

Stillhouse Land LLC



Presents: **Hamilton Farms**

Independence Road, Hanover County, Virginia

A New Luxury Homestead Community in the Heart of Hanover County, Virginia

Executive Summary

Stillhouse Land LLC is pleased to present the Hamilton Farms concept plan, consisting of 28 rural agricultural lots in a new 180-acre master planned community in the heart of Hanover County, VA. Averaging 6.43 acres, each lot garners residential privacy and open country living just minutes from Ashland, VA.

The property has a long-standing legacy in rural Hanover, with family ownership dating back into the late 1800's/early 1900's. It has primarily been utilized for various crop farming and, at one time, served as a landing field for the owner's personal aircraft. This pastoral property sits on a relatively higher elevation than its' surroundings, lending for beautiful vistas and vibrant sunrises and sunsets. With established tree lines and two onsite streams, it allows for naturally buffered lots, walking trails and plenty of outdoor space.

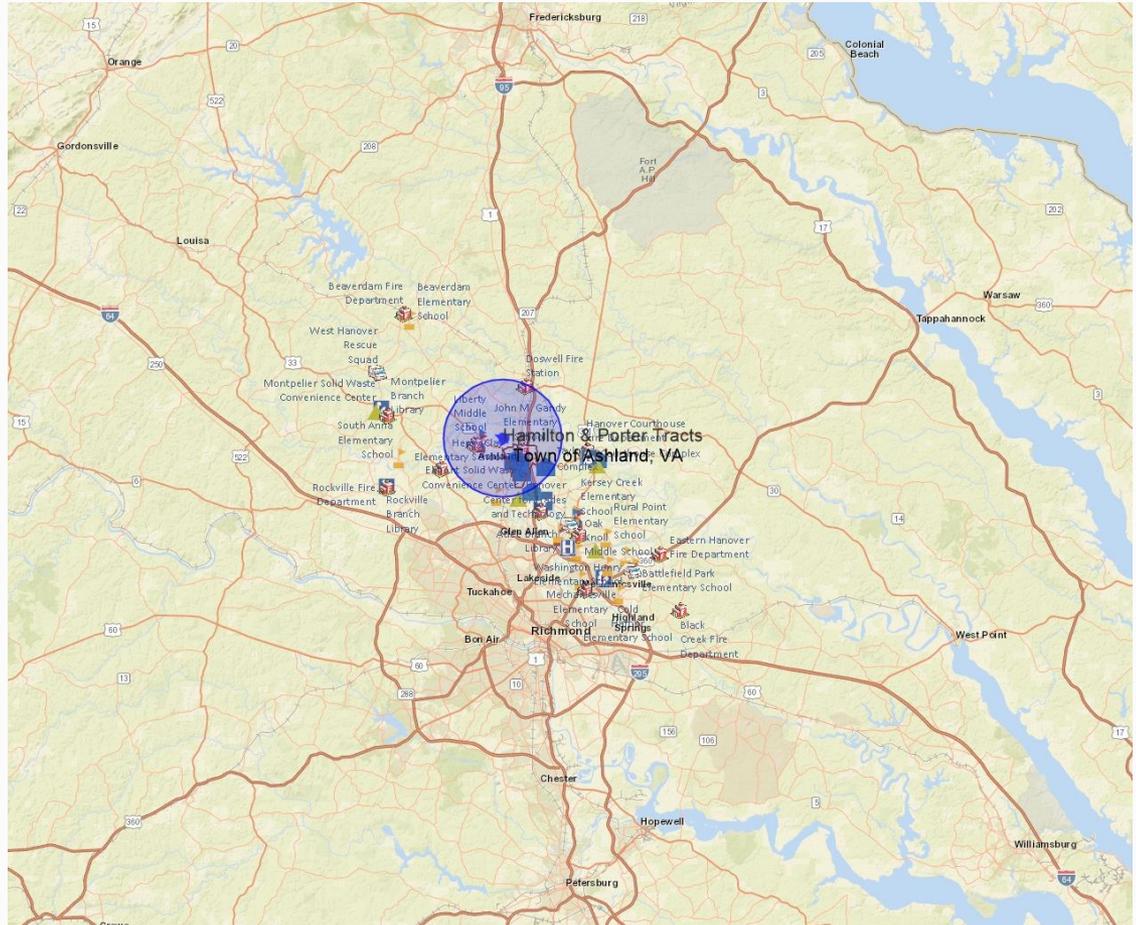
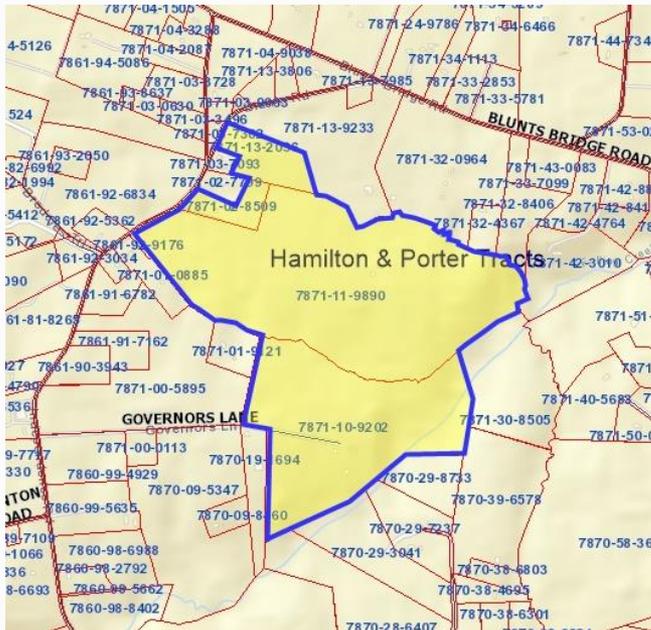
The Vision for Hamilton Farms is predicated on rezoning the bulk of the property from A-1 Agricultural to AR-6 Agricultural for its' entirety for the overall benefit of the property and its' surrounding neighbors. We envision a master planned, pastoral, rural community that encourages homesteading with micro-farms and animal pastures, while further preserving the aesthetic nature through natural preservation, established design guidelines and a single point of access.

