



**HOPEWELL PLANNING
COMMISSION/WETLANDS BOARD**

CITY OF HOPEWELL, VIRGINIA

Wednesday, October 11, 2023

**Municipal Building
300 North Main Street
City Council Chambers**

6:00PM Regular Meeting

MEETING AGENDA

Planning Commission Members

*Paul Reynolds, Chairman
Fara Jenkins, Vice Chairman
Todd M. Butterworth
Carlos Roman
Patience Bennett*

Staff

*Christopher Ward-
Director of Development*

REGULAR MEETING

Meeting Called to Order/Roll Call
Prayer by designated Commission Member

ADMINISTRATIVE MATTERS

1. Requests for withdrawal/deferral or amendments to the agenda.
2. Review and take action on previous meeting minutes:
 - a. Regular Meeting – July 20, 2023

PUBLIC HEARINGS

None

OLD BUSINESS OF THE PLANNING COMMISSION

1. Discussion of Comprehensive Plan, Chapter 3 review

NEW BUSINESS OF THE PLANNING COMMISSION

1. Review of Subdivision – 519 Jefferson Avenue (Parcel #085-0120)
2. Follow-up on required Planning Commissioner training

OLD BUSINESS OF THE WETLANDS BOARD

None

NEW BUSINESS OF THE WETLANDS BOARD

None

REPORTS FROM PLANNING COMMISSION MEMBERS & STAFF

1. Report from Staff on previous and upcoming cases

ADJOURN

**CITY OF HOPEWELL, VIRGINIA
MEETING OF THE PLANNING COMMISSION
CITY COUNCIL CHAMBERS, 300 NORTH MAIN STREET
THURSDAY, JULY 20, 2023
6:00 p.m.
MINUTES**

I. Call to Order

The meeting was called to order at 6:01 p.m.

II. Roll Call

Members Present:

Paul Reynolds, Chairman
Fara Jenkins, Vice-Chairman
Todd M. Butterworth
Carlos Roman

Members Absent:

Patience Bennett

Staff Member present:

Christopher Ward, Director

III. Determination of Quorum

A quorum was determined.

IV. Prayer by designated Commission Member

Prayer rendered by Commissioner Butterworth.

V. Administrative Matters

1. Withdrawals/Deferrals/Amendments

Commissioner Butterworth made a motion to amend the agenda and move element one the review of subdivision at 700 S. 15th Avenue before approval of meeting minutes. Vice-Chairman Jenkins seconded the motion. The motion was approved 4-0.

VI. New Business of the Planning Commission

Subdivision Application #20230630, 700 S. 15th Avenue, Delta Citation LLC

Staff Presentation

Commercial Zoning District. In this district, a property must contain at least 5,000 square feet and 50 feet of frontage along the public right of way to be subdivided. The existing parcel (#045-0200) has been developed and currently contains two primary structures. Elm Street currently divides this parcel making it non-contiguous.

The applicant proposes to subdivide the parcel (#045-0200) into three Sub-parcels:

- New Sub-Parcel #045-0201: Part of Lot 3 and Lots 4-10, Block 2
- New Sub-Parcel #045-0202: Lots 11-16, Block 2
- New Sub-Parcel #045-0203: Lots 10-32 & Vacated Alley, Block 6

Each new parcel meets the requirements. The subdivision meets the requirements of the Subdivision and Zoning Ordinance. Staff recommends approval of the subdivision request submitted by Delta Citation LLC.

Chairman Reynolds commented that the staff report need to be corrected in the section Identification and Locational Information from 0.964 acres to 2.220 acres 96703 SQ.FT.

Commissioner Butterworth made a motion to recommend to City Council to approve the subdivision since it meets the requirements of the Subdivision and Zoning Ordinance.

Vice-Chairman Jenkins seconded the motion.

Vote: 4-0

Yes:

Commissioner Butterworth
Commissioner Roman
Vice-Chairman Jenkins
Chairman Reynolds

No: None

Applicant Presentation

Ray Miller with Delta Citation LLC. presented to the Planning Commission the overview of the companies that are signing on to come into the parcels.

VII. Administrative Matters (Continued)

2. Review and take action on previous meeting minutes

Commissioner Butterworth motioned to approve minutes from the January 11, 2023, work session. Commissioner Roman seconded the motion. The motion was approved 4-0.

Commissioner Butterworth motioned to approve minutes from the June 8, 2023, work session. Commissioner Roman seconded the motion. The motion was approved 4-0.

