUL	10076 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005	
7880-81-8734	NORRIS, BERRY	11339 FLEMINGS LANE	ROCKVILLE, VA 23146-0000	
7880-81-9731	MOORE, PAMELA BURNEY, ANGELA M & MOORE, STEPHANIE L	10068 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005	
7880-91-1671	MOORE, ROSE	10052 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005-0000	
7880-91-4455	STEPHENS, GEORGIE LEE REVOC TR 3/	10034 EAST PATRICK HENRY ROAD	ASHLAND, VA 23005	
	Alan Shaia	403 East Grace Street	Richmond, VA 23219	

WestDulles
Adjacent Neighbor List

	Douglas Godsey Godsey & Son, Inc.	2461 Charles City Road	Richmond VA 23231	
	Edward Whitlock Lafayette, Ayers & Whitlock, PLC	10160 Staples Mill Road, Suite 105	Glenn Allen, VA 23060	
	John Montgomery Traylor Montgomery & Elliott, PC	130 E. Wythe Street	Petersburg, VA 23803	
	Daniel Caskie The Bay Companies	8500 Bell Creek Road	Mechanicsville VA 23116	
	Susan Hubbard	10132 Camden Lane	Ashland VA 23005	MotherHubbard6@comcast.net

WestDulles Properties, LLC
Ashland
Adjacent Neighbor List

GPIN	Property Owner Name	STREET ADDRESS	CITY STATE AND ZIP CODE
7889-69-9500	Harris & Douglas Properties, LLC	7113 Three Chopt Road Suite 209	Richmond, Virginia 23226
7789-69-3553	HARRIS & DOUGLAS PROPERTIES, LLC	7113 Three Chopt Road Suite 209	Richmond, Virginia 23226
7789-59-1517	Harris & Douglas Properties, LLC	7113 Three Chopt Road Suite 209	Richmond, Virginia 23226
7880-50-6302	ASHLAND PROPERTIES LLC	6405-G DICKENS PL	Richmond, Virginia 23230
7789-49-6983	ASHCOURT LLC	PO BOX 1716	ASHLAND VIRGINIA 23005
7880-50-1881	ATTKISSON, LINWOOD P REVOCABLE TRUST	101 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-51-2100	PIMPINELLA, GIANCARLO	100 Mechumps Drive	Ashland, Virginia 23005
7880-40-3912	Harris & Douglas Properties, LLC	7113 THREE CHOPT ROAD Suite 209	Richmond, Virginia 23226
7880-51-1429	RANDOLPH MACON PROPERTIES LLC	310 NORTH CENTER STREET	ASHLAND VIRGINIA 23005
7880-41-5563	EAI LC	403 EAST GRACE STREET	RICHMOND VIRGINIA 23219
7880-51-0784	RANDOLPH MACON PROPERTIES LLC	310 NORTH CENTER STREET	ASHLAND VIRGINIA 23005
7880-51-0937	AR GROUP LLC	5404 WOOLSHIRE PLACE	GLEN ALLEN VIRGINIA 23059
7880-51-2999	VAUGHAN, JUDSON T JR	P.O. BOX 1716	Ashland, Virginia 23005
7880-51-4966	TAYLOR, AUBREY H & CHERYL S.	PO BOX 20	ASHLAND VIRGINIA 23005
7880-52-4018	TAYLOR, AUBREY H & CHERYL S.	P.O. BOX 20	ASHLAND VIRGINIA 23005
7880-52-5121	EVANS, PATRICIA P	154 SHADY VALLEY DRIVE	CARROLLTON, GA 30116-0000
7880-52-6124	EVANS, PATRICIA P	154 SHADY VALLEY DRIVE	CARROLLTON, GA 30116-0000
7880-40-9767	SPITZER, GRADY L & FRAN E	103 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-40-8708	BROWN, MICHAEL E & ROSE M	105 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-40-6768	COBURN, PAUL J	107 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-41-7110	LACY, JUDITH A	PO BOX 55	ASHLAND VIRGINIA 23005
7880-41-8160	GUTIERREZ-SOTO, JENNIFER TRUMP	104 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-51-0120	HALE, LAURA N & GEORGE HALE	102 MECHUMPS DRIVE	ASHLAND VIRGINIA 23005
7880-52-0355	HANOVER COUNTY FARM BUREAU, INC.	P.O. BOX 448	ASHLAND VIRGINIA 23005
7880-52-2327	REDD, HILL CARTER	P.O. BOX 2211	ASHLAND VIRGINIA 23005
7880-52-3359	EVANS, PATRICIA P	154 SHADY VALLEY DRIVE	CARROLLTON, GA 30116-0000
7880-52-4471	RUTSCH, CHRISTINA J & DONOVAN, DAVID A FAMILY TRUST	99 COLORADO AVENUE	BERKELEY CA 94707
7880-53-9192	LOWE, RILEY B REVOCABLE TRUST LOWE, HELEN F REVOCABLE TRUST	P.O. BOX 175	MECHANICSVILLE VA 23111