Location

Located 2 miles West of Downtown Ashland, VA in Hanover County on Independence Road between State Route 54, (Patrick Henry Road) & Blunts Bridge Road.

Hamilton Farms consists of four adjacent properties under contract by Stillhouse Land LLC and identified as:

- GPIN 7871-11-9890 14158 Independence Road
- GPIN 7871-10-9202 11401 Governors Lane
- GPIN 7871-13-2036 11473 Blunts Road
- GPIN 7871-02-8509 14166 Independence Road



Hanover County, VA Comprehensive Plan (Adopted 2/18/2018)

HANOVER COUNTY GROWTH MANAGEMENT CONSERVATION & SUBURBAN DEVELOPMENT PLAN 2017

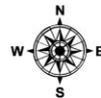
Hamilton Farms
Site Location

Hamilton Farms **does not** lie within the Rural Conservation Area as outlined in the current Hanover County, VA Comprehensive Plan.

* Source: <https://www.hanovercounty.gov/199/Comprehensive-Plan>

Legend

-  Rural Conservation Area
-  Suburban Service Area
-  Town of Ashland



0 10,000 20,000 40,000 60,000 80,000 Feet

Hanover County
Geographic Information System Program
1887 Courthouse Building
P.O. Box 478
Hanover, Virginia 23060
(804) 365-6111

