

PUBLIC HEARING NOTICE
GLOUCESTER COUNTY BOARD OF SUPERVISORS

The Gloucester County Board of Supervisors will conduct a Public Hearing on Tuesday, July 15, 2025, beginning at 6:00 p.m. in the Colonial Courthouse, 6504 Main Street, Gloucester, Virginia to consider the following:

JOINT APPLICATION: REZONING Z-25-01 AND CONDITIONAL USE PERMIT
CUP-25-01

A joint application by Marsh Hawk Villas, LLC (Jeff Ambrose, representative) to amend the Gloucester County Zoning Map to reclassify 3.1 +/- acres (TM 51A(4)-A, RPC #25644) from B-1, General Business, to MF-1, Residential Multi-Family (Conditional), and 0.7 +/- acres (TM 51A(11)-E1, RPC #18417) from B-1, General Business to SF-1, Residential Single Family. Furthermore, the joint application seeks to allow a density of 10.86 dwelling units per net acre on the parcel proposed to be rezoned to the MF-1 district (TM 51A(4)-A, RPC #25644) through a Conditional Use Permit (CUP). The property is located in the Gloucester Point Magisterial District with the MF-1 parcel adjacent to Route 17 South and the SF-1 parcel at the intersection of Route 17 South and Tyndall Drive (SR 1218).

The CUP is intended to provide for uses which, due to their unique characteristics or potential impact on adjacent land uses, are not permitted in certain zoning districts by-right but may be acceptable under certain circumstances and with specific conditions to offset potential impacts. In the MF-1 district, a maximum density of 8 dwelling units per net acre is permitted by right for multifamily dwellings. However, when approved through the CUP application process, a maximum density of up to 12 units per net acre may be permitted in the MF-1 district.

The purpose of this joint application is to permit the construction of 34 condominium units on the parcel proposed to be rezoned to the MF-1 district (TM 51A(4)-A, RPC #25644) at a density of 10.86 dwelling units per net acre. The applicant has voluntarily proffered a limitation on the number of units to be developed on this parcel (and the resulting density), proposed to be not more than 34 units. In addition, the Conceptual Plan illustrates (for the MF-1 parcel) an internal private road, a 50 ft. landscape buffer along Route 17, and a 30 ft. perimeter buffer along all other property lines. The parcel proposed to be rezoned to the SF-1 district (TM 51A(11)-E1, RPC #18417) is shown on the Conceptual Plan as being subdivided into two lots of at least 10,000 sf in size. As required by the density proposed in the MF-1 and SF-1 districts, all units and lots proposed by this development will be required to connect to public water and sewer.

A number of conditions of use have been recommended by the Planning Commission for the Board of Supervisors to consider, including a VDOT-compliant sidewalk along the property's Route 17 frontage, a sidewalk network along the internal road, connection to public sewer compliant to the Department of Public Utilities

standards, continuous landscaping within the 50 ft. landscape buffer along Route 17, internal site lighting standards, and consistency with the application's Conceptual Plan. The Board of Supervisors may require additional conditions as they deem necessary based on their review of the application and input from the public.

The Comprehensive Plan's Future Land Use Plan identifies this area as Village Scale Mixed Use (on the front of the parcels) and Mixed Density Residential (on the rear of the parcels) within the Development District. Furthermore, the Gloucester Point/Hayes Village Development Area Plan identifies this area as within the Transition Area. These designations are the County's principal population centers that can support residential development in a village-scale environment. Relatively high residential densities with housing variety, such as condominiums, townhomes, and apartments, and containing pedestrian-oriented improvements are appropriate. Finally, these areas should be served by public water and sewer, and developments should minimize impacts on local roads.

The preceding is a summary, not the full text, of the application. It is not intended to be a comprehensive representation of the full application and does not substitute for the full text of the application, which is available for review on the web at www.gloucesterva.gov, and in the County Administrator's Office at 6489 Main Street, Gloucester, Virginia.

The meeting will be broadcast live through the County website meeting portal at: <https://www.gloucesterva.gov/640/Meeting-Portal> and on Cox channel 48.

All interested parties are invited to express their views on this matter. Public comments may be submitted prior to the public hearing by three different methods:

- To submit comments online, complete the [Public Comment Submission](http://www.gloucesterva.gov/publiccomment) form (www.gloucesterva.gov/publiccomment). Please follow the instructions on the form to indicate the public hearing on which you want to comment.
- Comments may also be submitted by calling and leaving a message at 804-824-2760. Follow the prompts to leave comments for this specific public hearing, and clearly indicate your name (including spelling if needed) and your magisterial district.
- Finally, comments may be submitted by US Mail to County Administration, ATTN: PUBLIC HEARING, 6489 Main Street, Gloucester, VA 23061. Any mailed comments must include your name, your magisterial district, and the title of this public hearing clearly printed at the top, and all such comments must be received by the scheduled date of this hearing. Please type or print all comments legibly.

Comments submitted through these methods must be received by 4:30 PM on July 15, 2025, and will be read or played during the public hearing.

“Form letters,” consisting of communications which are verbatim duplicates (other than the identifying information of the author/submitter) of one or more other communications received by the County pertaining to the matter to be considered at the public hearing or public comment period, shall be read only once per letter, along with the list of persons submitting the same comments pursuant to such “form letter.”

Persons requiring assistance to submit comments for the meeting should contact the Gloucester County Administrator’s office at (804) 693-4042.

Carol E. Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2025, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ____;
Ashley C. Chriscoe, ____;
Kenneth W. Gibson, ____;
Christopher A. Hutson, ____;
Michael A. Nicosia, ____;
Robert J. Orth, ____;
Kevin M Smith, ____;

AN ORDINANCE TO AMEND THE GLOUCESTER COUNTY ZONING MAP TO RECLASSIFY 3.8 +/- ACRES OWNED BY CADELROCK IV, LLC, LOCATED IN THE GLOUCESTER POINT MAGISTERIAL DISTRICT, WITH 3.1 +/- ACRES TO BE RECLASSIFIED FROM B-1, GENERAL BUSINESS, TO MF-1, RESIDENTIAL MULTI-FAMILY (CONDITIONAL) AND 0.7 +/- ACRES TO BE RECLASSIFIED FROM B-1, GENERAL BUSINESS, TO SF-1, RESIDENTIAL SINGLE FAMILY, FOR THE PURPOSE OF DEVELOPING 34 CONDOMINIUM UNITS ON THE MF-1 PARCEL AND 2 SINGLE FAMILY RESIDENTIAL LOTS ON THE SF-1 PARCEL

WHEREAS, a rezoning application (Z-25-01) has been submitted by Marsh Hawk Villas, LLC (Jeff Ambrose, representative) to rezone the property known as Tax Map Parcel 51A(4)-A, identified as RPC No. 25644, from B-1, General Business, to MF-1, Residential Multi-Family (Conditional), and to rezone the property known as Tax Map Parcel 51A(11)-E1, identified as RPC No. 18417, from B-1, General Business, to SF-1, Residential Single Family, and to thereby amend the Gloucester County Zoning Map; and

WHEREAS, the property requested to be rezoned is located within the Gloucester Point Magisterial District at the southern corner of the intersection of Route 17 South and Tyndall Drive (SR 1218); and

WHEREAS, the applicant has submitted a proposed Proffer Statement in accompaniment with the rezoning application; and

WHEREAS, the applicant has stated that the proposed proffer is voluntarily offered by the applicant and is not unreasonable, in accordance with § 15.2-2303.4 of the Code of Virginia; and

WHEREAS, the Gloucester County Planning Commission, after holding a duly-advertised Public Hearing at its June 5, 2025 meeting, recommended denial of Z-25-01, 5-1, to the Board of Supervisors; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the property is identified in the Comprehensive Plan's Future Land Use Plan as the Village Scale Mixed Use and Mixed Density Residential designations and within the Development District; and

WHEREAS, the property is identified in the Gloucester Point/Hayes Village Development Area Plan as within the Transition Area designation; and

WHEREAS, the proposed rezoning furthers the Village Scale Mixed Use designation's aim that relatively high residential densities are appropriate when developed with pedestrian-oriented improvements; and

WHEREAS, the application supports the Mixed Density Residential designation's intention to provide a variety of housing types, including higher-density, village-scale neighborhood developments; and

WHEREAS, the proposed rezoning promotes the Development District's desire that this area be the County's principal population center while minimizing impacts on local roads and be served by public water and sewer facilities; and

WHEREAS, the application furthers the Comprehensive Plan's Housing chapter goals to encourage housing of various types and promote the use of safe and livable neighborhood designs in new residential developments; and

WHEREAS, the proposed rezoning supports the Comprehensive Plan's Transportation chapter goals to ensure that development results in minimal negative impacts on road systems and traffic patterns and encourage the provision of adequate mobility for all segments of the community; and

WHEREAS, the application promotes the Comprehensive Plan's Natural Resources chapter objective to encourage development in areas where public water and sewer are provided and implementation strategy to allow and encourage pedestrian scale development in Village Areas; and

WHEREAS, the Gloucester County Board of Supervisors finds that the rezoning application would have no additional adverse impact on the public health, safety, and welfare;

NOW, THEREFORE BE IT ORDAINED AND ENACTED by the Gloucester County Board of Supervisors on this the _____ day of _____, 2025 that Application Z-25-01 be, and it hereby is, approved to amend the Gloucester County Zoning Map to reclassify Tax Map Parcel 51A(4)-A, from B-1, General Business, to MF-1, Residential Multi-Family (Conditional), subject to and conditioned upon the Proffer Statement attached hereto and made a part hereof, and to reclassify Tax Map Parcel 51A(11)-E1, from B-1, General Business, to SF-1, Residential Single Family.

A Copy Teste:

Carol E. Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2025, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ____;
Ashley C. Chriscoe, ____;
Kenneth W. Gibson, ____;
Christopher A. Hutson, ____;
Michael A. Nicosia, ____;
Robert J. Orth, ____;
Kevin M Smith, ____;

A RESOLUTION TO DENY REZONING APPLICATION Z-25-01, REQUESTING TO RECLASSIFY 3.8 +/- ACRES OWNED BY CADELROCK IV, LLC, LOCATED IN THE GLOUCESTER POINT MAGISTERIAL DISTRICT, WITH 3.1 +/- ACRES TO BE RECLASSIFIED FROM B-1, GENERAL BUSINESS, TO MF-1, RESIDENTIAL MULTI-FAMILY (CONDITIONAL) AND 0.7 +/- ACRES TO BE RECLASSIFIED FROM B-1, GENERAL BUSINESS, TO SF-1, RESIDENTIAL SINGLE FAMILY, FOR THE PURPOSE OF DEVELOPING 34 CONDOMINIUM UNITS ON THE MF-1 PARCEL AND 2 SINGLE FAMILY RESIDENTIAL LOTS ON THE SF-1 PARCEL

WHEREAS, a rezoning application (Z-25-01) has been submitted by Marsh Hawk Villas, LLC (Jeff Ambrose, representative) to rezone the property known as Tax Map Parcel 51A(4)-A, identified as RPC No. 25644, from B-1, General Business, to MF-1, Residential Multi-Family (Conditional), and to rezone the property known as Tax Map Parcel 51A(11)-E1, identified as RPC No. 18417, from B-1, General Business, to SF-1, Residential Single Family, and to thereby amend the Gloucester County Zoning Map; and