WestDulles Properties, LLC
Ashland
Adjacent Neighbor List

7880-63-9486	LOWE, RILEY B REVOCABLE TRUST LOWE, HELEN F REVOCABLE TRUST	P.O. BOX 175	MECHANICSVILLE VA 23111
7789-57-2763	WADE, RONNIE I & LINDA F	12397 GLEN CARRIE ROAD	ASHLAND VIRGINIA 23005
7789-58-4183	MAZIARZ, EDMUND PETER III & CARRIE R/S	12409 GLEN CARRIE ROAD	ASHLAND VIRGINIA 23005
7789-58-7559	DIETZ, AUGUST A IV &DONNA H	12417 GLEN CARRIE ROAD	ASHLAND VIRGINIA 23005
7789-69-2026	HOLBROOK, JEFFREY N & NICOLE L	12915 MOUNT HERMAN ROAD	ASHLAND VIRGINIA 23005
7789-69-8093	LUCK, SHEARER T	12902 MOUNT HERMAN ROAD	ASHLAND VIRGINIA 23005
7789-79-2011	HUBBARD, THOMAS M & SUSAN MARSHALL R/S	10132 CAMDEN LANE	ASHLAND VIRGINIA 23005
7789-79-4099	POWELL, MICHAEL W & DEBORAH L	10133 CAMDEN LANE	ASHLAND VIRGINIA 23005
7880-65-2797	HANOVER COUNTY	P.O. BOX 470	HANOVER VIRGINIA 23069
7789-49-6983	ASHCORT LLC	P.O. BOX 1716	ASHLAND VIRGINIA 23005

ROTH JACKSON
ROTH JACKSON GIBBONS CONDLIN, PLC

Andrew M. Condlin
Richmond Office
(804) 977-3373 (direct)
acondlin@rothjackson.com

March 6, 2023

VIA U. S. MAIL

Interested and Adjacent Neighbors

Re: Hanover County Rezoning and Conditional Use Permit Applications

Dear Interested and Adjacent Neighbors:

We represent WestDulles Properties, Inc. (the "Applicant"). I am writing to inform you of the filing of an amended rezoning application for a portion of property in Hanover County, formally known as East Ashland, and as shown on the attached. The Applicant filed the original rezoning application approximately one (1) year ago. The Applicant has also filed a related application for a conditional use permit.

The property subject to the request is shown on the attached map as colored in rust (labelled "COMMERCIAL"), grey (labelled "INDSUTRIAL BUSINESS PARK") and yellow (labelled "SUBURBAN GENERAL RESIDENTIAL"). The other properties shown are simply shown for reference and are **NOT** included in this request.

We are going to work with the County to review these applications and we will then notify you as to when a community meeting is scheduled, and the applications are accepted.