Commissioner Butterworth motioned to approve minutes from the June 8, 2023, regular meeting. Commissioner Roman seconded the motion. The motion was approved 4-0.

VIII. Public Hearing

None

IX. Old Business of the Planning Commission

1. Discussion of Comprehensive Plan, Chapter 3 review

The Chairman asked the Commissioners if they thought the thirteen strategies identified in the Comprehensive Plan are still valid today. Vice Chairman Jenkins noted that the strategies are rather vague but well written and did not have a particular issue with any of them. Chairman Reynolds mentioned that the Berkley Group would be starting the zoning diagnostic in the near future and that they will be reviewing the Comprehensive Plan for technical issues.

Commissioner Butterworth identified the first paragraph on Page 46 as a good paragraph but would re-organize the priorities but agrees with the overall premise. Vice Chairman Jenkins stated that she would like to see tourism added as a priority. Commissioner Roman agreed with the Vice Chairman and also agreed that downtown remained the highest priority for the city. Chairman Reynolds reminded the others that the City's Economic Development Director stated that downtown will never be what it was. Commissioner Butterworth stated that he sees the greater downtown area including the hospital area as the most sustainable area. Chairman Reynolds and Vice Chairman Jenkins disagreed and stated that the Route 36 corridor with its proximity to Fort Gregg Adams as the area requiring the city's primary focus.

Chairman Reynolds moved on to number 2 Future Land Use and asked if anyone had any comments. Commissioner Roman asked if this section truly reflects the future land use for the city. Chairman Reynolds replied that the consultants will be reviewing this section for discrepancies.

Chairman Reynolds introduced the third strategy regarding project selectivity and zoning objectives. Commissioner Roman asked if the city has let possible development opportunities pass by due to poor land banking strategies. Mr. Ward commented that he was not aware of the city ever having a comprehensive land bank strategy. He then proceeded to show the Commissioners the City's online GIS website. Chairman Reynolds summed up the discussion by stating that the City should have a land banking strategy.

Chairman Reynolds moved on to the next item regarding the hospital and its growth plans. He commented that the Comprehensive Plan supports the hospital and growth and the other Commissioners agreed.

Chairman Reynolds introduced the next item as being 'updated land use and zoning regulations' which he noted the consultants will be undertaking.

Chairman Reynolds asked the group if the Commissioners still supported traditional neighborhood development. The Commissioners generally agreed. Vice Chairman Jenkins asked if this could actually be done in Hopewell. Chairman Reynolds replied that this was a good question and that he has not seen it employed in newer neighborhoods. Commissioner Roman agreed and offered his neighborhood as an example.

Chairman Reynolds stated that the next item was entrance corridors. He explained how important they are and how they impact visitors and developers. The other Commissioners agreed about the importance of the entrance corridors.

Chairman Reynolds noted that the next item, development incentives, is being handled by Charles Bennett. The other Commissioners agreed. Vice Chairman Jenkins asked if historic tourism, the riverfront and the marina could be added. The members agreed with the Vice Chairman.

Chairman Reynolds asked Mr. Ward if strategy eight, improving the development process, has occurred. Mr. Ward replied that he disagreed with the Comprehensive Plan's conclusions and believed that our process was relatively easy compared to neighboring jurisdictions. Chairman Reynolds and the others agreed that this section was not appropriately worded and should be revised.

Chairman Reynolds moved on to the next strategy of coordination of economic development entities. He stated that the hiring of Mr. Bennett along with the existence of the EDA and the Hopewell Downtown Partnership were good signs but that he was not sure if they actually coordinated. There was general unease with the wording of this section and Chairman Reynolds suggested that it should be reworked.

Chairman Reynolds noted that the tenth strategy involved establishing a sustainable industrial base. He was unclear on this issue because he believed the text focused on residential locations and redevelopment. Chairman Reynolds suggested that this

strategy be split into a sustainable industrial base and undesirable and unhealthy residential locations.

Chairman Reynolds asked Mr. Ward if HDP's CIP request for wayfinding was funded. Mr. Ward responded that he was unsure but explained that he was working on gathering information on the installation of EV chargers.

Chairman Reynolds introduced number twelve as addressing the imbalance between rental and owner-occupied housing. He stated that this was a rather controversial issue and questioned whether the Comp Plan or even the Commissioners should take a position on this issue. Commissioner Butterworth asked if the ratio was fifty-fifty. Mr. Ward responded that it was close. Commissioner Roman stated that other issues such as neighborhood cleanups were a more important focus.