WHEREAS, the property requested to be rezoned is located within the Gloucester Point Magisterial District at the southern corner of the intersection of Route 17 South and Tyndall Drive (SR 1218); and

WHEREAS, the applicant has submitted a proposed Proffer Statement in accompaniment with the rezoning application; and

WHEREAS, the applicant has stated that the proposed proffer is voluntarily offered by the applicant and is not unreasonable, in accordance with § 15.2-2303.4 of the Code of Virginia; and

WHEREAS, the Gloucester County Planning Commission, after holding a duly-advertised Public Hearing at its June 5, 2025 meeting, recommended denial of Z-25-01, 5-1, to the Board of Supervisors; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the property is identified in the Comprehensive Plan's Future Land Use Plan as the Village Scale Mixed Use and Mixed Density Residential designations and within the Development District; and

WHEREAS, the property is identified in the Gloucester Point/Hayes Village Development Area Plan as within the Transition Area designation; and

WHEREAS, the Board finds that the rezoning application does not support the Comprehensive Plan's Future Land Use chapter purpose for the Mixed Density Residential designation to preserve neighborhood character by encouraging compatible building characteristics; and

WHEREAS, the Board further finds that the rezoning application is inconsistent with the Comprehensive Plan's Future Land Use chapter purpose for the Development District to allow for new population growth based upon infrastructure availability and current development patterns; and

WHEREAS, the Board further finds that the proposed rezoning does not further the Comprehensive Plan's Transportation chapter objective to minimize the use of private roads within the County, including limiting the use of private roads for new subdivisions; and

WHEREAS, the Board finds that the rezoning application does not support the Comprehensive Plan's Housing chapter goal to promote safe and livable neighborhood density designs in new residential developments; and

NOW, THEREFORE BE IT RESOLVED by the Gloucester County Board of Supervisors on this the _____ day of _____, 2025 that Application Z-25-01 be, and it hereby is, denied.

A Copy Teste:

Carol E. Steele, County Administrator



County of Gloucester
Department of Planning and Zoning
6489 Main Street
Gloucester, Virginia 23061
804-693-1224 FAX 804-824-2441

FOR OFFICE USE ONLY

Date Received _____
Date Complete _____
Case No. _____
Tax Map No. _____
Receipt No. _____

REQUEST FOR REZONING

EFFECTIVE July 1, 2008, THIS APPLICATION MUST BE ACCOMPANIED BY THE CHAPTER 527 COMPLIANCE FORM & THE VDOT LANDTRACK INFORMATION SHEET.

I, (WE) Marsh Hawk Villas, LLC DO
HEREBY PETITION THE BOARD OF SUPERVISORS OF THE COUNTY OF GLOUCESTER TO
AMEND THE COUNTY ZONING ORDINANCE BY:

- ☐ Modifying section(s) _____ of the ordinance as per the attached.
- ☒ Modifying the Zoning District Classification of the following described property from the B-1
district(s), to the MF-1/SF-1 district.
- ☐ Modifying or removing one or more proffers approved as part of Rezoning Application _____.

A. PROPERTY INFORMATION

Location of property: Route 17 / Tyndall Drive

Legal description of property:

* If recorded subdivision – Name _____

Section _____ Lot _____ Block _____

Land Book Page No. _____ Parcel(s) RPC 25644 AND 18417

* If acreage, attach plat of property and a metes and bounds description.

Are the taxes on this property paid up to date?

*Pursuant to Va. Code Section 15.2-2286(B), the Board of Supervisors may, but is not mandated to, require proof of the payment of taxes prior to approval of a rezoning.

Briefly describe the current use of the property:

VACANT LAND

B. EXPLANATION OF THE APPLICATION AND RELATIONSHIP OF THE PROPOSED REZONING TO THE COUNTY'S COMPREHENSIVE PLAN (IF APPLICABLE).

Please describe the purpose of the proffer amendment or rezoning and the proposed use of the property.

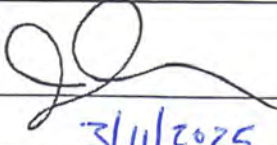
Requesting a rezoning to MF-1 to allow 34 condominium units on RPC 25644. Requesting to rezone RPC 18417 to SF-1 to allow two single family detached homes. See attached impact statement for further information.

C. LIST THE NAMES AND ADDRESSES OF OWNERS OR OCCUPANTS OF ALL ADJACENT PROPERTY OR PROPERTY ACROSS A ROAD, HIGHWAY OR RAILROAD RIGHT-OF-WAY. ADDRESSES SHOULD COINCIDE WITH THOSE IN THE COMMISSIONER OF THE REVENUE OFFICE. (Please Print)

NAME	ADDRESS	TAX MAP/PARCEL#
KATHERINE DiCOM	7847 7824 O NEAL RD GL VA 23061	25954,19119,31919 18163
Warren Metzger	7573 Camp OKEE Rd GL VA 23062	29691
Scott + Chelsea Gregory	7565 Camp OKEE Rd GL VA 23062	22976
JAMES and Arcelia WINTER	P.O. Box 396 GL PT VA 23062	16985
Chang Ho Yi	13 LAKEVIEW Drive Newport News VA 23602	33785
ROBERT and Dawn Clute	7590 Tyndall Dr. GL PT VA 23062	17205
FREDERICK + Cheryl Gibson	7578 Tyndall Dr. GL PT VA 23062	15388
Eliran Shalom	2334 Butler Bay Dr. WINDERMERE FL 34786	22881
KAREN STRANSEN	7556 Tyndall Dr. GL PT VA 23062	16084
JANICE CORBETT	7546 Tyndall Dr. GL PT VA 23062	28048
Woodrow RAINES	7534 Tyndall Dr. GL PT VA 23062	14022

D. PERSON(S) REPRESENTING THE APPLICATION

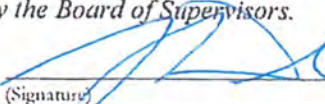
Name: Jeff Ambrose
Address: 109 Hurlston
Williamburg VA 23188


(Signature)
3/11/2025
(Date)
Phone: 804 283 2556

E. OWNER(S) OF PROPERTY

CandleRock II, L.L.C. By: The Candle Company, Its Manager
Name: Gerald A. Drake Phone: 800-827-0918
Address: Executive Vice President
100 N Center Street
Newton Falls, OH 44444

I hereby grant permission to the designated personnel of Gloucester County, and any other agency deemed appropriate by Gloucester County, to enter the subject property for purpose of review of the proposed application, to post signs prior to the public hearing by the Planning Commission, and to remove said signs after the public hearing by the Board of Supervisors.


(Signature)
3/11/2025
(Date)

IMPORTANT: The proffer amendment or rezoning application package must be deemed complete before it can be transmitted to the Planning Commission to request a public hearing be scheduled.

Updated July 2023

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for zoning amendment, ___ variance, and ___ zoning appeal, ___ special exception, or ___ conditional use permit is subject to the following is subject to the following:

Does any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership?

Yes X
No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition?

Yes X
No

If yes to either question above, please state:

Person's name: _____

Member of: _____

Nature of their interest: _____

I, Jeffrey C. Ambrose, hereby certify that the information contained in this conflict of interest statement is true and correct to the best of my knowledge.

[Signature]
(Signature)

3/7/2025
Date

CITY/COUNTY OF James city
COMMONWEALTH OF VIRGINIA

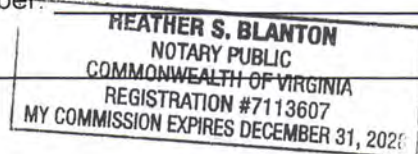
The foregoing instrument was subscribed and sworn before me this 7th day of March, 2025 by _____.

[Signature]
Notary Public

I was originally commissioned as
Heather S Gilbert, Notary Public
(Seal)

Notary Registration Number: _____

My commission expires: _____



Gloucester County
Proffer Policy for Applications for Residential Rezoning
Effective September 3, 2019 per Resolution adopted by the Gloucester County Board of Supervisors.

Gloucester County has the authority, pursuant to Va. Code Section 15.2-2298, to accept voluntary proffers, either onsite or offsite, submitted by an applicant for conditional zoning. Proffers may include land, infrastructure, cash, or other conditions and constraints on the use of the property applied for conditional zoning. There must be a reasonable relationship or connection between the proffers and the rezoning.

In order to ensure compliance with applicable law, Section 15.2-2303.4 of the Code of Virginia, and to ensure that there exists a reasonable relationship or connection between the proffers and the residential rezoning, it shall be the responsibility of the applicant to provide the County with detailed analyses of the impacts (capital, environmental, fiscal, etc.) of any development resultant from a requested residential rezoning; the applicant must then demonstrate how the project and/or any proffered conditions will mitigate those impacts.

Pursuant to Section 15.2-2303.4 of the Code of Virginia, the County and its officials, employees, and agents may suggest - but shall not require - any particular proffer associated with a requested residential rezoning. Any such requirement of a proffer shall be deemed null and void and of no effect.

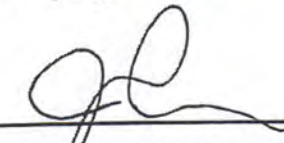
The applicant's signature on the proffers shall serve to certify that any proffered conditions are voluntary, reasonable, and directly related to the rezoning applied for. The applicant shall acknowledge that failure to address and/or mitigate impacts directly attributable to the rezoning may result in the denial of the rezoning request.

I have read and understand the above proffer policy:

Cadle Rock IV, L.L.C.
BY: The Cadle Company, Its Manager
BY: 

Gerald A. Drake
Executive Vice President

Property Owner



Applicant (if different)

3/11/2025

Date

TAX MAP NO.: _____
Return to: Office of the County Attorney
7400 Justice Drive P. O. Box 1309
Gloucester, VA 23061

This document prepared by:

PROFFER STATEMENT

APPLICATION Z-___-___

WHEREAS, Cadlerock IV, LLC, ("the Owner") is the owner of certain real property known as George Washington Memorial Highway and Tyndall Drive ("the Property") totaling approximately 3.13 acres, located in Gloucester Point Magisterial District, Gloucester County, Virginia which is more particularly described as follows: "GLOU. PT. PARCELA" and "TYNDALL MERE, LOT E-1"; Map ID 051/A4//A/ and RPC 25644; and WHEREAS, the Owner has filed an application to rezone the Property from current zoning of B-1 to MF-1 Conditional, pursuant to the Gloucester County Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Owner desires to proffer to Gloucester County (the "County") certain conditions in connection with the development of the Property that will protect the County and its citizens, provide for the orderly development of the Property, and offset the impacts of residential development; and

WHEREAS, the below-listed proffers are designed and intended to mitigate impacts that have been identified in studies initiated and provided by the Owner; and

WHEREAS, the Owner certifies that all below-listed proffers are voluntary, reasonable, and directly related to the rezoning applied for; and

WHEREAS, the County is authorized to accept these proffers pursuant to the

Code of Virginia, and the Zoning Ordinance; and

WHEREAS, in the event that there is any conflict between these proffers and the Zoning Ordinance, the conflict shall be resolved by the County's Zoning Administrator, subject to appeal to the Board of Zoning Appeals and the courts as provided by law; and

WHEREAS, these proffers shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and assigns; and

WHEREAS, the Owner acknowledges that impacts of residential development not offset by the below-listed proffers may be cause for denial of the rezoning request. NOW, THEREFORE, the Owner agrees to meet and comply with the following proffers in connection with the development of the Property should the Owner's application to rezone the property be approved:

PROFFERS

1. **Density:** There shall be no more than 34 dwelling units on the Property.