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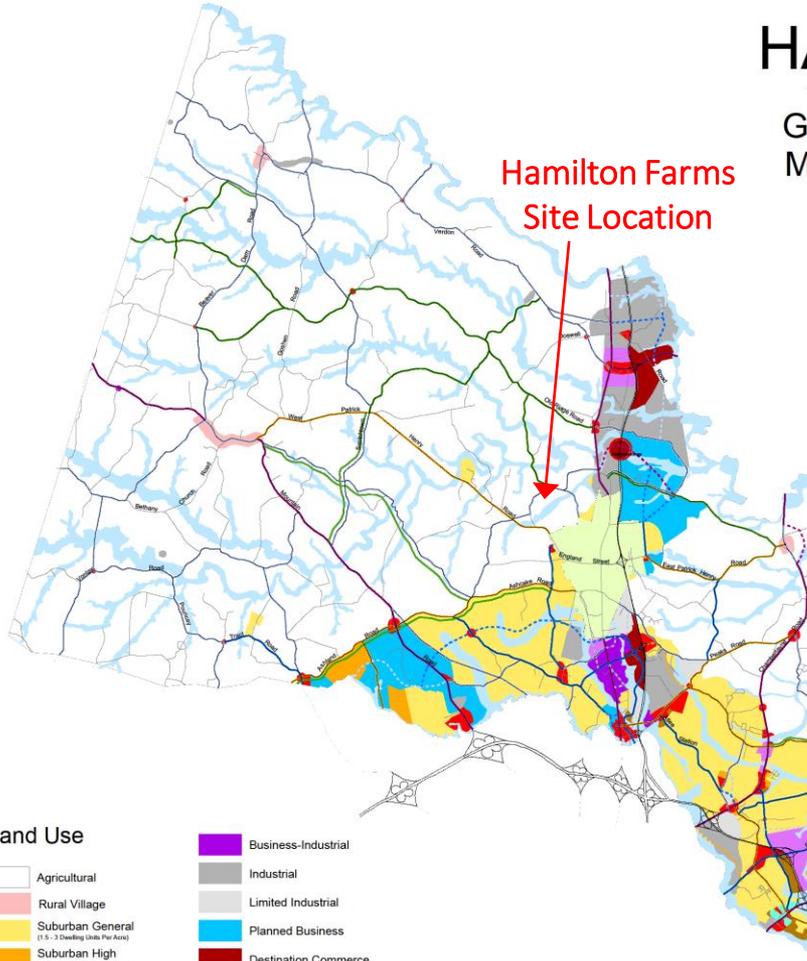
HANOVER: WHERE A FAMILY OF COMMUNITIES
INSPIRED BY ITS PEOPLE, TRADITIONS, SCENERY,
AND HISTORY, IS THE FOUNDATION FOR ITS FUTURE.

Hanover County, VA Comprehensive Plan (Adopted 2/18/2018)

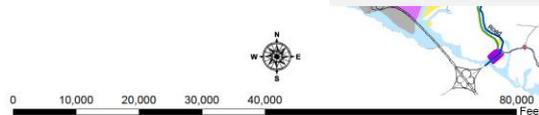
HANOVER COUNTY

GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN 2017

Hamilton Farms
Site Location



Land Use



Hamilton Farms lies within the **Agricultural** land use category designated as such in the 2017-2037 Comprehensive Plan for Hanover County, VA.

As stated in the Comprehensive Plan for Agricultural:
“Compatible Zoning Districts: A-1, RC, AR-6, & A-1 Cluster”

Residential density: “in the **Agricultural** area cannot exceed a density of one unit per ten acres by-right or generally no greater than one unit per 6.25 acres”.

Goal: “Communities of well-planned spacious low density residential development within the rural planning area that is reflective of a rural character”.

* Source: <https://www.hanovercounty.gov/199/Comprehensive-Plan>

Hanover County
Geographic Information System Program
1997 County Computer File
File Size: 418
Hanover, Virginia 23060
SHE: 2018-01-11