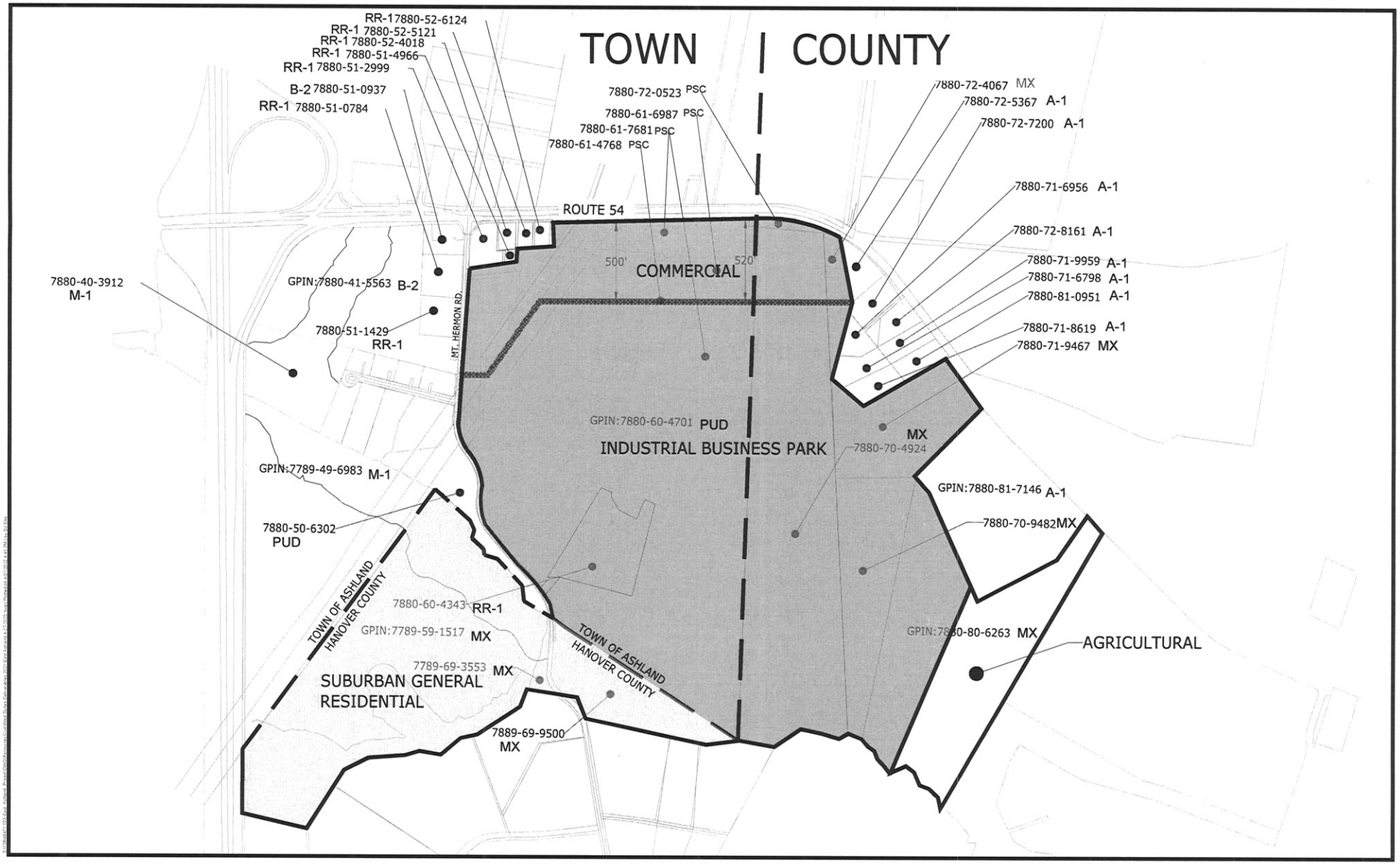
In the meantime, if you have any questions, please contact me at 804-977-3373 or acondlin@rothjackson.com.

Sincerely,

Andrew M. Condlin

Enclosure
cc: The Honorable J. Robert Monolo, Board of Supervisors
Ms. Edmonia Iverson, Planning Commissioner

{01502748;v2}



VICINITY MAP

4/27/2022

TRADEPORT 95 ASHLAND
BUSINESS CENTER

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? To allow over 50% of the total floor area of the project to be used for limited industrial.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. The proposed use of the property will be changed to reduce the dense rezoning of East Ashland (as located in the County of Hanover). The proposed use will allow townhomes to the rear of the site, separated by a large environmental area, from the proposed flex, industrial uses in the center of the site and commercial uses along Route 54, as shown on the attached concept plan

3. 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? (For example, this may include traffic or environmental impacts.) The current zoning of the site allows for a significantly dense mixed use development with apartments and retail uses. The proposed use includes townhomes, at a much lower density than the current zoning, and more employment based uses and commercial uses along Route 54. Proffers will be used to tailor the uses as appropriate for the area on the rezoning portion of the application.