Once proffered and accepted as part of an amendment to the zoning ordinance, these conditions shall continue in full force and effect until a subsequent amendment changes the zoning on the property covered by these conditions; provided, however, that such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance.

WITNESS the following signature and seal:



CadleRock IV, LLC

By: The Cadle Company, Its Manager

By: Gerald A. Drake, Executive Vice President

* * *

STATE OF OHIO

COUNTY OF TRUMBULL, to wit:

The foregoing instrument was acknowledged before me this 13 day of
MARCH, 2025 by GERALD A. DRAKE, EXEC. VICE PRESIDENT


Notary Public

My commission expires:



Jennifer K Hoffstetter
Notary Public, State of Ohio
My Commission Expires:
January 23, 2028

Acceptance:

The Proffers herein have been accepted as follows: ("All" or list specific proffers
accepted)

_____ by action of the Board of Supervisors on _____.

County Administrator



GLOUCESTER COUNTY PLANNING DEPARTMENT

Post Office Box 329
6582 Main Street
Gloucester, VA 23061

804-693-1224
Fax: 804-693-7037
www.gloucesterva.info/planning

Chapter 527 Compliance Form

Effective July 1, 2008, Rezoning that meet thresholds as specified in VDOT's Traffic Impact Analysis Regulations, Chapter 527, will require Traffic Impact Analyses (TIAs). As of this date, this form must be completed by a licensed professional and submitted with each application to the Gloucester County Planning Department in combination with a VDOT Landtrack Information Sheet.

The process for submitting TIA's shall be as follows:

1. Submit VDOT's required number of copies along with your rezoning submittal to the Gloucester County Planning Department along with a **check** for the appropriate review fee made payable to VDOT;
2. All copies of the TIA will be stamped by the Gloucester County Planning Department, and the Planning Department will keep its copy(s) on file; and
3. The remaining TIA copies will be picked up by VDOT within 10 business days of an application that is deemed complete.

Choose one of the two options below:



I certify that this proposal **DOES NOT MEET** any of the 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 acknowledge that Gloucester County and/or VDOT may require that one is submitted and that action may not be taken on my proposal until this is submitted.



I certify that this proposal **MEETS** at least one of the 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).

34-Condo and 2-Single
Family Homes

The above information is based on a proposed use of _____ with a projected daily trip generation of 216 vehicles per day and a site peak hour trip generation of 19.6 vehicles per hour, based on the stipulations of 24 VAC30-155. The 9th edition of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 230/210 and Page Number _____).

*Please attach a sheet indicating how each of the thresholds for this proposal were calculated including but not limited to use, size of the proposed project (square footage, number of units)


License Professional's (Signature)

VA 40170

License Number or Stamp and Seal

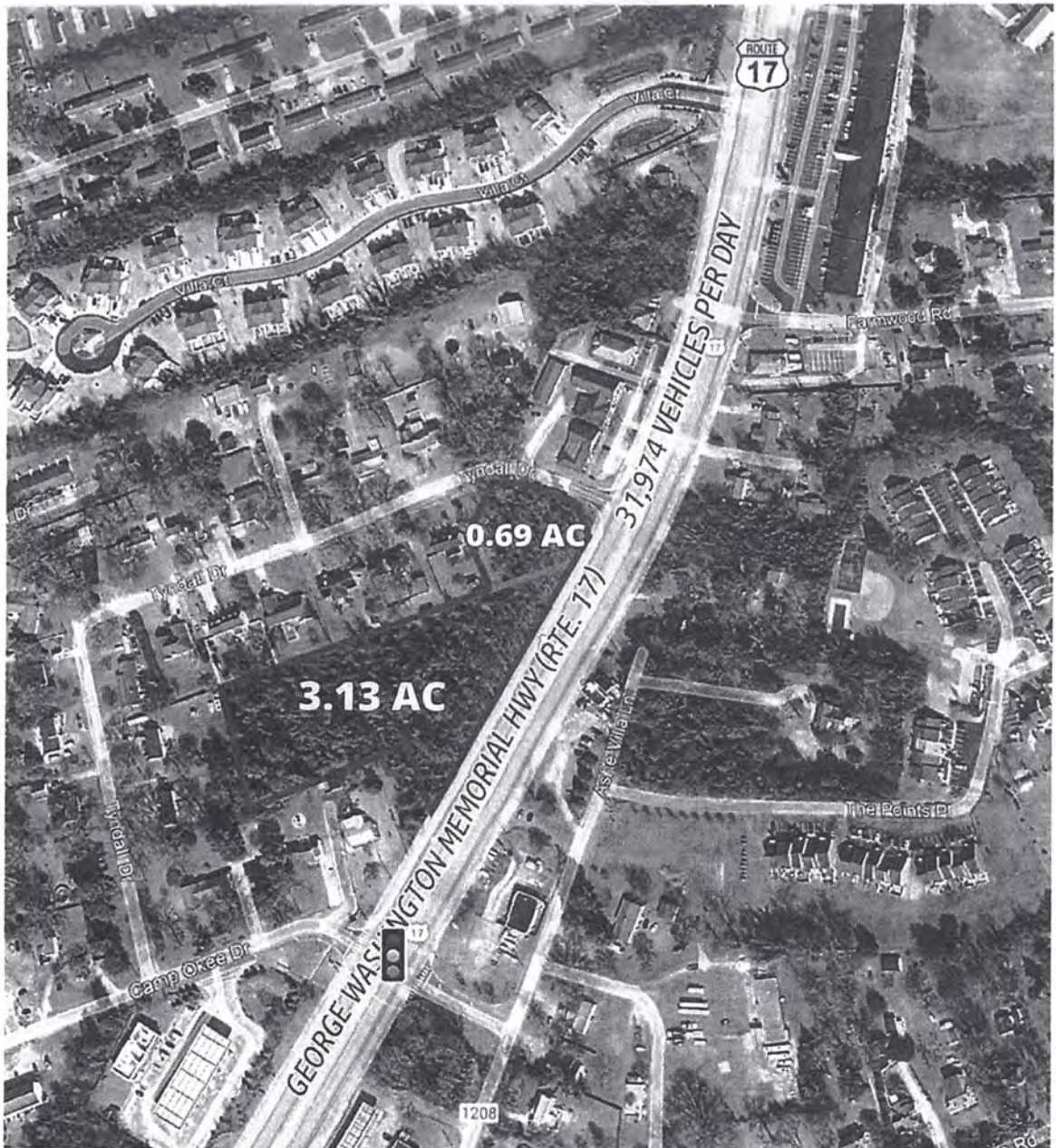
Jason Grimes 4/2/2025

Name & Date (Type or Print)

* As of July 1, 2011 applications for Major Subdivisions will no longer require a Chapter 527 Compliance Form.

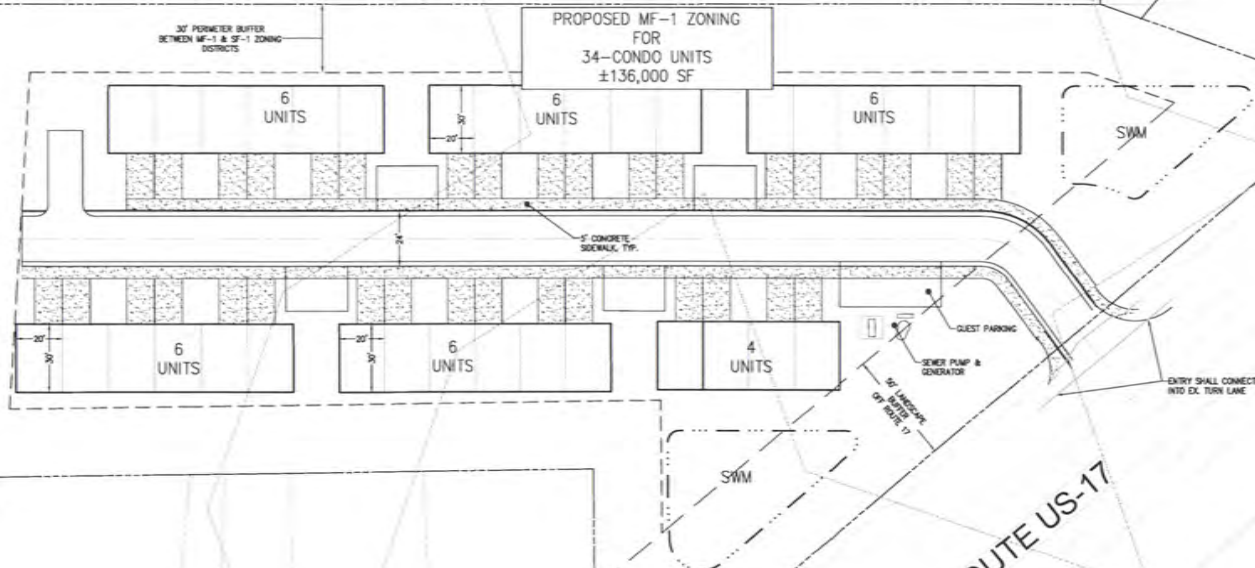
Property Description:

"GLOU. PT. PARCEL A" and "TYNDALL MERE, LOT E-1"; Map ID 051/A4//A/ and RPC 25644 and Map ID 051/A1 1//E/ and RPC 18417.



SITE DATA:
 TOTAL UNITS: 34 CONDO UNITS (MF-1 ZONING)
 2 SINGLE-FAMILY LOTS (SF-1 ZONING)
 AREA OF MF-1 ZONING = ±136,000 SF; ±3.1 AC
 PROPOSED DENSITY = 11 UNITS/AC
 ACREAGE OF SF-1 ZONING = ±30,000 SF; ±0.7 AC
 PROPOSED DENSITY = 3 UNITS/AC
 NOTE: AREAS BASED ON TAX PARCEL RECORDS. BOUNDARY IS NOT FIELD SURVEYED.