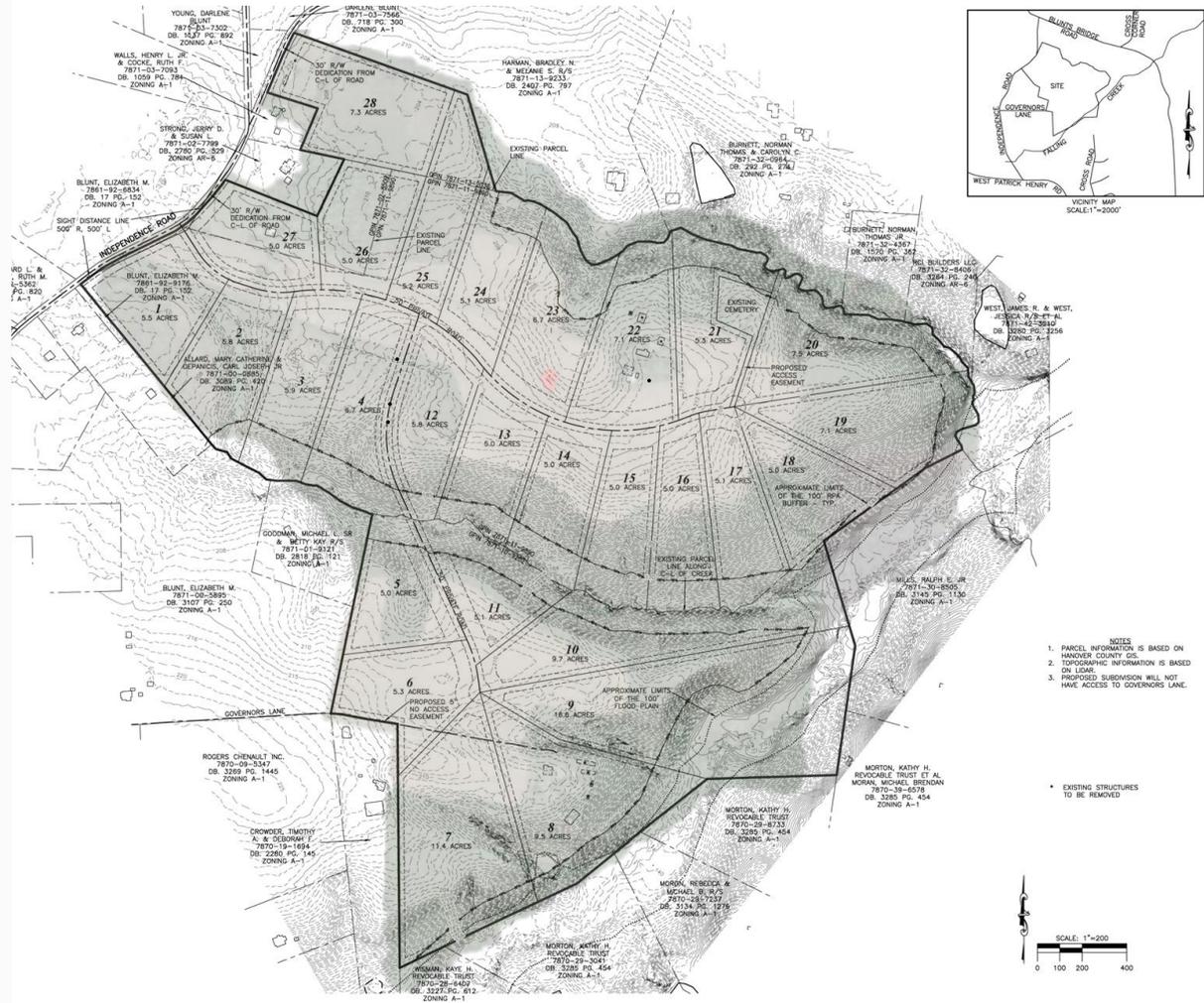
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HANOVER COUNTY IS A FAMILY OF COMMUNITIES,
SHAPED BY ITS PEOPLE, TRADITIONS, SPIRIT
AND HISTORY. © THE FOUNDATION FOR ITS FUTURE.

Conceptual Site Plan

Key features include:

- 28 lots averaging 6.43 acres.
- Private entrance on Independence Road.
- Preserving natural tree & stream buffers.
- Wide tree-lined streets, with fruit, nut bearing, &/or ornamental varieties.
- Utilizing the natural site topography to add aesthetic appeal & creation of walk-out basement lots.
- Closing off access from Governor's Lane to add privacy to both existing and future landowners.
- Crossing a stream to the southern portion of the property at a point that has previously been used as a crossing to minimize impact.
- Creating a secure boundary around an existing cemetery with a private access easement.
- Ditch/swale and pipe/culvert road design minimizing the amount of impervious ground cover.
- Well and septic utilities.
- Electricity on-site.
- Fiber internet in close proximity and currently in talks to bring high speed access.