Chairmen Reynolds noted that item thirteen involved traditional neighborhood development and that was already discussed earlier in the meeting. He stated that he will summarize his notes and return them to the Commissioners.

VIII. New Business of the Planning Commission (Continued)

1. Comments from the Chairman regarding required Planning Commissioner training

Chairman Reynolds reminded all the members that per the By-Laws that they must attend the Virginia Certified Planning Commissioners Training program within one year of appointment to the Commission. An extension of six months can be granted if circumstances for not attending the class were not caused by the Commissioner, and if the Commissioner undertakes alternative training, to include the webinar and/or video recording of the Certified Planning Commission Training course approved by the Director of Development. Failure to attend the training after 18 months shall result in automatic termination from the Commission which would be recommended to City Council by the Planning Commission.

Mr. Ward presented to the commissioners that Darla Odom, who is with the Berkley Group will come during a work session to provide some additional training for all. That will be coming within the next few months.

IX. Old Business of the Wetlands Board

None

X. New Business of the Wetlands Board

None

XI. Reports from Planning Commission Members & Staff

Mr. Ward gave the following staff report:

1. Mr. Ward informed the commissioners that he would be sending out information to them about the Supreme Court came down with at ruling on how Wetlands are defined.
2. Staff will be bringing to the next work session a rezoning and PUD overlay application that, if approved, would create 173 townhomes and 48 multifamily units within the City.

Upcoming Meeting Dates:

1. City Council: next meeting August 8, 2023
2. Board of Zoning Appeals: TBD
3. Architectural Review Board: next meeting August 1, 2023
4. Downtown Design Review Committee's next meeting: August 2, 2023

XII. Adjournment

Commissioner Butterworth made a motion to adjourn the meeting. Vice-Chairman Jenkins seconded the motion. The motion was approved 4-0. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Paul Reynolds, Chairman

Christopher J. Ward, Director



The City of Hopewell, Virginia

300 N. Main Street · Department of Development
(804) 541-2220 · Fax: (804) 541-2318

SUBDIVISION / ADMINISTRATIVE RESUBDIVISION

Application #: 20230673

APPLICATION

Permit #: _____

A. PLEASE CHOOSE THE TYPE OF LAND USE DIVISION YOU ARE REQUESTING.

SUBDIVISION
APPLICATION FEE: \$250

ADMIN. RESUB. _____
APPLICATION FEE: \$50

B. PROPERTY INFORMATION

SUBDIVISION / ADMIN. RESUB. TITLE:

SEE ATTACHED PLATS

PROPERTY ADDRESS / LOCATION:

519 JEFFERSON AVE NEW LOT 2805 PORTSMOUTH ST
PORTSMOUTH ST

PARCEL #: 085-0120 SQUARE FEET: 20,038 ZONING DISTRICT: R-1-A

NUMBER OF EXISTING / PROPOSED LOTS: 1 1 2

NEW PUBLIC STREET EXISTING PUBLIC RIGHT-OF-WAY

C. APPLICANT INFORMATION

APPLICANT: Riley E. INGRAM

ADDRESS: 3302 OAKLAWN BLVD.
HOPEWELL, VA 23860

PHONE #: 804-458-9873 FAX #: 804-458-0621

EMAIL ADDRESS: ringram@ingramhomes.com

022052-0007 Ingram & Associates Inc. 06/22/2023 10:11AM
SUBDIVISION - REVIEW 50.00
Payment Amount: 200.00
Transaction Amount: 200.00
CHECK: 7928

INTEREST IN PROPERTY: _____ OWNER OR AGENT

IF YOU ARE NOT THE OWNER OF THE PROPERTY, PLEASE PROVIDE DOCUMENTATION THAT GIVES YOU PERMISSION TO APPLY FOR THIS APPLICATION.

D. OWNER INFORMATION WILL MORGAN (EXECUTOR)

OWNER: JAMES A. MORGAN (ESTATE)

ADDRESS: 1498 WHITE OAK ROAD NORTH
WAVERLY, TENN 37185

PHONE #: ATTORNEY DONALD STOKES FAX #: 804-458-6529
804-458-9897

EMAIL ADDRESS: ~~CLIFTON.RODGERS@TIMMONS.COM~~
donaldstokes@stokes-law.net

E. ENGINEER/SURVEOR INFORMATION:

ENGINEER/SURVEYOR: TIMMONS (CLIFTON ROGERS)