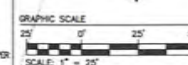
TYNDALL DRIVE



ROUTE US-17

MF-1 PARKING TABULATIONS

TOTAL UNITS:	34 CONDO UNITS
REQUIRED PARKING (CONDO):	83 SPACES (7.5 PER UNIT, PLUS 1 PER 3 UNITS FOR VISITOR PARKING)
PROVIDED PARKING:	81 SPACES (1 DRIVEWAY/GARAGE PER UNIT PLUS 17 GUEST SPACES)



AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2025, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ____;
Ashley C. Chriscoe, ____;
Kenneth W. Gibson, ____;
Christopher A. Hutson, ____;
Michael A. Nicosia, ____;
Robert J. Orth, ____;
Kevin M. Smith, ____;

A RESOLUTION OF APPROVAL FOR A CONDITIONAL USE PERMIT (CUP-25-01) FOR AN INCREASED DENSITY FOR MULTIFAMILY DWELLINGS WITHIN THE MF-1 DISTRICT

WHEREAS, a Conditional Use Permit application (CUP-25-01) has been submitted by Marsh Hawk Villas, LLC (Jeff Ambrose, representative) to permit a density of 10.97 units per acre on Tax Map Parcel 51A(4)-A, identified as RPC No. 25644, proposed to be rezoned to the MF-1 Zoning District through concurrent Rezoning application Z-25-01; and

WHEREAS, the Gloucester County Planning Commission held a public hearing on the application on June 5, 2025; and

WHEREAS, at its Public Hearing, the Gloucester County Planning Commission determined that the CUP application did not meet the approval criteria outlined in Section 14-3(6) of the Zoning Ordinance; and

WHEREAS, at its Public Hearing, the Gloucester County Planning Commission voted 6-0 to forward application CUP-25-01 to the Board of Supervisors with a recommendation of denial; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the application in accompaniment with the following conditions of use furthers the Comprehensive Plan's Future Land Use chapter purpose for the Village Scale Mixed Use and Mixed Density Residential designations that relatively high densities in a village-scale neighborhood development are encouraged; and

WHEREAS, the proposed CUP in accompaniment with the following conditions of use supports the Comprehensive Plan's Future Land Use chapter

purpose for the Development District to be the most suitable area for new population growth; and

WHEREAS, the proposed CUP in accompaniment with the following conditions of use promotes the Comprehensive Plan's Housing chapter implementation strategy to increase the allowable density within the multi-family zoning districts on public water and sewer; and

WHEREAS, the application in accompaniment with the following conditions of use furthers the Comprehensive Plan's Transportation chapter implementation strategy to encourage traditional neighborhood design; and

WHEREAS, the proposed CUP in accompaniment with the following conditions of use supports the Comprehensive Plan's Natural Resources chapter implementation strategies for increased density and development to be located in the Development District and Village Areas and development of projects that minimize impacts to local natural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Gloucester County Board of Supervisors that application CUP-25-01 is hereby approved with the following Conditions of Approval:

1. The MF-1 parcel shall be developed generally in accordance with the Conceptual Plan (formally titled "Conceptual Plan Garage Option") with only changes thereto that the Zoning Administrator reasonably determines do not alter the basic concept or character of the development of this parcel; provided, however, such development of this parcel shall be expressly subject to such changes in configuration, composition and location as required by all other governmental authorities having jurisdiction over such development.
2. A sidewalk compliant with Sections 6A-4(2) and 6A-4(3) of the Zoning Ordinance shall be provided by the applicant within the public right-of-way from the intersection with Tyndall Drive (SR 1218) to the intersection with Camp Okee Drive (SR 1240). Where it is not feasible to provide sidewalks compliant with the aforementioned sections within the public right-of-way, either sidewalks outside of the public right-of-way, in accompaniment with a public access easement, may be approved or a fee in lieu, determined by the costs detailed in Section 15-10(3) of the Zoning Ordinance, shall be provided to the County.
3. Internal sidewalks and continuous on-site pedestrian circulation in a safe and convenient manner shall be provided within the site.
4. All units within the development shall be connected to public water and sewer. Public sewer shall be provided by the applicant either by an on-site pump station connected to the HRSD public sewer line or a public sewer line extended to connect to Pump Station 28. If a sewer line is extended to Pump Station 28, the line shall be at least 10 ft. from all

existing and proposed hardscape public surfaces, whether public roadways or sidewalks. The public sewer line shall be contained within a public utility easement, inclusive of 10 ft. of easement area on each side of the line, except for portions of the easement area contained within the public right-of-way.

5. The 50 ft. landscape buffer shown on Route 17 shall contain a continuous landscaped buffer consistent with Section 9C-3, 11-6(3), or 11-6(5) of the Zoning Ordinance. This continuous buffer shall avoid utility lines, stormwater management features, and other elements which may cause a break in the continuous buffer except where it is not practically feasible to avoid such elements.
6. Any lights used to illuminate the site shall be so arranged as to reflect light away from adjoining premises and shall not reflect light beyond the boundary of the property.
7. (Other conditions to be determined, if deemed necessary by the Board of Supervisors)

AND BE IT FURTHER RESOLVED that this use shall be established within two years of approval by the Board of Supervisors pursuant to Section 14-3(14)(a) of the Zoning Ordinance.

AND BE IT FURTHER RESOLVED that the granting of a conditional use permit does not exempt the applicant/property owner from obtaining a Building Permit, a Certificate of Occupancy, or complying with all other requirements of the Zoning Ordinance or any applicable County, state, or federal law, as specified in Section 14-3(10) of the Zoning Ordinance.

AND BE IT FURTHER RESOLVED that this Conditional Use Permit may be immediately revoked at any time pursuant to Section 14-3(15) of the Zoning Ordinance.

AND BE IT FURTHER RESOLVED that amendments to this Conditional Use Permit shall occur in the manner specified in Section 14-3(16) of the Zoning Ordinance.

A Copy Teste:

Carol E. Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, _____, 2025, IN THE COLONIAL COURTHOUSE, 6504 MAIN STREET, GLOUCESTER, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ____;
Ashley C. Chriscoe, ____;
Kenneth W. Gibson, ____;
Christopher A. Hutson, ____;
Michael A. Nicosia, ____;
Robert J. Orth, ____;
Kevin M. Smith, ____;

A RESOLUTION FOR THE DENIAL OF A CONDITIONAL USE PERMIT (CUP-25-01) FOR AN INCREASED DENSITY FOR MULTIFAMILY DWELLINGS WITHIN THE MF-1 DISTRICT

WHEREAS, a Conditional Use Permit application (CUP-25-01) has been submitted by Marsh Hawk Villas, LLC (Jeff Ambrose, representative) to permit a density of 10.97 units per acre on Tax Map Parcel 51A(4)-A, identified as RPC No. 25644, proposed to be rezoned to the MF-1 Zoning District through concurrent Rezoning application Z-25-01; and

WHEREAS, the Gloucester County Planning Commission held a public hearing on the application on June 5, 2025; and

WHEREAS, at its Public Hearing, the Gloucester County Planning Commission determined that the CUP application did not meet the approval criteria outlined in Section 14-3(6) of the Zoning Ordinance; and

WHEREAS, at its Public Hearing, the Gloucester County Planning Commission voted 6-0 to forward application CUP-25-01 to the Board of Supervisors with a recommendation of denial; and

WHEREAS, the Gloucester County Board of Supervisors has held a duly advertised public hearing; and

WHEREAS, the Gloucester County Board of Supervisors has reviewed the application for a CUP to determine whether it met the approval criteria outlined in Section 14-3(6) of the Zoning Ordinance; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed CUP will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; and

WHEREAS, the Gloucester County Board of Supervisors further finds that the proposed CUP proposes an exterior architectural appeal and function plan that will be at substantial variance with the exterior architectural appeal and functional plan of the structures already constructed in the immediate neighborhood and, therefore, does not enhance the quality of the neighborhood; and

WHEREAS, the Gloucester County Board of Supervisors finds that the public interest and welfare supporting the proposed conditional use is not sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use; and

WHEREAS, the Gloucester County Board of Supervisors also finds that the proposed CUP does not satisfy the approval criteria outlined in Section 14-3(6) of the Zoning Ordinance; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed CUP does not support the Comprehensive Plan's Housing chapter goal to promote context sensitive designs in new residential developments; and

WHEREAS, the Gloucester County Board of Supervisors further finds that the proposed CUP is inconsistent with the Comprehensive Plan's Transportation chapter goal to ensure that development results in minimal negative impact on road systems and traffic patterns within the County; and

WHEREAS, the Gloucester County Board of Supervisors finds that the proposed CUP does not further the Comprehensive Plan's Natural Resource chapter implementation strategy to design projects that minimize impacts to natural resources; and

WHEREAS, the Gloucester County Board of Supervisors further finds that the proposed Conditions of Approval do not sufficiently mitigate the adverse impacts of the development.

NOW, THEREFORE, BE IT RESOLVED by the Gloucester County Board of Supervisors that application CUP-25-01 is hereby denied.

A Copy Teste:

Carol E. Steele, County Administrator



County of Gloucester
Department of Planning & Zoning
6489 Main Street
Gloucester, Virginia 23061
804-693-1224 FAX 804-824-2441
www.gloucesterva.info/planning

FOR OFFICE USE ONLY

Date Received _____
Date Complete _____
Tax Map/Parcel No. _____
Receipt No. _____
Received by _____

APPLICATION FOR A CONDITIONAL USE PERMIT

- ☐ A pre-application conference shall be scheduled by the applicant with the zoning administrator or his designated agent to discuss the proposal. Meeting date: 2/6/2025

A. PROPERTY INFORMATION:

Property Owner Name: Cadlerock IV, LLC
Mailing Address: 100 N Center Street Newton Falls OH 44444
E-911 Address: _____
Magisterial District: Gloucester Point Tax Map Number(s): 25644
Current Use: B-1 Conditional Use Requested: MF-1

B. SUPPORTING DOCUMENTATION

At a *minimum* the following documentation is required for this application to be deemed complete:

- ☒ A Site Plan, meeting the requirements for CUP in Zoning-Appendix B, Article 14
If the plan is larger than 11"x 17", submit **25** folded copies for review by appropriate agencies and distribution to the Planning Commission and Board of Supervisors. *Additional copies may be required.*
- ☒ Front, side and rear elevations and floor plans of any proposed buildings.

C. APPROVAL CRITERIA

In addition to the application and supporting documents identified in Section B above, the following items must be answered in detail on a separate page. The application will not be considered complete until this information is received.

- Describe in detail the proposed use of the property.
- Describe in detail how the proposed use may impact surrounding properties. Please relate your response to the existing zoning and land uses in the area, plus the characteristics of the proposed use- hours of operation, traffic volume, activity levels on-site, appearance, etc.
- Describe what techniques will be used to control traffic flow and what impacts the proposed use will have on existing roadways. A professionally prepared Traffic Impact Analysis may be required.
- Describe the proposed water and wastewater utility infrastructure including sources, discharges, permits, construction, ownership, and maintenance responsibilities.
- Describe in detail how this use is consistent with the Future Land Use Map or other element of the Comprehensive Plan.
- Describe the environmental impact of the proposed development and the efforts planned to abate air, water, noise, stormwater, and other environmental impacts during and after construction.
- Describe the impact the proposed use will have on Gloucester County public services- schools, libraries, law enforcement, fire and rescue, etc.
- Describe the impact the proposed use will have on any historic site or structures in the County.
- Describe the impact the proposed use will have on any rare, endangered, or irreplaceable species or natural areas.
- Describe the impact the proposed use will have on the scenic or natural beauty of the County.

D. LIST THE NAMES AND ADDRESSES OF OWNERS OR OCCUPANTS OF ALL ADJACENT PROPERTY OR PROPERTY ACROSS A ROAD, HIGHWAY OR RAILROAD RIGHT-OF-WAY. ADDRESSES SHOULD COINCIDE WITH THOSE IN THE

NAME	ADDRESS	TAX MAP/PARCEL#
KATHERINE Dirom	7847 7881 O NEAL RD GL VA 23061	25954, 19119, 31919 18163
Warren Metzger	7573 Camp OKEE Rd GL VA 23062	29691
Scott + Chelsea Gregory	7565 Camp OKEE Rd GL VA 23062	22976
JAMES and Arcelia Winter	P.O. Box 396 GL PT VA 23062	16985
Chang Ho Yi	13 LAKEVIEW DRIVE Newport News VA 23602	33785
ROBERT and DAWN Clute	7590 Tyndall Dr. GL PT VA 23062	17205
FREDERICK + Cheryl Gibson	7578 Tyndall Dr. GL PT VA 23062	15388
ELICAN Shalom	2334 Botter Bay Dr. WINDERMERE FL 34786	22881
KAREN STANSEN	7556 Tyndall Dr. GL PT VA 23062	16084
JANICE Corbett	7546 Tyndall Dr. GL PT VA 23062	28048
WOODROW RAINES	7534 Tyndall Dr. GL PT VA 23062	14022

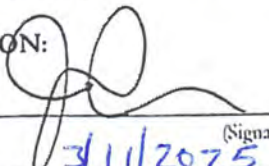
The undersigned declare(s) that the above statements and those contained in any exhibits transmitted to the Gloucester County Board of Supervisors are true.