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.

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. N/A _____ GPIN _____
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? _____

b) Is the historic site open to the public? _____

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. _____

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 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: 3/6/23

Andrew M. Condlin by Power of Attorney

OMPLIANCE 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 5000+ vehicles per day and a site peak hour trip generation of 1000+ 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 130, 710, 720, 932, 934, 944, 310 and Page Number _____).

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.

_____ 3/2/2023
(Signature of Applicant/Applicant's Representative) (Date)

Andrew M. Cordlin by Power of Attorney
(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
☑	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 required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	☐
☑	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☑	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	☐
☑	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☑	6. Proposed changes in zoning, if any.	☐
☑	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☑	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☑	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown. The 50' buffer along A-1 will impact the parking near on Building 6. We will need to cut out parking as shown on the sketch plan and will update the Pattern Book accordingly. Tree screens or fence will need to go in this area as well.	☐
☑	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☑	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

RECEIVED
MAR 08 2023
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1
N/F
HANOVER COUNTY
GPIN: 7880-72-5367
D.B. 3143, PG. 2986
ZONED: A-1

2
N/F
JOYCE M. CORKER
REVOCABLE TRUST
GPIN: 7880-72-7200
D.B. 3275, PG. 527
ZONED: A-1

3
N/F
KIMBERLY BABER &
DONALD MATTHEWS
GPIN: 7880-71-6956
D.B. 3342, PG. 3175
ZONED: A-1

4
N/F
KIMBERLY BABER &
DONALD MATTHEWS
GPIN: 7880-72-7041
D.B. 3342, PG. 3175
ZONED: A-1

5
N/F
JOLENE F. GONNER
GPIN: 7880-72-8161
W.B. 71, PG. 3487
ZONED: A-1

6
N/F
JAMES O. DYSON JR.
AND VIRGINIA H. DYSON
GPIN: 7880-71-9959
D.B. 2533, PG. 548
ZONED: A-1

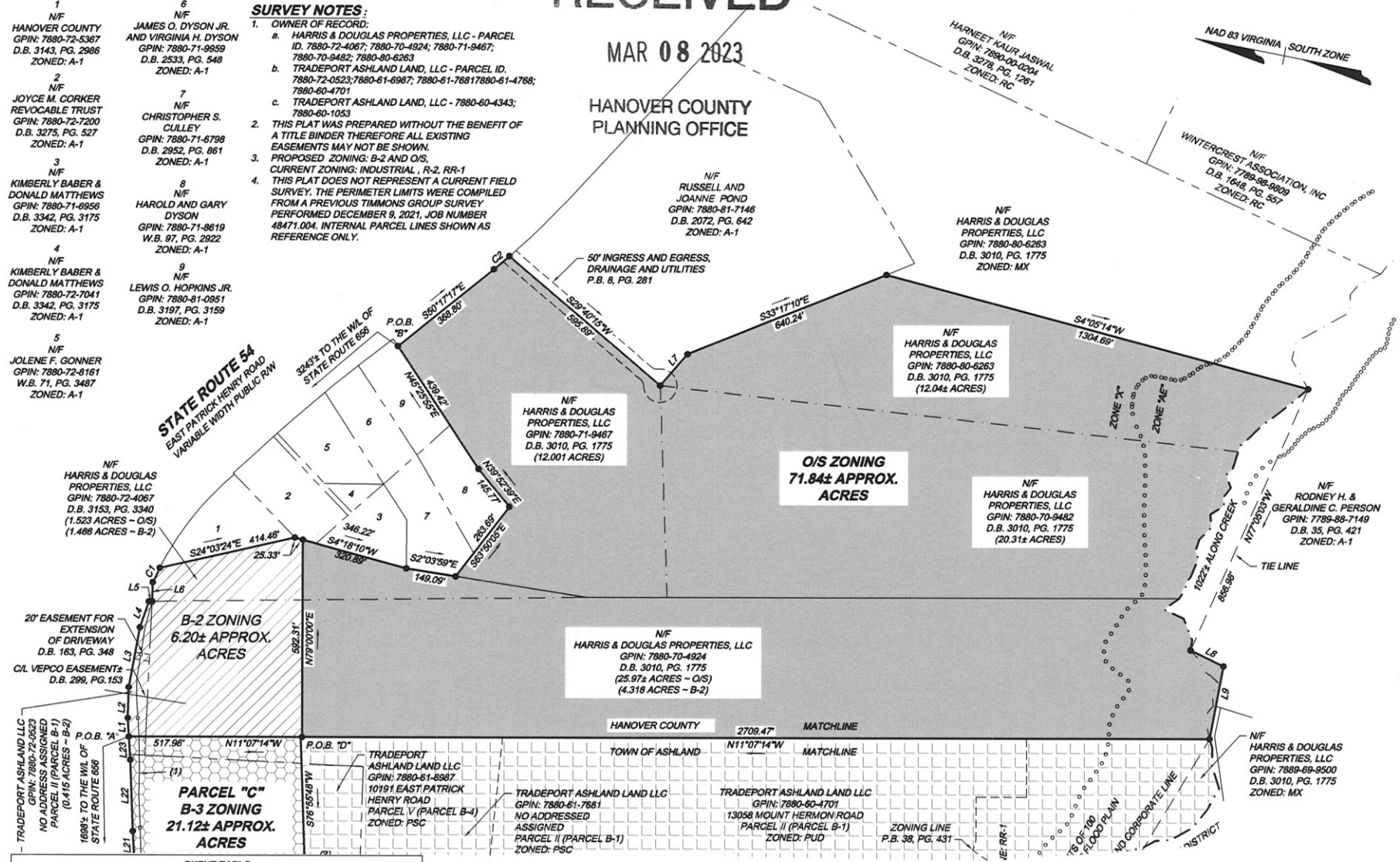
7
N/F
CHRISTOPHER S.
CULLEY
GPIN: 7880-71-6798
D.B. 2952, PG. 861
ZONED: A-1

