

Major Residential Development Status

Name of Subdivision (Magisterial District)	Tax Map #(s)	Total acreage	Zoning By Right or By Rezoning (Case #)	Number of Lots	Average lot size	Entrances	* Preliminary Approval	Development Plans	Public Water/Sewer or On-site Well/Septic	Final Plat Approval	Applicant
Pine Mill Section 4-7 (Petersworth)	22-168 22-168A	187 acres	SC-1 (by right)	67 lots proposed for all sections	2 acres	1. Existing Pinetta Rd entrance 2. New entrance on Pinetta Road - North of existing entrance	7/11/2002 w/conditions	See Below	On-site well/septic	See Below	Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane, Grafton VA 23692 (757) 872-8571
Pine Mill Section 4 (Petersworth)	22-168 22-168A	46.22 acres	SC-1 (by right)	15 lots	2.94	Woodhaven Dr & Deerwood Ct	7-11-2002 w/conditions	Approved 8/10/2006	On-site well/septic	11/7/2007	Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane, Grafton VA 23692 (757) 872-8571
Pine Mill Section 5 (Petersworth)	22-168 22-168A	39.951 acres	SC-1 (by right)	15 lots	2.458 acres	Established new entrance on Pinetta Road (SR 610)	7/11/2002 w/conditions	Approved 6/24/2003	On-site well/septic Septic Letters received	7/1/2004	Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane, Grafton VA 23692 (757) 872-8571
Pine Mill Section 6 (Petersworth)	22-168A in pt	65.09 acres	SC-1 (by right)	20 lots	2.01 acres	Poplar Ridge Drive (new road established)	7/11/2002 w/conditions	Approved 4/19/2005	On-site well/septic	11/18/2005	Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane, Grafton VA 23692 (757) 872-8571
Pine Mill Section 7 (Petersworth)	22-168	38.012 acres	SC-1 (by right)	11 lots	2.01 acres	Poplar Ridge Drive (new road established)	7/11/2002 w/conditions	Approved 10/17/2007	On-site well/septic		Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane, Grafton VA 23692 (757) 872-8571
Bray Woods formerly Twin Island Farms (Gloucester Point)	50-84	10.74 acres	SF-1 (by right)	15 lots	20,000 sq ft	One entrance on Bray Road	9/5/2002	Approved 6/9/2003	Public water Sewer Dry Lines (future connection) On-site Septic	11/10/2005	Regent Ent Inc P O Box 606 Hayes VA 23072 804-642-8800 804-642-8803 fax
Riverwatch (formerly Riverwood Estates) (Petersworth)	12-20B 12-68 12-72C in pt 12D(1)-1 thru 7 & 9	374.19 acres	SC-1 (Z-02-03)	Proffer Limits number to 100. Soil Conditions Limit it to 75 - 80.	2+ acres	1. Existing Hell Neck Rd entrance 2. New entrance on Hell Neck Rd	10/3/2002	See Below	On-site well/septic	See Below	Riverwatch Development Co LLC 14700 Village Square PI Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 1 (Petersworth)	12-20B in pt 12-68 in pt 12-72C	109.08 acres	SC-1 (Z-02-03)	27 lots	2+ acres	1. Existing Hell Neck Rd entrance	10/3/2002 w/conditions	Approved	On-site well/septic	10/10/2003	Riverwatch Development Co LLC 14700 Village Square PI Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 2 (Petersworth)	12-20B in pt 12-68 in pt	94.94 acres	SC-1 (Z-02-03)	24 lots	varies from 2 - 3+ acres with a few 5 acre lots	1. New road - Riverwatch Dr w/2 cul-de-sacs	12/4/2003	Approved 8/18/2004	On-site well/septic	9/20/2004	Riverwatch Development