PERSON(S) REPRESENTING THE APPLICATION:

Name: Jeff Ambrose

Address: 109 Hurkston

Williamsburg VA 23188

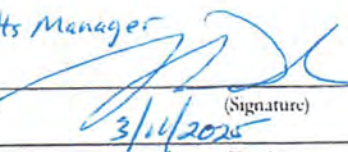

(Signature)
3/11/2025
(Date)
Phone: 804 283 2556

OWNER(S) OF THE PROPERTY:

Cadlerock IV, L.L.C. Gerald A. Drake Company, Its Manager
Name: BY: X Executive Vice President

Address: 100 N Center Street

Newton Falls, OH, 44444


(Signature)
3/11/2025
(Date)
Phone: 800-827-0918

By signing the above I hereby grant permission to the designated personnel of Gloucester County, and any other agency deemed appropriate by Gloucester County, to enter the subject property for purpose of review of the proposed application, to post signs prior to the public hearing by the Planning Commission, and to remove said signs after the public hearing by the Board of Supervisors.

IMPORTANT: The conditional use permit application package must be deemed complete before it can be transmitted to the Planning Commission to request that a public hearing be scheduled.

Submit a completed application and all supporting documents, including the application fee of \$1,000.00 (cash or check made payable to Gloucester County), to the Gloucester County Department of Planning & Zoning.

Conflict of Interest Statement

In accordance with Section 14-22 of the Gloucester County Zoning Ordinance, I certify that my application for zoning amendment, ___ variance, and ___ zoning appeal, ___ special exception, or X conditional use permit is subject to the following is subject to the following:

Does any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition, either individually, or by ownership of stock in a corporation owning such land or partnership?

Yes

X
No

Does a member of the immediate household of any member of the Planning Commission, Board of Zoning Appeals, Historic Landmarks Commission, or governing body (Board of Supervisors) have any interest in the property which is the subject of this application/petition?

Yes

X
No

If yes to either question above, please state:

Person's name: _____

Member of: _____

Nature of their interest: _____

I, Jeffrey C. Ambrose, hereby certify that the information contained in this conflict of interest statement is true and correct to the best of my knowledge.

[Signature]

(Signature)

3/7/2025
Date

CITY/COUNTY OF James City
COMMONWEALTH OF VIRGINIA

The foregoing instrument was subscribed and sworn before me this 7th day of March, 2025 by Jeffrey Ambrose.

[Signature]
Notary Public

(Seal)

I was originally commissioned as
Heather S Gilbert, Notary Public

Notary Registration Number: _____

My commission expires: _____

HEATHER S. BLANTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7113607
MY COMMISSION EXPIRES DECEMBER 31, 2025

Community Impact Statement
For
Route 17 and Tyndall Drive Rezoning

March 20, 2025

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I. INTRODUCTION

The proposed project encompasses two parcels (#25644 which is 3.1 acres and #18417 which is .7 acres) for a total of approximately 3.8 acres both properties are currently within the B-1 zoning district. The applicant proposes to rezone parcel 25644 to the MF-1 zoning district to accommodate 34 condominium units. In addition, we are requesting to rezone parcel #18417 to the SF-1 zoning district to accommodate two single family detached residential lots.

The primary entrance to the future MF-1 property will be a connection onto Route 17. The SF-1 lots will have driveways entering onto Tyndall Drive in similar fashion as the existing SF-1 homes on Tyndall Drive.

Presently, the sites are vacant and have been for sale for several years. The sites are predominantly wooded, a HRSD sewer line and Gloucester County water line run alongside the boundary with Route 17. According to the current Gloucester County Comprehensive Plan, the properties fall within two designations. The Comprehensive Plan identifies this site as Village Scale Mixed Use (in the front) and Mixed Density Residential (in the rear). The proposed MF-1 infill development aims to maintain a 30' buffer along the adjacent SF-1 properties and will have a 50' buffer along Route 17.

For the remainder of this document, we will focus on the impacts of the proposed MF-1 zoning district. We feel the impacts of adding two single family detached lots entering onto Tyndall Drive will be minimal and aligns itself well with the other housing that already exists along Tyndall Drive. These two lots will be serviced by both public water and sewer.

II. PLANNING CONSIDERATIONS

A. Land Use/ Density

The envisioned land use plan for this condominium projects will incorporate an interior road network including sidewalks and streetlights that will provide a pedestrian friendly environment. The entrance road will connect with route 17 and the sidewalks present in that area will allow for connectivity to the nearby services. The overall gross density of the project will be capped at 34 dwelling units which calculates to 10.9 units per acre.

B. Environmental

The site is approximately 3.1 acres and is currently wooded. The proposed development would leave a 30' buffer against existing SF-1 zoning and a 50' buffer along route 17. There are not any wetland or RPA areas on the site. We are confident the site does not contain any historically significant sites or any environmentally sensitive habitat. The site would be designed with a stormwater system that would handle all drainage and tie into the existing storm water system along Route 17.

C. Provides Diversity to Existing Housing Stock

The developer is proposing either a two story or three story attached style townhome condominium. This product will help to provide much need affordable housing to the Gloucester Point area and add to the diversity of residential product which is discussed in the Comprehensive Plan as a need.

III. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

The subject property will be served with public drinking water by the existing Gloucester County water distribution system in the area. Gloucester County currently maintains an existing 8-inch water main along Route 17.

B. Sewer Facilities

Sanitary sewer service is intended to be provided to the subject property by extending a gravity sewer line along Route 17 and connecting to the existing pump station at the front of York Town Villas.

C. Solid Waste

The proposed development on the subject property will generate solid waste that will require collection and disposal to promote a safe and healthy environment. Reputable private contractors, hired by the Condominium Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

D. Utility Service Providers

Dominion Virginia Power, and Cox Communications provide, respectively, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

E. Schools

This project is located within the Achilles Elementary School, Peasley Middle School, and Gloucester High School districts. The number of school age children projected for 34 attached style units using the TischlerBise study performed for Anne Arundel County Maryland in April of 2024 is a total of 13 school children: 7 elementary, 3 middle and 3 high school students. We currently understand that there is sufficient capacity for these additional students in the associated schools.

F. Fiscal Impact

While it is difficult to determine the overall fiscal impact for a project this size the goal of the developer would be to use as many local contractors as possible during the buildout of the community and long term we feel the annual tax revenues from the real estate taxes and additional add on taxes associated with 34 additional housing units will be sufficient to offset the added costs to the county.

G. Traffic Impacts

Given the current B-1 zoning district we believe the traffic impact for our development will be less intensive given its residential use. We calculate daily trip generation of approximately 173 vehicles per day and a site peak hour trip generation of approximately 18 vehicles per hour, based on the stipulations of 24 VAC30-155. See attached Chapter 527 Compliance Form.

GW MEMORIAL HW / TYNDALL DRIVE

SAMPLE PRODUCT ELEVATIONS

DRAFT VERSIONS (SUBJECT TO CHANGE)

March 26, 2025

DRAFT (SUBJECT TO CHANGE)



2 6-UNIT BUILDING ELEVATION
A-2.0 SCALE: 3/16" = 1'-0" 3-STORY PLAN



1 6-UNIT BUILDING ELEVATION
A-2.0 SCALE: 3/16" = 1'-0" 2-STORY PLAN

REVISIONS

REV. NO. DATE DESCRIPTION



PROJECT:
GW MEMORIAL HIGHWAY
20 TOWNHOMES
GLOUCESTER COUNTY
VIRGINIA
CLIENT:
HAYSTACK MOUNTAIN, LLC

CONTENT:
DESIGN ELEVATIONS

DRAWN BY: D.GUE

DATE: 3.27.2025

SHEET NUMBER:

A-2.0

DRAFT (SUBJECT TO CHANGE)



3 BUILDING LEFT ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" 3-STORY PLAN



4 BUILDING RIGHT ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" 3-STORY PLAN



1 BUILDING LEFT ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" 2-STORY PLAN



2 BUILDING RIGHT ELEVATION
A-2.1 SCALE: 3/16" = 1'-0" 2-STORY PLAN

REVISIONS

DATE: 01/11/2025
BY: D.GUE
CHECKED: D.GUE
DATE: 01/11/2025
BY: D.GUE



PROJECT:
GW MEMORIAL HIGHWAY
20' TOWNHOMES
GLOUCESTER COUNTY
VIRGINIA
CLIENT:
HAYSTACK MOUNTAIN, LLC

CONTENT:
DESIGN ELEVATIONS

DRAWN BY: D.GUE

DATE: 3.27.2025

SHEET NUMBER:

A-2.1

DRAFT (SUBJECT TO CHANGE)



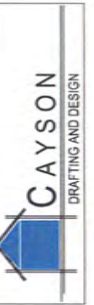
2 6-UNIT BUILDING REAR ELEVATION
A-2.2 SCALE: 3/16" = 1'-0" 3 STORY PLAN



1 6-UNIT BUILDING REAR ELEVATION
A-2.2 SCALE: 3/16" = 1'-0" 2 STORY PLAN

REVISIONS

REV. NO. DATE
1 3/27/2025
2
3
4
5
6



PROJECT:
GW MEMORIAL HIGHWAY
20' TOWNHOMES
GLOUCESTER COUNTY
VIRGINIA
CLIENT:
HAYSTACK MOUNTAIN, LLC

CONTENT:
DESIGN ELEVATIONS

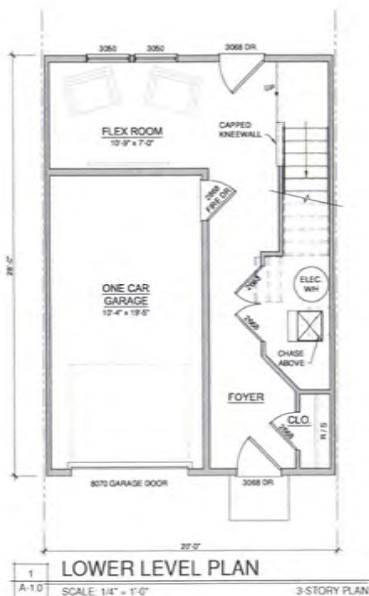
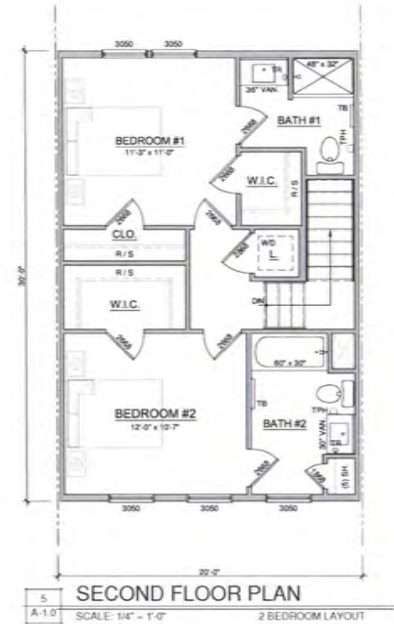
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DATE: 3/27/2025