8
N/F
HAROLD AND GARY
DYSON
GPIN: 7880-71-8619
W.B. 97, PG. 2922
ZONED: A-1

9
N/F
LEWIS O. HOPKINS JR.
GPIN: 7880-81-0951
D.B. 3197, PG. 3159
ZONED: A-1

SURVEY NOTES:

1. OWNER OF RECORD:
   a. HARRIS & DOUGLAS PROPERTIES, LLC - PARCEL ID. 7880-72-4067; 7880-70-4924; 7880-71-9467; 7880-70-9482; 7880-80-6263
   b. TRADEPORT ASHLAND LAND, LLC - PARCEL ID. 7880-72-0523;7880-61-6987; 7880-61-76817880-61-4768; 7880-60-4701
   c. TRADEPORT ASHLAND LAND, LLC - 7880-60-4343; 7880-60-1053
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
3. PROPOSED ZONING: B-2 AND O/S, CURRENT ZONING: INDUSTRIAL , R-2, RR-1
4. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY. THE PERIMETER LIMITS WERE COMPILED FROM A PREVIOUS TIMMONS GROUP SURVEY PERFORMED DECEMBER 9, 2021, JOB NUMBER 48471.004. INTERNAL PARCEL LINES SHOWN AS REFERENCE ONLY.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	914.93'	47.44'	23.73'	2°58'15"	S75°49'19"E	47.43'
C2	2150.00'	61.32'	30.66'	1°38'03"	S51°20'46"E	61.32'
C3	359.85'	187.47'	95.92'	29°50'59"	N33°19'41"W	185.36'
C4	755.89'	148.66'	74.57'	11°16'05"	N52°17'15"W	148.42'
C5	2151.97'	219.25'	109.72'	5°50'15"	N55°00'10"W	219.16'
C6	259.46'	197.99'	104.10'	43°43'18"	N30°13'22"W	193.22'
C7	281.71'	199.03'	103.87'	40°28'47"	N28°36'06"W	194.92'
C8	321.93'	228.76'	119.45'	40°42'50"	N28°29'07"W	223.98'
C9	11455.08'	564.46'	282.29'	2°49'24"	N9°32'27"W	564.40'
C10	11455.08'	27.43'	13.71'	0°08'14"	N8°11'52"W	27.43'
C11	11455.08'	537.03'	268.57'	2°41'10"	N9°36'34"W	536.98'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°19'53"E	55.56'
L2	N80°13'35"E	92.76'
L3	N89°20'36"E	183.99'
L4	S82°06'40"E	81.63'
L5	S15°54'26"E	9.40'
L6	N81°23'00"E	56.35'
L7	S60°19'29"E	124.99'
L8	S14°55'29"W	109.23'
L9	S89°22'29"W	223.50'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N57°55'17"W	61.63'
L11	N52°05'02"W	71.96'
L12	N8°21'42"W	63.57'
L13	N48°50'30"W	66.94'
L14	N8°07'45"W	230.43'
L15	N10°57'09"W	118.93'
L16	N70°33'34"E	301.94'
L17	N11°14'37"W	89.05'
L18	N70°58'04"E	208.83'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N11°12'16"W	147.08'
L20	N75°40'40"E	906.86'
L21	N75°40'51"E	85.53'
L22	N76°40'28"E	213.28'
L23	N75°19'53"E	69.56'
L24	S21°46'21"W	557.58'
L25	S81°40'31"W	160.70'

