

REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Residential Rezoning Report
Mechanicsville Magisterial District
Board Meeting Date: November 8, 2023



Overview

Requested Zoning	Rezone to RM(c), Multi-Family Residential District with conditions
Requested Density	Gross Density: 14.95 units/acre Net Density: 17.86 units/acre
Current Zoning	B-1(c), Neighborhood Business District with conditions
Acreage	6.49 acres
Location	South line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120)
GPINs	8714-77-2332
General Land Use Plan	Multi-Family Residential
Major Thoroughfare Plan	Mechanicsville Turnpike: Major Arterial (140' right-of-way)
Case Planner	Brendan McHugh

Executive Summary

This is a request to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, for the purpose of developing 97 age-restricted apartments along U.S. Route 360 (Mechanicsville Turnpike) in the Mechanicsville area (adjacent to the existing Cambridge Square Apartments with a drive aisle connection).

The applicant submitted an application to rezone this property last year to develop 144 age-restricted apartments, which was ultimately denied by the Board of Supervisors (REZ2022-00010). This application includes a significant decrease in the number of units from what was originally proposed.

Recommendations

Staff

Should the Board of Supervisors find this rezoning request appropriate, staff recommends the submitted proffers, dated September 28, 2023, and conceptual plan and elevations, dated July 3, 2023, revised October 20, 2023.

Planning Commission

APPROVAL subject to the submitted proffers, dated September 28, 2023, and conceptual plan and elevations, dated July 3, 2023, revised October 20, 2023.

Planning Analysis

Project Overview

The applicant is proposing 97 age-restricted apartments within a single building that is generally four stories in height (with the rear of the building being five stories). The primary access is along U.S. Route 360 (Mechanicsville Turnpike) with secondary access through the existing Cambridge Square Apartments. The property is surrounded by existing development in the Mechanicsville area, with Brandy Creek and associated wetlands located to the rear of the property.

Conceptual Plan

The conceptual plan shows the apartment building, associated parking, and access to the property from U.S. Route 360 (Mechanicsville Turnpike). The southern portion of the site, adjacent to the Spring Meadows Subdivision, contains Chesapeake Bay Resource Protection Areas (Brandy Creek and associated wetlands) and will remain undeveloped. The plan demonstrates that the following components will be addressed, in accordance with standards applicable to the RM zoning district (Sec. 26-29 through 26-85):

➤ Access and Parking

The development includes an entrance on U.S. Route 360 (Mechanicsville Turnpike), which will include a right-turn lane (Proffer #9). An internal road will run through the site and around the apartment building to the south, where a drive aisle connection is shown to the Cambridge Square Apartments along the eastern property line.

The proposal includes 151 parking spaces, which exceeds the parking requirement outlined in Sec. 26-251 of the Zoning Ordinance (1.5 spaces per dwelling unit/145 required parking spaces). An existing utility easement is located underneath a portion of the proposed parking lot along the eastern portion of the site. Utility easements are permitted under parking lot aisles, but not under parking spaces. The Public Utilities Department has commented that the location of the easement may affect the layout of the development. The applicant has provided a note identifying that the easement will be relocated if necessary at time of site plan review.

➤ Pedestrian Connectivity, Open Space, and Recreation

Open space is provided throughout the development in accordance with Sec. 26-75 and 26-76. Most of the qualified open space will be located at the front of the property. This portion of the site will be used as an active park area, which includes a pickleball court, a pavilion, and a dog park. The remaining qualified open space is within the proposed courtyard of the building, which will include active recreation amenities. Some of the possible amenities in the courtyard include hot tubs, an exercise pool, a covered patio, grill stations, a bocce ball court, and a fire pit.

Rear portions of the site will remain undeveloped open space, as these areas are included within Chesapeake Bay Resource Protection Areas. While these areas will remain undeveloped, they do not count as qualified open space per Sec. 26-76.2.

Sheet C2 shows the qualified open space shaded in gray and the active open space in the cross hatched area, as well as details of the common open space amenities.

Common Area and Open Space Analysis
[Sec. 26-75 + 26-76]

Open Space Component	Minimum % Required	Minimum Acreage Required	Acreage Shown on Conceptual Plan
Required Common Area	25% of Net Acreage	1.09 acres	1.10 acres
Required Active Recreation	25% of Required Common Area	0.27 acres	0.97 acres

Five-foot sidewalks and walking paths will provide pedestrian access throughout the site, including within the 50-foot street buffer along U.S. Route 360 (Mechanicsville Turnpike). These pedestrian facilities provide residents with safe and convenient access to open space areas in accordance with Sec. 26-77(d). Additionally, they will connect to sidewalks being constructed as part of the U.S. Route 360 widening project adjacent to the site.

➤ Landscaping

- *Street Buffer:* A landscaped buffer (50 feet in width) is provided along U.S. Route 360 (Mechanicsville Turnpike) in accordance ordinance requirements. A mix of deciduous trees and shrubs will be planted within that buffer and throughout the site as shown on Sheet L1.
- *Parking Lot Landscaping:* Trees will be dispersed through parking areas.
- *Tree Preservation:* Existing trees within the Chesapeake Bay Resource Protection Areas will be preserved.

➤ Lighting

Entrance lighting is required on one or both corners at all intersections of external thoroughfares and roads within the district. Two streetlights are shown at the entrance of the development on U.S. Route 360 (Mechanicsville Turnpike).

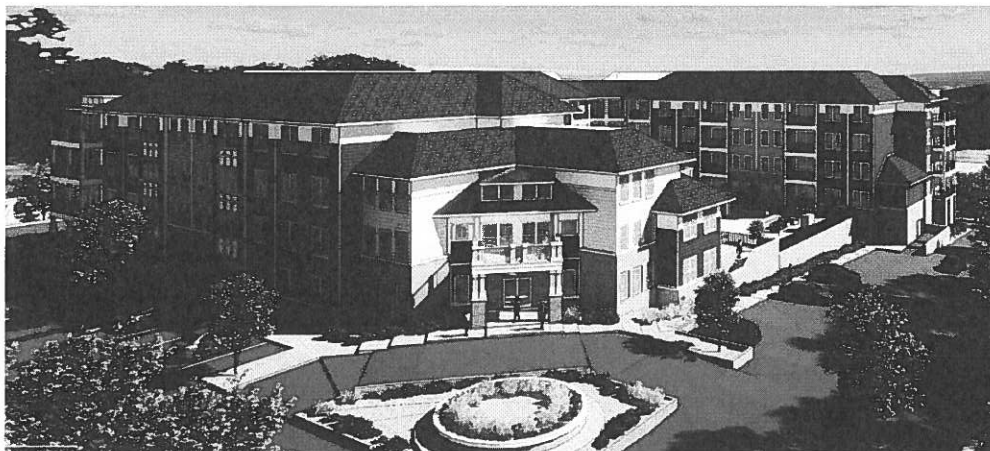
➤ Other Project Components

- *Overnight Units (Resident Amenity):* The building will contain an “overnight unit”, which will be for guests of the residents. The room will be similar to a hotel room and will contain a bed, a television, a desk, and a bathroom. Proffer #8 (a) outlines the conditions of the room.
- *Impacts to Historic Features:* The subject property is the site of the 7147 Mechanicsville Turnpike House (VDHR #42-5049) and the Confederate Advance to Gaines Mill. Additionally, it is adjacent to the Brandy Branch Mill and cemetery (VDHR #42-0543). The Historical Commission determined that this site is already negatively impacted by the surrounding development, and it is far enough away from the Brandy Branch resources that it would not impact that site.

Elevations

The RM district regulations require elevations to be included, and the buildings must be constructed in substantial conformity with the elevations. The elevations show that the building will have a horseshoe shape with a segmented wall enclosing a courtyard. Building materials include brick veneer, fiber cement lap siding in evening blue and pearl gray, asphalt shingles, and a standing seam metal roof. While most

of the building will be four stories, the rear will be five stories tall. The photo below shows the main entrance to the building, which faces U.S. Route 360 (Mechanicsville Turnpike).



Transportation

The development will have two access points:

- Right-in/right-out entrance on U.S. Route 360 (Mechanicsville Turnpike) with a right-turn lane; and
- A two-way road connection to the Cambridge Square Apartments property to the rear of the property.

The primary entrance is along a portion of U.S. Route 360 (Mechanicsville Turnpike) that is currently being widened from six to eight lanes with an estimated completion date in 2025. In front of the subject property, a sidewalk will also be constructed with the roadway improvements.

A traffic impact analysis (TIA) for the proposal has been provided and identifies the following:

- *Trip Generation:* The development is anticipated to generate 321 daily trips, 20 AM peak hour trips, and 25 PM peak hour trips.
- *Level of Service and Impacts to Transportation Network:* The Level of Service (LOS) analysis focused on the adjacent intersections of Mechanicsville Turnpike/Brandy Run Drive and Mechanicsville Turnpike/proposed site entrance.
 - Overall, the LOS remains consistent across the 2022 existing, 2025 background, and the 2025 total scenarios at the intersection of Mechanicsville Turnpike and Brandy Run Drive. No geometric improvements or signal timing/phasing adjustments were recommended at that intersection.
 - The northbound approach to the site entrance operates at a LOS B in the AM peak and LOS C in the PM peak with maximum queue of 31 feet in the AM peak and 38 feet in the PM peak.
- *Turn Lane Warrants:* A turn lane warrant analysis was completed for the site entrance, which indicated that an eastbound right turn lane is warranted. While the turn lane is warranted, the overall analysis states that it is not recommended. The adjacent driveways that serve the higher traffic generators do not have auxiliary turn lanes, and the introduction of one at that intersection, based on the analysis, is expected to cause confusion among drivers. Appropriately sized radii at the proposed intersection are recommended instead.

Virginia Department of Transportation (VDOT) reviewed this application and commented that the previous application required an approved Access Management Exception (AME), which will apply to this application. The previous approval required a full-length right turn lane be constructed at the entrance.

- A turn lane is shown on the conceptual plan and the applicant has submitted a proffer that the turn lane will be constructed (Proffer #9).

Public Works reviewed the application and commented that a cash proffer is warranted based on impacts to the intersections of Mechanicsville Turnpike/Lee Davis Road and Mechanicsville Turnpike/Walnut Grove Road, in accordance with the *Business and Residential Development Road Improvements Transportation Policy*.

- The applicant has submitted a cash proffer in the amount of \$2,155.00 per unit based on the County’s cash proffer model (Proffer #10).

Compatibility with Surrounding Area/Comprehensive Plan

The proposed development is in the Mechanicsville area surrounded by existing development. Along U.S. Route 360, there is existing commercial development (tire store) to the east and a church is located to the west. The Spring Meadows subdivision, which includes single-family homes built in the 1960s, is located south and west of the adjacent church abutting the southwest corner of the subject property. A portion of the Cambridge Square Apartments abuts the southeast corner of the subject property.

A large portion of the common area is located along the property line adjacent to the church building, and some of the parking is located along the property line adjacent to the tire store. This design provides a harmonious transition to the church, leaving common space next to that building and placing parking next to an existing commercial use (tire store). The portion of the property adjacent to the Spring Meadows and Aspen Hill Farms subdivisions is within the Chesapeake Bay Resource Protection Area and will remain undisturbed, providing a natural buffer between the proposed apartments and adjacent single-family residential uses.

The subject property is designated as *Multi-Family Residential* on the General Land Use Map. These areas are intended to accommodate attached single-family dwellings, duplexes, townhouses, and multi-family residential (apartments, condominiums, etc.) development within the Suburban Service Area (SSA). Below is an analysis of how the rezoning request aligns with these recommendations (Comprehensive Plan: p. 35 – 36).

Overall Intent	The request generally aligns with the overall intent of the land use designation, accommodating multi-family residential uses in the SSA.
Appropriate Uses	Apartments are included as an appropriate use.
Appropriate Zoning Districts	The RM District is included as an appropriate zoning district.
Project Framework	The request generally aligns with the following recommendations: <ul style="list-style-type: none"> • Provide at least 25% of the project area as open space, with a mix of active and passive recreational amenities. Recreational areas should be dispersed throughout the district. • Project exceeds minimum size recommendations.

	<ul style="list-style-type: none"> • Although existing trees will not be preserved in the qualified open space, there will be a substantial amount of trees preserved to the rear of the property. <p>The request does not align with the recommended density of 8 – 15 dwelling units per acre in the 2023 Comprehensive Plan:</p> <ul style="list-style-type: none"> • This application was submitted and advertised for the Planning Commission public hearing prior to the adoption of the 2023 Comprehensive Plan. • The 2017 Comprehensive Plan did not specify the use of gross or net density; however, gross density was applied with prior cases when determining conformance with the Comprehensive Plan. • The density of the proposal is as follows: <ul style="list-style-type: none"> ○ Gross Density: 14.95 units per acre ○ Net Density: 17.86 units per acre
Community Character	<p>The request generally aligns with the following recommendations:</p> <ul style="list-style-type: none"> • To help create attractive community gateways, the visibility of new residential development should be minimized by providing landscaped buffers along major thoroughfares. A mixture of deciduous and evergreen canopy trees, understory trees, and shrubs should be planted in a naturalistic, informal pattern to screen residences from view and provide privacy for residents. • To effectively reduce the visibility of new development, landscaped buffers along major thoroughfares should generally be at least 50 feet wide. • Use high-quality materials (such as brick, stone, fiber-cement siding, and/or high-quality vinyl siding) on all street-facing facades. • Avoid long, monotonous facades. Use architectural treatments and changes in material to break up the appearance of long facades. <p>The proposed building includes one taller, larger building versus a collection of smaller buildings (as recommended in the Comprehensive Plan), but architectural features (changes in roofline, changes in materials, etc.) help reduce the massing of the building.</p>
Transitions	<p>The request generally aligns with the following recommendations:</p> <ul style="list-style-type: none"> • The preserved RPA area to the rear of the property provides a landscaped buffer adjacent to Spring Meadows subdivision (low-density residential development), which exceeds the recommended width of 50 feet. <p>Landscaped buffers are not provided between the proposed project and adjacent commercial/institutional uses, as recommended in the</p>

	Comprehensive Plan. A privacy fence will be provided where the parking lot abuts church property (generally adjacent to the church parking lot). However, since this project is infill development (and transitions are provided to adjacent single-family residential uses), transitional buffers to higher-intensity uses may not be necessary.
Transportation	The request generally aligns with the following recommendations: <ul style="list-style-type: none"> • Sidewalks have been provided, which are designed in accordance with the recommendations in the plan. • A secondary connection is provided to adjacent multi-family residential development.

Community Meeting

The applicant held a community meeting on August 28, 2023. Issues raised at the meeting included the following:

- Fiscal impacts to emergency services
- Rental rates for the units
- The need for senior apartments in Hanover County
- Traffic impacts to the traffic light at Brandy Run Drive and Mechanicsville Turnpike
- Spacing of the proposed entrance being too close to adjacent entrances along Mechanicsville Turnpike

Agency Analysis

Public Utilities

The Public Utilities Department commented that the 20' utility easement located along the eastern property line will impact the current site layout.

- The applicant has added a note to the plan that the easement will be relocated if necessary at time of site plan review.

VDOT

VDOT had the following comments: *An AME for this site was approved with the previous request and the proposal includes only minimal changes to the layout. The previously approved AME will apply to this application. The previous approval also required a full-length right turn lane be constructed at the entrance. The entrance will be required to meet commercial entrance standards.*

- As identified previously, the conceptual plan and proffers include a turn lane. The conceptual plan includes details that the entrance on the plan meets commercial entrance standards.

Proffers

The applicant has submitted the following proffers, dated October 20, 2023:

1. Architectural Treatment. **Accept.** Accessory structures will be compatible with the elevations submitted for this case. All elevations will be reviewed and approved by the Director of Planning to confirm they are consistent with the requirements of this proffer.
2. Dumpsters. **Accept.** Dumpsters will be screened from the right-of-way.
3. Parking Lot Lighting. **Accept.** Light poles will be no taller than twenty-five (25) feet and incorporate a unified fixture style. House side shields will be installed on the fixtures.
4. Parking. **Accept.** Parking will be provided on the property per the conceptual plan.
5. Parking Lot Landscaping. **Accept.** All parking lots will be landscaped in accordance with the Suburban Development Overlay requirements.
6. HVAC Units. **Accept.** Mechanical units will be screened.
7. Age Restriction. **Accept.** Dwelling units will be occupied only by people 55 years and older.
8. Common Amenities. **Accept.** Amenities will be provided and include:
 - a. An overnight room for residents' guests
 - b. Pickle Ball Court
 - c. Pavilion next to Pickle Ball Court
 - d. Dog Park
 - e. Club House Areas
 - f. Courtyard
 - g. Park Area
 - h. All amenities must be maintained by residents and guests
9. Public Road Improvements. **Accept.** A right turn lane will be installed on Mechanicsville Turnpike if required by VDOT at the time of site plan review.
10. Cash Proffer. **Accept.** A cash contribution for road improvements was submitted. Specifically, the contribution will help fund future off site road improvements included in the *Business Residential Development Road Improvements Transportation Policy*.

Summary/Final Analysis

The proposed project would provide additional housing options for seniors within the Suburban Service Area (SSA) as part of infill development within an area designated for multi-family residential development. While the proposal addresses many recommendations within the Comprehensive Plan, the proposed density is higher than recommended (Gross Density: 14.95 units/acre /Net Density: 17.86 units/acre).

The proposed project is located in a heavily-developed area with transportation challenges. To help offset negative impacts to the transportation network (particularly U.S. Route 360), the applicant has:

- Proffered that the units will be age-restricted (age-restricted units tend to generate fewer trips than non-restricted units).
- Proffered construction of a right-turn lane at the primary entrance.
- Provided secondary interparcel access on the conceptual plan to an adjacent multi-family residential development, providing multiple access points to the site.
- Proffered a cash contribution that can be used to fund improvements to the local transportation network.

Additionally, roadway improvements underway adjacent to the site on U.S. Route 360 will improve traffic flow and pedestrian connectivity, with an anticipated completion date in 2025.

Planning Commission Recommendation

On October 19, 2023, the Planning Commission held a public hearing regarding this request, and only the applicant spoke. Following the public hearing, the Commission, on a motion by Mr. Whittaker, seconded by Mr. Hadra, voted to recommend **APPROVAL** (Vote: 7-0) of the request to rezone to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, subject to the submitted proffers and conceptual plan.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Postal Verification of Adjacent Owner Notifications
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Agency Review Comments
- Community Meeting Notes
- Citizen Correspondence
- Proffers
- Conceptual Plan
- Elevations
- Ordinance

Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

- Streets
- 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

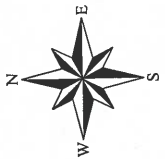
REZ2023-00023

7147 Mechanicsville
Turnpike, L.L.C.

Rezone B-1 to RM

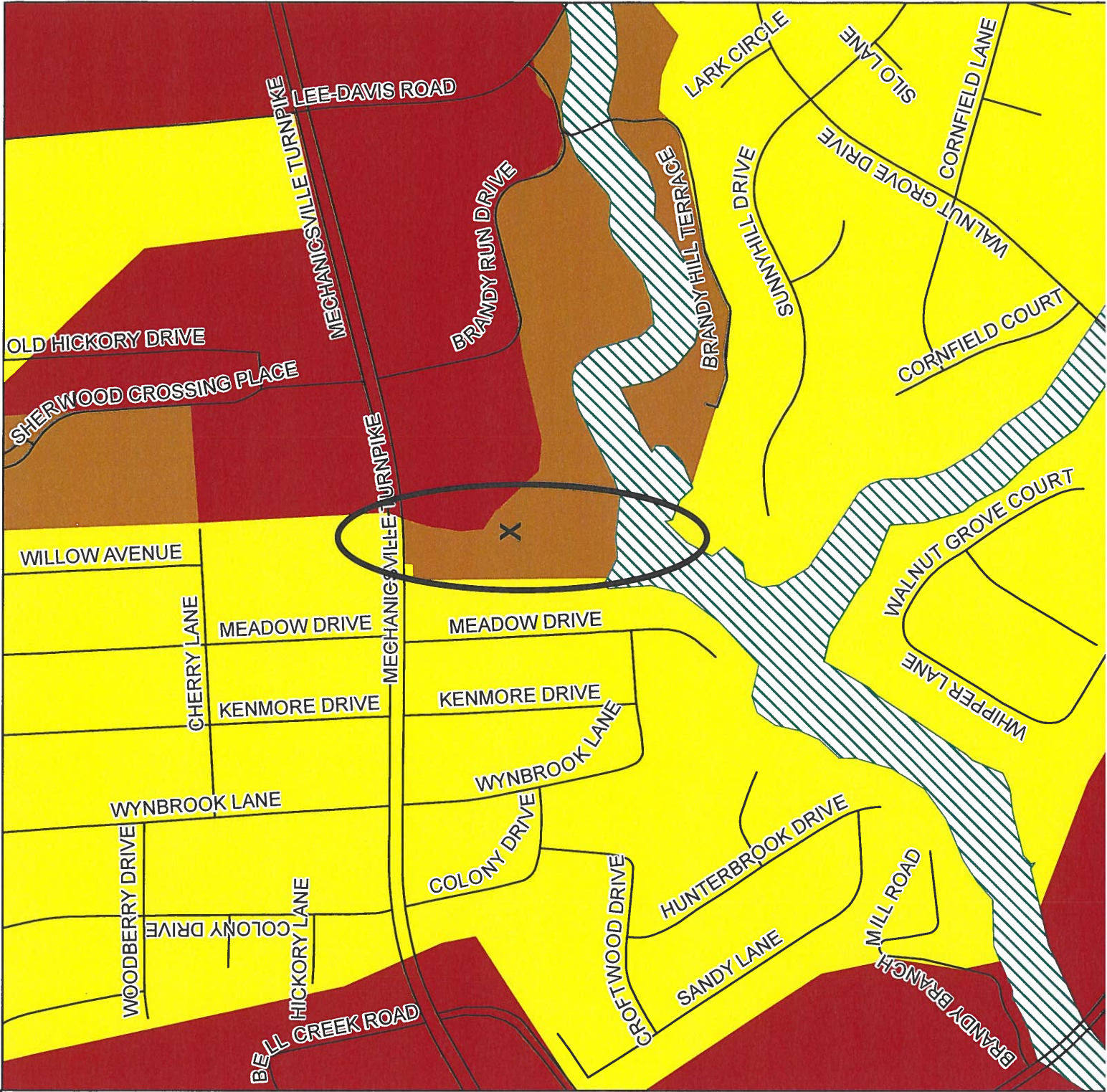
Multi-Family Residential Land Use

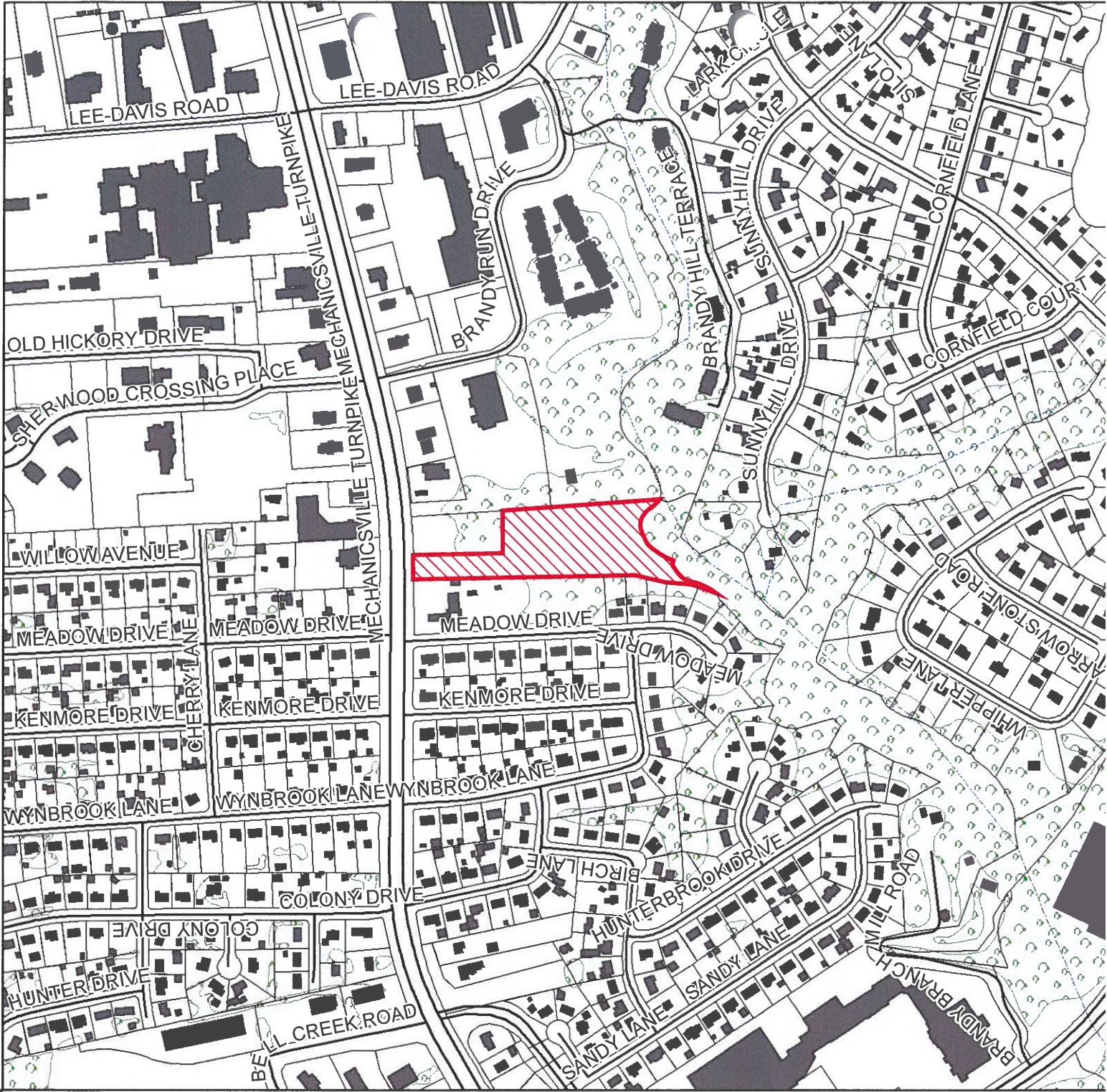
GPIN: 8714-77-2332
Mechanicsville Magisterial District



1 inch = 600 feet

October 24, 2023





**Hanover County,
Virginia**

General Parcel Map

Legend

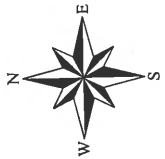
- Roads
- Water
- Structures
- Parcels
- Trees

REZ2023-00023

7147 Mechanicsville
Turnpike, L.L.C.

Rezone B-1 to RM

GPIN: 8714-77-2332
Mechanicsville Magisterial District



1 inch = 600 feet

July 05, 2023

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		

REZ2023-00023

7147 Mechanicsville
Turnpike, L.L.C.

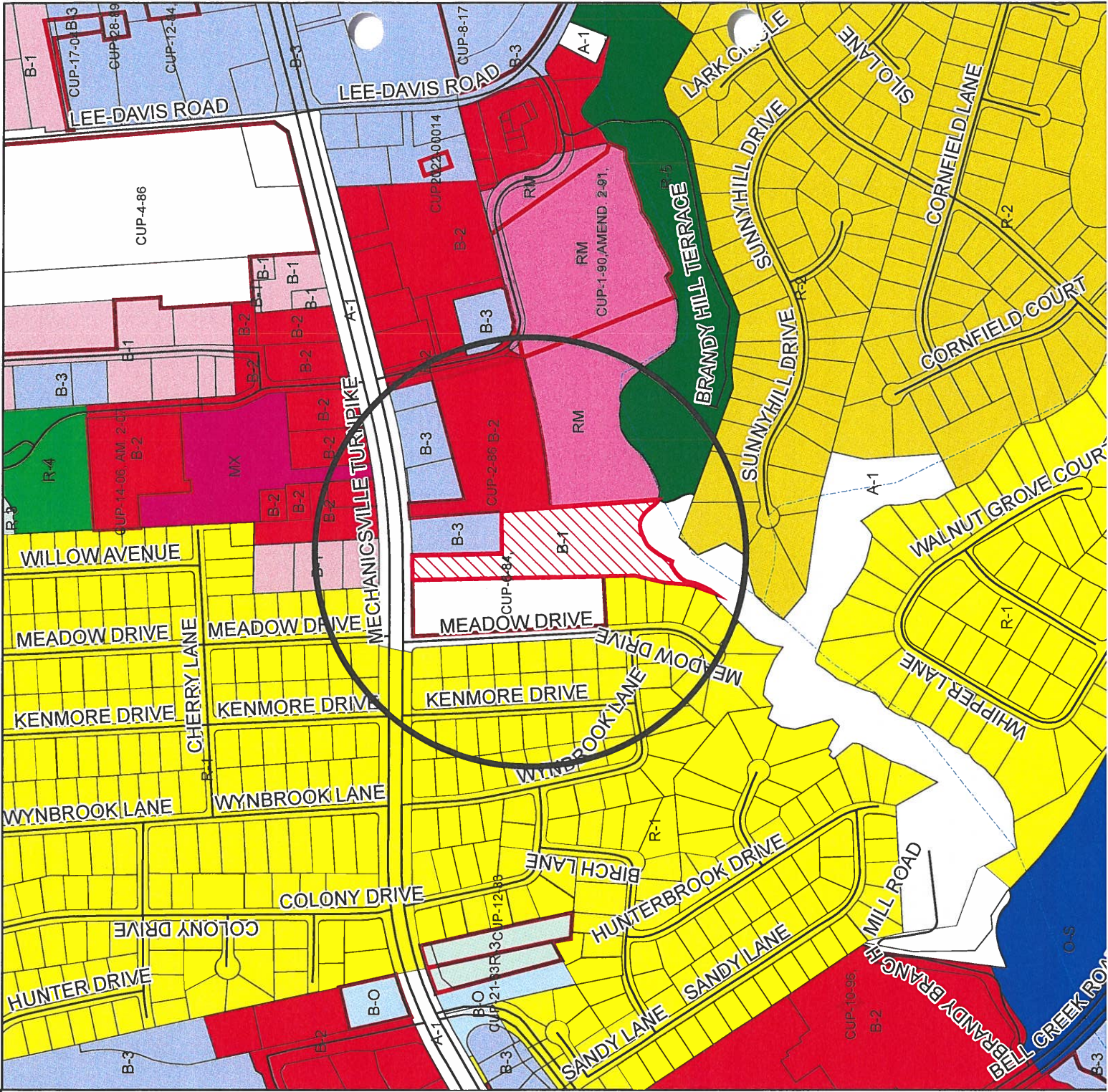
Rezone B-1 to RM

GPIN: 8714-77-2332
Mechanicsville Magisterial District



1 inch = 600 feet

July 05 2023



REZ2023-00023

MECHANICSVILLE TURNPIKE RT 360

MECHANICSVILLE TURNPIKE RT 360

MEADOW DRIVE RT 1120

WYNBROOK LANE RT 1120

Photographs







Application

Hanover County Planning Department Application

Request for REZONING

Case #: Re2023-00023

Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>7147 Mechanicsville Turnpike, LLC</u> Contact Name: <u>Jesse S. Lennon, II</u> Address: <u>8144 Mechanicsville Turnpike</u> <u>Mechanicsville, Virginia 23111</u>	Telephone No. <u>804-746-1512</u> Fax No. _____ Email Address <u>jesse.lennon3@gmail.com</u>
Applicant/Contract Purchaser: <u>7147 Mechanicsville Turnpike, LLC</u> Contact Name: <u>Jesse S. Lennon II</u> Address: <u>8144 Mechanicsville Turnpike</u> <u>Mechanicsville, Virginia 23111</u>	Telephone No. <u>804-746-1512</u> Fax No. _____ Email Address <u>jesse.lennon3@gmail.com</u>

PARCEL INFORMATION	For multiple parcels, please complete Page 4 <input type="checkbox"/>
GPIN(s) (Tax ID #'s) <u>8714-77-2332</u> Deed Book <u>3303</u> Page <u>2897</u> Magisterial District <u>Mechanicsville</u> Location Description (Street Address, if applicable) <input checked="" type="checkbox"/> <u>7147 Mechanicsville Turnpike</u>	Total Area (acres/square feet) <u>6.5 acres</u> Current Zoning <u>B-1</u> Requested Zoning <u>RM - Residential Multi-Family</u> Requested Use <u>Approximately 99 Senior Apartments</u> <u>97</u> <i>[Signature]</i>

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 7/6/23
 Print Name Jesse S. Lennon II
 Signature _____ Date _____
 Print Name _____

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

Name <u>Andrew M. Condlin</u> Address: <u>Roth Jackson Gibbons Condlin</u> <u>1519 Summit Avenue, Suite 102</u> <u>Richmond, Virginia 23230</u>	Telephone No. <u>804-977-3373</u> Fax No. _____ Email Address <u>acondlin@rothjackson.com</u>
--	---


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

RECEIVED

AUG 28 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
8714-77-2332	Print 7147 Mechanicsville Turnpike, LLC	3308/2897	6.5 acres	B-1	RM
	Sign 				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure (Page 6)**
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form (Page 7)** – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information (Page 12)** (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form (Page 13)** In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
 - 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **Community Meeting Guide (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.

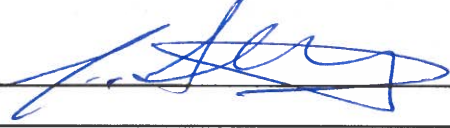
NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

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 7/5/23
 Print Name Jesse S. Lennon II

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

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 #: _____
---	------------------------------------



July 5, 2023

VIA U.S. MAIL

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

Adjacent and Nearby Property Owners

RE: Summerlyn – Hanover Rezoning

Dear Ladies and Gentlemen:

My firm is working with 7147 Mechanicsville Turnpike, LLC in its application to rezone approximately 6.3 acres in Hanover County, adjoining the existing Cambridge Square Apartments at 7147 Mechanicsville Turnpike as shown on the attached vicinity map. The request is to rezone the property from B-1 to an RM (Multi-Family), to allow for age restricted apartments.

I know you have received notice of various other applications. This specific application is very similar in the layout, the elevations, the design and the age restriction. What is different, however, is the density. We are requesting 97 units with 2 overnight rooms. The applicant is excited about the changes because it brings more choices for those who wish to remain in Hanover. Summerlyn now has an Open Courtyard packed with amenities. Within the Open Courtyard, there will be resort features such as hot tubs, a pool, fire pit, bar gathering area, grilling kitchen stations, string lighting and an outdoor TV gathering area. We continue to include pickle ball courts, pavilion, dog park and park area outside the Courtyard. All parking is surface parking and there is still the same driveway (with sidewalk) connection to Cambridge Square. No amenities will be shared.

We are notifying you pursuant to the County application procedure. We have submitted the application for review by the various County departments and once we have their comments, we will revise our request accordingly and then we will be notifying you of our finalized application.

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

Sincerely,

Andrew M. Condlin

Enclosure

{01546237;v1}

RICHMOND











1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

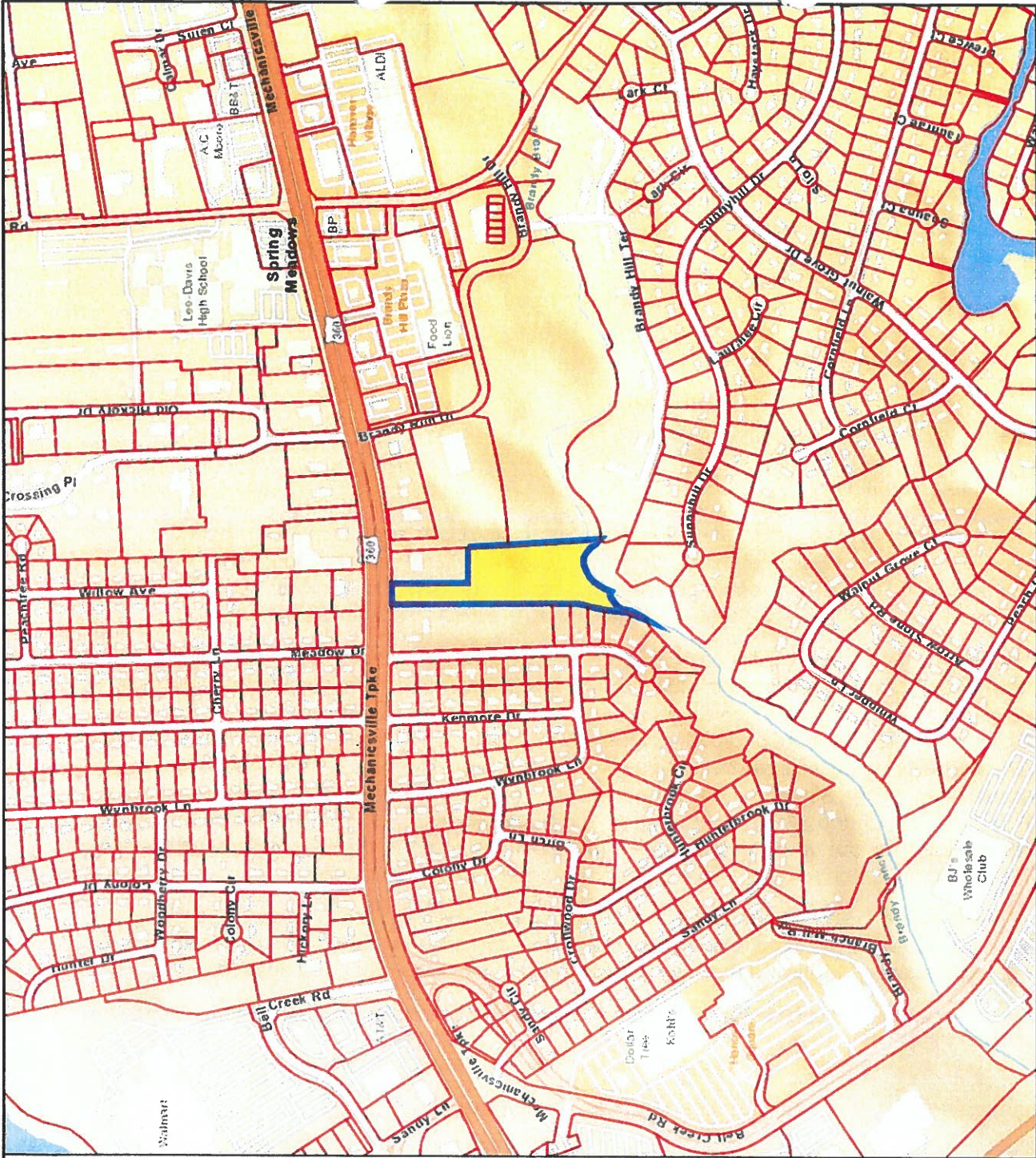
TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525

County of Hanover, Virginia

Legend

-  Ashland Town Boundary
-  Tax Parcels
-  Building Addresses
-  Streets
-  Interstate
-  Major Collector
-  Secondary Collector
-  County Roads
-  Buildings
-  County Boundary



Map printed from Hanover
<https://parcelmap.hanovercounty.gov/>

Feet



1:9,028 / 1"=752 Feet

Title: 7147 Mechanicsville Turnpike

Date: 3/4/2022

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Multi-Family up to 15 dwelling units per acre
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Major Arterial
3. Describe in detail the proposed use of the property. Senior apartments with amenities as shown on the attached Plan.
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? Environmental features at the rear of the site, as shown on the attached Plan.
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? Yes.
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? The property will be developed as shown on the attached Plan with the wetlands and flood plain areas preserved.
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. Yes, please see the attached Plan.
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.) Two access points to be provided as shown on the attached Plan.

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 _____
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? _____
- 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: 
Jesse S. Lennon III, Owner

Date: 7/5/23

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 321 vehicles per day and a site peak hour trip generation of 25 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 252 and Page Number 414).

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)

July 5, 2023

(Date)

W. Scott Dunn

(Applicant/Applicant's Representative – Print Name)

RECEIVED

JUL 05 2023

HANOVER COUNTY
PLANNING OFFICE

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	50.15'	2907.39'	001°08'46"	29.00'	50.15'	S02°15'10"E

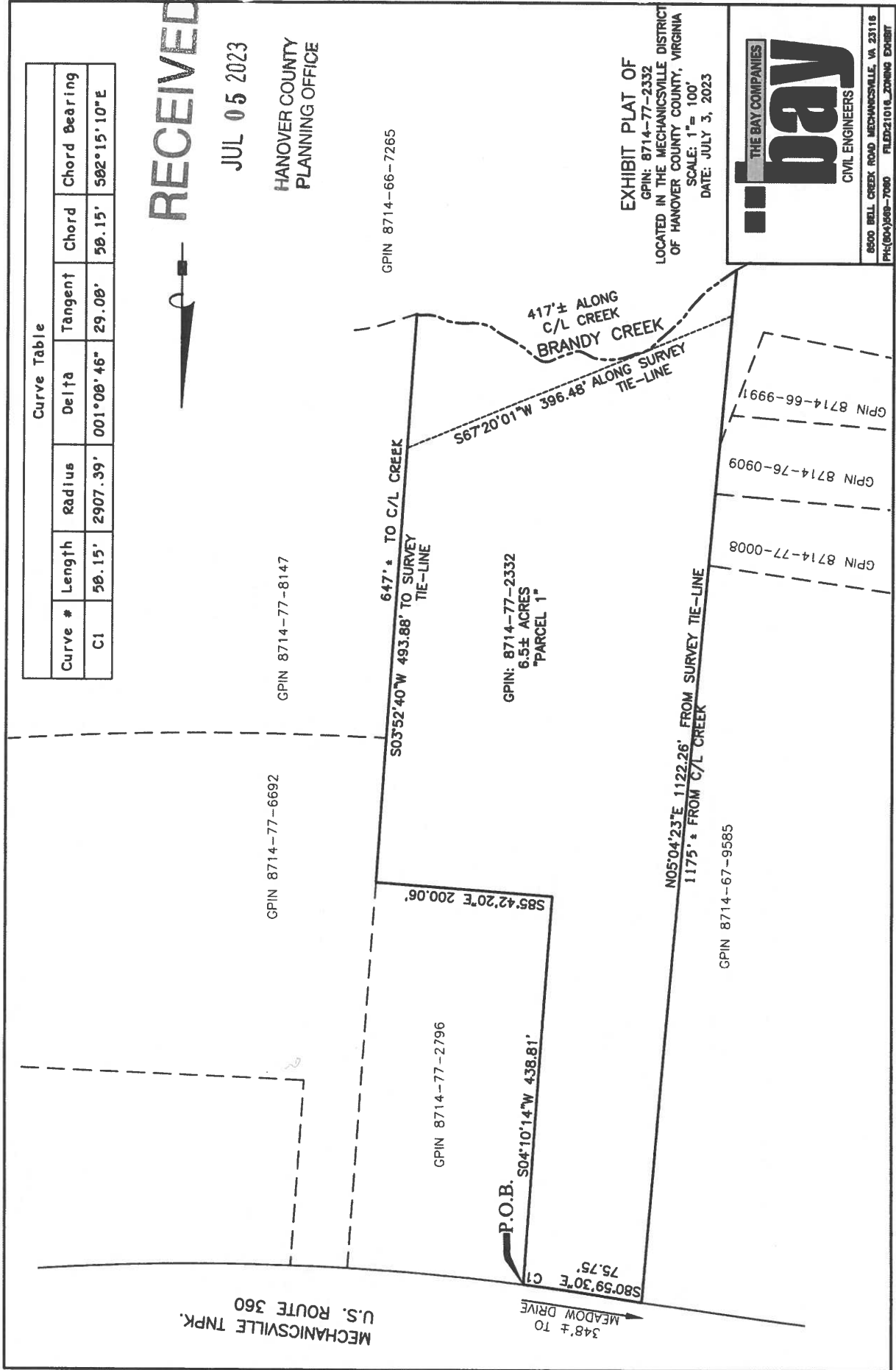


EXHIBIT PLAT OF

GPIN: 8714-77-2332
LOCATED IN THE MECHANICVILLE DISTRICT
OF HANOVER COUNTY, VIRGINIA
SCALE: 1" = 100'
DATE: JULY 3, 2023



6500 BELL CREEK ROAD MECHANICVILLE, VA 23116
PH: (804) 989-7000 FILED: 21016 L ZONING EXHIBIT

"PARCEL 1" LEGAL DESCRIPTION: _____

BEGINNING AT A POINT ON SOUTH LINE OF MECHANICSVILLE TURNPIKE, SAID POINT BEING 348'± EAST OF THE EASTERN LINE OF MEADOW DRIVE, LABELED "P.O.B." ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE 504°10'14"W 430.01' ;

THENCE 505°42'20"E 200.06' ;

THENCE 503°52'40"W 493.00' TO SURVEY TIE LINE, 647'± TO C/L OF BRANDY CREEK;

THENCE 567°20'01"W 396.40' ALONG SURVEY TIE LINE, 417'± ALONG C/L BRANDY OF BRANDY CREEK:

THENCE N05°04'23"E 1122.26' FROM SURVEY TIE LINE, 1175'± FROM C/L OF BRANDY CREEK;

THENCE 500°59'30"E 75.75' :

THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 50.15' AND A RADIUS OF 2907.39' TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 6.5± ACRES OF LAND.