SHEET NUMBER:

A-2.2

DRAFT (SUBJECT TO CHANGE)



REVISIONS

REV. NO. DATE BY



PROJECT:
GW MEMORIAL HIGHWAY
20' TOWNHOMES
GLOUCESTER COUNTY
VIRGINIA
CLIENT:
HAYSTACK MOUNTAIN, LLC

CONTENT:
DESIGN PLANS

DRAWN BY: D.GUE
DATE: 3.27.2025

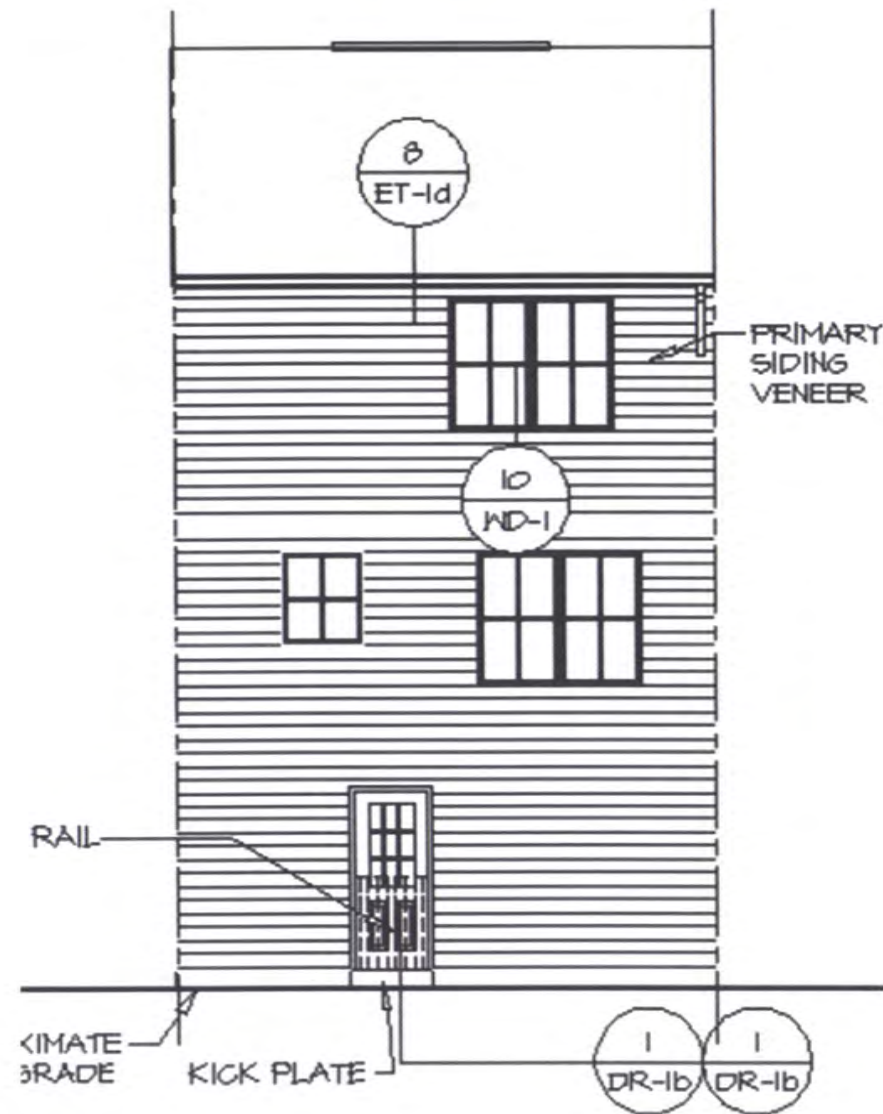
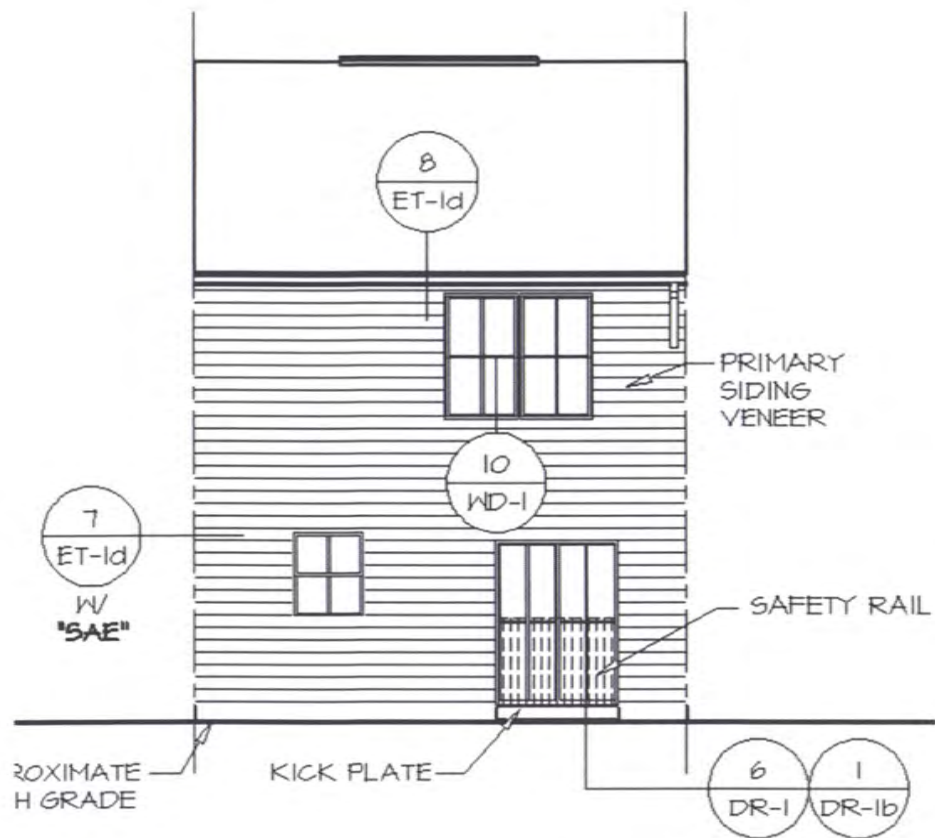
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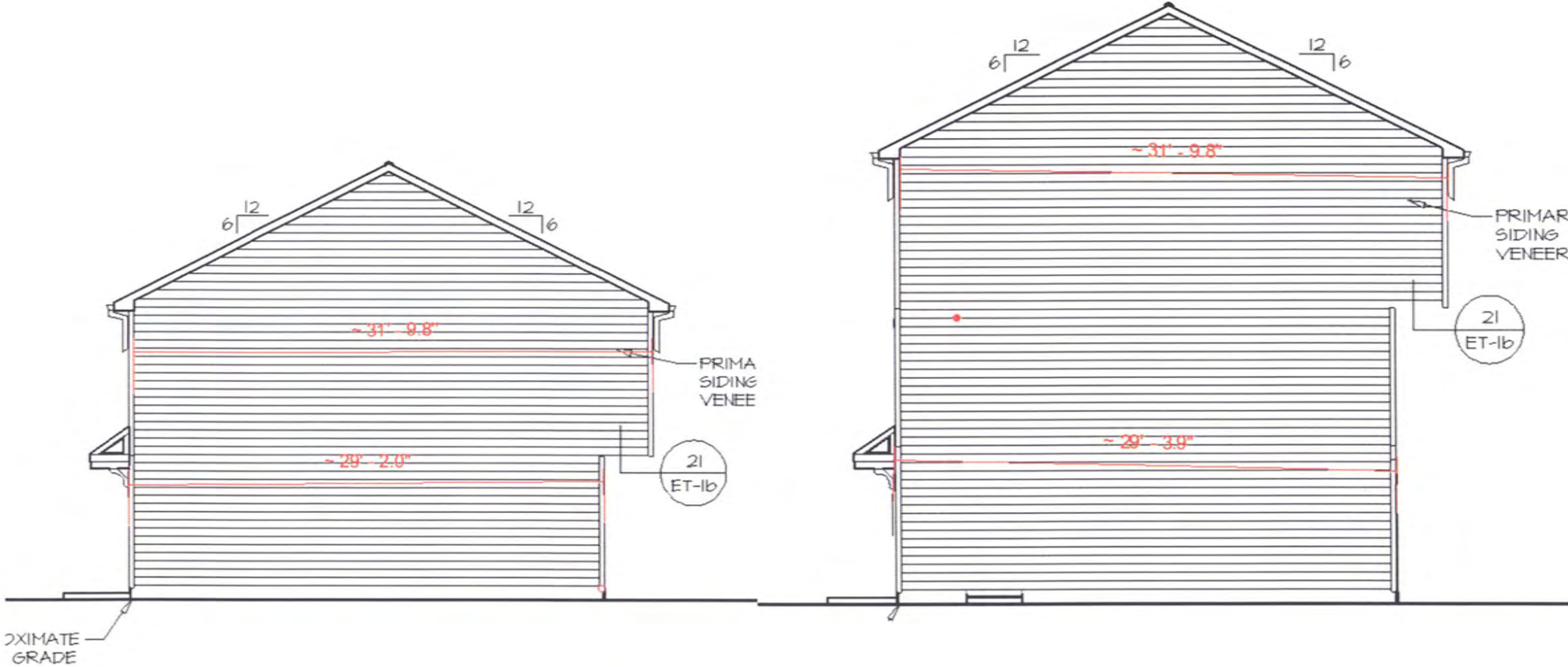
A-1.0

DRAFT



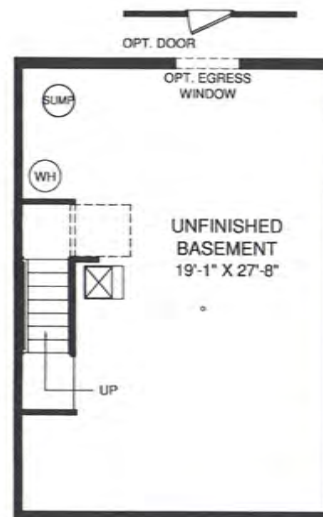
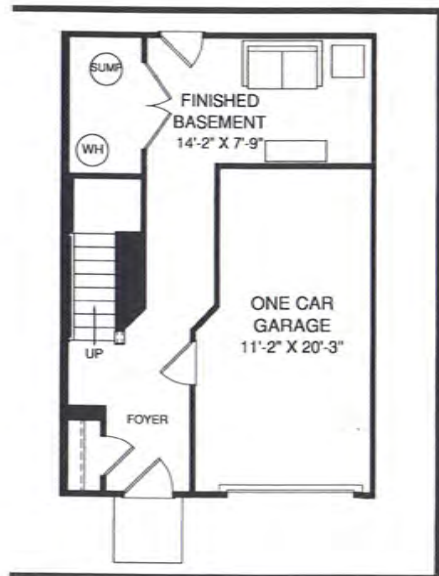
DRAFT