ADDRESS: ~~27~~ 4701 OWENS WAY SUITE 600
PRINCE GEORGE, VA 23875

PHONE #: 804-541-6611 FAX #: 804-560-1678

EMAIL ADDRESS: CLIFTON.RODGERS@TIMMONS.COM

SUBMISSION REQUIREMENTS

*SIX (6) COPIES OF A PLAT OF THE SUBDIVISION / ADMINISTRATIVE RESUBDIVISION
MUST ACCOMPANY THIS APPLICATION*

- FOR A SUBDIVISION, THE SUBDIVISION PLATS MUST BE ON 17" x 22" SHEETS AND FOLLOW THE GUIDELINES SET FORTH IN ARTICLE 6-13 OF THE SUBDIVISION ORDINANCE.
- FOR AN ADMIN. RESUB., THE "BOUNDARY LINE ADJUSTMENT" (BLA) PLATS MUST FOLLOW THE GUIDELINES SET FORTH IN ARTICLES 6-15 AND 6-16 OF THE SUBDIVISION ORDINANCE.

AS OWNER OF THIS PROPERTY OR THE AUTHORIZED AGENT THEREFOR, I HEREBY CERTIFY THAT THIS APPLICATION AND ALL ACCOMPANYING DOCUMENTS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


APPLICANT SIGNATURE

JUNE 19th 2023
DATE

Rizey E. Ingram
APPLICANT PRINTED NAME

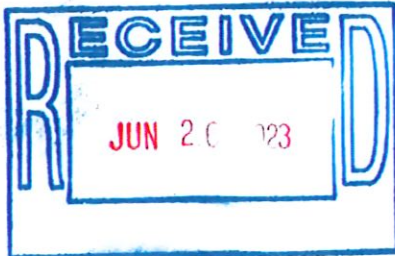
6-19-2023
DATE

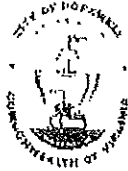
OFFICE USE ONLY

DATE RECEIVED 6-26-23

DATE OF ACTION _____

_____ APPROVED _____ DENIED





City of Hopewell, VA
 Dept. of Code Enforcement
 300 N. Main Street
 Hopewell, VA 23860
 804-541-2220
 Welcome

06/26/2023 02:13PM debra m.
 022059-0008 000196589
 Payment Effective Date 06/26/2023

PERMITS / INSPECTIONS
 INGRAM & ASSOCIATES INC
 SUBDIVISION - REVIEW
 2023 Item: 20230673|SUB \$200.00
 Payment Id: 315512

 \$200.00
 Subtotal \$200.00
 Total \$200.00

CHECK \$200.00
 Check Number 7928

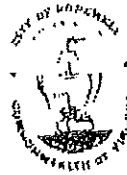
Change due \$0.00

Paid by: INGRAM & ASSOCIATES INC



Thank you for your payment.

CUSTOMER COPY



City of Hopewell, VA
 Dept. of Code Enforcement
 300 N. Main Street
 Hopewell, VA 23860
 804-541-2220
 Welcome

06/26/2023 02:11PM debra m.
 022059-0007 000196588
 Payment Effective Date 06/26/2023

PERMITS / INSPECTIONS
 INGRAM & ASSOCIATES INC
 SUBDIVISION - REVIEW
 2023 Item: 20230673|SUB \$50.00
 Payment Id: 315511

 \$50.00
 Subtotal \$50.00
 Total \$50.00

CHECK \$50.00
 Check Number 7918

Change due \$0.00

Paid by: INGRAM & ASSOCIATES INC



Thank you for your payment.

CUSTOMER COPY

Riley Ingram, Sr.

From: Donald Stokes <donaldstokes@stokes-law.net>
Sent: Tuesday, February 28, 2023 10:05 AM
To: Riley Ingram, Sr.
Cc: William Morgan
Subject: Morgan-Trust property to be subdivided and sold.

I Am THE AGENT FOR SELLER

Riley,

Will Morgan want to proceed as you recommended. As I understand, the lot will be split into two parcels. The parcel with the house will be listed and sold at a minimum of \$125,000.00. The new parcel will be listed and sold for a minimum of \$35,000.00. If these minimums are not obtainable Will Morgan must approve any lesser listing or offer.

Will

You will advance all costs for cleaning the house and removing the shed as well as the survey and the city's costs for the subdivision of the property other than attorney's services which I will provide. Each of us will be reimbursed from the proceeds received from the sale of the property.