EXHIBIT PLAT OF

GPIN: 8714-77-2332

LOCATED IN THE MECHANICSVILLE DISTRICT
OF HANOVER COUNTY COUNTY, VIRGINIA

SCALE: 1"= 100'

DATE: MARCH 1, 2022



8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116

PH:(804)569-7060

FILED:21016_ZONING EXHIBIT

Postal Verification of Adjacent Owner Notifications

REZ2023-00023	JESSE S LENNON	**7147 MECHANICSVILLE TURNPIKE LLC	8144 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111	US
REZ2023-00023		**ROTH JACKSON GIBBONS CONDLIN PLC	1519 SUMMIT AVE SUITE 102	RICHMOND	VA	23230	US
REZ2023-00023		BRANDY HILL ASSOCIATES L P	301 DENDIX RD	VIRGINIA BEACH	VA	23452	US
REZ2023-00023		BROWN, MARY JANE	7940 MEADOW DRIVE	MECHANICSVILLE	VA	23111	US
REZ2023-00023		CAMBRIDGE PARTNERS LLC	9400 CHARTER CROSSING, STE B	MECHANICSVILLE	VA	23116	US
REZ2023-00023		DARNELL, VIRGINIA S	7235 BRANDY BRANCH MILL ROAD	MECHANICSVILLE	VA	23111	US
REZ2023-00023		FORD, GARY J	8323 SEAVIEW DRIVE	CHESTERFIELD	VA	23838	US
REZ2023-00023		GARCIA REAL ESTATE L L C	7162 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111	US
REZ2023-00023		GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O	UNKNOWN	MECHANICSVILLE	VA	23111	US
REZ2023-00023		HALLE PROPERTIES LLC	20255 N SCOTTSDALE ROAD	SCOTTSDALE	AZ	85255	US
REZ2023-00023		O'BRIEN, GARY GRAY & BONNIE THURSTON	7280 PAMELA LOUISE ROAD	MECHANICSVILLE	VA	23111	US
REZ2023-00023		RICHMOND GOODWILL INDUSTRIES, INC	6301 MIDLOTHIAN TURNPIKE	RICHMOND	VA	23225	US
REZ2023-00023		SMITH, GLENN W & BRANDA C	7956 MEADOW DRIVE	MECHANICSVILLE	VA	23111	US
REZ2023-00023		SNOOK, RUSSELL C & JOANNE C	7954 MEADOW DRIVE	MECHANICSVILLE	VA	23111	US
REZ2023-00023		TRICE, THOMAS HARVEY	7942 MEADOW DRIVE	MECHANICSVILLE	VA	23111	US

8714-77-2332	**7147 MECHANICSVILLE TURNPIKE LLC	JESSE S LENNON	8144 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
	**ROTH JACKSON GIBBONS CONDLIN PLC		1519 SUMMIT AVE SUITE 102	RICHMOND	VA	23230
8714-86-6940	BRANDY HILL ASSOCIATES L P		301 DENDIX RD	VIRGINIA BEACH	VA	23452
8714-76-0909	BROWN, MARY JANE		7940 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-87-1189	CAMBRIDGE PARTNERS LLC		9400 CHARTER CROSSING, STE B	MECHANICSVILLE	VA	23116
8714-66-7265	DARNELL, VIRGINIA S		7235 BRANDY BRANCH MILL ROAD	MECHANICSVILLE	VA	23111
8714-66-9991	FORD, GARY J		8323 SEAVIEW DRIVE	CHESTERFIELD	VA	23838
8714-78-1158	GARCIA REAL ESTATE L L C		7162 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8714-67-9585	GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O		UNKNOWN	MECHANICSVILLE	VA	23111
8714-77-2796	HALLE PROPERTIES LLC		20255 N SCOTTSDALE ROAD	SCOTTSDALE	AZ	85255
8714-68-9167	O'BRIEN, GARY GRAY & BONNIE THURSTON		7280 PAMELA LOUISE ROAD	MECHANICSVILLE	VA	23111
8714-77-6692	RICHMOND GOODWILL INDUSTRIES, INC		6301 MIDLOTHIAN TURNPIKE	RICHMOND	VA	23225
8714-66-9891	SMITH, GLENN W & BRANDA C		7936 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-66-9761	SNOOK, RUSSELL C & JOANNE C		7934 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-77-0008	TRICE, THOMAS HARVEY		7942 MEADOW DRIVE	MECHANICSVILLE	VA	23111

GPIN	OWN_NAME1	OWN_NAME2	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
8714-66-7265	DARNELL, VIRGINIA S	<Null>	7235 BRANDY BRANCH MILL ROAD	MECHANICSVILLE	VA	23111
8714-66-9761	SNOOK, RUSSELL C & JOANNE C	<Null>	7934 MEADOW DRIVE	MECHANICSVILLE	VA	23111-0000
8714-66-9891	SMITH, GLENN W & BRANDA C	<Null>	7936 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-66-9991	FORD, GARY J	<Null>	8323 SEAVIEW DRIVE	CHESTERFIELD	VA	23838-0000
8714-67-9585	GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O	<Null>	UNKNOWN	MECHANICSVILLE	VA	23111
8714-68-9167	O'BRIEN, GARY GRAY & BONNIE THURSTON	<Null>	7280 PAMELA LOUISE ROAD	MECHANICSVILLE	VA	23111
8714-76-0909	BROWN, MARY JANE	<Null>	7940 MEADOW DRIVE	MECHANICSVILLE	VA	23111-0000
8714-77-0008	TRICE, THOMAS HARVEY	<Null>	7942 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-77-2332	7147 MECHANICSVILLE TURNPIKE LLC	<Null>	8144 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8714-77-2796	HALLE PROPERTIES LLC	<Null>	20255 N SCOTTSDALE ROAD	SCOTTSDALE	AZ	85255
8714-77-6692	RICHMOND GOODWILL INDUSTRIES, INC	<Null>	6301 MIDLOTHIAN TURNPIKE	RICHMOND	VA	23225
8714-78-1158	GARCIA REAL ESTATE L L C	<Null>	7162 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8714-86-6940	BRANDY HILL ASSOCIATES L P	<Null>	301 DENDIX RD	VIRGINIA BEACH	VA	23452
8714-87-1189	CAMBRIDGE PARTNERS LLC	<Null>	9400 CHARTER CROSSING, STE B	MECHANICSVILLE	VA	23116

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

DATE: 10/19/2023

This is to inform you that YOUR ZONING REQUEST has been advertised for a public hearing.

REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Requests to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would permit the creation of 97 senior apartments. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

The Hanover County Board of Supervisors will hold a hearing on the following date and time:

WEDNESDAY, NOVEMBER 8, 2023, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You or your representative should plan to be present at this hearing.

If you have questions on the request please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/697/Board-of-Supervisors-Upcoming-and-Archiv> for more information.

NOTE: YOU ARE REQUESTED TO RETURN THE SIGN(S) POSTED ON YOUR PROPERTY TO THE PLANNING OFFICE AT THE TIME OF YOUR BOARD OF SUPERVISORS PUBLIC HEARING

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

HANOVER COUNTY PLANNING OFFICE NOTICE TO ADJACENT PROPERTY OWNER(S)

DATE: 10/19/2023

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Requests to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would permit the creation of 97 senior apartments. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

The Hanover County Board of Supervisors will hold a hearing on the following date and time:

WEDNESDAY, NOVEMBER 8, 2023, AT 6:00 P.M.

The hearing will be held at 6:00 PM or as soon thereafter as the Board's consideration of the administrative agenda permits. The public hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office
c/o Jo Ann M. Hunter, AICP
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/697/Board-of-Supervisors-Upcoming-and-Archiv> for more information.

United States Postal Service®

Confirmation Services Certification

REZ2023-00023
Please return signed form to Kelley Kirby Planning
mailed 10/23/23

Company Information

Company Name
COUNTY OF HANOVER
Mailer Identification (MID)
002800903

Address (Number, street, suite no., city, state and ZIP Code™)
PO Box 470
Hanover
VA
23069
US

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature

Date Signed

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized Signature

Date Signed

Instructions for Mailer

Keep the original of this form in a safe place and provide a copy to your local USPS facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.
IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 8-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number

9475014902800903008559

Instructions for Acceptance Employee

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 109 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text.
For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

Computerized PS Form 3152, July 2013 Facsimile

RECEIVED

OCT 25 2023

HANOVER COUNTY PLANNING OFFICE

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 1-2868	MAC Ver. Number Transtream
	Sequence Number	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902800903078168 9673 RE22023-00023 BOS Mtg 11.8 2023	**7147 MECHANICSVILLE TURNPIKE LLC 8144 MECHANICSVILLE TURNPIKE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
9414814902800903078175 9674 RE22023-00023 BOS Mtg 11.8 2023	**ROTH JACKSON GIBBONS CONDLIN PLC 1519 SUMMIT AVE SUITE 102, RICHMOND, VA 23230	ERR C	0.630		2.20 4.35		7.18
9414814902800903078182 9675 RE22023-00023 BOS Mtg 11.8 2023	BRANDY HILL ASSOCIATES L P 301 DENDIX RD, VIRGINIA BEACH, VA 23452	ERR C	0.630		2.20 4.35		7.18
9414814902800903078159 9676 RE22023-00023 BOS Mtg 11.8 2023	BROWN, MARY JANE 7840 MEADOW DRIVE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
9414814902800903078205 9677 RE22023-00023 BOS Mtg 11.8 2023	CAMBRIDGE PARTNERS LLC 9400 CHARTER CROSSING, STE B, MECHANICSVILLE, VA 23118	ERR C	0.630		2.20 4.35		7.18
9414814902800903078212 9678 RE22023-00023 BOS Mtg 11.8 2023	DARNELL, VIRGINIA S 7235 BRANDY BRANCH MILL ROAD, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
Page Totals	6		3.78		39.30		43.08
Cumulative Totals	6		3.78		39.30		43.08

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 1-2868	MAC Ver. Number Transtream
	Sequence Number 1-2868	Class of Mail Mixed

Article # Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902800903078229 9679 REZ2023-00023 BOS Mfg 11.8 2023	FORD, GARY J 8323 SEAVIEW DRIVE, CHESTERFIELD, VA 23938	ERR C	0.630		2.20 4.35		7.18
9414814902800903078236 9680 REZ2023-00023 BOS Mfg 11.8 2023	GARCIA REAL ESTATE L L C 7162 MECHANICSVILLE TURNPIKE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
9414814902800903078243 9681 REZ2023-00023 BOS Mfg 11.8 2023	GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O UNKNOWN, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
9414814902800903078250 9682 REZ2023-00023 BOS Mfg 11.8 2023	HALLE PROPERTIES LLC 20255 N SCOTTSDALE ROAD, SCOTTSDALE, AZ 85255	ERR C	0.630		2.20 4.35		7.18
9414814902800903078267 9683 REZ2023-00023 BOS Mfg 11.8 2023	O'BRIEN, GARY GRAY & BONNIE THURSTON 7280 PAMELA LOUISE ROAD, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18

Page Totals	6		3.78		39.30		43.08
Cumulative Totals	12		7.56		78.60		86.16

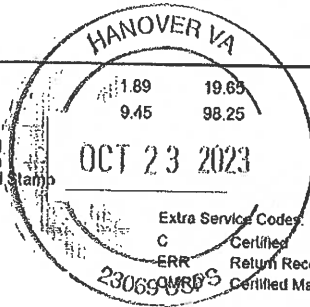
USPS Manifest Mailing System

Maller's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transtream
	Sequence Number 1-2868	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
941481490280903078774 6684 REZ2023-00023 BOS Mtg 11.8.2023	RICHMOND GOODWILL INDUSTRIES, INC 6301 MIDLOTHIAN TURNPIKE. RICHMOND, VA 23226	ERR C	0.630		2.20 4.35		7.18
941481490280903078281 6685 REZ2023-00023 BOS Mtg 11.8.2023	SMITH, GLENH W & DRANIDA C 7938 MEADOW DRIVE. MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
941481490280903078288 6686 REZ2023-00023 BOS Mtg 11.8.2023	SHOOK, RUSSELL C & JOANNE C 7934 MEADOW DRIVE. MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18
941481490280903078304 6687 REZ2023-00023 BOS Mtg 11.8.2023	TRICE, THOMAS HARVEY 7942 MEADOW DRIVE. MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.18

Page Totals	3	1.89	19.65	21.54
Cumulative Totals	15	9.45	98.25	107.70

USPS CERTIFICATION
 Total Number Of Pieces Received 15
 Signature of Receiving Employee
 PS Form 3877 (Facsimile)



REZ2023-00023	JESSE S LENNON	**7147 MECHANICSVILLE TURNPIKE LLC	8144 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00023		**ROTH JACKSON GIBBONS CONDLIN PLC	1519 SUMMIT AVE SUITE 102	RICHMOND	VA	23230 US
REZ2023-00023		BRANDY HILL ASSOCIATES L P	301 DENDIX RD	VIRGINIA BEACH	VA	23452 US
REZ2023-00023		BROWN, MARY JANE	7940 MEADOW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00023		CAMBRIDGE PARTNERS LLC	9400 CHARTER CROSSING, STE B	MECHANICSVILLE	VA	23116 US
REZ2023-00023		DARNELL, VIRGINIA S	7235 BRANDY BRANCH MILL ROAD	MECHANICSVILLE	VA	23111 US
REZ2023-00023		FORD, GARY J	8323 SEAVIEW DRIVE	CHESTERFIELD	VA	23888 US
REZ2023-00023		GARCIA REAL ESTATE L L C	7162 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111 US
REZ2023-00023		GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O	UNKNOWN	MECHANICSVILLE	VA	23111 US
REZ2023-00023		HALLE PROPERTIES LLC	20255 N SCOTTSDALE ROAD	SCOTTSDALE	AZ	85255 US
REZ2023-00023		O'BRIEN, GARY GRAY & BONNIE THURSTON	7280 PAMELA LOUISE ROAD	MECHANICSVILLE	VA	23111 US
REZ2023-00023		RICHMOND GOODWILL INDUSTRIES, INC	6301 MIDLOTHIAN TURNPIKE	RICHMOND	VA	23225 US
REZ2023-00023		SMITH, GLENN W & BRANDA C	7936 MEADOW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00023		SNOOK, RUSSELL C & JOANNE C	7934 MEADOW DRIVE	MECHANICSVILLE	VA	23111 US
REZ2023-00023		TRICE, THOMAS HARVEY	7942 MEADOW DRIVE	MECHANICSVILLE	VA	23111 US

8714-77-2332	**7147 MECHANICSVILLE TURNPIKE LLC	JESSE S LENNON	8144 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8714-86-6940	**ROTH JACKSON GIBBONS CONDLIN PLC		1519 SUJMIT AVE SUITE 102	RICHMOND	VA	23230
8714-76-0909	BRANDY HILL ASSOCIATES L P		301 DENDIX RD	VIRGINIA BEACH	VA	23452
8714-87-1189	BROWN, MARY JANE		7940 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-66-7265	CAMBRIDGE PARTNERS LLC		9400 CHARTER CROSSING, STE B	MECHANICSVILLE	VA	23116
8714-66-9991	DARNELL, VIRGINIA S		7235 BRANDY BRANCH MILL ROAD	MECHANICSVILLE	VA	23111
8714-78-1158	FORD, GARY J		8323 SEAVIEW DRIVE	CHESTERFIELD	VA	23838
8714-67-9585	GARCIA REAL ESTATE L L C		7162 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8714-77-2796	GIBSON, ROBERT F, JR, THE RIGHT REVEREND BISHOP OF DIOCESE O		UNKNOWN	MECHANICSVILLE	VA	23111
8714-68-9167	HALLE PROPERTIES LLC		20255 N SCOTTSDALE ROAD	SCOTTSDALE	AZ	85255
8714-77-6692	O'BRIEN, GARY GRAY & BONNIE THURSTON		7280 PAMELA LOUISE ROAD	MECHANICSVILLE	VA	23111
8714-66-9891	RICHMOND GOODWILL INDUSTRIES, INC		6301 MIDLOTHIAN TURNPIKE	RICHMOND	VA	23225
8714-66-9761	SMITH, GLENN W & BRANDA C		7936 MEADOW DRIVE	MECHANICSVILLE	VA	23111
8714-77-0008	SNOOK, RUSSELL C & JOANNE C		7934 MEADOW DRIVE	MECHANICSVILLE	VA	23111
	TRICE, THOMAS HARVEY		7942 MEADOW DRIVE	MECHANICSVILLE	VA	23111

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720

WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

HANOVER COUNTY PLANNING OFFICE NOTICE TO APPLICANT

DATE: 09/28/2023

This is to inform you that YOUR ZONING REQUEST has been advertised for public hearing.

REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Requests to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would permit the creation of 97 senior apartments. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

The Hanover County Planning Commission will hold a hearing on the following date and time:

THURSDAY, OCTOBER 19, 2023, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You or your representative should plan to be present at this hearing.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

BOARD OF SUPERVISORS

W. CANOVA PETERSON, CHAIR
MECHANICSVILLE DISTRICT

SUSAN P. DIBBLE, VICE-CHAIR
SOUTH ANNA DISTRICT

SEAN M. DAVIS
HENRY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

ANGELA KELLY-WIECEK
CHICKAHOMINY DISTRICT

J. ROBERT MONOLO
BEAVERDAM DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

**HANOVER COUNTY PLANNING OFFICE
NOTICE TO ADJACENT PROPERTY OWNER(S)**

DATE: 09/28/2023

This is to inform you that a ZONING REQUEST has been filed on property adjacent to yours. A public hearing has been scheduled for the following request:

REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Requests to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would permit the creation of 97 senior apartments. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

The Hanover County Planning Commission will hold a hearing on the following date and time:

THURSDAY, OCTOBER 19, 2023, AT 6:00 P.M.

The hearing will be held in the Board Room of the Hanover County Government Building (Administration Building), Hanover Courthouse, Hanover, Virginia. You are cordially invited to comment on this request either in person at the hearing or by writing to:

Hanover County Planning Office
c/o Jo Ann M. Hunter, AICP
Post Office Box 470
Hanover, Virginia 23069

Please be sure to include the case number in your correspondence.

If you have questions on the request, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

United States Postal Service®

Confirmation Services Certification

Company Information

Company Name COUNTY OF HANOVER	Address (Number, street, suite no., city, state and ZIP Code™) PO Box 470 Hanover VA 23069 US
Mailer Identification (MID) 902800903	

Electronic File

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers.

Authorized Signature	Date Signed
----------------------	-------------

Barcoded Labels

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 109 and the appropriate ANSI or AIM published standards.

Authorized Signature	Date Signed
----------------------	-------------

Instructions for Mailer

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMPB barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



Confirmation Services Electronic File Number
9475014902800903008344

Instructions for Acceptance Employee

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 109 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification 10/2/23 1:20pm	Date and Time of Mailing (if different from date of verification)
---	---

Computerized PS Form 3152, July 2013 Facsimile

REZ2023-00023
Please return
signed form
to Kelley Kirby
mailed 10/2/23

RECEIVED

OCT 03 2023

HANOVER COUNTY
PLANNING OFFICE

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number 1-2847	MAC Ver. Number Transstream
	Sequence Number 1-2847	Class of Mail Mixed

Article # Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814907600303076792 9437 REZ2023-00073 PC Reg 10 2 2023	**7147 MECHANICSVILLE TURNPIKE LLC 6144 MECHANICSVILLE TURNPIKE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
9414814907600303076809 9438 REZ2023-00073 PC Reg 10 2 2023	**ROTH JACKSON GIBBONS CONDIN PLC 1519 SUMMIT AVE SUITE 102, RICHMOND, VA 23230	ERR C	0.630		2.20 4.35		7.10
9414814907600303076815 9439 REZ2023-00073 PC Reg 10 2 2023	BRANDY HILL ASSOCIATES L P 301 DENIX RD, VIRGINIA BEACH, VA 23452	ERR C	0.630		2.20 4.35		7.10
9414814907600303076827 9440 REZ2023-00073 PC Reg 10 2 2023	BROWN, MARY ANNE 7940 MEADOW DRIVE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
9414814907600303076839 9441 REZ2023-00073 PC Reg 10 2 2023	CAMBRIDGE PARTNERS LLC 9400 QUARTER CROSSING, STE D, MECHANICSVILLE, VA 23116	ERR C	0.630		2.20 4.35		7.10
9414814907600303076846 9442 REZ2023-00073 PC Reg 10 2 2023	DARNELL, VIRGINIA B 7235 BRANDY BRANCH MILL ROAD, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
Page Totals	6		3.78		39.30		43.08
Cumulative Totals	6		3.78		39.30		43.08

USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transstream
	Sequence Number 1-2847	Class of Mail Mixed

Article # Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
9414814902600903076853 9443 REZ2023-00073 PC IRg 10 2 2023	FORD, GARY J 8323 SEAVIEW DRIVE, CHERTERFIELD, VA 21033	ERR C	0.630		2.20 4.35		7.10
9414814907600903076860 9444 REZ2023-00073 PC IRg 10 2 2023	GARCIA REAL ESTATE L L C 7152 MECHANICSVILLE TURNPKE, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
9414814907800903076877 9445 REZ2023-00073 PC IRg 10 2 2023	GIBSON, ROBERT F. JR. THE RIGHT REVEREND BISHOP OF DIOCESE O UNKOWN, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
9414814902600903076884 9446 REZ2023-00073 PC IRg 10 2 2023	HALLE PROPERTIES LLC 70785 N SCOTTSDALE ROAD, SCOTTSDALE, AZ 85265	ERR C	0.630		2.20 4.35		7.10
9414814907800903076891 9447 REZ2023-00073 PC IRg 10 2 2023	O'BRIEN, GARY GRAY & BONNIE THURSTON 7280 PAMELA LOUISE ROAD, MECHANICSVILLE, VA 23111	ERR C	0.630		2.20 4.35		7.10
9414814907600903076907 9448 REZ2023-00073 PC IRg 10 2 2023	RICHMOND GOODWILL INDUSTRIES, INC 6301 MIDLOTHIAN TURNPKE,	ERR C	0.630		2.20 4.35		7.10
Page Totals	6		3.78		39.30		43.08
Cumulative Totals	12		7.56		78.60		86.16

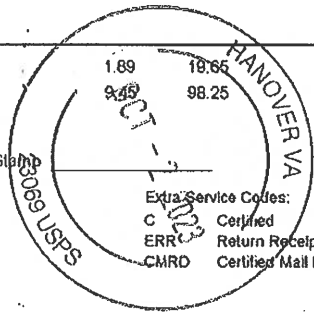
USPS Manifest Mailing System

Mailer's Name & Address COUNTY OF HANOVER PO Box 470 Hanover, VA 23069	Permit Number	MAC Ver. Number Transstream
	Sequence Number 1-2847	Class of Mail Mixed

Article #/ Piece ID Shipper Ref#	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due/ Sender	Total Charge
RICHMOND, VA 23226							
9414814902600903075914 9449	SMITH, GLENN W & BRANDA C		0.530				7.10
REZ2023-00023 PC Mfg 10.2.2023	7916 MEADOW DRIVE,	ERR C		2.20 4.35			
MECHANICSVILLE, VA 23111							
9414814902800903075921 9450	SNOOK, RUSSELL C & JOANNIE C		0.530				7.10
REZ2023-00023 PC Mfg 10.2.2023	7934 MEADOW DRIVE,	ERR C		2.20 4.35			
MECHANICSVILLE, VA 23111							
9414814902800903075936 9451	TRICE, THOMAS HARVEY		0.530				7.10
REZ2023-00023 PC Mfg 10.2.2023	7942 MEADOW DRIVE,	ERR C		2.20 4.35			
MECHANICSVILLE, VA 23111							