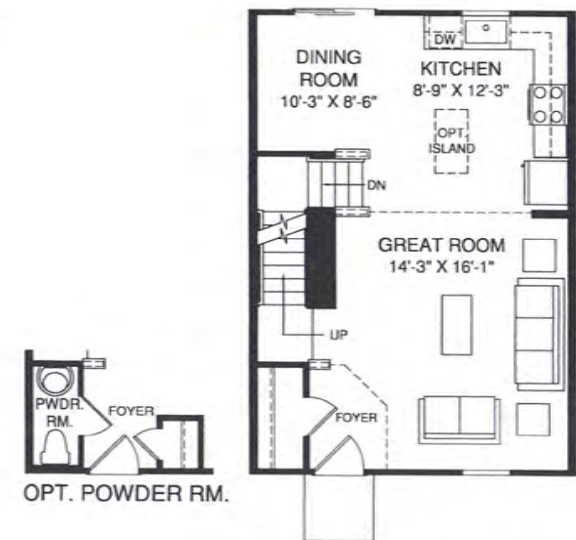


DRAFT

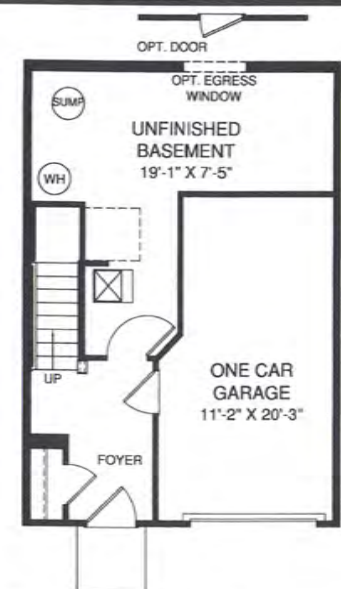
DRAFT



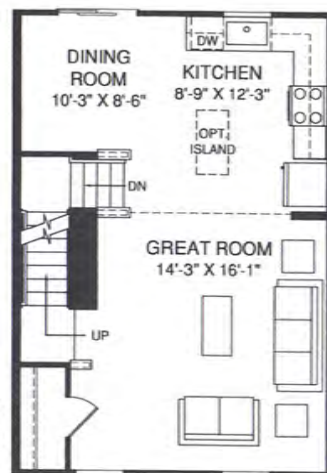
LOWER LEVEL



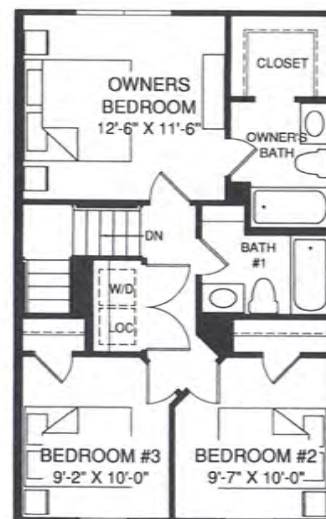
MAIN LEVEL ENTRY



LOWER LEVEL ENTRY



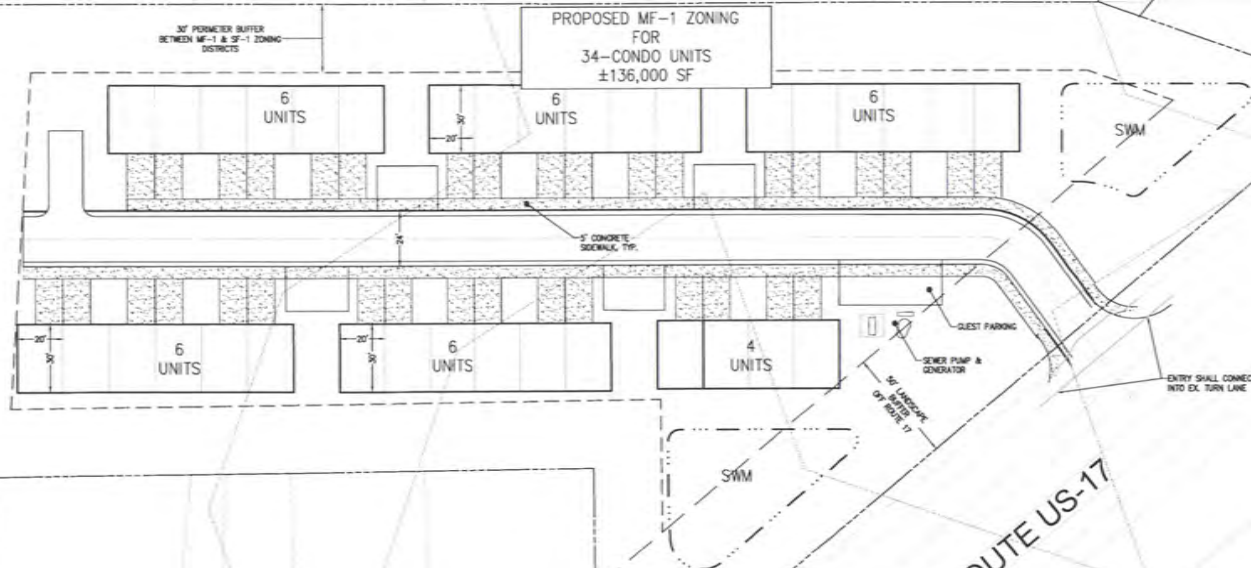
MAIN LEVEL



UPPER LEVEL

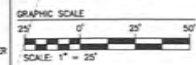
SITE DATA:
 TOTAL UNITS: 34 CONDO UNITS (MF-1 ZONING)
 2 SINGLE-FAMILY LOTS (SF-1 ZONING)
 AREA OF MF-1 ZONING = ±136,000 SF; ±3.1 AC
 PROPOSED DENSITY = 11 UNITS/AC
 AREA OF SF-1 ZONING = ±30,000 SF; ±0.7 AC
 PROPOSED DENSITY = 3 UNITS/AC
 NOTE: AREAS BASED ON TAX PARCEL RECORDS. BOUNDARY IS NOT FIELD SURVEYED.

TYNDALL DRIVE



ROUTE US-17

MF-1 PARKING TABULATIONS	
TOTAL UNITS:	34 CONDO UNITS
REQUIRED PARKING (CONDO):	63 SPACES (1.5 PER UNIT, PLUS 1 PER 3 UNITS FOR VISITOR PARKING)
PROVIDED PARKING:	81 SPACES (1 DRIVEWAY/1 GARAGE PER UNIT PLUS 17 GUEST SPACES)



CONCEPT PLAN FOR
 GEORGE WASHINGTON
 MEMORIAL HIGHWAY
 TOWNHOMES
 COUNTRY SUBSITES

Project Controls: C-017-001
 Project Number: 001001-00
 Scale: 1/4"=1'-0"
 Date: 01/15/2021
 Sheet 100
 CONCEPT PLAN
 GARAGE OPTION

PUBLIC HEARING NOTICE
GLOUCESTER COUNTY BOARD OF SUPERVISORS

Pursuant to the Code of Virginia, the Gloucester County Board of Supervisors will conduct a Public Hearing on Tuesday, July 15, 2025, beginning at 6:00 p.m. in the Colonial Courthouse, 6504 Main Street, Gloucester, Virginia to consider the following:

**AN ORDINANCE REVISING CERTAIN UTILITY FEES, RATES, AND CHARGES
IMPOSED BY GLOUCESTER COUNTY CODE CHAPTER 19 – WATER, SEWERS
AND SEWAGE, EFFECTIVE AUGUST 1, 2025**

The Board of Supervisors will consider an ordinance revising certain Utility fees, rates, and charges associated with Chapter 19 of the Gloucester County Code as follows, to be effective August 1, 2025: (Only the fees, rates, and charges being modified are listed.)

19-50	Sewer Service Application for Service:	Application Fee ¾ in. Meter:	\$ 4,950.00
		Application Fee 1 in. Meter:	\$ 7,500.00
		Application Fee 1 ½ in. Meter:	\$ 14,250.00
		Application Fee 2 in. Meter:	\$ 21,000.00
		Application Fee 3 in. Meter:	\$ 27,750.00
		Application Fee 4 in. Meter:	\$ 34,500.00
		Application Fee 6 in. Meter:	\$ 56,250.00
		Application Fee 8 in. Meter:	\$ 102,000.00
		Application Fee – Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	\$ 4,950.00 [per unit]
	Sewer Service Development Fee:	Development Fee ¾ in. Meter:	\$ 3,600.00
		Development Fee 1 in. Meter:	\$ 9,000.00
		Development Fee 1 ½ in. Meter:	\$ 15,000.00
		Development Fee 2 in. Meter:	\$ 27,000.00
		Development Fee 3 in. Meter:	\$ 36,000.00
		Development Fee 4 in. Meter:	\$ 45,000.00
		Development Fee 6 in. Meter:	\$ 75,000.00
		Development Fee 8 in. Meter:	\$ 90,000.00
		Development Fee – Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	\$ 3,600.00 [per unit]
19-52.6	Charge:	Charge for discontinuance of sewer service due to violation	\$ 50.00
	After Hours:	Charge for renewal of discontinued service outside of normal working hours (before	\$ 100.00

		8am or after 4:30pm Monday – Friday or on Saturday, Sunday, or holidays).	
19-126	Water Service Application Fees:	Application Fee ¾ in. Meter:	\$ 5,250.00
		Application Fee 1 in. Meter:	\$ 6,750.00
		Application Fee 1 ½ in. Meter:	\$ 9,750.00
		Application Fee 2 in. Meter:	\$ 15,570.00
		Application Fee 3 in. Meter:	\$ 25,800.00
		Application Fee 4 in. Meter:	\$ 38,250.00
		Application Fee 6 in. Meter:	\$ 60,750.00
		Application Fee 8 in. Meter:	\$ 113,250.00
	Water Service Development Fees:	Development Fee ¾ in. Meter:	\$ 1,500.00
		Development Fee 1 in. Meter:	\$ 3,000.00
		Development Fee 1 ½ in. Meter:	\$ 4,500.00
		Development Fee 2 in. Meter:	\$ 12,000.00
		Development Fee 3 in. Meter:	\$ 24,000.00
		Development Fee 4 in. Meter:	\$ 45,000.00
		Development Fee 6 in. Meter:	\$ 75,000.00
		Development Fee 8 in. Meter:	\$ 90,000.00
	Master Meter or Fire Service Meter for Manufactured Park or Travel Trailer Parks:	Additional Application Fee:	\$ 1,800.00
		Additional Development Fee:	\$ 750.00
19-132 (f)	Equipment Tampering and/or Destruction Fee:	Fee for tampering or altering any meter, service connection, water service line, or other appurtenances of the county water system.	\$ 250.00
19-133 (b)	Renewal of water service	When water discontinued for violation:	\$ 50.00
		Irrigation meters:	\$ 50.00
		Reinstating water service for customer outside of normal working hours (before 8am or after 4:30pm Monday – Friday or on Saturday, Sunday, or holidays).	\$ 100.00
		Reinstating irrigation meter service for customer outside of normal working hours (before	\$ 100.00

		8am or after 4:30pm Monday – Friday or on Saturday, Sunday, or holidays).	
19-133 (c)	Reestablishment without authorization	Fee for reestablishment of water service without authorization	\$ 150.00

Virginia Code Section 15.2-2119 authorizes localities in the Commonwealth to set and charge fees for water and sewer service. The amount of current fees, rates, and charges not listed herein are unaffected by the Ordinance. For the complete list of fees, rates, and charges, a complete copy of the draft Ordinance is available for review on the web at www.gloucesterva.gov, and in the County Administrator’s Office at 6489 Main Street, Gloucester, Virginia.