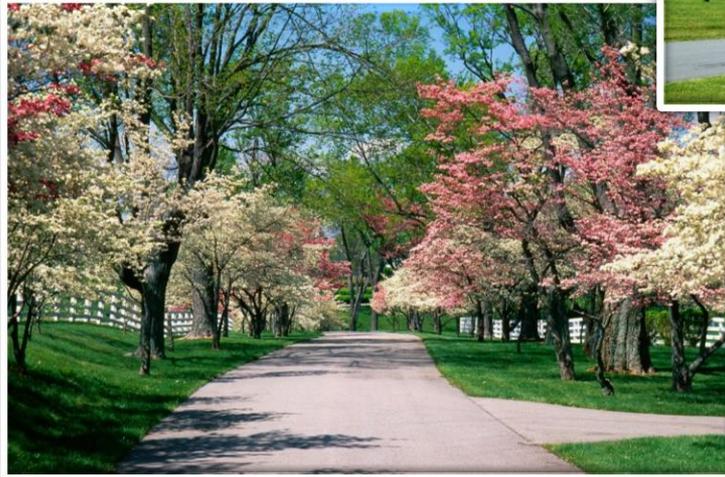
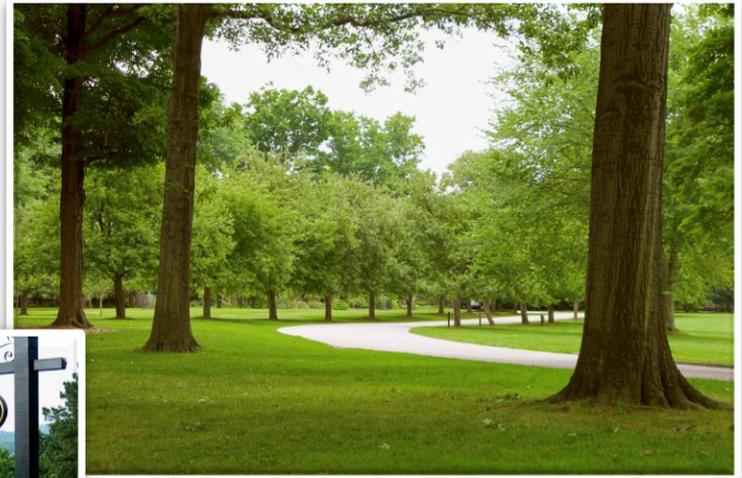
Why AR-6 Agricultural Residential?

The bulk of the Hamilton Farms property is zoned A-1 Agricultural. The westernmost tract, the Porter property, is currently zoned AR-6 Agricultural Residential with prior subdivision approval for another structure. Stillhouse Land LLC has chosen to seek AR-6 Agricultural zoning in favor of “By Right” development for many reasons, some of which are:

	AR-6 Agricultural Residential	A-1 Agricultural – “By Right” Development	
	24 new parcels (4 existing) averaging 6.43 acres for a total of 28.	15 new parcels (4 existing) averaging 10 acres for a total of 19.	
+	Allows for Large Rural Lots conducive for micro-farming, greenhouses, &/or large animal pastures.	Allows for Large Rural Lots conducive for micro-farming, greenhouses, &/or large animal pastures.	+
+	Restricts further long-term division of property.	Allows for further parcel divisions.	-
+	Requires establishing a Homeowner’s Association (HOA) with protective covenants, restrictions and design guidelines. Thereby protecting the aesthetic value of the property and its’ surrounding parcels.	NO requirement for a Homeowner’s Association (HOA), &/or covenants, restrictions or design guidelines, allowing for <u>any</u> residence type or agricultural use.	-
+	Residents of Hamilton Farms WILL NOT have access through the existing Governor’s Lane easement.	Residents of Hamilton Farms WILL have access through the existing Governor’s Lane easement to six (6) parcels .	-
+	Proffers for Preservation of Natural Buffers & streams.	Allows for possible clearing of natural tree buffers.	-

The Vision for Hamilton Farms

Wide Residential Roads Lined with Fruit/Nut Bearing &/or Ornamental Trees.