Page Totals	3	1.89	19.65	21.54
Cumulative Totals	15	9.45	98.25	107.70

USPS CERTIFICATION
 Total Number Of Pieces Received 15 Round Stamp
 Signature of Receiving Employee [Signature]
 PS Form 3877 (Facsimile)



Traffic Study
(Appendix Available Upon Request)

SUMMERLYN

HANOVER COUNTY, VIRGINIA

TRAFFIC IMPACT ANALYSIS

August 2023

Prepared for:

7147 Mechanicsville Turnpike, LLC



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Contact: Steve Schmidt, PE, PTOE

1001 Boulders Parkway, Suite 300 • Richmond, VA 23225
(804) 200-6500 phone • (804) 560-1438 fax
www.timmons.com

TABLE OF CONTENTS

TABLE OF CONTENTS I

LIST OF TABLES III

LIST OF FIGURES IV

1 EXECUTIVE SUMMARY 1-1

 1.1 PROPOSED DEVELOPMENT 1-2

 1.2 PRINCIPAL FINDINGS 1-2

 1.3 RECOMMENDATIONS 1-3

2 BACKGROUND INFORMATION 2-1

 2.1 STUDY AREA LIMITS 2-1

 2.2 DESCRIPTION OF DEVELOPMENT 2-1

 2.3 EXISTING ROADWAY NETWORK 2-1

 2.4 FUTURE ROADWAY NETWORK 2-1

 2.5 EXISTING TRAFFIC VOLUMES 2-1

3 ANALYSIS OF EXISTING CONDITIONS 3-1

 3.1 CAPACITY ANALYSES 3-1

 3.2 2022 EXISTING TRAFFIC VOLUMES ANALYSIS 3-3

4 ANALYSIS OF BACKGROUND CONDITIONS WITHOUT DEVELOPMENT 4-1

 4.1 FUTURE BACKGROUND TRAFFIC VOLUMES 4-1

 4.2 FUTURE BACKGROUND TRAFFIC VOLUMES 4-1

 4.3 CAPACITY ANALYSES 4-1

 4.4 2025 BACKGROUND TRAFFIC VOLUMES ANALYSIS 4-1

5 TRIP GENERATION 5-1

 5.1 SITE TRIP GENERATION 5-1

 5.1 TRIP DISTRIBUTIONS 5-1

 5.2 TRAFFIC ASSIGNMENT 5-2

6 ANALYSIS OF FUTURE CONDITIONS WITH DEVELOPMENT 6-1

 6.1 CAPACITY ANALYSES 6-1

 6.2 2025 TOTAL FUTURE TRAFFIC VOLUMES ANALYSIS – SYNCHRO 6-1

7 TURN LANE WARRANT ANALYSIS 7-1

8 ACCESS MANAGEMENT 8-1

9 CONCLUSIONS 9-1

 9.1 PRINCIPAL FINDINGS 9-1

 9.2 RECOMMENDATIONS 9-2

APPENDICES

Appendix A – Scoping Documents

Appendix B – Traffic Counts

Appendix C – SYNCHRO & SimTraffic Analysis of 2022 Existing Conditions

Appendix D – SYNCHRO & SimTraffic Analysis of 2025 Background Conditions

Appendix E – SYNCHRO & SimTraffic Analysis of 2025 Total Conditions

Appendix F – Access Management Exception

LIST OF TABLES

TABLE 1-1: TRIP GENERATION SUMMARY.....1-2

TABLE 3-1: LEVEL OF SERVICE DEFINITIONS.....3-2

TABLE 3-2: UNSIGNALIZED AND SIGNALIZED INTERSECTION LEVEL OF SERVICE CRITERIA3-3

TABLE 3-3: INTERSECTION LEVEL OF SERVICE, DELAY, AND QUEUE SUMMARY 2022 EXISTING TRAFFIC AND
EXISTING GEOMETRY3-4

TABLE 4-1: INTERSECTION LEVEL OF SERVICE, DELAY, AND QUEUE SUMMARY 2025 BACKGROUND TRAFFIC
VOLUMES.....4-2

TABLE 5-1: TRIP GENERATION SUMMARY5-1

TABLE 6-1: INTERSECTION LEVEL OF SERVICE, DELAY, AND QUEUE SUMMARY 2025 TOTAL FUTURE TRAFFIC
VOLUMES – SYNCHRO6-2

LIST OF FIGURES

FIGURE 2-1: SURROUNDING ROADWAY NETWORK AND SITE LOCATION

FIGURE 2-2: SITE LAYOUT

FIGURE 2-3: EXISTING GEOMETRY

FIGURE 3-1: 2022 EXISTING VOLUMES

FIGURE 4-1: 2025 BACKGROUND VOLUMES

FIGURE 4-2: 2025 FUTURE GEOMETRY

FIGURE 5-1: SITE TRIP DISTRIBUTION

FIGURE 5-2: SITE GENERATED TRIPS

FIGURE 6-1: 2025 TOTAL FUTURE VOLUMES

FIGURE 7-1: RIGHT TURN LANE WARRANT

1 EXECUTIVE SUMMARY

This study presents the findings of a traffic impact analysis (TIA) for the proposed development of the Summerlyn project in Hanover County, VA. The development consists of 97 units of senior adult housing and two (2) overnight rooms for guests. The site is located south of Mechanicsville Turnpike, west of Brandy Run Drive and east of Meadow Drive in Hanover County. This report addresses the associated traffic impacts on the surrounding roadway network.

The study area shown in Figure 2-1 includes the following two (2) intersections that are adjacent to the site:

1. Mechanicsville Turnpike (US Route 360) and Brandy Run Drive (Signalized); and
2. Mechanicsville Turnpike (US Route 360) and Proposed Site Entrance (Unsignalized).

The conceptual site plan is shown on Figure 2-2. The site will be serviced by one (1) right in/right out entrance on Mechanicsville Turnpike utilizing an existing access point and a second access point that will connect to the rear of the adjacent parcel providing access over to Brandy Run Drive.

The purpose of this analysis is to determine the impact of the proposed development on the surrounding roadway network. This traffic impact analysis (TIA) has been prepared in accordance with VDOT TOSAM traffic engineering practices and as scoped with representatives from Hanover County and the Virginia Department of Transportation (VDOT); see Appendix A for the approved scoping documents.

The following steps were taken to determine the potential traffic impacts associated with this project:

1. Data Collection – AM and PM peak traffic counts were conducted at the Mechanicsville Turnpike (US Route 360)/Brandy Run Drive intersection on Tuesday, May 3, 2022, when public school was in session.
2. Traffic Growth – A 1.0% annual growth rate was applied to the study area road network based on growth in the study area over the last 3 years. The growth rate was compounded annually for each future scenario. No background developments were identified within the vicinity of the proposed development.
3. Trip Generation – Traffic generated by the proposed development was estimated using the 11th Edition of the Institute of Transportation Engineers' *Trip Generation Manual*. The number of dwelling units was used as the independent variable to determine the trip generation.
4. Traffic Distributions – The distribution of trips generated by the proposed development was based on the existing traffic volumes, the nature of use, and the roadway network.
5. Traffic Projections – Future traffic volumes were determined using the existing traffic counts, the 1.0% growth rate, and the trips generated by the site.
6. Traffic Analysis – The existing, background, and future traffic volumes at the two (2) aforementioned study intersections were analyzed utilizing Synchro for signalized/unsignalized intersections.

1.1 PROPOSED DEVELOPMENT

The proposed development consists of 97 units of senior adult housing and two (2) overnight rooms for guests. Since the exact timeline of construction and operation is not known at this time, a buildout year of 2025 was utilized to provide a conservative estimate.

For trip generation purposes, the two (2) overnight rooms were assumed to be similar to the other units for a total of 99 units. As indicated in Table 1-1, on a typical weekday, the 99 units is anticipated to generate approximately 321 daily trips, 20 AM peak hour trips, and 25 PM peak hour trips.

Table 1-1: Trip Generation Summary

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY VEHICULAR TRIPS ⁽¹⁾						
				AM PEAK HOUR			PM PEAK HOUR			
				TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Summerlyn Square										
Senior Adult Housing- Multifamily	252	99	D.U.	321	7	13	20	14	11	25

1.2 PRINCIPAL FINDINGS

Under existing conditions, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive operates at an overall LOS D in the AM peak with a delay of 42.8 seconds/vehicle and LOS D in the PM peak with a delay of 42.2 seconds/vehicle. The mainline eastbound and westbound approaches operate at LOS D in both AM peak; in the PM peak the eastbound approach operates at a LOS C and westbound approach operates at a LOS D. The northbound approach operates at failing LOS F in both the AM and PM peaks. The southbound approach operates at LOS E in both the AM and PM peaks.

Under 2025 background conditions, with the completion of the widening of Mechanicsville Turnpike, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive continues to operate similar to existing conditions with no change in overall LOS.

Under future build conditions, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive operates at LOS D in both the AM and PM peaks. During the AM peak there is a delay of 48.0 seconds/vehicle and a delay of 44.5 seconds/vehicle in the PM peak. The mainline eastbound and westbound approaches operate at LOS D or better in both peak hours. The northbound approach continues to operate at LOS F in the AM and PM peaks and the southbound approach continues to operate at LOS E in both peaks.

At the site entrance, the northbound approach operates at LOS B in the AM peak and LOS C in the PM peak with a maximum queue of 31 feet in the AM peak and 38 feet in the PM peak.

A turn lane warrant analysis was completed at the Mechanicsville Turnpike (US Route 360)/site entrance that indicated an eastbound right turn taper is warranted.

1.3 RECOMMENDATIONS

Based on the operational analysis completed in conjunction with the proposed 97 units (and two (2) overnight rooms) senior adult multi-family development the following is offered:

- Overall and approach levels of service (LOS) and delay remain consistent across the 2022 existing, 2025 background, and 2025 total scenarios at the signalized Mechanicsville Turnpike (US Route 360)/Brandy Run Drive intersection. No geometric improvements or signal timing/phasing adjustments are recommended at this intersection.
- The proposed main site entrance is a right in/right out on signalized Mechanicsville Turnpike (US Route 360). Traffic enters the site unopposed. Traffic exiting the site operates at LOS B in the AM peak and at a LOS C in the PM peak. While an eastbound right turn taper is warranted, one is not recommended. Adjacent driveways that serve higher traffic generators do not have auxiliary turn lanes and the introduction of one at this location is expected to cause confusion among drivers; appropriately sized radii at the proposed entrance are recommended.

2 BACKGROUND INFORMATION

2.1 STUDY AREA LIMITS

The study area shown in Figure 2-1 includes the following two (2) intersections:

1. Mechanicsville Turnpike (US Route 360) and Brandy Run Drive (Signalized); and
2. Mechanicsville Turnpike (US Route 360) and Proposed Site Entrance (Unsignalized).

2.2 DESCRIPTION OF DEVELOPMENT

The proposed development consists of 97 units of senior adult housing with two (2) overnight rooms for guests. The site will be serviced by one (1) right in/right out entrance on Mechanicsville Turnpike utilizing an existing access point and a second access point that will connect to the rear of the adjacent parcel providing access over to Brandy Run Drive.

The conceptual site layout can be found in Figure 2-2.

2.3 EXISTING ROADWAY NETWORK

The existing intersection geometry for the study intersection is shown on Figure 2-3. This includes the traffic control, lane geometry, and turn lane storage for all approaches.

Mechanicsville Turnpike (US Route 360) is a five lane (3 EB, 2 WB), divided principal arterial with a posted speed limit of 40 mph. According to 2021 VDOT AADT data, US Route 360 services 50,000 vehicles in the vicinity of the site.

Brandy Run Drive is a two-lane, undivided local road with no posted speed limit. There is no available AADT data for Brandy Run Drive.

2.4 FUTURE ROADWAY NETWORK

The section of Mechanicsville Turnpike within the study area is currently under construction to be widened to an 8-lane section across the study area. See Section 4 for further details.

2.5 EXISTING TRAFFIC VOLUMES

Existing count data was obtained from an AM/PM peak hour directional turning movement count at the Mechanicsville Turnpike (US Route 360)/Brandy Run Drive intersection. Data collection was performed on Tuesday, May 3, 2022, a typical weekday when schools were in operation and no weather delays were present.

The peak hour counts included heavy vehicles by movement and pedestrian counts. The complete count data is provided in Appendix B.

The count data was used to develop the 2022 existing peak hour volumes used in the analyses. The 2022 existing AM (7:45 – 8:45) and PM (5:00 – 6:00) peak hour volumes are summarized on Figure 3-1.



LEGEND:

- Existing Road
- - - Proposed Road
- Proposed Site

NOT TO SCALE



Surrounding Roadway Network
and Site Location
Summerlyn
Hanover County, Virginia

Figure
2-1

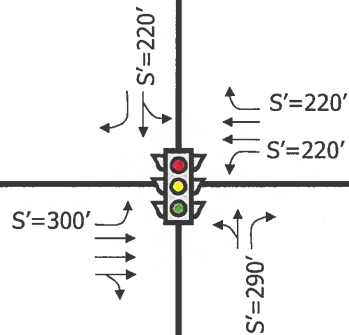


Mechanicsville
Turnpike





Brandy Run
Drive

Site Access

Site Access



LEGEND:

- Existing Road
- - - Proposed Access
- S' Effective Storage (in feet)*
-  Signalized Intersection
-  Lane Configuration
-  Stop Controlled Intersection
-  Stop Sign Location

*Per TOSAM guidelines, effective storage equals the full width storage length plus 1/2 the taper length

NOT TO SCALE



Existing Geometry
Hanover County
Summerlyn

Figure
2-3

3 ANALYSIS OF EXISTING CONDITIONS

3.1 CAPACITY ANALYSES

Level of service calculations for the intersections within the study area were performed using SYNCHRO Version 11. SYNCHRO calculates delay based on techniques outlined in the 2000 Highway Capacity Manual.

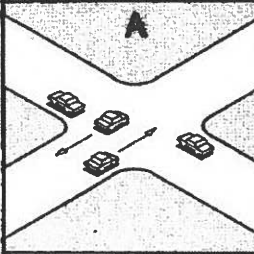
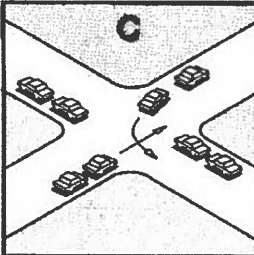
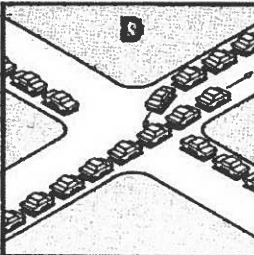
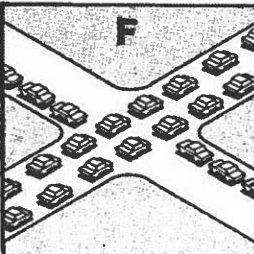
The study intersection was analyzed using the 2022 existing volumes shown on Figure 3-1. The intersection, was analyzed using SYNCHRO Version 11 based on 2000 edition HCM methodologies with the following assumptions:

- 12-foot lane widths;
- No parking activity or bus stops;
- Peak hour factor (PHF) by total intersection was determined from the traffic counts for existing conditions analysis;
- For background analysis, the existing PHF was utilized or a PHF of 0.92, whichever was higher;
- Signal timing data provided by VDOT in May 2022; and
- Heavy vehicle (HV) percentages by movement as determined from the collected traffic data.

Capacity analysis allows traffic engineers to determine the impacts of traffic on the surrounding roadway network. The Highway Capacity Manual methodologies govern how the capacity analyses are conducted and how the results are interpreted. Levels of service (LOS) are determined for each part of the roadway network. The general standard for an overall intersection is LOS D representing acceptable results and the standard for individual traffic movements is LOS E.

Table 3-1 shows in detail how each of these levels of service are interpreted.

Table 3-1: Level of Service Definitions

Level of Service	Roadway Segments or Controlled Access Highways	Intersections	
A	Free flow, low traffic density.	No vehicle waits longer than one signal indication.	
B	Delay is not unreasonable, stable traffic flow.	On a rare occasion motorists wait through more than one signal indication.	
C	Stable condition, movements somewhat restricted due to higher volumes, but not objectionable for motorists.	Intermittently drivers wait through more than one signal indication, and occasionally backups may develop behind left turning vehicles, traffic flow still stable and acceptable.	
D	Movements more restricted, queues and delays may occur during short peaks, but lower demands occur often enough to permit clearing, thus preventing excessive backups.	Delays at intersections may become extensive with some, especially left-turning vehicles waiting two or more signal indications, but enough cycles with lower demand occur to permit periodic clearance, thus preventing excessive backups.	
E	Actual capacity of the roadway involves delay to all motorists due to congestion.	Very long queues may create lengthy delays, especially for left-turning vehicles.	
F	Forced flow with demand volumes greater than capacity resulting in complete congestion. Volumes drop to zero in extreme cases.	Backups from locations downstream restrict or prevent movement of vehicles out of approach creating a storage area during part or all of an hour.	

SOURCE: "A Policy on Design of Design of Urban Highways and Arterial Streets" - AASHTO, 1973 based upon material published in "Highway Capacity Manual", National Academy of Sciences, 1965.

For both unsignalized and signalized intersections, level of service is defined in terms of delay, a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Table 3-2 summarizes the delay associated with each LOS category:

Table 3-2: Unsignalized and Signalized Intersection Level of Service Criteria

Signalized Intersections		Unsignalized Intersections	
Level of Service	Control Delay per Vehicle (sec/veh)	Level of Service	Average Control Delay (sec/veh)
A	≤ 10	A	0 to 10
B	> 10 to ≤ 20	B	> 10 to ≤ 15
C	> 20 to ≤ 35	C	> 15 to ≤ 25
D	> 35 to ≤ 55	D	> 25 to ≤ 35
E	> 55 to ≤ 80	E	> 35 to ≤ 50
F	> 80	F	> 50

Source: Exhibit 16-2 and Exhibit 17-2 from TRB's "Highway Capacity Manual 2000"

3.2 2022 EXISTING TRAFFIC VOLUMES ANALYSIS

Table 3-3 summarizes the 2022 existing intersection LOS, delay, 95th percentile (Synchro) and maximum (SimTraffic) queue lengths based on the 2022 existing peak hour traffic volumes shown on Figure 3-1 and the existing lane geometry shown on Figure 2-3. The corresponding SYNCHRO worksheets are included in Appendix C.

As shown in Table 3-3, under 2022 existing conditions:

- At the intersection of Mechanicsville and Brandy Run Drive:
 - The mainline eastbound left movement operates at LOS F in both the AM and PM peak hours. The lane has a maximum queue of 300 feet which fills the available storage in the turn lane.
 - The mainline westbound left movement operates at LOS D in the AM peak hour and LOS E in the PM peak hour. The lane has a maximum queue of 219 feet which fills the available storage in the turn lane.
 - The mainline westbound right movement operates at LOS B in the AM peak hour and LOS C in the PM peak hour. The lane has a maximum queue of 220 feet which fills the available storage in the turn lane.
 - The northbound through-left movement operates at LOS F in both peak hours. The northbound right movement operates at LOS D in both peak hours.
 - The southbound through-left movement operates at LOS E in both peak hours. The southbound right movement operates at LOS E in the AM peak hour and LOS D in the PM peak hour.

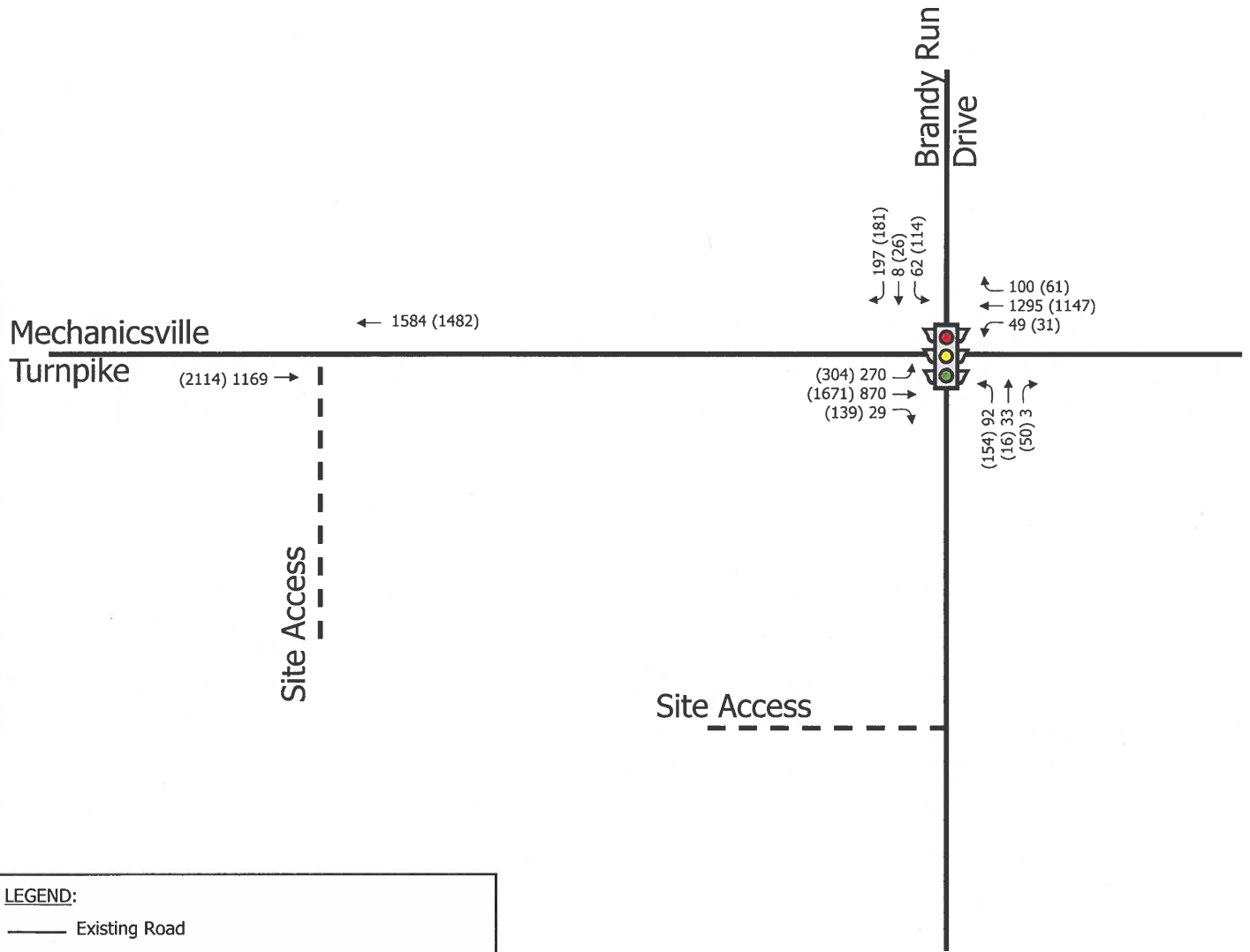
**Table 3-3: Intersection Level of Service, Delay, and Queue Summary
2022 Existing Traffic and Existing Geometry**

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Mechanicsville Turnpike at Brandy Run Drive Signalized	EB Left	300	93.5	F	#409	299	85.4	F	#427	300
	EB Thru-Right		26.6	C	278	476	25.1	C	490	552
	<i>EB Approach</i>		42.0	D	--	--	33.8	C	--	--
	WB Left	220	43.3	D	63	219	60.5	E	58	219
	WB Thru		36.8	D	597	531	42.1	D	548	436
	WB Right	220	19.6	B	0	220	24.6	C	0	220
	<i>WB Approach</i>		35.8	D	--	--	41.7	D	--	--
	NB Thru-Left		94.3	F	#246	230	104.2	F	#315	320
	NB Right	290	53.7	D	0	31	52.6	D	0	151
	<i>NB Approach</i>		93.4	F	--	--	92.4	F	--	--
	SB Thru-Left	220	66.2	E	#112	134	80.0	E	#224	229
	SB Right		56.8	E	51	182	53.9	D	34	175
	<i>SB Approach</i>		59.3	E	--	--	65.3	E	--	--
	Overall			42.8	D	--	--	42.2	D	--

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

† SYNCHRO does not provide level of service or delay for unsignalized movements with no conflicting volumes.