O/S ZONING

GPIN: 7880-80-6263	12.04± ACRES
GPIN: 7880-71-9467	12.001 ACRES
GPIN: 7880-70-9482	20.31± ACRES
GPIN: 7880-70-4924	25.97± ACRES
GPIN: 7880-72-4067	1.523 ACRES
O/S ZONING TOTAL ACREAGE	71.84± ACRES

B-2 ZONING

GPIN: 7880-72-0523	0.415 ACRES
GPIN: 7880-70-4924	4.318 ACRES
GPIN: 7880-72-4067	1.466 ACRES
O/S ZONING TOTAL ACREAGE	6.199 ACRES

REVISED
February 2, 2023
February 3, 2023
March 6, 2023
March 7, 2023

SCALE 1"=200'
0 200' 400'

COMPILED PLAT SHOWING
ZONING OF VARIOUS PARCELS OF LAND
BEAVERDAM DISTRICT
HANOVER COUNTY
& TOWN OF ASHLAND, VIRGINIA

DATE: May 26, 2022	SCALE: 1"=200'
SHEET 1 OF 2	J.N.:48471.003
DRAWN BY: J Livingston	CHECK BY:C. Rodgers

THIS DRAWING PREPARED AT THE TIMMONS GROUP OFFICE
4701 Cox Rd, Suite 300 | Glen Allen, VA 23060
TEL 804.561.6000 FAX 804.458.1511 www.timmons.com