The meeting will be broadcast live through the County website meeting portal at: <https://www.gloucesterva.gov/640/Meeting-Portal> and on Cox channel 48.

All interested parties are invited to express their views on this matter. Public comments may be submitted prior to the public hearing by three different methods:

- To submit comments online, complete the [Public Comment Submission](http://www.gloucesterva.gov/publiccomment) form (www.gloucesterva.gov/publiccomment). Please follow the instructions on the form to indicate the public hearing on which you want to comment.
- Comments may also be submitted by calling and leaving a message at 804-824-2760. Follow the prompts to leave comments for this specific public hearing and clearly indicate your name (including spelling if needed) and your magisterial district.
- Finally, comments may be submitted by US Mail to County Administration, ATTN: PUBLIC HEARING, 6489 Main Street, Gloucester, VA 23061. Any mailed comments must include your name, your magisterial district, and the title of this public hearing clearly printed at the top, and all such comments must be received by the scheduled date of this hearing. Please type or print all comments legibly.

Comments submitted through these methods must be received by 4:30 p.m. on Tuesday, July 15, 2025 and will be read or played aloud during the public hearing up to the set time limit of 3 minutes.

“Form letters,” consisting of communications which are verbatim duplicates (other than the identifying information of the author/submitter) of one or more other communications received by the County pertaining to the matter to be considered at the public hearing, shall be read only once per letter, along with the list of persons submitting the same comments pursuant to such “form letter.”

Persons requiring assistance to submit comments for the meeting should contact the Gloucester County Administrator’s office at (804) 693-4042.

Carol Steele, County Administrator

AT A REGULAR MEETING OF THE GLOUCESTER COUNTY BOARD OF SUPERVISORS, HELD ON TUESDAY, JULY 15, 2025, AT 6:00 P.M., IN THE COLONIAL COURTHOUSE AT 6504 MAIN STREET, GLOUCESTER, VIRGINIA ON A MOTION MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Phillip N. Bazzani, ____;
Ashley C. Chriscoe, ____;
Kenneth W. Gibson, ____;
Christopher A. Hutson, ____;
Michael A. Nicosia, ____;
Robert J. Orth, ____;
Kevin M. Smith, ____;

AN ORDINANCE REVISING CERTAIN UTILITY FEES, RATES, AND CHARGES IMPOSED BY GLOUCESTER COUNTY CODE CHAPTER 19 – WATER, SEWERS AND SEWAGE, EFFECTIVE AUGUST 1, 2025

WHEREAS, the provisions of Gloucester County’s Code governing water, sewers and sewage are contained in Gloucester County Code, Chapter 19; and

WHEREAS, pursuant to Virginia Code Section 15.2-107, utility fees, rates, and charges are required to be set by ordinance; and

WHEREAS, the Board is desirous of revising certain utility fees, rates, and charges associated with Chapter 19 of the Gloucester County Code.

NOW THEREFORE BE IT ORDAINED AND ENACTED that the Gloucester County Board of Supervisors hereby sets the fees, rates, and charges associated with Chapter 19 of the Gloucester County Code as follows, to be effective August 1, 2025 (rates in bold are modified; rates in regular typeface remain the same):

CHAPTER 19 - FEES, RATES, AND CHARGES				
Fiscal Year 2026				
Section	Fee/Charge		Current Fee/Charge	Fee/Charge to be set by Ordinance of the Board:
19-4.4	Monthly Equipment Fee	Per Consumer Account	\$ 2.50	\$ 2.50

19-50	Sewer Service Application for Service:	Application Fee 3/4 in. Meter:	\$ 3,300.00	\$ 4,950.00
		Application Fee 1 in. Meter:	\$ 5,000.00	\$ 7,500.00
		Application Fee 1 1/2 in. Meter:	\$ 9,500.00	\$ 14,250.00
		Application Fee 2 in. Meter:	\$ 14,000.00	\$ 21,000.00
		Application Fee 3 in. Meter:	\$ 18,500.00	\$ 27,750.00
		Application Fee 4 in. Meter:	\$ 23,000.00	\$ 34,500.00
		Application Fee 6 in. Meter:	\$ 37,500.00	\$ 56,250.00
		Application Fee 8 in. Meter:	\$ 68,000.00	\$ 102,000.00
		Application Fee - Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	\$ 3,300.00 [per unit]	\$ 4,950.00 [per unit]
19-50	Sewer Service Development Fee:	Development Fee 3/4 in. Meter:	\$ 1,200.00	\$ 3,600.00
		Development Fee 1 in. Meter:	\$ 3,000.00	\$ 9,000.00
		Development Fee 1 1/2 in. Meter:	\$ 5,000.00	\$ 15,000.00
		Development Fee 2 in. Meter:	\$ 9,000.00	\$ 27,000.00
		Development Fee 3 in. Meter:	\$ 12,000.00	\$ 36,000.00
		Development Fee 4 in. Meter:	\$ 15,000.00	\$ 45,000.00
		Development Fee 6 in. Meter:	\$ 25,000.00	\$ 75,000.00
		Development Fee 8 in. Meter:	\$ 30,000.00	\$ 90,000.00
		Development Fee - Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	\$ 1,200.00 [per unit]	\$ 3,600.00 [per unit]
19-52.4	Deposit:	Deposit required when property owner not to be billed for sewer.	\$ 40.00	\$ 40.00
19-52.6	Charge:	Charge for discontinuance of sewer service due to violation.	\$ 35.00	\$ 50.00

	Charge:	Charge for discontinuance of sewer service due to property owner/tenant request.	\$ 25.00	\$ 25.00
	After Hours:	Charge for renewal of discontinued service outside of normal working hours (before 8am or after 4:30pm Monday - Friday or on Saturday, or Sunday, or holidays).	\$ 75.00	\$ 100.00
19-55(a)	Monthly Sewer Service Rate:	Monthly nonuser service charge:	\$ 12.73	\$ 12.73
		First 2,000 gallons or less:	\$ 12.73	\$ 12.73
		Next 2,000 gallons, per 1,000 gallons:	\$ 5.61	\$ 5.61
		Over 4,000 gallons, per 1,000 gallons:	\$ 5.34	\$ 5.34
19-55 (c)	Monthly non user service charges for multiple residential units:	Monthly nonuser service charge:	\$ 12.73 x See 19-55 (c) for formula	\$ 12.73 x See 19-55 (c) for formula
19-55 (d)	Monthly nonuser service charges for multiple business units:	Monthly nonuser service charge:	\$ 12.73 x See 19-55 (d) for formula	\$ 12.73 x See 19-55 (d) for formula
19-55.1 (c)	Overdue sewer accounts:	Late payment fee:	\$5.00 or 10% whichever is greater	\$5.00 or 10% whichever is greater
19-55.1 (d)	Overdue sewer accounts:	Collection fee:	\$ 10.00	\$ 10.00
19-66.	FOG Fees	FSE Registration fee:	\$ 40.00	\$ 40.00
		FSE annual inspection fee:	\$ 25.00	\$ 25.00
19-126	Water Service Application Fees:	Application Fee 3/4 in. Meter:	\$ 3,500.00	\$ 5,250.00
		Application Fee 1 in. Meter:	\$ 4,500.00	\$ 6,750.00
		Application Fee 1 1/2 in. Meter:	\$ 6,500.00	\$ 9,750.00
		Application Fee 2 in. Meter:	\$ 10,500.00	\$ 15,570.00
		Application Fee 3 in. Meter:	\$ 17,200.00	\$ 25,800.00
		Application Fee 4 in. Meter:	\$ 25,500.00	\$ 38,250.00

		Application Fee 6 in. Meter:	\$ 40,500.00	\$ 60,750.00
		Application Fee 8 in. Meter:	\$ 75,500.00	\$ 113,250.00
		Application Fee - Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	10% of meter application fee	10% of meter application fee
	Water Service Development fees:	Development Fee 3/4 in. Meter:	\$ 500.00	\$ 1,500.00
		Development Fee 1 in. Meter:	\$ 1,000.00	\$ 3,000.00
		Development Fee 1 1/2 in. Meter:	\$ 1,500.00	\$ 4,500.00
		Development Fee 2 in. Meter:	\$ 4,000.00	\$ 12,000.00
		Development Fee 3 in. Meter:	\$ 8,000.00	\$ 24,000.00
		Development Fee 4 in. Meter:	\$ 15,000.00	\$ 45,000.00
		Development Fee 6 in. Meter:	\$ 25,000.00	\$ 75,000.00
		Development Fee 8 in. Meter:	\$ 30,000.00	\$ 90,000.00
		Development Fee - Multifamily dwellings, duplexes, condominiums, apartments, townhouses:	None	None
	Master Meter or Fire Service Meter for Manufactured Park or Travel Trailer Parks:	Additional Application Fee:	\$ 1,500.00	\$ 1,800.00
		Additional Development Fee:	\$ 250.00	\$ 750.00
19-128	Deposit for Water Service	When water service is not billed to the owner of the premises:	\$ 60.00	\$ 60.00
19-132 (f)	Equipment Tampering and/or Destruction Fee	Fee for tampering or altering any meter, service connection, water service line, or other appurtenances of the county water system		\$ 250.00
19-133 (a)	Transfer Fee; renewal of water service	When establishing new accounts or when customer transfers from one location to another within the	\$ 30.00	\$ 30.00

		system.		
19-133 (b)	Renewal of water service	When water discontinued for violation:	\$ 35.00	\$ 50.00
		Irrigation meters:	\$ 35.00	\$ 50.00
		Reinstating water service for customer outside of normal working hours: hours (before 8am or after 4:30pm Monday - Friday or on Saturday, Sunday, or holidays).	\$ 50.00	\$ 100.00
		Reinstating irrigation meter service for customer outside of normal working hours: hours (before 8am or after 4:30pm Monday - Friday or on Saturday, Sunday, or holidays).	\$ 50.00	\$ 100.00
19-133 (c)	Reestablishment without authorization.	Fee for reestablishment of water service without authorization.	\$ 75.00	\$ 150.00
19-137 (a)	Monthly rates for water service	Monthly nonuser service charge:	\$ 23.01	\$ 23.01
		First 2,000 gallons or less:	\$ 23.01	\$ 23.01
		Next 6,000 gallons, per 1,000 gallons	\$ 11.40	\$ 11.40
		Over 8,000 gallons, per 1000 gallons	\$ 11.86	\$ 11.86
19-137 (b)	Multiple residential units, manufactured home park or travel trailer park.	Monthly nonuser service charge.	\$ 23.01 x See 19-137 (b) for formula.	\$ 23.01 x See 19-137 (b) for formula.
19-137 (c)	Multiple business units.	Monthly nonuser service charge.	\$ 23.01 x See 19-137 (c) for formula.	\$ 23.01 x See 19-137 (c) for formula.
19-137.1	Testing water meter.	Fee for examination and testing of meter:	\$ 50.00	\$ 50.00
19-138 (c)	Overdue water accounts:	Late payment fee:	\$5.00 or 10% whichever is greater	\$5.00 or 10% whichever is greater
19-138 (d)	Overdue water accounts:	Collection fee:	\$ 10.00	\$ 10.00

The rates, fees and charges for Chapter 19 of the Gloucester County Code, as reflected herein, shall be effective August 1, 2025.

A Copy Teste:

Carol E. Steele, County Administrator