- 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.



LEGEND:

- Existing Road
- - - Proposed Access
- Signalized Intersection
- Lane Configuration
- Stop Controlled Intersection
- Stop Sign Location
- 00 AM Peak Hour Trips
- ((00)) PM Peak Hour Trips

NOT TO SCALE



2022 Existing Volumes Summerlyn Hanover County, Virginia

Figure 3-1

4 ANALYSIS OF BACKGROUND CONDITIONS WITHOUT DEVELOPMENT

To complete the analysis of the future background conditions (without development), the existing volumes were projected to 2025 using an annual growth rate.

4.1 FUTURE BACKGROUND TRAFFIC VOLUMES

An annual compounded growth rate of 1.0% was applied to the 2022 existing traffic volumes to calculate the 2025 background volumes.

The 2025 background AM and PM peak hour volumes used in the analyses are shown on Figure 4-1.

4.2 FUTURE BACKGROUND TRAFFIC VOLUMES

The section of Mechanicsville Turnpike within the study area is currently under construction to be widened to an 8-lane section across the study area. The improvements will be complete by 2025 and are therefore assumed in both the 2025 analysis scenarios. The future geometry at the study intersections is shown in Figure 4-2.

4.3 CAPACITY ANALYSES

Capacity analysis allows traffic engineers to determine the impacts of traffic on the surrounding roadway network. The general standard for the overall intersection is LOS D representing acceptable results and the standard for individual traffic movements is LOS E. For detailed information about level of service definitions and criteria for unsignalized and signalized intersections, see Chapter 3 on capacity analysis.

4.4 2025 BACKGROUND TRAFFIC VOLUMES ANALYSIS

Table 4-1 summarizes the 2025 background intersection LOS, delay, 95th percentile (Synchro) and maximum (SimTraffic) queue lengths based on the 2025 background peak hour traffic volumes shown on Figure 4-1 and the future lane geometry shown in Figure 4-2. The corresponding Synchro worksheets are included in Appendix D.

As shown in Table 4-1, under 2025 background conditions, with the completion of the widening:

- The mainline eastbound left movement operates at LOS F in both peak hours.
- The mainline westbound left movement operates at LOS D in the AM peak hour and LOS E in the PM peak hour.
- The northbound through-left movement operates at LOS E in the AM peak hour and LOS F in the PM peak hour. The northbound right movement operates at a LOS D in both peak hours.
- The southbound through-left movement operates at LOS E in both peak hours. The southbound right movement operates at LOS E in the AM peak hour and LOS D in the PM peak hour.

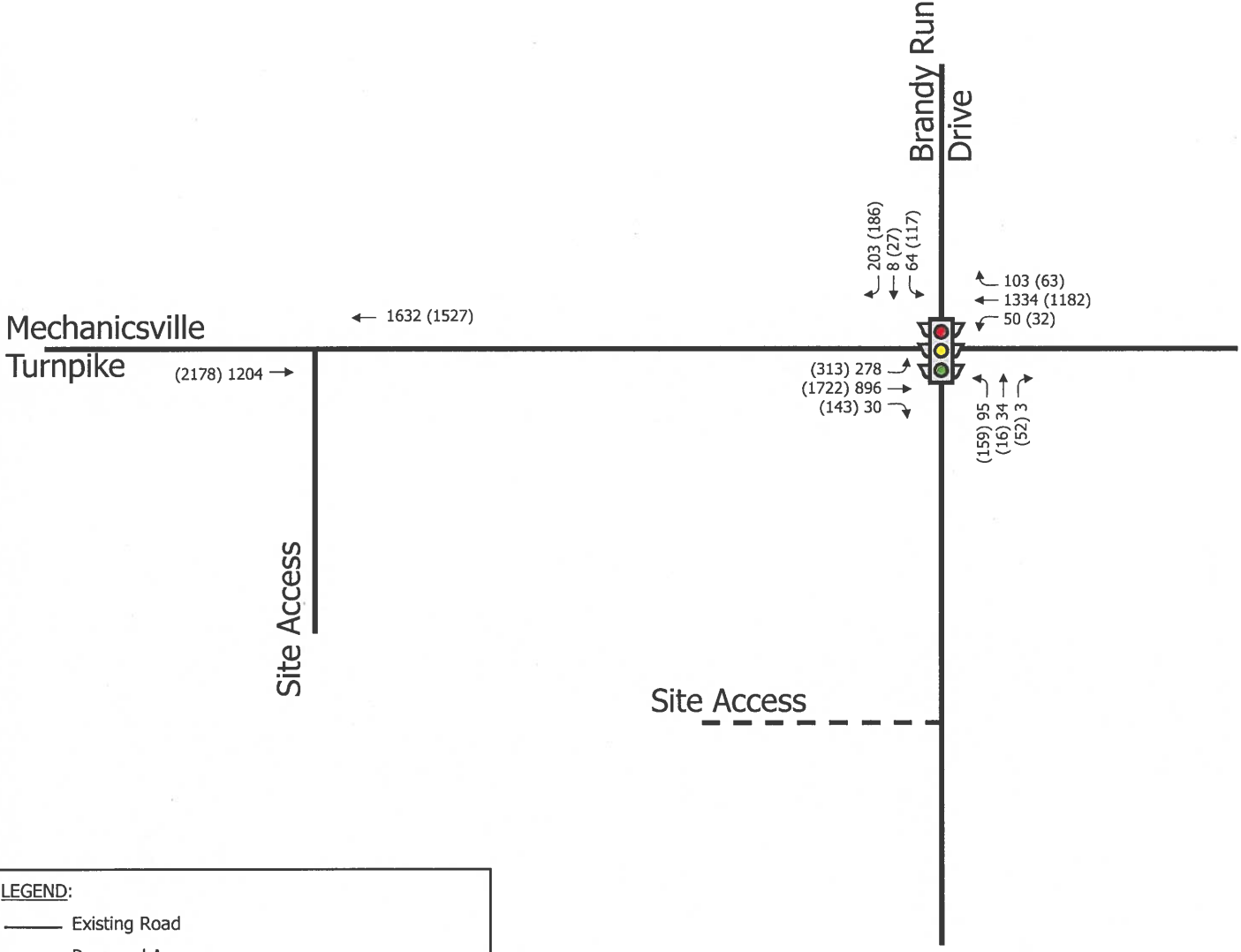
**Table 4-1: Intersection Level of Service, Delay, and Queue Summary
2025 Background Traffic Volumes**

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Mechanicsville Turnpike at Brandy Run Drive Signalized	EB Left	540	81.4	F	#428	455	89.0	F	#445	480
	EB Thru		30.3	C	194	386	22.8	C	322	573
	EB Right	280	25.4	C	0	27	17.1	B	20	70
	<i>EB Approach</i>		42.0	D	--	--	31.9	C	--	--
	WB Left	220	41.8	D	69	207	62.4	E	60	205
	WB Thru		31.1	C	278	353	33.7	C	269	346
	WB Thru-Right		31.1	C	278	208	33.7	C	269	190
	<i>WB Approach</i>		31.4	C	--	--	34.5	C	--	--
	NB Thru-Left		59.6	E	#256	246	81.0	F	#326	306
	NB Right	290	49.6	D	0	19	51.1	D	0	121
	<i>NB Approach</i>		59.4	E	--	--	74.1	E	--	--
	SB Thru-Left	220	62.1	E	113	142	69.1	E	#207	207
	SB Right		56.0	E	58	112	52.6	D	38	166
	<i>SB Approach</i>		57.6	E	--	--	59.8	E	--	--
Overall			39.0	D	--	--	37.4	D	--	--

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

† SYNCHRO does not provide level of service or delay for unsignalized movements with no conflicting volumes.

- 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.



LEGEND:

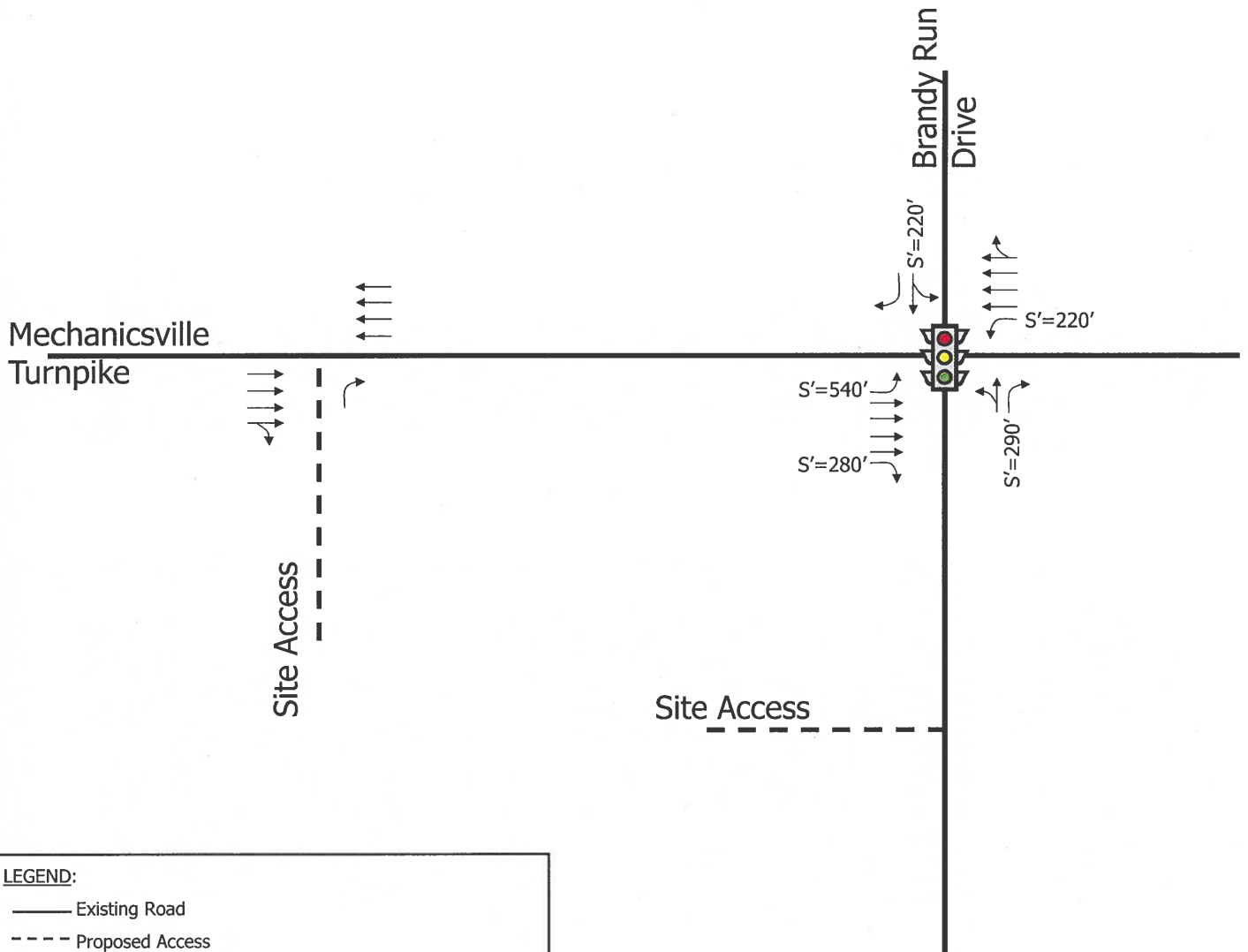
- Existing Road
- - - Proposed Access
- Signalized Intersection
- Lane Configuration
- Stop Controlled Intersection
- Stop Sign Location
- 00 AM Peak Hour Trips
- (00) PM Peak Hour Trips

NOT TO SCALE







2025 Background Volumes
 Summerlyn
 Hanover County, Virginia

Figure
 4-1



LEGEND:

- Existing Road
- - - Proposed Access
- S' Effective Storage (in feet)*
-  Signalized Intersection
-  Lane Configuration
-  Stop Controlled Intersection
-  Stop Sign Location

*Per TOSAM guidelines, effective storage equals the full width storage length plus 1/2 the taper length

NOT TO SCALE



2025 Future Geometry Hanover County Summerlyn

Figure
4-2

5 TRIP GENERATION

Site traffic for the proposed Summerlyn development was estimated based on the development program provided by the developer and subsequently distributed to the surrounding roadway network.

5.1 SITE TRIP GENERATION

The proposed development consists of 97 units of senior adult housing and two (2) overnight rooms for guests. The site will be serviced by one (1) right in/right out entrance on Mechanicsville Turnpike utilizing an existing access point and a second access point that will connect to the rear of the adjacent parcel providing access over to Brandy Run Drive.

For the purposes of this analysis, it was assumed that the development would be completed by 2025.

For trip generation purposes, the two (2) overnight rooms were assumed to be similar to the other units for a total of 99 units.

Trip generation was completed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th edition*. As indicated in Table 5-1, on a typical weekday, the assumed land use listed above are anticipated to generate approximately 321 daily trips, 20 AM peak hour trips, and 25 PM peak hour trips.

Table 5-1: Trip Generation Summary

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY VEHICULAR TRIPS ⁽¹⁾						
				AM PEAK HOUR			PM PEAK HOUR			
				TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Summerlyn Square										
Senior Adult Housing- Multifamily	252	99	D.U.	321	7	13	20	14	11	25

5.1 TRIP DISTRIBUTIONS

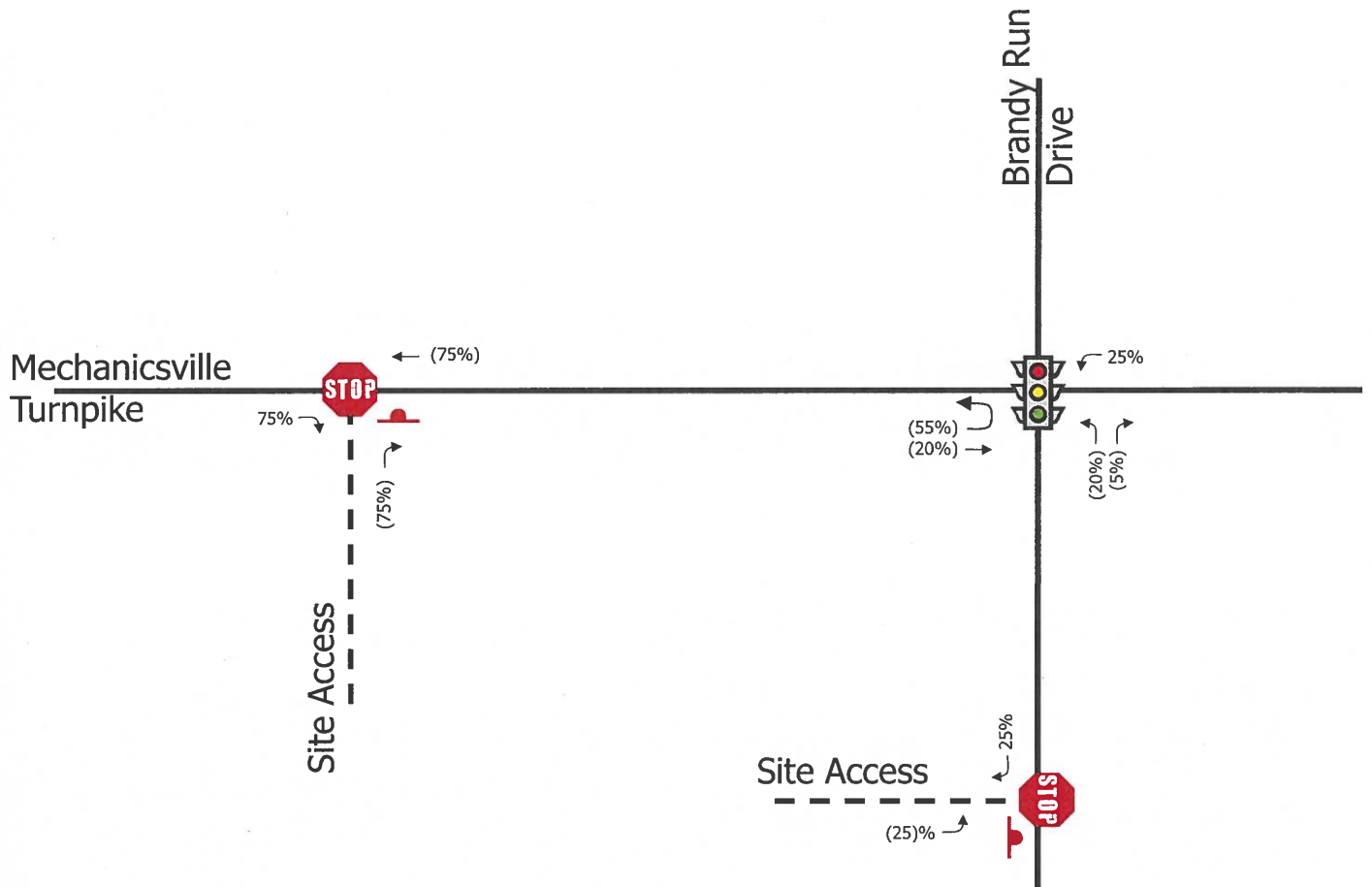
The distribution of external trips generated by the proposed senior adult multi-family housing was estimated based on the existing travel patterns, the nature of the use, the 2022 traffic volumes, and local knowledge.

These distributions are shown on Figure 5-1.

5.2 TRAFFIC ASSIGNMENT

The trip distribution percentages for the external trips from Figure 5-1 were applied to the trip generation table (Table 5-1) to calculate the external trips on the surrounding roadway network. The generated site trips can be found in Figure 5-2.

To generate the 2025 total future traffic volumes, the external site trips shown on Figure 5-2 were added to the background 2025 traffic volumes shown on Figure 4-1. The resulting 2025 total future traffic volumes are shown on Figure 6-1.



LEGEND:

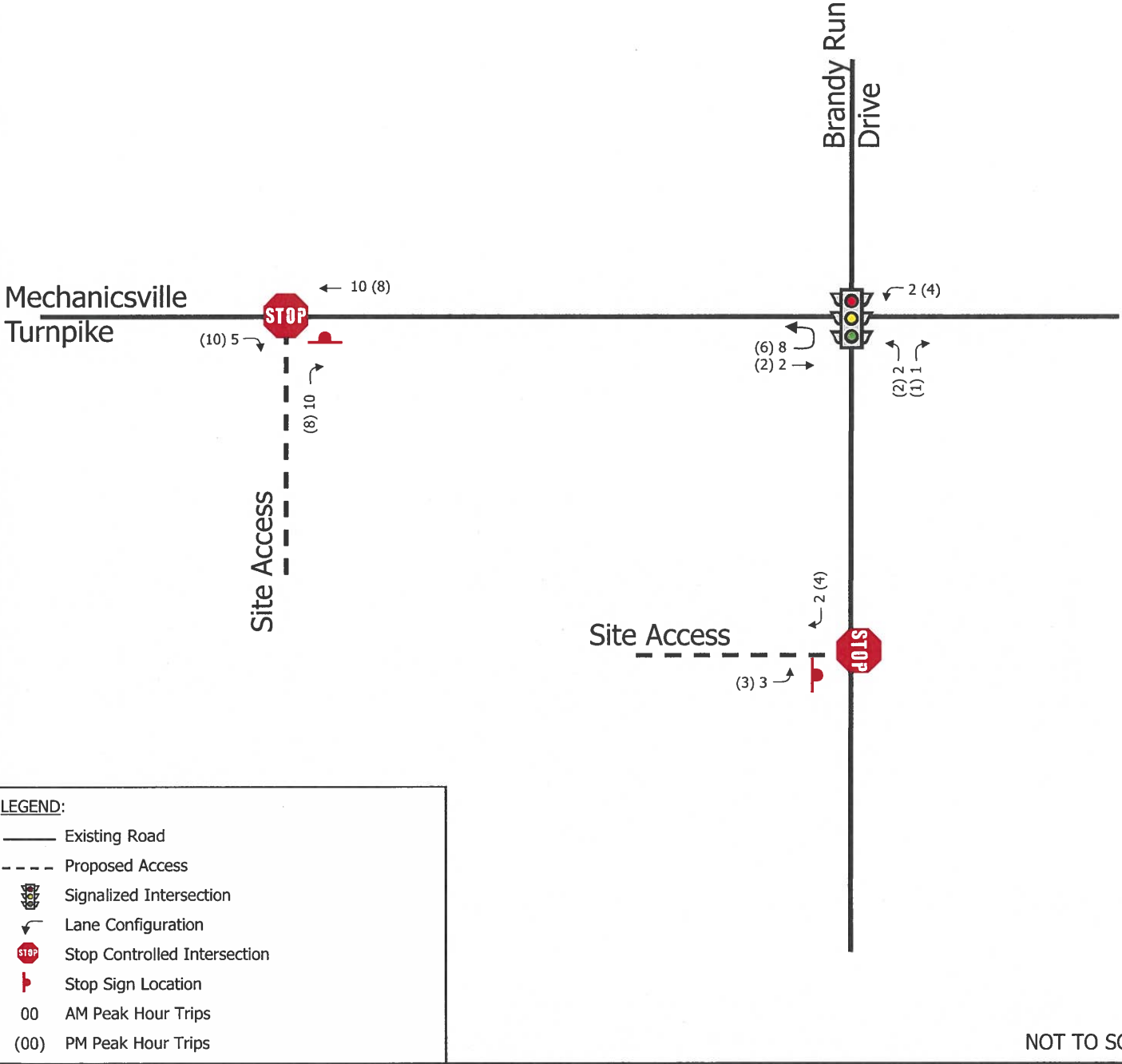
- Existing Road
- - - Proposed Access
- Signalized Intersection
- Lane Configuration
- Stop Controlled Intersection
- Stop Sign Location
- 00 Entering Trip %
- (00) Exiting Trip %

NOT TO SCALE



Site Trip Distribution
Summerlyn
Hanover County, Virginia

Figure
5-1



NOT TO SCALE

LEGEND:

- Existing Road
- Proposed Access
- Signalized Intersection
- Lane Configuration
- Stop Controlled Intersection
- Stop Sign Location
- 00 AM Peak Hour Trips
- (00) PM Peak Hour Trips



Site Generated Trips
Summerlyn
Hanover County, Virginia

Figure
5-2

6 ANALYSIS OF FUTURE CONDITIONS WITH DEVELOPMENT

To complete the analysis of 2025 future conditions (with the proposed development), the estimated site trips were added to the background 2025 traffic volumes. The projected volumes were then used to complete the capacity analysis.