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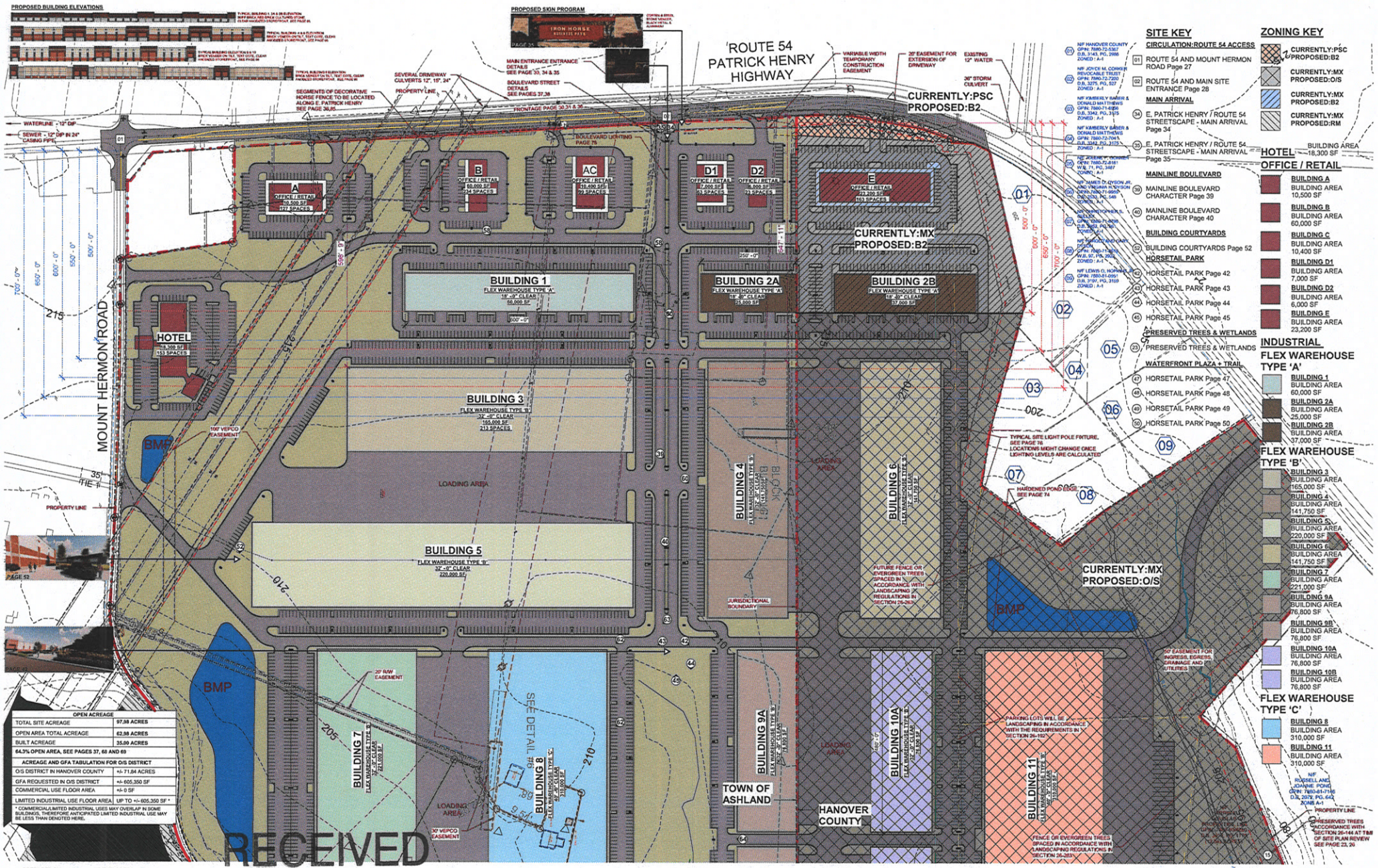

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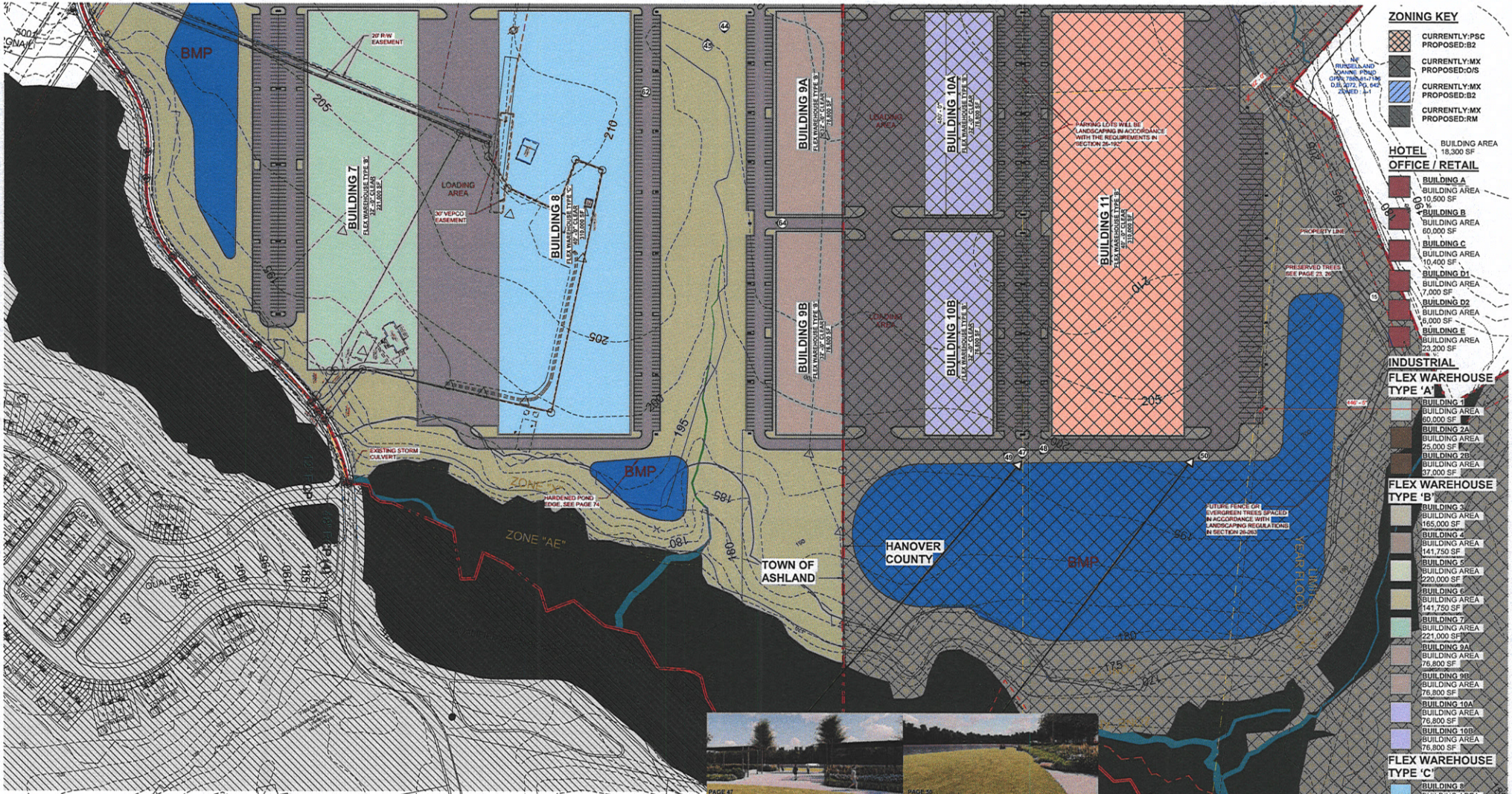
IRON HORSE BUSINESS PARK
ARCHITECTURAL SITE PLAN PAGE 1 OF 2