Co LLC 14700 Village Square PI Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 3 -Phase 1 and 2 (Petersworth)	12-20B in pt 12-68 in pt	104.93 acres Phase I - 88.29 acres	SC-1 (Z-02-03)	Preliminary - 26 lots Phase I final - 20 lots	varies from 2 to 5 acres	Riverwatch Drive off of Hell Neck Road (SR 608)	12/2/2004	Approved 8/23/2005	On-site well/ septic	Phase I 3/16/2006 Phase II 6/28/2006	Riverwatch Development Co LLC 14700 Village Square PI Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 4 (Petersworth)	12-20B in pt 12-68 in pt	65.31 acres	SC-1 (Z-02-03)	17 lots	varies from 2 - 3+ acres	Riverwatch Drive off of Hell Neck Road (SR 608)	2-10-2005 w/conditions	Approved 11/22/2006	On-site well/septic	11/14/2006	Riverwatch Development Co LLC 14700 Village Square PI Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Beckwith Farms (Gloucester Point)	51-253 51-253A thru D 51-254 51-254G & H 51-254J & K	31 acres	SF-1 (by right)	76 lots	10,000 sq ft	1. Entrance onto Lillaston Lane 2. Entrance onto Tidemill Rd	12/4/2003	Approved 6/14/2004	Public water/sewer	8/7/2006	PACE 341 Edwin Dr Va Beach VA 23462 Jim Morris 757-490-7000
Seawell's Trace Section 3 (York)	45-372 45-372A 45-372B 45-375	40.6 acres	SF-1 (by right)	96 lots	10,000 sq ft	1. Existing entrance into Seawell's Trace Section 1 2. New Entrance Route 17 - North of Ordinary Post Office	11/6/2003	Approved 3/17/2006	Public water/sewer	7/19/2007	Mary Carr Affordable Homes, LLC P.O. Drawer 2130 Virginia Beach, VA 23450
Gloucester Town Commons (formerly Waverton) (Ware)	25-10F	13-67 acres	SF-1 (by right)	35 lots	10,000 sq ft	Main entrance onto Main St	8/1/2003	Approved 6/3/2005	Public water/sewer	9/7/2005	Daniel P. McGrain Principal McGrain Realty Advisors, LLC 5157 Harpers Farm Road Columbia, Maryland 21044

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Rivers Edge formerly Riverwatch (Gloucester Point)	50-33	9.18 acres	SF-1 (by right)	8 lots	30,000 sq ft	One entrance off of Carmine's Island	7/8/2004	Approved 3/29/2005	On-site well/septic	8/18/2005	Susan Stanaway Kingstan Corp P O Box 1204 Hayes VA 23072 804-642-3444
Robinson's Pond (Ware)	32A2(1)BK T-13E 32A2(8)-13-15	16.8 acres	SF-1 (by right)	21 lots	10,000 sq ft	Extension of Mann Ave in existing Robinson Springs Subd	12/4/2003 w/conditions	Approved 8/18/2004	On-site water/sewer	11/15/2005	Associated Developers Inc 5300 Mercury Blvd Drawer 18, Parkview Station Newport News VA 23605 Henry Stephens, President 757-838-2739
Hawthorn Green (Gloucester Point)	51-258A	10.73 acres	SF-1 (by right)	17 lots	10,000 sq ft to 18,200 sq ft	Lillaston Ln entrance	5/5/2005 w/conditions, Extended to 7/15/2009, Extended to 7/1/2014, Extended to 7/1/2017	Phase I & II Approved 10/20/2005	Public water/sewer	Phase I 7/16/2009 Phase II 6/22/2010	Erik Zimmerman of Erik Homes, LLC. 2100 Mediterranean Ave #134 Virginia Beach, VA. 23451 757-227-6898 o 757-754-9550 c
Courthouse Square (Abingdon/Ware)	32-2 31-157 31-158	97.4 acres	SF-1 (by right)	85 lots	20,000 sq ft to 23,000 sq ft lots	At least 2 entrances off of Belroi Rd	1/6/2005	Approved 4/12/2006	Public water/sewer	10/6/2006	Centex Homes Attention: Darin Smouse 3951 Westerre Parkway, Suite 160 Richmond, Virginia 23233