6.1 CAPACITY ANALYSES

Capacity analysis allows traffic engineers to determine the impacts of traffic on the surrounding roadway network. Levels of service (LOS) are determined for each part of the roadway network. The general standard for the overall intersection is LOS D representing acceptable results and the standard for individual traffic movements is LOS E. For detailed information about level of service definitions and criteria for unsignalized and signalized intersections, see Chapter 3 on capacity analyses.

The existing intersection geometry used in the 2022 and background 2025 analysis above were used with the 2025 total future volumes shown on Figure 6-1.

6.2 2025 TOTAL FUTURE TRAFFIC VOLUMES ANALYSIS – SYNCHRO

Overall, most operational, queuing, and capacity deficiencies observed under existing/background conditions will continue under the 2025 total conditions. The individual movements and approaches that are experiencing queuing issues will continue do so.

Table 7-1 summarizes the 2025 future intersection LOS, delay, 95th percentile (Synchro) and maximum (SimTraffic) queue lengths based on the 2025 future peak hour traffic volumes shown on Figure 6-1 and the future lane geometry shown on Figure 4-2. The corresponding SYNCHRO worksheets are included in Appendix E.

As shown in Table 6-1, under 2025 future conditions with development, the study intersections are anticipated to operate at similar LOS and queuing to background conditions. Specifically:

- At the intersection of Mechanicsville Turnpike and Brandy Run Drive:
 - The eastbound U-Turn/left movement will operate at LOS F in both the AM and PM peak hours.
 - The westbound left movement will operate at LOS D in the AM peak hour and LOS E in the PM peak hour.
 - The northbound left-through movement will operate at LOS E in the AM peak hour and LOS F in the PM peak hour. The northbound right movement will operate at LOS D in both peak hours.
 - The southbound through-left movement operates at LOS E in both the AM and PM peak hours. The southbound right movement operates at LOS E in the AM peak hour and LOS D in the PM peak hour.
- At the intersection of Mechanicsville Turnpike (US Route 360) and the Site Entrance:
 - The northbound right operates at LOS B in both the AM and PM peak hours with a maximum queue of 40 feet.

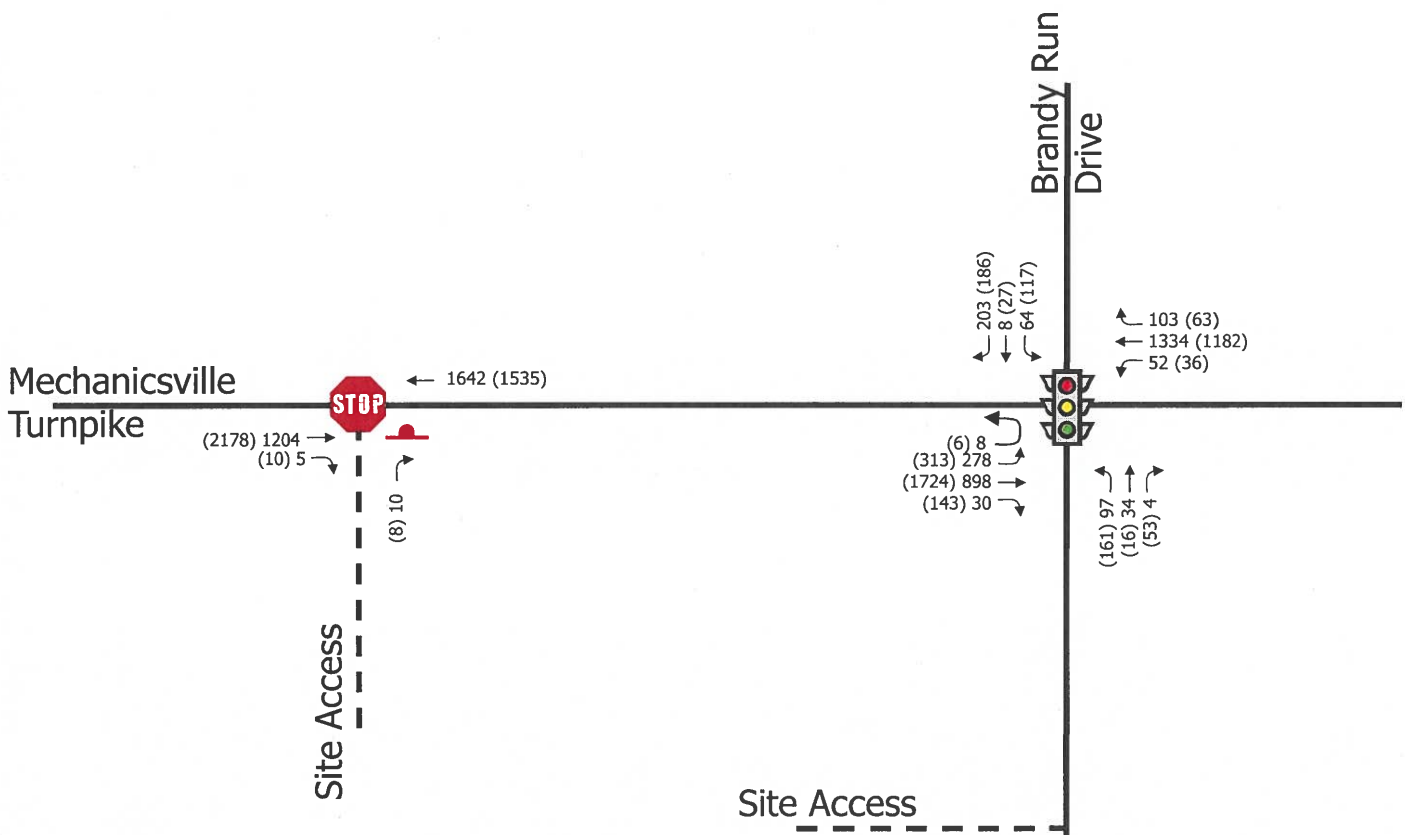
**Table 6-1: Intersection Level of Service, Delay, and Queue Summary
2025 Total Future Traffic Volumes – Synchro**

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	HCS 95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Mechanicsville Turnpike at Brandy Run Drive Signalized	EB U-Turn/Left	540	87.8	F	#443	485	91.0	F	#459	526
	EB Thru		30.4	C	194	514	22.8	C	322	606
	EB Right	280	25.5	C	0	28	17.1	B	20	45
	<i>EB Approach</i>		<i>43.8</i>	<i>D</i>	--	--	<i>32.4</i>	<i>C</i>	--	--
	WB Left	220	41.9	D	71	200	62.8	E	65	219
	WB Thru		31.1	C	278	364	33.9	C	267	348
	WB Thru-Right		31.1	C	278	212	33.9	C	267	189
	<i>WB Approach</i>		<i>31.5</i>	<i>C</i>	--	--	<i>34.7</i>	<i>C</i>	--	--
	NB Thru-Left		59.9	E	#258	236	82.0	F	#331	369
	NB Right	290	49.5	D	0	21	51.0	D	0	173
	<i>NB Approach</i>		<i>59.6</i>	<i>E</i>	--	--	<i>74.8</i>	<i>E</i>	--	--
	SB Thru-Left	220	62.1	E	113	138	70.9	E	#211	208
	SB Right		56.0	E	58	99	52.8	D	38	188
	<i>SB Approach</i>		<i>57.6</i>	<i>E</i>	--	--	<i>60.7</i>	<i>E</i>	--	--
Overall			39.8	D	--	--	37.9	D	--	--
2. Mechanicsville Turnpike at Site Access Unsignalized	EB Thru		†	†	0	--	†	†	0	--
	EB Thru-Right		†	†	0	--	†	†	0	--
	<i>EB Approach</i>		<i>†</i>	<i>†</i>	--	--	<i>†</i>	<i>†</i>	--	--
	NB Right	150	10.5	B	1	33	13.3	B	2	40
	<i>NB Approach</i>		<i>10.5</i>	<i>B</i>	--	--	<i>13.3</i>	<i>B</i>	--	--

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

† SYNCHRO does not provide level of service or delay for unsignalized movements with no conflicting volumes.

- 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.



LEGEND:

- Existing Road
- - - Proposed Access
- Signalized Intersection
- Lane Configuration
- Stop Controlled Intersection
- Stop Sign Location
- 00 AM Peak Hour Volumes
- (00) PM Peak Hour Volumes

NOT TO SCALE



2025 Total Future Volumes
Summerlyn
Hanover County, Virginia

Figure
6-1

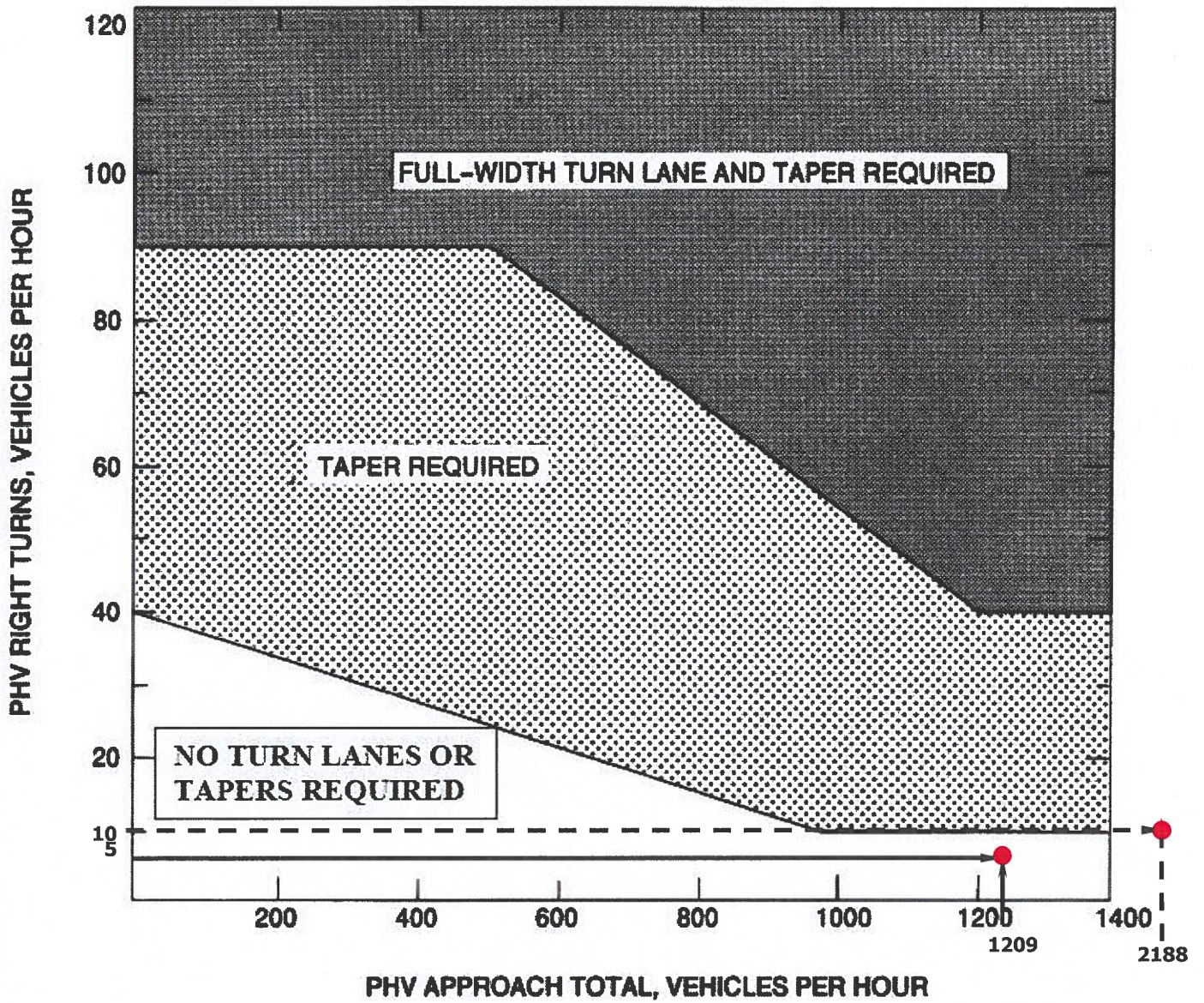
7 TURN LANE WARRANT ANALYSIS

A right turn lane warrant analysis was completed for the eastbound right turn from Mechanicsville Turnpike (US Route 360) at the Site Entrance. The turn lane warrant was completed using Figure 3-27 from the *VDOT Road Design Manual, Appendix F*.

Based on the 2025 total volumes, a right turn lane taper is warranted at the proposed site entrance.

A copy of the turn lane nomograph can be found in Figure 7-1.

GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)
 FIGURE 3-27 VDOT ROAD DESIGN MANUAL APPENDIX F



LEGEND
 — AM Peak Hour
 - - - PM Peak Hour

RIGHT TURN TAPER WARRANTED



Right-Turn Lane Guideline
 2025 Total Volume
 EBR at Site Entrance

Figure
 7-1

8 ACCESS MANAGEMENT

Based on the functional classification of Mechanicsville Turnpike (US Route 360; principal arterial) and the posted 40 mph speed limit, current access management guidelines require 305 feet between partial access driveways.

Per the current plan and existing driveway location, there is 275 feet to Meadow Drive (west) and 260 feet to the Discount Tire commercial entrance (east). These distances are not compliant with current standards and cannot be met given the existing entrances on either side.

An access management exception (AM-E) was prepared and submitted to VDOT in conjunction with this project. The AM-E was approved by VDOT on July 20, 2022.

A copy of the approved AM-E can be found in Appendix F.

9 CONCLUSIONS

Analyses were performed for the 2022 existing, the 2025 background volumes, and the 2025 total volumes, which includes site traffic generated by the Summerlyn development. The following represents the findings and recommendations.

9.1 PRINCIPAL FINDINGS

Under existing conditions, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive operates at an overall LOS D in the AM peak with a delay of 42.8 seconds/vehicle and LOS D in the PM peak with a delay of 42.2 seconds/vehicle. The mainline eastbound and westbound approaches operate at LOS D in both AM peak; in the PM peak the eastbound approach operates at a LOS C and westbound approach operates at a LOS D. The northbound approach operates at failing LOS F in both the AM and PM peaks. The southbound approach operates at LOS E in both the AM and PM peaks.

Under 2025 background conditions, with the completion of the widening of Mechanicsville Turnpike, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive continues to operate similar to existing conditions with no change in overall LOS.

Under future build conditions, the signalized intersection of Mechanicsville Turnpike and Brandy Run Drive operates at LOS D in both the AM and PM peaks. During the AM peak there is a delay of 39.8 seconds/vehicle and a delay of 37.9 seconds/vehicle in the PM peak. The mainline eastbound and westbound approaches operate at LOS D or better in both peak hours. The northbound approach continues to operate at LOS E in the AM and PM peaks and the southbound approach continues to operate at LOS E in both peaks.

At the site entrance, the northbound approach operates at LOS B in both the AM and PM peak hours with a maximum queue of 33 feet in the AM peak and 40 feet in the PM peak.

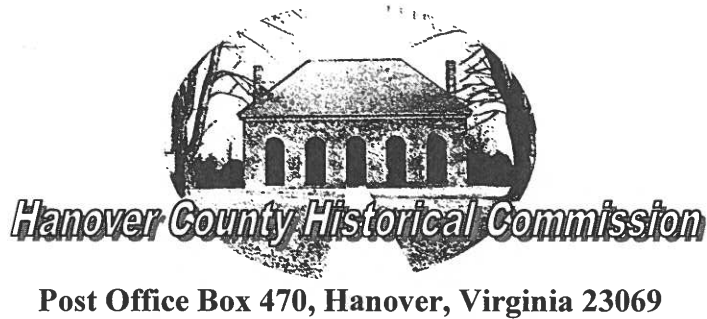
A turn lane warrant analysis was completed at the Mechanicsville Turnpike (US Route 360)/site entrance that indicated an eastbound right turn taper is warranted.

9.2 RECOMMENDATIONS

Based on the operational analysis completed in conjunction with the proposed 97 units (and two (2) overnight rooms) senior adult multi-family development the following is offered:

- Overall and approach levels of service (LOS) and delay remain consistent across the 2022 existing, 2025 background, and 2025 total scenarios at the signalized Mechanicsville Turnpike (US Route 360)/Brandy Run Drive intersection. No geometric improvements or signal timing/phasing adjustments are recommended at this intersection.
- The proposed main site entrance is a right in/right out on signalized Mechanicsville Turnpike (US Route 360). Traffic enters the site unopposed. Traffic exiting the site operates at LOS B in the AM peak and at a LOS C in the PM peak. While an eastbound right turn taper is warranted, one is not recommended. Adjacent driveways that serve higher traffic generators do not have auxiliary turn lanes and the introduction of one at this location is expected to cause confusion among drivers; appropriately sized radii at the proposed entrance are recommended.

Historical Commission Recommendation



MEMORANDUM

TO: Gretchen Biernot, Current Planning Manager

FROM: Claudia Cheely, Senior Planner II

SUBJECT: Historical Commission Recommendation
REZ2022-00010, 7147 Mechanicsville Turnpike, L.L.C.

DATE: May 4, 2022

At the Historical Commission meeting on May 3, 2022, the Commission reviewed the request to rezone the subject property to RM(c), Multi-Family with conditions, for the purpose of developing senior apartments. The subject property is the site of House, 7147 Mechanicsville Turnpike, VDHR #42-5049, and Confederate Advance to Gaines Mill, June 27, 1862, and is adjacent to Brandy Branch Mill & cemetery, VDHR #42-0543. The Commission determined that this site was already negatively impacted by surrounding development and that it is far enough away from the Brandy Branch resources that it would not impact that site.

/cdc

Community Meeting Notes

Community Meeting Notes:
REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

A community meeting for REZ2023-00023, 7147 Mechanicsville Turnpike, L.L.C., was held by the applicant, at 6:00 p.m. on August 28, 2023 at the Cambridge Square Apartments located at 7125 Brandy Run Drive, Mechanicsville, VA. The applicant is requesting to rezone from B-1, Neighborhood Business District to RM, Multi-Family Residential District, to allow for the development of 97 senior apartments for a gross density of 14.95 dwelling units per acre.

Twenty (20) nearby property owners attended the meeting. The following Hanover County representatives also attended:

- Board of Supervisors: Sean Davis and Canova Peterson
- Planning Commission: Randy Whittaker and Steve Hadra
- Planning Staff: Andrew Pompei and Brendan McHugh

The applicant provided an overview of the project. The questions below were raised by the citizens followed by the applicant's responses:

- What kind of monetary impact will the proposal have on first responders (i.e. fiscal impacts to fire/rescue services)? There was concern that Fire & EMS are understaffed.
 - Per the applicant, it is anticipated that most residents will be existing Hanover County residents interested in downsizing to the proposed development; therefore, the impact will be minimal.
- What will be the rent of the proposed apartments?
 - The applicant did not know because the apartments will not be built for approximately 3 to 4 years (if the rezoning case is approved).
- What is the rent for the Cambridge Square Apartments?
 - 1 bedroom: \$1,550-1,600
 - 2 bedroom: \$1,750-1,850
 - 3 bedroom: \$2,000-2,100

Citizens also made the additional comments below:

- If senior citizens move from a house in Hanover to the proposed apartments, more than likely, a family will move into their former residence (with that new family impacting Hanover County Public Schools).
- The closest senior apartments to Hanover are in Chesterfield and Henrico. Hanover needs this kind of development.
- When the Cambridge Square apartments were proposed, the applicant said traffic in the area will be addressed, but the traffic is worse, specifically the traffic that backs up at the traffic signal at Brandy Run Drive and Mechanicsville Turnpike. There was discussion about how VDOT addresses road operations, including the timing of traffic signals.
- The entrance for the apartments seems too close to existing entrances on adjacent parcels along Mechanicsville Turnpike. There was a question about spacing between the proposed entrance and existing entrances along U.S. Route 360.

This case is expected to be heard at the Planning Commission meeting on October 19, 2023 at 6:00 pm.

Citizen Correspondence

McHugh, Brendan R.

From: Robert Nelson <ranelsonjr1@verizon.net>
Sent: Monday, October 16, 2023 9:46 AM
To: Bailey, Jerry W.; Hadra, Steven F.; Abbott, Alan C.; Iverson, Edmonia P.; Leadbetter, Larry A.; McGhee, Jr, Fredric I.; Whittaker, Randolph A.; Hunter, Jo Ann M.; McHugh, Brendan R.
Subject: 7147 Mechanicsville Turnpike LLC, REZ2023-00023

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Chairman Bailey, Vice Chairman Hadra, Commissioner Abbott, Commissioner Iverson, Commissioner Leadbetter, Commissioner McGhee, and Commissioner Whittaker; Senior Director of Planning and Community Development Hunter, Mr. McHugh,

The primary purpose of this email is to discuss the density issues in the staff report. I actively participated in the prior case (REZ2022-00010) involving this small development challenged, environmentally sensitive parcel and am familiar with the issues.

For the reasons set forth below, the Planning Commission should recommend denial.

* Conceptual Plan and Compliance with Applicable RM Zoning District Standards. The staff report references "standards applicable to the RM zoning district (Sec. 26-29 through 26-85)" but only discusses Sections 26-75, 26-76, 26-76.2, and 26-77(d) (pp. 2-3).

Without reference, the staff report notes a "net density" of 17.86 units/acre (pp. 1, 6). The source for that calculation is Section 26-74, a standard applicable to the RM zoning district. It states:

"The RM District provides for a range of density to permit flexibility for planning the most appropriate development for a property. The minimum density shall be four (4) residential units per acre. Fractions of any units shall be rounded down to the whole unit. Density calculations shall be based on the gross acreage for the district, provided that no more than fifty (50) percent of the acreage determined to be Chesapeake Bay Resource Protection Areas may be included." Emphasis added.

The staff report improperly suggests that the Comprehensive Plan is the source of the net density calculation (p. 6). It's not. Section 26-74 is the source for the required 50% Chesapeake Bay RPA acreage reduction to gross acres in computing density. It's a mandate for calculating RM residential density.