To clean out the house and the back attached room and remove shed your estimate is approximately \$1000. The dumpster fee will be \$450. Your estimate for Timmons to cut off the lot and subdivision work is \$2500 to \$3000. Attorney's representation for the subdivision will be provided by me. You estimate that the City's fees related to the subdivision of the lot will be approximately \$200.

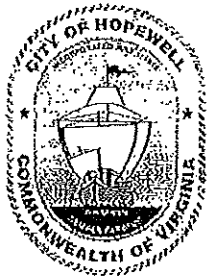
Please send me your listing agreement and any other documents Will needs to sign.

Don

Donald A. Stokes
Law Office of Donald A. Stokes
P. O. Box 1603
200 East Broadway
Hopewell, Virginia 23860
Phone (804) 458-9897
Facsimile (804) 458-6529
donaldstokes@stokes-law.net

PLEASE NOTE: OUR OFFICE IS CLOSED FROM 1:00 PM TO 2:30 PM.

The information contained in this e-mail is attorney/client privileged and confidential information intended only for the use of the individual or entity named. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is STRICTLY PROHIBITED.



City of Hopewell

APPLICATION # _____
(Completed by City Staff)

Planning & Development • 300 N. Main Street, Hopewell, VA 23860 • 804-541-2220

SPECIAL/LIMITED POWER OF ATTORNEY LAND USE APPLICATION

KNOW ALL BY THESE PRESENT:

1. That I Donald A. Stokes, General Counsel ^{for James H. Morgan Living Trust} am the owner of the property described by the Tax ID number(s) below, and I am authorized to take the action indicated herein and sign this Special Limited Power of Attorney:

NOTES:

- (A) IN CASE WHERE THE APPLICANT IS NOT THE SOLE PROPERTY OWNER, THE APPLICANT MUST OBTAIN POWER OF ATTORNEY FROM THE OTHER PROPERTY OWNER(S) EVEN IF AN AGENT IS TO REPRESENT THE APPLICATION.
- (B) IF AN AGENT IS TO REPRESENT THE CASE AND SIGN ALL DOCUMENTS, THE AGENT MUST ALSO OBTAIN POWER OF ATTORNEY FROM THE PROPERTY OWNER(S).

2. I do hereby make, constitute and appoint:

Name: DONALD STOKES ATTORNEY AT LAW
OR

Name: RILEY E INGRAM AGENT WITH INGRAM & ASSOCIATES PLLC

to act as my/our true and lawful attorney-in-fact for and in my name, place and stead with full power and authority I would have if acting personally to seek rezoning, conditional use, street/alley vacation, zoning ordinance amendment, modification to development standards, special exception, variance and/or substantial accord determination and to complete a zoning disclosure affidavit and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in their discretion are deemed reasonable, appropriate and necessary except as follows:

3. This special limited power of attorney shall expire upon final action or withdrawal of the application to which this form applies.

(NOTE: EACH PROPERTY OWNER MUST SIGN AND HAVE SIGNATURE NOTARIZED.)

4. WITNESS the following signature:

Print: James A. Morgan Living Trust
Property Owner Name

[Signature]
Property Owner Signature

[Signature]
General Counsel for the Trust

STATE OF Virginia

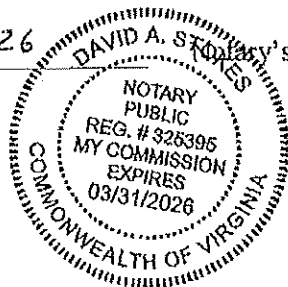
COUNTY/CITY OF Hopewell to-wit:

This 21st day of June, 20 23 personally appeared before me,
David A. Stokes, a Notary Public in and for the County/City and
State aforesaid, and swore or affirmed that the matters state in the foregoing Zoning Disclosure
Affidavit are true to the best of his knowledge and belief.

Given under my hand this 21 day of June, 2023.

[Signature]
Notary Public

My Commission Expires: 3/31/26 Notary's Registration Number: 325395





**Applicant: Riley E. Ingram, Agent
Subdivision of 519 Jefferson Avenue
(Parcel #085-0120)**

Staff Report prepared for the
Planning Commission Regular Meeting

October 11, 2023

This report is prepared by the City of Hopewell Department of Development Staff to provide information to the Planning Commission to assist them in making an informed decision on this matter.