Hutcheson's Subdivision Section 2 Part 2	31-153 in pt, 31C(2)- lots 67-70 & 73-77	7.22 acres	SF-1 (by right)	9 existing lots	30,000 sq ft	Extension of Woody Road from previously platted subdivision	prior to existing subdivision ordinance	Approved 8/02/2004	Public water/sewer	8/31/2004	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072
The River Club at Twin Islands (Gloucester Point)	50-129A 50-130,50-131 & portion of 50E(7) lots 1 & 4-8	38.921 acres	PUD-1 (Z-04-05)	62 (+ 54 condo units)	min lot size of 3,825 sq ft	Three entrances off of Stokes Dr - one being divided	2/10/2005 w/conditions	Approved 1/11/2006 Condos under review	Public water/sewer	6/29/2006 in part Condos pending	Tre-Suz-Ann Developent 6609 Main St Gloucester VA 23061 693-7200
Courthouse Spring (Abingdon)	31-158 & 31-157 in pt	32.888 acres	SF-1 (by right)	32 lots	range from 10,000 sq ft to 24,177 sq ft	One entrance off Belroi Road	2/10/2005 w/conditions	Approved 10/24/2006	Public water/sewer	3/12/2007	Centex Homes Attention: Darin Smouse 3951 Westerre Parkway, Suite 160 Richmond, Virginia 23233
The Reserve (Petersworth)	22-126	91.932 acres	SC-1 (by right)	50	range from 3/4 to 1 acre	New Roads - Lexington Rd, Stratford Ln, Wexford Ln & Woodgate Rd off existing Pinetta Rd	3/3/2005, Extended to 4/21/2009, Extended to 7/1/2014, Extended to 7/1/2017	Approved 4/23/2007	On-site well/septic		Henry R. Starks, Trustee Pinetta Land Trust 6904 1/2 Windsor Mill Rd Baltimore MD 21207
Robin's Woods (Petersworth)	17-16F	23.59 acres	SC-1 (by right)	10	2.23 acres avg lot size	Ryan's Way off Fletcher Road	6/6/2005	Approved 5/24/2006	On-site well/septic	7/27/2006	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072 Tracy Foster 725-6603 Jim Leigh 694-9845
Churchill (Petersworth)	16-51	57.9 acres	SC-1 (by right)	29 residential (Phase II) 2 Preservation parcels (A & B)	range from 3/4 to 1 acre	New Roads - Petersworth Circle, The Glebe Avenue, Stubbs Street off Route 17	Phase I approved 5/5/2005 w/conditions, Extended to 7/11/2009, Extended to 7/1/2014, Extended to 7/1/2017	Approved 1-15-08 (Phase II)	On-site well/septic	Phase I Conservation Parcel Approved 7/16/07 Phase II pending	Jeffrey Gray Watkins P O Box 515 Gloucester VA 23061 804-815-0813 (cell) 804-642-2826 (home)
Village Lane Condos (Ware)	32-277B	2.01 Acres	MF-1 (Conditional) 05-02)	(Z-12 units)		One - East side of Rt. 14 (John Clayton Mem. Hwy)	10/4/2005		Public water/sewer		

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Yonder (York)	51-317, 318 & 319 & 51H(3)-1 & 2	13.41 acres	SF-1 (by right)	12 lots	30,000 sq ft	Yonder Point	12/1/2005 w/conditions, Extended to 5/22/2009, Extended to 7/1/2014, Extended to 7/1/2017	Approved 5/22/2008	Public water/sewer	4/16/2014	David Bowditch Irrevocable Trust 112 Meadowrue Dr Williamsburg VA 23185 757-229-9716
Woodville Estates (Abingdon)	38-84	27.07 acres	SC-1 (by right)	11 lots	2 acres	Woodville Lane off Aberdeen Creek	12/1/2005 w/conditions	Approved 8/18/2006	On-site well/septic	5/21/2007	Out Back Construction Inc P O Box 1043 White Marsh VA 23183 804-694-4582