While conceding that the 2017 Comprehensive Plan does not specify the use of gross or net density, the staff report claims that "gross density was applied with prior cases when determining conformance with the Comprehensive Plan" (p. 6). Again the issue in computing density is compliance with the requirements in Section 26-74, not conformance with the Comprehensive Plan.

There are many prior cases using net acres to compute density. The Planning Commission need look no further than the adjacent Cambridge apartments approved by the Board of Supervisors (Board) on October 25, 2017. M D C Brandy Hill L.L.C. (Cambridge Partners L.L.C.), C-11-17. In that case, planning staff insisted on compliance with Section 26-74. The Board approved conceptual plan shows a net density of 13.45 units/acre, calculated by dividing 207 apartments by 15.39 net acres. Net acres were derived by taking the 19.7 gross acres and subtracting 4.31 acres (50% of Cambridge's 8.62 acres of Chesapeake Bay RPA). That calculation fully complies with the requirements in Section 26-74. Mr. Shaia, the developer of Cambridge and a developer along with Mr. Lennon here, agreed with that calculation and included it in the approved conceptual plan.

The same calculation in this case results in a net density of 17.86 units/acre. It is the only density calculation which complies with Section 26-74.

* 2017 and 2023 Comprehensive Plans. The staff report correctly states the 2017 Comprehensive Plan did not specify the use of gross or net acres in computing residential density (p. 6). It just says "acres."

Why? In a word, context. Low density "acres per dwelling unit" apply in rural areas and to agricultural uses. The zoning district regulations (A-1, RC, AR-6) do not require an adjustment for Chesapeake Bay RPA acres. Gross acres are used. High density "dwelling units per acre" apply in suburban areas. The zoning district regulations (RS, RM, MX) require an adjustment for Chesapeake Bay RPA acres. Net acres are used.

Claiming the 2017 Comprehensive Plan requires "gross" acres, as the staff report does, utterly fails to recognize that residential density calculations are governed by the applicable zoning district regulations. The same failure would apply equally to any claim that the Comprehensive Plan requires "net" acres.

The omission of any modifier to "acres" in the Comprehensive Plan properly allows application of all zoning district density standards and eliminates conflict. Makes perfect sense.

The 2017 Comprehensive Plan also contains references to zoning district regulations. For Multi-Family land use, where RM is a compatible zoning district, the 2017 Comprehensive Plan states:

“Policies and ordinances should be evaluated to assure that the maximum achievable residential density is no more than 15 units per acre in the Multi-Family designations.” Land Use Section, p. 2-10.

This provision notifies applicants that they should review applicable RM zoning ordinance density provisions and determine Chesapeake Bay RPA acreage in submitting an application and plans.

The recommended density in the 2017 Comprehensive Plan is 8-15 dwelling units per acre, maximum of 15. Section 26-74 is an ordinance. The 17.86 dwelling units per acre proposed here is more than the 15 dwelling units per acre maximum, contrary to the 2017 Comprehensive Plan and RM zoning ordinance requirements.

Staff claims the issue is governed by the 2017 Comprehensive Plan because the application was filed prior to the adoption of the 2023 Comprehensive Plan on September 27th. This claim fails for the reasons set forth above.

It is also contrary to the Board's recent decision on the 2023 Comprehensive Plan. There staff proposed to modify acres with "gross," both in the text and general land use maps and proposed to delete provisions linking Comprehensive Plan densities to policies and ordinances. The Board rejected these proposed changes and refused to create a conflict with the zoning ordinances governing density calculations at its September 27th meeting. Board minutes at pp. 17-18; Board video at 2:39:00-2:49:47.

Supervisor Herzberg specifically cited Section 26-74, pulled out the 2017 Comprehensive Plan, and referenced the 2017 Comprehensive Plan's statement that Multi-Family is 8-15 dwelling units per acre density, maximum of 15 dwelling units. Board minutes and video. He proposed to delete the term "gross" from density sections and maps and, pointing to the screen, adding a provision establishing a link between Comprehensive Plan densities and all zoning ordinance densities which states:

“All policies and ordinances should be considered when determining maximum achievable residential density.” Id.

On a motion by Supervisor Herzberg, seconded by Supervisor Prichard, the Board unanimously approved modifying the 2023 Comprehensive Plan to reflect these changes (option 2). Board minutes, p. 18; Board video at 2:49:23-2:49:47.

Thus, the result is the same under the 2017 and 2023 Comprehensive Plans. "The request [17.86 dwelling units per acre] does not align with the recommended density of 8-15 dwelling units per acre in the 2023 Comprehensive Plan" (staff report, p. 6) nor does the request align with the recommended density in the 2017 Comprehensive Plan.

The maximum number of dwelling units is 81 under both plans and the applicable RM zoning district ordinance standard. 15 dwelling units per acre times 5.43 net acres (6.49 gross acres minus 1.06 acres - 50% of the 2.12 acres of Chesapeake Bay RPA).

If and when a new application is submitted with no more than 81 dwelling units, compliance with the 2023 Comprehensive Plan can be properly addressed and better transition buffers provided (compare staff report, pp. 6-7). With a reduced density, parking spaces and the ridiculous 5' of buffer next to the Episcopal Church of the Creator's property can be reduced, if not eliminated, and the county's Chesapeake Bay investment in a stream restoration project along the church boundary respected and protected. A recommendation for denial is not only the required result but will allow that assessment.

I request that this email be included in any staff report to the Board. Let me know if you have any questions. Thank you for your consideration. Bob Nelson, Ashland District

Proffers

RECEIVED

OCT 20 2023

PROFFERS – Case REZ2023-00023
Summerlyn Age-Restricted Apartments
Statement of Proffers

HANOVER COUNTY
PLANNING OFFICE

The undersigned, owners of the property identified as GPIN 8714-77-2332 (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 from B-1 to RM, the development and use of the Property will be subject to the following conditions:

1. Architectural Treatment. Accessory structures on the Property, including sheds, garages, and other structures, must be compatible with the elevations submitted for this case. All elevations must be reviewed and approved by the Director of Planning prior to Site Plan approval to confirm such elevations are consistent with the requirements of this proffer.
2. Dumpsters. Trash dumpsters (not including convenience cans) must be screened from any public right-of-way with a screening wall.
3. Parking Lot Lighting. Light poles in any parking lot must be no taller than twenty-five (25) feet and incorporate a unified fixture style. House side shields must be installed on the fixtures.
4. Parking. Parking must be provided on the Property as designated on the Conceptual Plan.
5. Parking Lot Landscaping. All parking lots must be landscaped pursuant to the Suburban Development Overlay requirements of Section 26-192 of the Hanover County Zoning Ordinance.
6. HVAC Units. Any mechanical units must be screened with landscaping; a masonry wall to match the masonry on the buildings, a wall constructed of vinyl siding to match the vinyl on the buildings, or an opaque fence of vinyl or other compatible architectural materials, and if on the roof, screened by architectural features and materials which are compatible with the building façade architecture. Screening must be designed so as to block such units from view by persons on any public streets immediately adjoining the Property. The specific method of screening must be submitted at the time of site plan review.
7. Age Restriction. Dwelling units within the Property (GPIN 8714-77-2332) is intended to be occupied only by persons age 55 years and older and the occupancy of these dwellings must comply with the provisions of the Virginia Fair Housing Law (found at Section 36-96.1 et seq. of the Code of Virginia (1950) as amended). Persons under the age of 19 must not be housed or domiciled and must not reside on the Property (GPIN 8714-77-2332). All necessary filings must be made with the Virginia Fair Housing Board (or other applicable regulatory board of the Commonwealth with appropriate jurisdiction) to limit the use and occupancy of the dwellings as specified above.
8. Common Amenities. Common amenities must be provided for the benefit of the residents and guests of the Property in accordance with the following and must be constructed simultaneously with the development of the Property:

- (a) Overnight Room. Two short-term units may be provided for the benefit of current residents, fully furnished with a King or Queen Bed, Full Bathroom and Vanity, Lounge Area with a Sofa Bed and some small appliances like a refrigerator and microwave, but no oven or stovetop. Any short term temporary use of an Overnight Room for less than 30 days may be made only to or on behalf of an existing resident of the Property. No rental may be made of any such unit to the general public and may not be advertised as such. Any Overnight Room will be similar to a hotel room. The cleaning and maintenance of an Overnight Room will be handled thru the Leasing Office.
- (b) Pickle Ball Court with appropriate benches, trash cans and fencing,
- (c) Pavilion next to Pickle Ball Court with picnic tables or seating,
- (d) Dog Park with benches, trashcan(s) and appropriate fencing,
- (e) Club House Areas which will include a fitness room, gathering rooms, possibly card rooms or areas, bathrooms, overlook rooftop deck, leasing offices, business areas or rooms and ancillary office closets and rooms,
- (f) Courtyard providing a variety of uses for the residents and their guests. These uses may change the Courtyard Area depending on the event(s) that are planned,
- (g) Park Area with benches as shown in the Conceptual Plan. Pedestrian connectivity throughout the entire development. The exact design, material and location of pedestrian elements must be approved as part of Site Plan review.
- (h) All common amenities and common areas must be maintained by or on behalf of the property owners for the benefit of the residents and their guests.

9. Public Road Improvements. A right turn lane must be installed on Mechanicsville Turnpike (Rt. 360) pursuant to Virginia Department of Transportation (“VDOT”) standards if required by VDOT at the time of site plan review.
10. Cash Proffers. Prior to issuance of a Certificate of Occupancy, Hanover County will be paid the amount of \$2,155.00 per each residential unit built on the Property (not including an overnight room). The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013, and revised July 27, 2016. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

IN WITNESS WHEREOF, and intending to be legally bound, the undersigned has duly executed this Agreement.

7147 MECHANICSVILLE TURNPIKE LLC

By: Jesse Lennon III

Title: General Managing Member

STATE OF Virginia,

COUNTY/CITY OF Henover, to-wit:

I, Delma Luck, do hereby certify that Jesse Lennon III,
_____, as _____, on behalf of 7147 MECHANICSVILLE TURNPIKE
LLC, has acknowledged the foregoing Proffers before me, this 20th day of October, 2023.

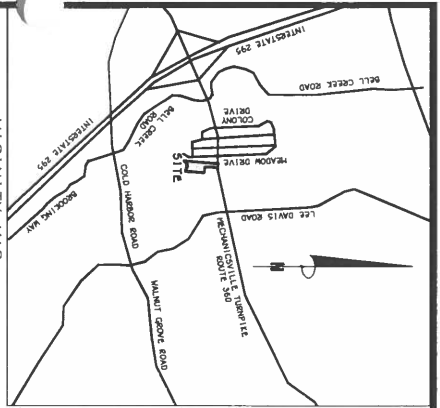
Delma Luck (SEAL)

Notary Public

My Commission Expires: 07/31/2026



Conceptual Plan



VICINITY MAP
SCALE: 1"=2000'

SITE STATISTICS

OWNER/DEVELOPER:
7147 MECHANICVILLE TURNPIKE LIC
C/O JESSE S. LINDEN 111
MECHANICVILLE, VA 23111

ADDP#655:
2107 MECHANICVILLE TURNPIKE
MECHANICVILLE, VA 23111

ENGINEER:
THE BAY COMPANIES, INC.
6500 BALL CREEK ROAD
MECHANICVILLE, VA 23116
EMAIL: dan.castle@thebaycompanies.com

EXISTING ZONING:
B-1

PROPOSED ZONING:
B1

SITE AREA:

TOTAL GROSS AREA = 6.49 ACRES
TOTAL AREA WITHIN SETBACK ZONE = 2.12 ACRES
PROPOSED UNITS = 97 UNITS
STREET FRONTAGE = 753.91 FT
NET AREA 16.48± 0.5± 121.4± 4.3 ACRES
NET DENSITY FOR OPEN SPACE (97/5.93) = 17.86 UNITS/AC
OPEN SPACE REQUIRED (16.48± 2.12± 14.36± 1.09 ACRES)
TOTAL NET OPEN SPACE PROVIDED (3.36± 1.2± 1.2± 1.86 ACRES)
AREA IN 50' BUFFER = 0.12 ACRES (172.0± 0.06 ACRES)
QUALIFIED OPEN SPACE PROVIDED (1.24± 0.0± 0.70± 1.10 ACRES)
ACTIVE RECEPTION ON OPEN SPACE PROVIDED = 0.97 ACRES

RAISED CONC. USED

RAISED CONC. USED
SLOPE PLACEMENTS
ADDP#655:
2107 MECHANICVILLE TURNPIKE
MECHANICVILLE, VA 23111

CPIN:
071-1-77-2332

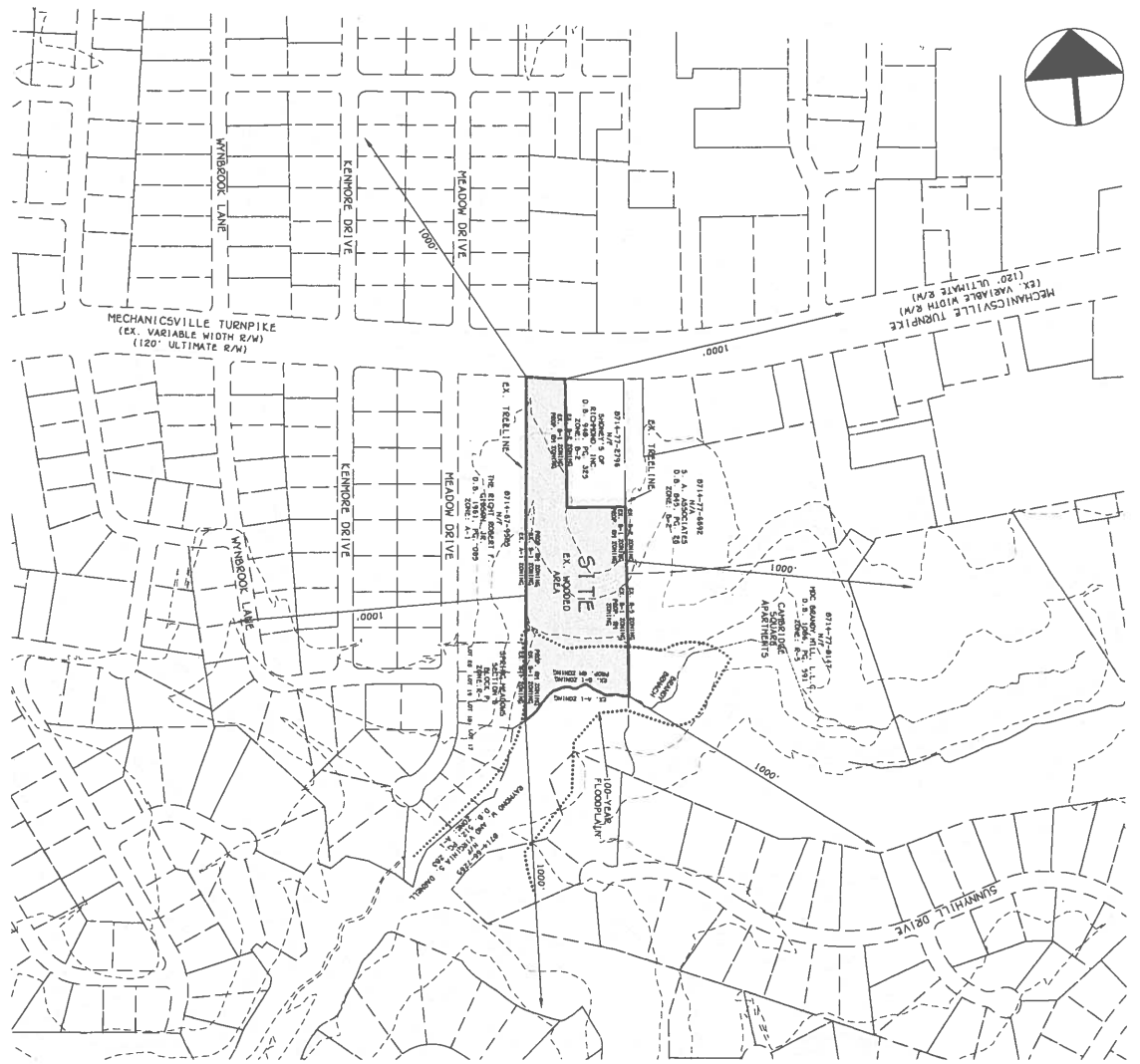
SOURCE OF WATER:
COUNTY SYSTEM

METHOD OF SEWAGE DISPOSAL:
COUNTY SYSTEM

TRAFFIC ZONE:
1789

ROADS:

PRIVATE
FURN. FLOOD MAP: 5109SC04209, ZONE
COMMUNITY PANEL NO. 2009
DECLARED 2, 2009



NOTE:
THIS SETTING BE
APPROVED, THE CONSTRUCTION
PLANS SHALL DEPICT TREE
PROTECTION FENCING AT DRIP
LINES AND THE LOCATION
OF TREES TO BE SAVED.

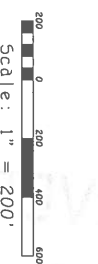
NOTE:
NO KNOWN ADJUTER RECHARGE
AREAS EXIST ON SITE

NOTE:
POSTAL COLLECTION AREA TO
ROOM WITH LITER STALL, MAIL
SYSTEM TO BE PROVIDED.

NOTE:
NO KNOWN ADJUTER RECHARGE
AREAS EXIST ON SITE

NOTE:
THE DEVELOPMENT AND USE OF THE
PROPERTY WHICH IS THE SUBJECT OF THIS
SUBDIVISION APPROVAL SHALL COMPLY
WITH ANY ORDINANCES, REGULATIONS,
LAWS, REGULATIONS, AND ORDINANCES.

NOTE:
NO LANDSCAPING SHALL BE PLACED WITHIN A
FOOT BUFFER FROM THE PERMITS AND CONNECTION
PIPING FOR FIRE PROTECTION SYSTEMS, OR FIRE
BE OF THE TYPE THAT WILL NO ENCROACH INTO
THE THREE FOOT GROUS UPON MATURITY.



WWW.BAYCOMPANIES.COM

SHEET NO:
C1

JOB NO:
21016

PROJECT:
Summerlyn
Multi-Family Residential

PREPARED BY:
Meredith D'Arcy
Meredith D'Arcy, Virginia

SHEET:
Area Map

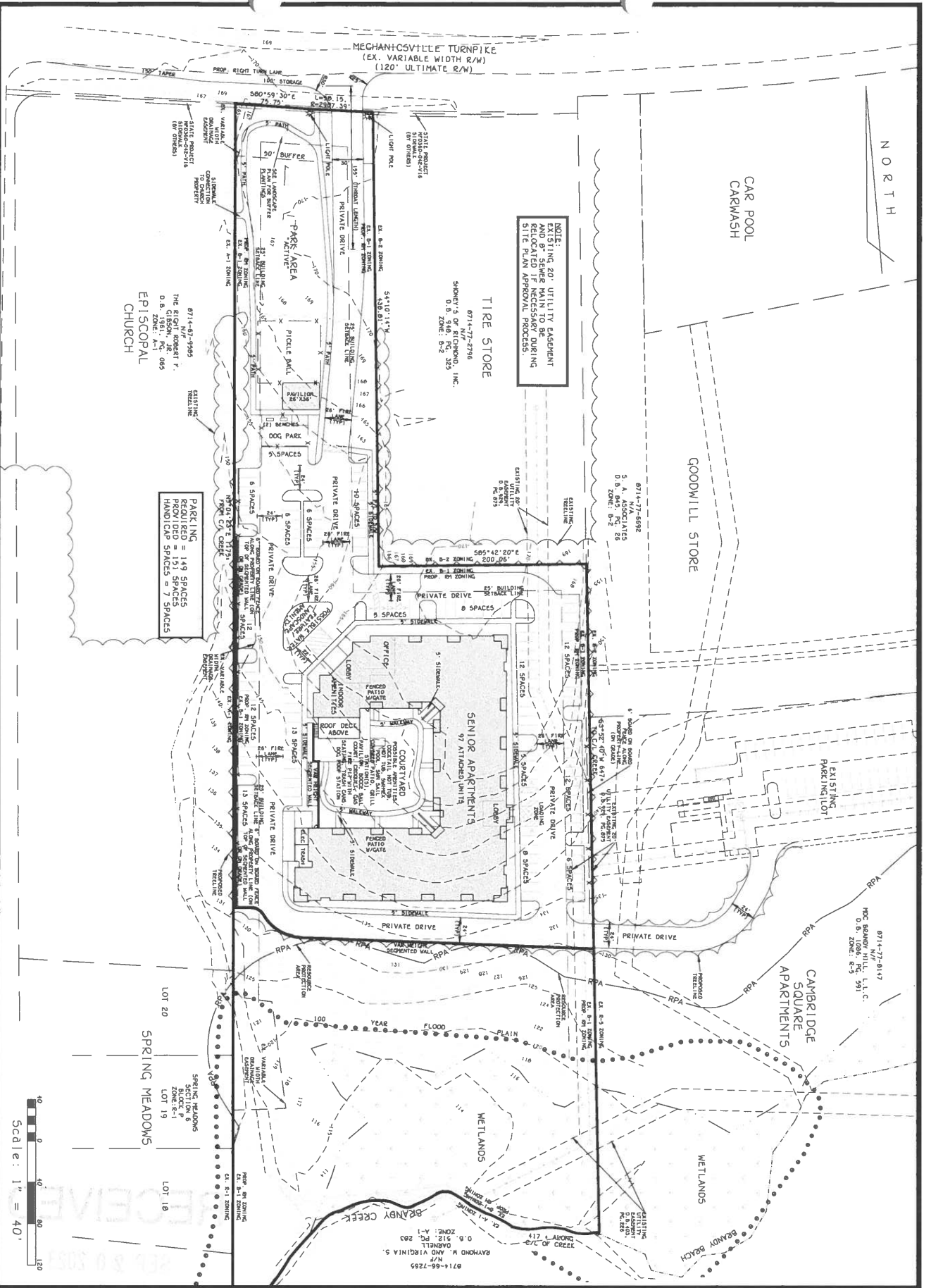


DATE: July 3, 2023
REVISIONS:
August 23, 2023
September 5, 2023

FILED:
21016, conceptual plan

THE DRAWING IS THE PROPERTY
OF THE BAY COMPANIES, INC.
AND IS NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
WHOLE OR IN PART WITHOUT
EXPRESS WRITTEN PERMISSION.

NO. 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



NOTE:
EXISTING 20' UTILITY EASEMENT
AND BARRIER MESSAGES TO BE DELETED
FROM THIS SITE PLAN APPROVAL PROCESS.

PARKING
PROVIDED = 149 SPACES
PROVIDED = 151 SPACES
HANDICAP SPACES = 7 SPACES

Scale: 1" = 40'

www.thebaycompanies.com

THE DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE BAY COMPANIES, INC.