I. MEETINGS:

Planning Commission	September 7, 2023	No Quorum
Planning Commission	October 11, 2023	Pending
City Council	TBD	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: N/A
Existing Zoning: R-1A, Residential, Low Density District
Sub-Parcel #: 085-0120
Owner: James A. Morgan Living Trust
Size of Area: 0.459 acres; 20,000sf
Proposed Use: Residential Use
Location of Property: North side of the intersection of Jefferson Ave. and Portsmouth St.
Election Ward: Ward 5
Land Use Plan Recommendation: Urban Residential

III. EXECUTIVE SUMMARY:

The City of Hopewell has received a request from Riley E. Ingram, Agent, to subdivide Parcel #085-0120 into two (2) parcels.

IV. SUBJECT PROPERTY:

The property is located in the R-1A, Residential Low Density Zoning District. In this district, a property must contain at least 10,000 square feet and 75 feet of frontage along the public right of way to be subdivided. The existing parcel (#085-0120) has been developed and currently contains one primary structure.

V. ZONING/STAFF ANALYSIS

The applicant proposes to subdivide Parcel #085-0120 into two (2) sub-parcels:

- New Sub-Parcel #085-0121: New Lot 14R (10,019sf; ±0.230 acres)
- New Sub-Parcel #085-0122: New Lot 15R (10,019sf; ±0.230 acres)

Each new sub-parcel meets the minimum requirements of the R-1A Zoning District.

VI. APPLICABLE CITY REGULATIONS

The provisions of the Subdivision Ordinance that are germane to this subdivision request include the following:

*Article 6, Preparation, Approval and Recording of Subdivision Plats,
Section 6-10, Approval of Preliminary Plat:*

"The City shall refer the preliminary plat to the Planning Commission and to the City Council for Council's information. The Planning Commission shall discuss the preliminary plat with the subdivider in order to determine whether or not the preliminary plat generally conforms to the requirements of the Subdivision Ordinance, Zoning ordinance and any other applicable City plans or ordinances. Within sixty (60) days of the preliminary plat submission to the Planning Commission, the subdivider shall be advised in writing by formal letter of approval, approval with conditions or disapproval of the preliminary plat."

*Article 6, Preparation, Approval and Recording of Subdivision Plats,
Section 6-14, Approval of Final Plat:*

"The final plat shall not be approved until the subdivider has complied with the general requirements and minimum standards of design in accordance with this ordinance, and has made satisfactory arrangements for performance bond, cash or cash bond to cover the cost of necessary improvements, in lieu of construction, to the satisfaction of Council. Approval of final plat shall be written on the face of the plat by the Council."

III. COMPREHENSIVE PLAN ANALYSIS

Land Use Plan Recommendation:

The 2028 Comprehensive Land Use Plan/Map recommends this area for Urban Residential. This request is consistent with this designation.

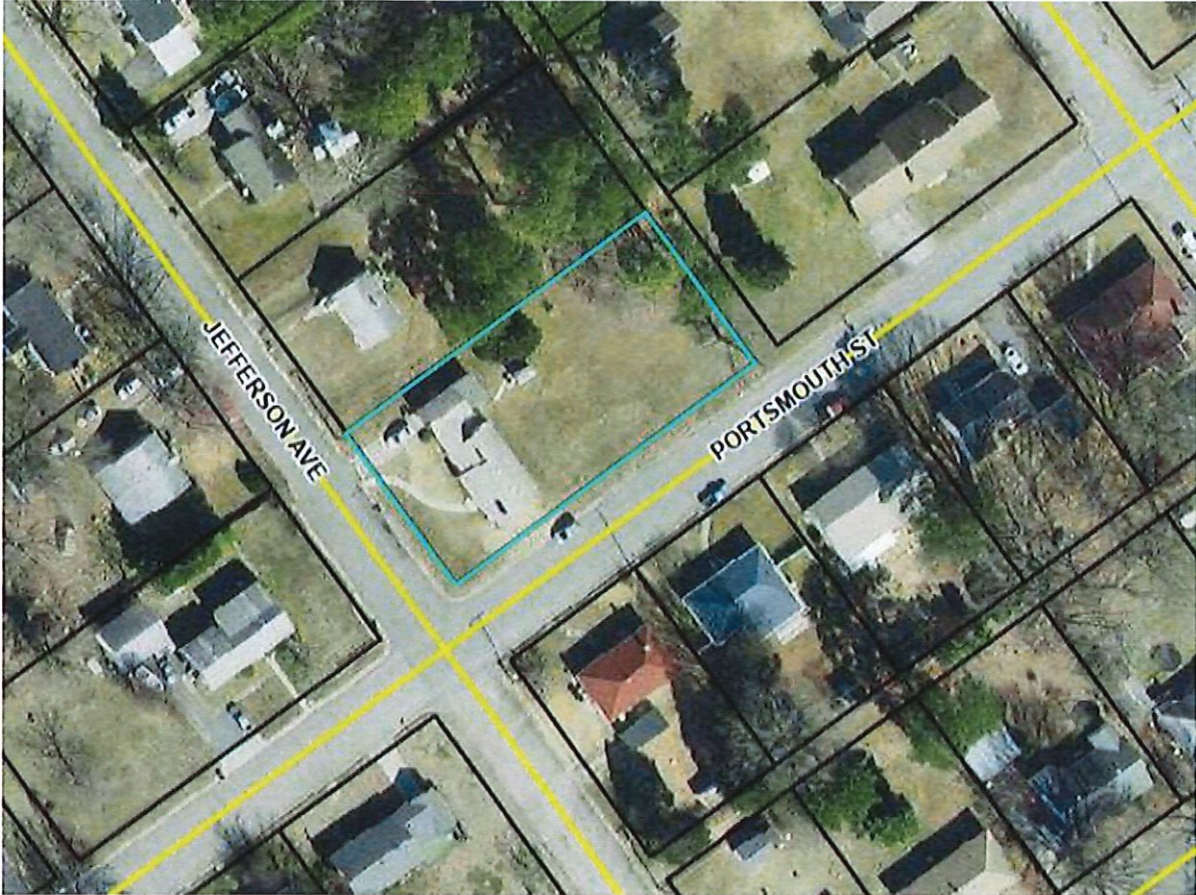
VII. STAFF RECOMMENDATION:

The subdivision meets the requirements of the Subdivision and Zoning Ordinance. Staff recommends approval of the subdivision request submitted by Riley E. Ingram, Agent for the Owner.

VIII. PLANNING COMMISSION RESOLUTION:

In accordance with Article VI., Preparation, Approval and Recordation of Subdivision Plats, Section 6-9, of the Hopewell Subdivision Ordinance, the Planning Commission, recommends to *approve* the request submitted by Riley E. Ingram, Agent for the Owner, to subdivide 519 Jefferson Ave., also currently identified as Parcel #085-0120 into two Sub-Parcels to be known as Lot 14R (#085-0121) and Lot 15R (#085-0122).

Aerial of 519 Jefferson Avenue



Attachments:

- Subdivision plat
- Subdivision application

GENERAL NOTES

- OWNER: WILLIAM A. MORGAN, TRUSTEE OF THE JAMES A. MORGAN LIVING TRUST
1315 E. JAMES MADDOX BLVD., STR. 6A
RIVERSIDE, CA 92508-6039
- PARCEL ID: 0850120
- TOTAL ACREAGE OF PARCELS INVOLVED: 0.460 ACRES
- CURRENT NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 2
- THE BOUNDARY IS BASED ON A CURRENT FIELD SURVEY COMPLETED ON JUNE 5, 2023.
- CONV. PARCELS INVOLVED: R-1A
- SEWER: PUBLIC
- WATER: PUBLIC
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #5100800166 DATED DECEMBER 15, 2022.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND MAY THEREFORE NOT SHOW ALL EXISTING EASEMENTS OR OTHER PERTINENT FACTS WHICH MAY AFFECT THE PROPERTY.

LEGEND

- SATELLITE DISH
- MALEBOX
- ▽ UTILITY POLE
- ◊ GUY ANCHOR
- ◇ WATER METER
- ◇ PROPERTY CORNER FOUND
- ⊙ IRON PIPE FOUND

SUBDIVISION CERTIFICATE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND 0.046 ACRES LOCATED IN THE CITY OF HOPEWELL, VIRGINIA AND TITLED "PLAT SHOWING A SUBDIVISION FORMING LOT 14R & LOT 15R, BLOCK 6, WESTWOOD PARK SECTION 2" IS WITH THE FREE CONSENT AND ACCORDANCE OF THE DESIRE OF THE TRUSTEES, IF UNDERGROUND, AND OF THE TRUSTEES, IF SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS OTHERWISE STATED ON THIS PLAT.