Pinebrook formerly <i>The Meadows</i> (Ware)	19-25 & 19-26, 26-26, 19B(1) - 102 and 104	372.46 acres	SC-1 (by right)	170 lots	Cluster (3/4 to 1 acre)	Off Figg Shop Road Pasture Lane & Sheppards Trail add'l 9 interior roads	5/4/2006 w/conditions	Phase I - 5/25/2007; revised 8/14/2007 Phase II - Vacated 7/21/2017	On-site well/septic Cert letters received	Phase I - 7/21/2017	Gloucester Land Development LLC 1643 Merrimac Trail Williamsburg VA 23185 757-897-0447 973-923-8413 Fax
Patriots Walk formerly <i>Villages at Cow Creek</i> (Ware)	26-24, 25, 27A, 28, 29, 30, 33 & 34 26D(1)-M; 26D(1)-3-1	522.3 acres	SC-1 (by right)	141 lots	Cluster (3/4 to 1 acre lot) - Phases I & II Phase III - Deleted	Off Rt 3/14 w/ 8 internal roads proposed	6/1/2006 w/conditions 7/7/2016 w/conditions	Phase I appr'vd Phase II (Originally appr'vd 9/23/2010; Revision Approved 9/29/2011) Phase III Under review	On-site well/septic Cert letters received	Phase I - 2/7/2008 Phase II A - 8/2/2012 Phase II B - 3/3/2015 Phase II C - 12/27/2016	Cow Creek, LLC 5806 Mooretown Road Williamsburg, VA 23188
Yorkshire Woods (Petersworth)	22-126A	24.0006 acres	SC-1 (by right)	9 lots	2 acres	Rt 610 (Pinetta Rd) s/o Rt 613	11/2/2006	Approved 1/9/2009	On-site well/septic		Moody, James & Verline 11301 New Kent Highway Lanexa VA 23089 804-966-2749
Dove Field Farms (Abingdon)	38-43	37.33 acres	SC-1 (by right)	17 lots	2 acres	Gum Fork Rd (Rt 631) w/ 2 internal roads	9/13/2006 w/conditions	Approved 4/22/2009	On-site well/septic	Pending	Wonza Leigh Walton 5443 Concord Ln. Gloucester VA 23061 804-695-9051
Dunston Hall (Abingdon)	32-58	73.42 acres	SF-1 (court ordered)	90 lots	20,000 sq ft	Short Lane w/ 4 internal roads	6/30/2006	Phase I Appr'vd 12/19/2006 Phase II & III Appr'vd 4/16/2007 Phase	Public water/sewer	Phase I 12/28/2006 Phase II 8/14/2007 Phase III 6/10/2011	Dunston Hall, LLC c/o Rick Fulk, Manager PO Box 483 Gloucester Point VA 23062
Hutch Creek (Ware)	31-153 in part	15 acres	SF-1 (by right)	15 lots	25,000 sq ft	1. Existing entrance into Hutcheson's Subd Sect 2, Scott Rd 2. Improvement of Woody Rd (previously platted) in Hutcheson's Subd Sect 2	12/4/2003	Approved 7/21/2005	Public water/sewer	12/12/2005	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072
Christopher Crossing (Petersworth)	15-48	46.44 acres	SC-1 (by right)	12 lots	3.7 acres	Millers Landing Rd	10/5/06 w/conditions, Extended to 7/7/2009, Extended to 7/1/2014, Extended 7/1/2017	Awaiting Resubmittal	On-site well/septic		Norman Sibley 5771 Claybank Rd Gloucester VA 23061 804-642-6126 804-642-0437
The Ponds (Ware)	18-80 & 80A	56.77 acres	SC-1 (by right)	21 lots	2 acres	e/s/o Figg Shop Rd (Rt 603)	Approved 1/4/2007, Extended to 7/1/2009, Extended to 7/1/2014, Extended to 7/1/2017	Awaiting Resubmittal	On-site well/septic		Michael Baust Gloucester Land Development, LLC 1643 Merrimac Trail Williamsburg VA 23185 757-476-3000
Main Street Landing (formerly <i>The Villas at Gloucester Courthouse</i>) (Ware)	32-17J	59.17 acres	PUD-1 (Z-18-02)	126 lots	5,900 sq.ft	One entrance off of Main St. Rt. 17 Business - South (U.S.)	9/4/2018	6/5/2019	Public water/sewer	Phase I - Approved 5/21/20	Main Street Landing, LLC 110 Mid-Atlantic Place Yorktown, VA 23693 (757) 867-8777