DATE: 21016_concept_plan
 REVISION: July 3, 2023
 REVISION: August 23, 2023
 REVISION: September 5, 2023

500 301 CREEK ROAD
 MECHANICSVILLE, VA 23116
 TEL: (804) 588-7981

THE BAY COMPANIES
bay
 CIVIL ENGINEERS

PROJECT: Summerlyn
 Multi-Family Residential
 Hanover County, Virginia

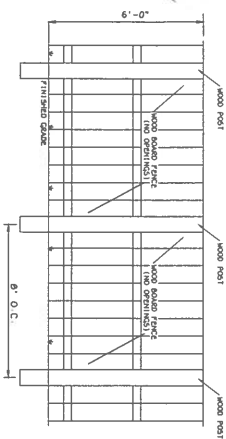
SHEET: Zoning
 Plan
 C2

JOB NO.: 21016

BLACK ALUMINUM FENCE



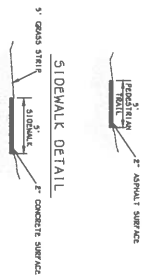
6. PRIVACY FENCE DETAIL



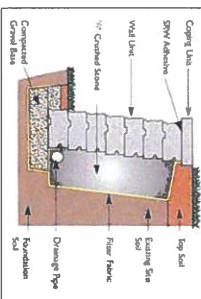
PAVILION DETAIL



PEDESTRIAN TRAIL DETAIL



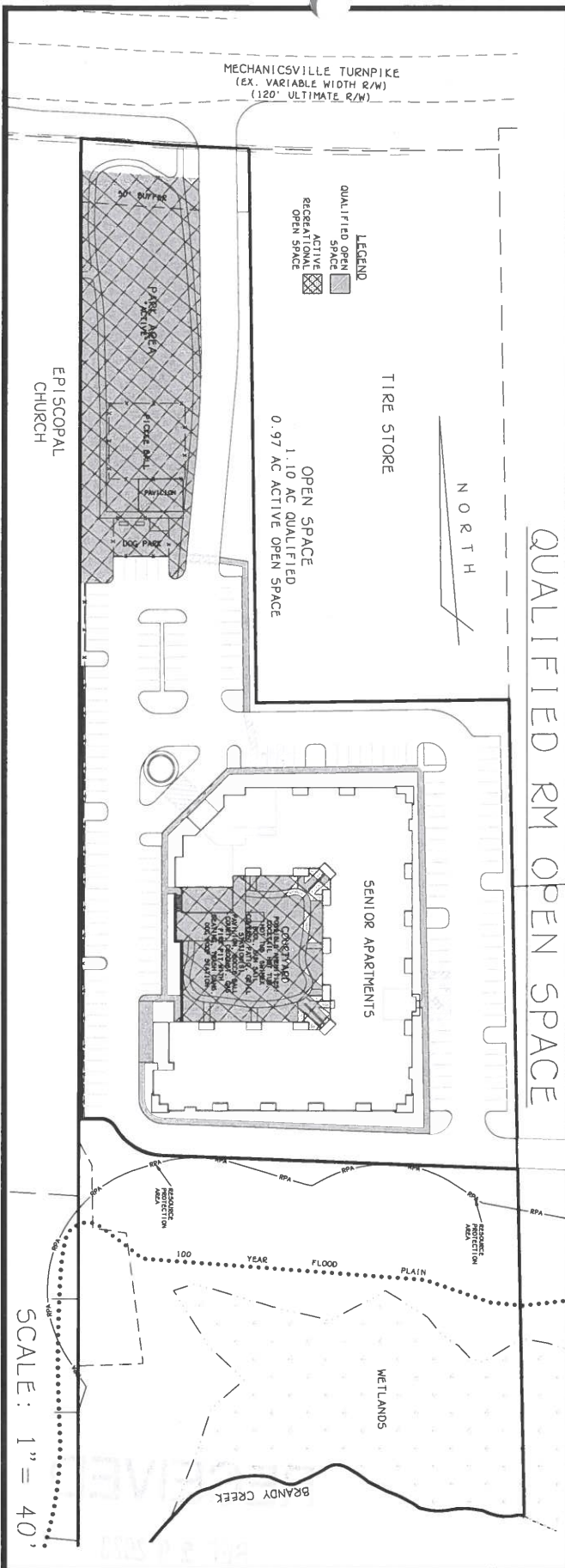
SECTIONED WALL DETAIL



SITE AMENITY DETAILS (SEE SIMILAR EQUIVALENT)



QUALIFIED RM OPEN SPACE



www.thebaycompanies.com

SLD	DESCRIPTION	DATE	BY	CHKD
1	SLD 1	7/3/2023	JL	MS
2	SLD 2	7/3/2023	JL	MS
3	SLD 3	7/3/2023	JL	MS
4	SLD 4	7/3/2023	JL	MS
5	SLD 5	7/3/2023	JL	MS
6	SLD 6	7/3/2023	JL	MS
7	SLD 7	7/3/2023	JL	MS
8	SLD 8	7/3/2023	JL	MS
9	SLD 9	7/3/2023	JL	MS
10	SLD 10	7/3/2023	JL	MS
11	SLD 11	7/3/2023	JL	MS
12	SLD 12	7/3/2023	JL	MS
13	SLD 13	7/3/2023	JL	MS
14	SLD 14	7/3/2023	JL	MS
15	SLD 15	7/3/2023	JL	MS
16	SLD 16	7/3/2023	JL	MS
17	SLD 17	7/3/2023	JL	MS
18	SLD 18	7/3/2023	JL	MS
19	SLD 19	7/3/2023	JL	MS
20	SLD 20	7/3/2023	JL	MS
21	SLD 21	7/3/2023	JL	MS
22	SLD 22	7/3/2023	JL	MS
23	SLD 23	7/3/2023	JL	MS
24	SLD 24	7/3/2023	JL	MS
25	SLD 25	7/3/2023	JL	MS
26	SLD 26	7/3/2023	JL	MS
27	SLD 27	7/3/2023	JL	MS
28	SLD 28	7/3/2023	JL	MS
29	SLD 29	7/3/2023	JL	MS
30	SLD 30	7/3/2023	JL	MS
31	SLD 31	7/3/2023	JL	MS
32	SLD 32	7/3/2023	JL	MS
33	SLD 33	7/3/2023	JL	MS
34	SLD 34	7/3/2023	JL	MS
35	SLD 35	7/3/2023	JL	MS
36	SLD 36	7/3/2023	JL	MS
37	SLD 37	7/3/2023	JL	MS
38	SLD 38	7/3/2023	JL	MS
39	SLD 39	7/3/2023	JL	MS
40	SLD 40	7/3/2023	JL	MS
41	SLD 41	7/3/2023	JL	MS
42	SLD 42	7/3/2023	JL	MS
43	SLD 43	7/3/2023	JL	MS
44	SLD 44	7/3/2023	JL	MS
45	SLD 45	7/3/2023	JL	MS
46	SLD 46	7/3/2023	JL	MS
47	SLD 47	7/3/2023	JL	MS
48	SLD 48	7/3/2023	JL	MS
49	SLD 49	7/3/2023	JL	MS
50	SLD 50	7/3/2023	JL	MS

REVISION	DATE	DESCRIPTION
1	7/3/2023	ISSUE FOR PERMIT
2	7/3/2023	ISSUE FOR PERMIT
3	7/3/2023	ISSUE FOR PERMIT
4	7/3/2023	ISSUE FOR PERMIT
5	7/3/2023	ISSUE FOR PERMIT
6	7/3/2023	ISSUE FOR PERMIT
7	7/3/2023	ISSUE FOR PERMIT
8	7/3/2023	ISSUE FOR PERMIT
9	7/3/2023	ISSUE FOR PERMIT
10	7/3/2023	ISSUE FOR PERMIT
11	7/3/2023	ISSUE FOR PERMIT
12	7/3/2023	ISSUE FOR PERMIT
13	7/3/2023	ISSUE FOR PERMIT
14	7/3/2023	ISSUE FOR PERMIT
15	7/3/2023	ISSUE FOR PERMIT
16	7/3/2023	ISSUE FOR PERMIT
17	7/3/2023	ISSUE FOR PERMIT
18	7/3/2023	ISSUE FOR PERMIT
19	7/3/2023	ISSUE FOR PERMIT
20	7/3/2023	ISSUE FOR PERMIT
21	7/3/2023	ISSUE FOR PERMIT
22	7/3/2023	ISSUE FOR PERMIT
23	7/3/2023	ISSUE FOR PERMIT
24	7/3/2023	ISSUE FOR PERMIT
25	7/3/2023	ISSUE FOR PERMIT
26	7/3/2023	ISSUE FOR PERMIT
27	7/3/2023	ISSUE FOR PERMIT
28	7/3/2023	ISSUE FOR PERMIT
29	7/3/2023	ISSUE FOR PERMIT
30	7/3/2023	ISSUE FOR PERMIT
31	7/3/2023	ISSUE FOR PERMIT
32	7/3/2023	ISSUE FOR PERMIT
33	7/3/2023	ISSUE FOR PERMIT
34	7/3/2023	ISSUE FOR PERMIT
35	7/3/2023	ISSUE FOR PERMIT
36	7/3/2023	ISSUE FOR PERMIT
37	7/3/2023	ISSUE FOR PERMIT
38	7/3/2023	ISSUE FOR PERMIT
39	7/3/2023	ISSUE FOR PERMIT
40	7/3/2023	ISSUE FOR PERMIT
41	7/3/2023	ISSUE FOR PERMIT
42	7/3/2023	ISSUE FOR PERMIT
43	7/3/2023	ISSUE FOR PERMIT
44	7/3/2023	ISSUE FOR PERMIT
45	7/3/2023	ISSUE FOR PERMIT
46	7/3/2023	ISSUE FOR PERMIT
47	7/3/2023	ISSUE FOR PERMIT
48	7/3/2023	ISSUE FOR PERMIT
49	7/3/2023	ISSUE FOR PERMIT
50	7/3/2023	ISSUE FOR PERMIT

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE BAY COMPANIES, INC.

DATE: July 3, 2023
 REVISION: August 23, 2023
 REVISION: September 5, 2023
 REVISION:

6800 BULL CREEK ROAD
 MECHANICSVILLE, VA 23118
 TEL: (800) 588-7881
 FAX: (800) 588-7881

THE BAY COMPANIES
bay
 CIVIL ENGINEERS

PROJECT: **Summerlyn**
 Multi-Family Residential
 Medicinesville District
 Henrico County, Virginia

SHEET: **C3**
 Qualified Open Space
 Plan and Site
 Details

SHEET NO: **21016**

JOB NO: **21016**

PLANTING REQUIREMENTS

STREET BUFFER ALONG ROUTE 360

REQUIRED BUFFER PLANTINGS (SEE SECTION 26-284.3)

TOTAL LENGTH ALONG ROUTE 360 = 134 LF

1. LARGE DECIDUOUS OR EVERGREEN TREE PER 50 LF (1.33/20) = 3 TREES PROVIDED

1. SHRUB PER 30 LF (1.33/30) = 3 SHRUBS PROVIDED

INTERNAL LANDSCAPING:

REQUIRED PLANTINGS (SEE SECTION 26-192)

TOTAL PARKING AREA = 56,000 SF

MINIMUM 5% OF PARKING AREA SHALL BE DEVOTED TO INTERNAL LANDSCAPING (2,800 SF REQUIRED)

1. TREE AND 2 SHRUBS FOR EVERY LANDSCAPE ISLAND

19 TREES AND 38 SHRUBS PROVIDED

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE LEGEND:

LANDSCAPE - BUFFER CROSS SECTION



SCALE: NONE



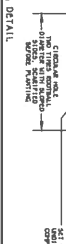
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

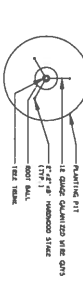


SCALE: NONE



SCALE: NONE

TYP. PARKING LOT LANDSCAPE



SCALE: NONE



SCALE: NONE



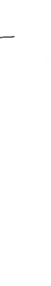
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



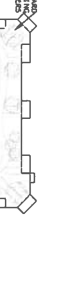
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



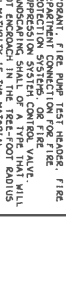
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

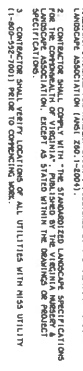


SCALE: NONE

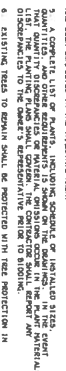


SCALE: NONE

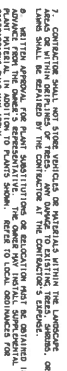
SHRUB PLANTING DETAIL



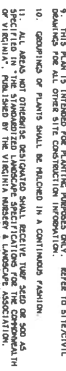
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

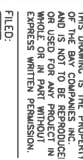


SCALE: NONE

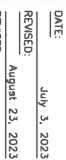


SCALE: NONE

TREE PLANTING DETAIL



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



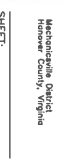
SCALE: NONE



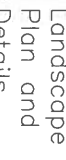
SCALE: NONE



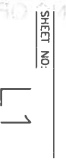
SCALE: NONE



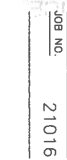
SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

Scale: 1" = 40'

THE BAY COMPANIES
bay
 CIVIL ENGINEERS

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

FILED: 2106 Zone open space
 DATE: July 3, 2023
 REVISED: August 23, 2023
 REVISED: September 5, 2023
 REVISED:

JOB NO. 21016
 SHEET NO. L1
 PROJECT: Summerlyn Multi-Family Residential
 PREPARED BY: Manassas, Virginia
 DATE: 11/11/2022

SUMMERLYN

4 STORIES ON GRADE & PARTIAL BASEMENT

- 46 - 1 BR UNITS (42.4%)
- 39 - 2 BR UNITS (40.2%)
- 12 - 3 BR UNITS (12.4%)
- 07 UNITS TOTAL

2 OVERNIGHT ROOMS

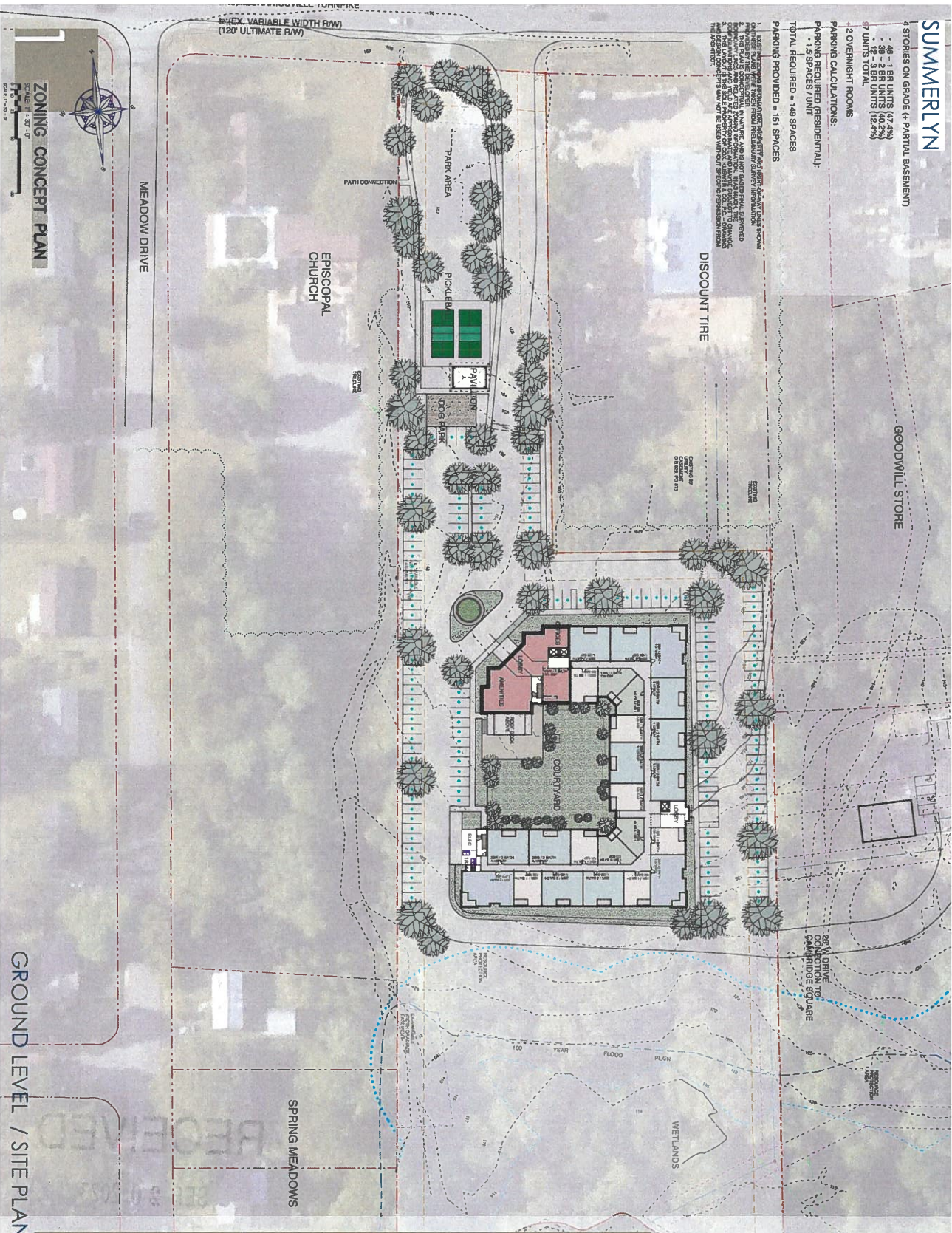
PARKING CALCULATIONS:
 PARKING REQUIRED (RESIDENTIAL):
 4.5 SPACES / UNIT
 TOTAL REQUIRED = 148 SPACES

PARKING PROVIDED = 151 SPACES

DISCOUNT TIRE

GOODWILL STORE

28 W DRIVE
 CAMBRIDGE SQUARE



GROUND LEVEL / SITE PLAN

SUMMERLYN

7147 MECHANICSVILLE TURNPIKE
 MECHANICSVILLE, VIRGINIA 23111

JULY 3, 2023 (revised 7/28/23)

Clark, Klienwerth &
 Company, P.C.

THIS PLAN IS THE PROPERTY OF CLARK, KIENWERTH & COMPANY, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLARK, KIENWERTH & COMPANY, P.C.

Ordinance

ORDINANCE REZ2023-00023

OWNER OF RECORD: 7147 MECHANICSVILLE TURNPIKE, L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 8th day of November 2023, and advertised in the Mechanicsville Local once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120), from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, subject to the following conditions, which were proffered by the Applicant on October 20, 2023 and accepted by the Board:

1. Architectural Treatment. Accessory structures on the Property, including sheds, garages, and other structures, must be compatible with the elevations submitted for this case. All elevations must be reviewed and approved by the Director of Planning prior to Site Plan approval to confirm such elevations are consistent with the requirements of this proffer.
2. Dumpsters. Trash dumpsters (not including convenience cans) must be screened from any public right-of-way with a screening wall.
3. Parking Lot Lighting. Light poles in any parking lot must be no taller than twenty-five (25) feet and incorporate a unified fixture style. House side shields must be installed on the fixtures.
4. Parking. Parking must be provided on the Property as designated on the Conceptual Plan.
5. Parking Lot Landscaping. All parking lots must be landscaped pursuant to the Suburban Development Overlay requirements of Section 26-192 of the Hanover County Zoning Ordinance.
6. HVAC Units. Any mechanical units must be screened with landscaping, a masonry wall to match the masonry on the buildings, a wall constructed of vinyl siding to match the vinyl on the buildings, or an opaque fence of vinyl or other compatible architectural materials, and if on the

roof, screened by architectural features and materials which are compatible with the building façade architecture. Screening must be designed so as to block such units from view by persons on any public streets immediately adjoining the Property. The specific method of screening must be submitted at the time of site plan review.

7. Age Restriction. Dwelling units within the Property (GPIN 8714-77-2332) is intended to be occupied only by persons age 55 years and older and the occupancy of these dwellings must comply with the provisions of the Virginia Fair Housing Law (found at Section 36-96.1 et seq. of the Code of Virginia (1950) as amended). Persons under the age of 19 must not be housed or domiciled and must not reside on the Property (GPIN 8714-77-2332). All necessary filings must be made with the Virginia Fair Housing Board (or other applicable regulatory board of the Commonwealth with appropriate jurisdiction) to limit the use and occupancy of the dwellings as specified above.
8. Common Amenities. Common amenities must be provided for the benefit of the residents and guests of the Property in accordance with the following and must be constructed simultaneously with the development of the Property:
 - (a) Overnight Room. Two short-term units may be provided for the benefit of current residents, fully furnished with a King or Queen Bed, Full Bathroom and Vanity, Lounge Area with a Sofa Bed and some small appliances like a refrigerator and microwave, but no oven or stovetop. Any short term temporary use of an Overnight Room for less than 30 days may be made only to or on behalf of an existing resident of the Property. No rental may be made of any such unit to the general public and may not be advertised as such. Any Overnight Room will be similar to a hotel room. The cleaning and maintenance of an Overnight Room will be handled thru the Leasing Office.
 - (b) Pickle Ball Court with appropriate benches, trash cans and fencing,
 - (c) Pavilion next to Pickle Ball Court with picnic tables or seating,
 - (d) Dog Park with benches, trashcan(s) and appropriate fencing,
 - (e) Club House Areas which will include a fitness room, gathering rooms, possibly card rooms or areas, bathrooms, overlook rooftop deck, leasing offices, business areas or rooms and ancillary office closets and rooms,
 - (f) Courtyard providing a variety of uses for the residents and their guests. These uses may change the Courtyard Area depending on the event(s) that are planned,
 - (g) Park Area with benches as shown in the Conceptual Plan. Pedestrian connectivity throughout the entire development. The exact design, material and location of pedestrian elements must be approved as part of Site Plan review.
 - (h) All common amenities and common areas must be maintained by or on behalf of the property owners for the benefit of the residents and their guests.
9. Public Road Improvements. A right turn lane must be installed on Mechanicsville Turnpike (Rt. 360) pursuant to Virginia Department of Transportation (“VDOT”) standards if required by VDOT at the time of site plan review.
10. Cash Proffers. Prior to issuance of a Certificate of Occupancy, Hanover County will be paid the amount of \$2,155.00 per each residential unit built on the Property (not including an overnight room). The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and

Residential Development Road Improvements Transportation Policy, adopted March 13, 2013, and revised July 27, 2016. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of _____, seconded by _____, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00023, as follows:

Vote:

S. Brent Helmick
Sean M. Davis
Susan P. Dibble
W. Canova Peterson, IV
Faye O. Prichard
J. Robert Monolo
F. Michael Herzberg

Public Hearings:

Planning Commission: October 19, 2023

Board of Supervisors: November 8, 2023

Adopted: November 8, 2023

This is to certify that the above is a true copy of REZ2023-00023, adopted by the Hanover County Board of Supervisors on November 8, 2023.

Dated: _____

John A. Budesky
County Administrator/Clerk Hanover County
Board of Supervisors