The Vision for Hamilton Farms

Custom Designed Farmhouse Homes



The Vision for Hamilton Farms

Attractive Multi-Purpose Outbuildings such as:
GeoBarns, Greenhouses & Livestock Housing.



The Vision for Hamilton Farms

Homesteading with Micro-Farms



The Vision for Hamilton Farms

Homesteading with Pets & Livestock.



The Vision for Hamilton Farms

Preserving the Historical Integrity & Natural Buffers of the Property.





About Us

Stillhouse Land LLC is a partnership created by two long-time veteran land development professionals who have a joint vision of creating high quality, sustainable, open-space residential communities with low impact on their surrounding environments.



LEADERSHIP TEAM:

Mark MacDonald is the CEO of Arcadia Real Estate Advisors, which he founded in 2012. For over 30 years, real estate development has been his career focus and as a member of the firm's executive team, he oversees all aspects of daily operations, as well as its' investment committee. Arcadia advises investors in analyzing and managing real estate investments and has specific expertise in the area of land development. Arcadia has become a leader in positioning investments to their highest and best use through proper foresight, planning, entitlement, engineering, and construction management services. Since 1990, Mr. MacDonald has advised institutional owners in the investment of over \$4 billion of real estate transactions in the southeastern United States



Prior to forming Arcadia, Mr. MacDonald served as Managing Director of Investments for Stratford Land Fund, where he was responsible for identifying, acquiring and asset managing strategic land investments located in North and South Carolina, Virginia and the District of Columbia. In this capacity, he invested over \$175 million of new equity for Stratford Land Funds.

Prior to joining Stratford Land, he served as Managing Director of Investments for Raleigh-based Highwood's Properties, one of the nation's largest fully integrated real estate operating companies, where he was responsible for the development and execution of the firm's investment strategy. While at Highwood's, Mr. MacDonald managed over \$4 billion of office, industrial, retail, multifamily and land investment transactions, including \$1 billion of joint venture investments with institutional partners. Prior to Highwood's, he was a real estate broker with CB Richard Ellis in the Virginia market representing institutional owners of office, retail, and industrial buildings in lease and investment sales transactions. Mr. MacDonald has a bachelor's degree with a major in Marketing and a minor in Economics from James Madison University and a Masters of Business Administration from Duke's University's Fuqua School of Business with a concentration in Finance. He was born in Ontario, Canada, was raised in Richmond, VA and currently resides in Raleigh, NC.

Jon Beckner has over 30 years of experience in the real estate sales and development arena. Mr. Beckner is licensed in the Commonwealth of Virginia, North Carolina and Colorado. Past areas of focus for Mr. Beckner include resort management, commercial sales, real estate development, project restructuring and private equity real estate investments. Some highlights of his career include past national consulting assignments, co-founder of the first Coldwell Banker Franchise on the Outer Banks of North Carolina and, the national acquisitions director for an international private equity firm. During this time, he was also involved in multiple consulting assignments involving project development capital raises.



Recently, Mr. Beckner has been involved in commercial and general real estate projects in Richmond Virginia. Responsibilities have included acquisitions, zoning, and marketing strategy for residential and commercial developers. Currently, Mr. Beckner is the principal broker of HighGate Realty Advisors located in Hanover County Virginia, and partner in Agriburbia, Denver Colorado. His main strengths are negotiating transactions, development strategy, pre-sale campaigns and accountability of all operations from the acquisition to the retail exit strategy, marketing and success of each development project.

**On behalf of Stillhouse Land LLC,
Thank You for your Consideration!**

Contact: Jon Beckner

Highgate Realty Advisors

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