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Canton Phase II (Petersworth)	05-35 & 06-1 & 2	125 acres	SC-1 (by right)	22 lots	2 & 5 acre lots	Extension of Elizabeth Curtis Lane	Prior to existing subdivision ordinance	Approved 8/30/2000	On-site well/septic	7/16/2001	Michael Winebarger PO Box 2285 Gloucester VA 23061 804-693-7922
Fiddler's Green (Ware)	31-149	133.44 acres	SF-1 (Conditional) rezoning 87-14	88 lots	20,000 up to approx 24,000 sq ft	s/s/o Rt 619 Fiddler's Green Rd (7 New Roads 2 Entrances)	6/7/2007 w/condtions Extended to 7/14/2009, Extended to 07/1/2014, Extended to 7/1/2017	Approved 7/25/2012	Public Water/Sewer		Fiddler's Green Associates LLC c/o Charles Wornom 734 Thimble Shoals Blvd Newport News VA 23606 757-870-3242
Bedford Falls Addition to Seawell's Trace (York)	45-348, 349, 350, 351, 351A, 356A, 367, & 367A	27.51 acres	SF-1 (by right)	43 lots	11,185 sq ft	w/s/o Rt 17, between Seawell's Trace Section 3 and SR 667 Ernest Lane	Approved 3/6/2008 Extended to 3/6/2010, Extended to 7/1/2014	Approved 2/16/2010	Public Water/Sewer	Phase I - 2/27/2012; Phase II - 7/13/2012; Phase III - 2/26/2013; Phase IV - 8/4/2014	Regent Enterprises, Inc 4794 George Washington Memorial Hwy Hayes, VA 23072 804- 642-8800
Bailey's Wharf (Abingdon)	33-158	27.8 acres	C-2 (by right)	5 lots	Approx 5.5 acres	Zanoni bounded by State Route 705 (Ray Brown Jr. Lane) and State Route 626 (Baileys Wharf Road)	Approved 12/4/2008 Extended to 7/1/2014, Extended to 7/1/2017		On- site well/septic		Southern Starters, LLC 8614 Victory Hill Lane Hayes, VA 23072 757-870-3242
Ryan's Run (Abingdon)	30-140, 141	29.85 acres	SC-1 (by right)	11 lots	Approx 2 to 2.81 acres	Situated between Belroi Road State Route 616 and Belroi Village subdivision (off Hickory Fork Road)	Approved 3/6/2008 Extended to 3/6/2010, Extended to 7/1/2014, Extended to 7/1/2017	Approved 6/16/2016	On- site well/septic	Under review	Infiniti Homes LLC Post Office Box 1976 Gloucester, VA 23061 757-303-4744
Timberneck Farm (York)	On Borden Road (45-59; 45-63; 45-63C; 45-63B; 45-63A; 45-54A; 44-92; 44-87 and portions of 45-64; 44-91; 44-90 and 44-89)	644.45 acres	PUD-1 (Z-08-02) (Rezoning / Conditional) SC-1 (Z-17-02) (Rezoning / Conditional)	49 lots	Approx 11 acres	Borden Road	Approved 10/5/2017		On-site well/septic		Timberneck, LLC 11832 Rockland Drive - Suite 106 Newport News, VA 23606 SOLD to THE CONSERVATION FUND
Coleman's Crossing (Gloucester Point)	45 - 112, 118, 119, 119A, 119C, 119D, 120	17.88 acres	MF-1 (Conditional) (Z-09-03) (Z-15-01)	82 residential lots	Density of approx. 6 units per acre	Two entrances: one on the southbound side of Route 17 and one located on Crewe Road.	1/7/2010	Approved 11/17/2010	Public Water/Sewer	Phase I - 6/10/2011; Phase II - 2/27/2012; Phase III - 6/8/2012; Phase IV - 8/8/2014 Phase V - 9/29/2014 Phase VI - 2/12/2016 Phase VII - 9/29/2016 Phase VIII - 10/5/2017	Zandler Development Co., LLC P.O. Box 474 Gloucester VA 23061 804-684-5960