APPLICATION PLAN



OPEN ACREAGE	
TOTAL SITE ACREAGE	97.98 ACRES
OPEN AREA TOTAL ACREAGE	62.98 ACRES
BUILT ACREAGE	35.00 ACRES
64.3% OPEN AREA, SEE PAGES 37, 68 AND 69	
ACREAGE AND G/FA TABULATION FOR O/S DISTRICT	
O/S DISTRICT IN HANOVER COUNTY	+/- 71.84 ACRES
G/FA REQUESTED IN O/S DISTRICT	+/- 605,350 SF
COMMERCIAL USE FLOOR AREA	+/- 0 SF
LIMITED INDUSTRIAL USE FLOOR AREA	UP TO +/- 605,350 SF *

* COMMERCIAL/LIMITED INDUSTRIAL USES MAY OVERLAP IN SOME BUILDINGS, THEREFORE ANTICIPATED LIMITED INDUSTRIAL USE MAY BE LESS THAN DENOTED HERE.

SITE KEY

CIRCULATION:ROUTE 54 ACCESS

01 ROUTE 54 AND MOUNT HERMON ROAD Page 27

02 ROUTE 54 AND MAIN SITE ENTRANCE Page 28

MAIN ARRIVAL

34 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 34

35 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 35

MAIN ARRIVAL

38 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 34

40 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 35

MAINLINE BOULEVARD

39 MAINLINE BOULEVARD CHARACTER Page 39

40 MAINLINE BOULEVARD CHARACTER Page 40

BUILDING COURTYARDS

52 BUILDING COURTYARDS Page 52

HORSETAIL PARK

42 HORSETAIL PARK Page 42

43 HORSETAIL PARK Page 43

44 HORSETAIL PARK Page 44

45 HORSETAIL PARK Page 45

WATERFRONT PLAZA + TRAIL

47 HORSETAIL PARK Page 47

48 HORSETAIL PARK Page 48

49 HORSETAIL PARK Page 49

50 HORSETAIL PARK Page 50

PRESERVED TREES & WETLANDS

23 PRESERVED TREES & WETLANDS

PREPARED BY MGMA

DEVELOPER WESTDULLES PROPERTIES

RECEIVED

MAR 06 2023

HANOVER COUNTY PLANNING OFFICE

IRON HORSE BUSINESS PARK

ARCHITECTURAL SITE PLAN PAGE 2 OF 2

APPLICATION PLAN