DONALD A. STOKES, GENERAL COUNSEL FOR THE TRUST AND ATTORNEY IN FACT FOR WILLIAM A. MORGAN, TRUSTEE

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

APPROVED FOR RECORDATION IN CITY OF HOPEWELL, VIRGINIA
THIS PLAT SHALL BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL

DIRECTOR OF DEVELOPMENT
JOHNNY PARTIN, MAYOR

DATE _____ DATE _____



SURVEYOR'S CERTIFICATE

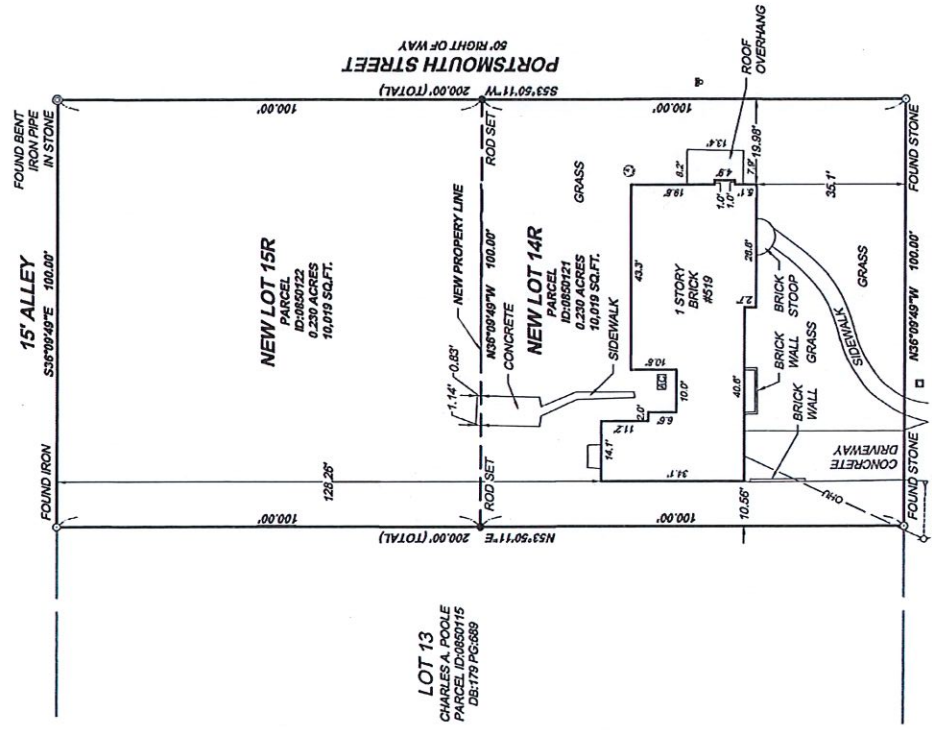
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE TOWN COUNCIL AND ORDINANCES OF THE CITY OF HOPEWELL, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY OF HOPEWELL, VIRGINIA, HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS 26TH DAY OF JULY, 2023.

(Signature)
CLIFTON J. RODGERS
0.3588

SOURCE OF TITLE

TAX ID: 570090040EA THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO WILLIAM A. MORGAN, TRUSTEE OF THE JAMES A. MORGAN LIVING TRUST BY WILL DATED NOVEMBER 16, 2021 AND RECORDED DECEMBER 10, 2021 AS INSTRUMENT #210003741 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HOPEWELL, VIRGINIA.

CLIFTON J. RODGERS, L.S., NO. 3588
DATE: JULY 26, 2023

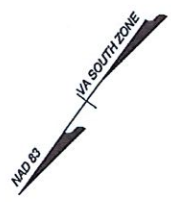


LOT 13
CHARLES A. POOLE
PARCEL ID: 0850115
DB: 179 PG: 689

NEW LOT 15R
PARCEL ID: 0850122
0.230 ACRES
10,019 SQ.FT.

NEW LOT 14R
PARCEL ID: 0850121
0.230 ACRES
10,019 SQ.FT.

ACREAGE TABLE	
OLD LOT 14:	0.460 ACRES 20,038 SQ.FT.
NEW LOT 14R:	0.23 ACRES 10,019 SQ.FT.
NEW LOT 15R:	0.23 ACRES 10,019 SQ.FT.



PLAT SHOWING
A SUBDIVISION FORMING
LOT 14R & LOT 15R,
BLOCK 6,
WESTWOOD PARK
SECTION 2

WESTWOOD PARK	CITY OF HOPEWELL, VA
DATE: JULY 26, 2023	SCALE: 1"=20'
SHEET OF 1	3.1.1-50739
DRAWN BY: J. WADE	CHECK BY: C. RODGERS

REVISED: AUGUST 17, 2023

APP#20230673