York River Villas (formerly Magnolia Point) (Gloucester Point)	51-154	10.04 acres	MF-1 (Conditional) (Z-13-02)	Condos (50 units)		West Bound on George Wa Mem'l Hwy (Rt 17)	3/4/2014	Approved 9/25/2014	Public Water/ Sewer	Approved 6/29/2016	Moody Homes Holdings, Inc. 613 Lynnhaven Parkway, Suite 200 Virginia Beach, VA 23452 757-496-3702
Autumn Trace (Petersworth)	29M(1)-Z	57.47 acres	SC-1 (by right)	2 residential lots	Approx 29 acres	South side of Ark Road (SR 606) Two entrances on Ark Road - two private roads	10/31/2015	N/A	On-site well/septic	Approved 6/3/2016	Autumn Trace, LLC P.O. Box 474 Gloucester VA 23061 804-758-2895
Holy Covenant Holiness Training Center / Gleaning Baptist Church	12-21G	10.412 acres	SC-1 (by right)	3 residential lots	Approx 3.47 acres	East side of Hell Neck Road (SR608)	6/5/2014 *Expired 6/5/2016*		On-site well/septic		Holy Covenant Holiness Training Center, Inc. 4942 Glens Road Gloucester, VA 23061 804-758-2155 Contact: Riddick Baker

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Carriage Point (Abingdon)	39-208 39A(1)-7A	38.6 acres	B-1 (conditional) - 11.17 ac. MF-1 (conditional) - 27.43 ac. (Z-13-01)	3 lots - B-1 (conditional) lot - MF-1 (conditional)	1	Approx. 7.95 units/acre net density on MF-1	Route 17 North; directly across from Business Park @ Canon Way	Master Plan approved 11/13/2014	American Legion - Under review Master Stormwater Plan - Under review Entrance Road Plan - Under review Riverbend Apartments - Under review	Public Water/Sewer	9/18/2018	Zandler Development Co., LLC P.O. Box 474 VA 23061 804-684-5960 Gloucester
Daffodil Gardens II	31-148A	5.004 acres	MF-1 (Conditional) (Z-15-03)	40 Age-restricted apartments		8 units/acre gross density	North side of Fiddlers Green Road	Concept Plan approved 10/6/2015	Approved 2/26/2016	Public Water/Sewer	2/29/2016	Bay Aging P.O. Box 610 Urbanna, VA 23175 804-758-1260
Fiddlers Crossing	31-125C, -150, -151, 152, -152B	13.86 acres	MF-1 (Conditional) (Z-16-03)	51 Townhomes 59 Apartments		Approx. 7.93 units/acre gross density	South side of Fiddlers Green Road; across from Food Lion shopping center	Conceptual Plan approved 6/7/2016	Approved 8/3/2017	Public Water/Sewer	Phase I - Under review	Zandler Fiddlers Crossing, LLC P.O. Box 474 Gloucester, VA 23061 804-684-5960
York River Crossings	51-78, -78C, -78D; 51E(5)-29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40; 51Y(1)-A	10.65 acres	RMX (Conditional) (Z-16-06)	24-30 "Townhouse-style" Apts. 78-96 Apartments (proposed)		16 units/acre (maximum, net) = 108 units total	East side of Route 17, just south of the York River Crossing shopping center; Second access point @ YRC shopping center	Conceptual Plan approved 6/7/2016	Pending resubmittal - On hold	Public Water/Sewer		York River Crossing Associates, LLC 735 Thimble Shoals Blvd., Suite 100 Newport News, VA 23606 757-369-3020
Swiss Legacy	51-232, -248, -249	11.567 acres	SF-1 (by-right)	18 single-family		0.36 acre	Westbound on Beckwith Drive; access is from Tidemill Road through the Beckwith Farms subdivision	Preliminary plat/Development plans approved 12/3/2020	Preliminary plat/Development plans approved 12/3/2020	Public water/Sewer	Under review	Swiss Legacy, LLC 314 Sandalwood Drive Richmond, VA 23229 804-356-0604