



## HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

Hanover County Administration Building  
Board Room  
7516 County Complex Road  
Hanover, VA 23069

September 28, 2022

BOARD OF SUPERVISORS  
**Angela Kelly-Wieczek, Chair**  
Chickahominy Magisterial District  
**Sean Davis, Vice-Chair**  
Henry Magisterial District  
**R. Allen Davidson**  
Beaverdam Magisterial District  
**Susan P. Dibble**  
South Anna Magisterial District  
**F. Michael Herzberg, IV**  
Cold Harbor Magisterial District  
**W. Canova Peterson**  
Mechanicsville Magisterial District  
**Faye O. Prichard**  
Ashland Magisterial District

- 6:00 p.m.      I.      Call to Order
- A.      Invocation
- B.      Pledge of Allegiance
- II.      Consideration of Amendments to the Agenda
- III.      Presentation of Gold Award and Eagle Scout Proclamations
- Gold Award - Baylee Buchanan, Troop 704 **Magisterial District: Ashland**
- Eagle Scout - Thomas Armistead Ray, Troop 544 **Magisterial District: Mechanicsville**
- Eagle Scout - Julianna Leigh Bateman, Troop 542 **Magisterial District: Chickahominy**
- IV.      Consent Agenda
- V.      Comment Period
- A.      Chairman and Board Member Comments
- B.      County Administrator Comments
- VI.      Citizens' Time
- 7:00 p.m.      VII.      Public Hearing
- Construction at Doswell Wastewater Treatment Plant -\$10,500,000

VIII. Public Hearings - Planning Department

A. REZ2022-00016 - Laurianne and Charles P. Freeman

1. Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7799-56-6779, consisting of approximately 11.54 acres, and located on the east line of Mechumps Creek Lane (private road) approximately 0.25 miles north of Mount Hermon Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for family for a gross density of one (1) dwelling unit per 5.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

B. SE2022-00016 - KGLJ Properties, L.L.C.

1. Request(s) a Special Exception Permit in accordance with Section 26-175.1 of the Hanover County Zoning Ordinance to allow a child day care center on GPIN 8704-74-4460, consisting of approximately 0.76 acres, zoned M-2, Light Industrial District, and located on the east line of Elm Drive (State Route 1108) approximately 350 feet south of its intersection with Eagle Drive (private road). (PUBLIC HEARING) **Magisterial District: Mechanicsville**

C. SE2022-00018 - ESL Mechanicsville, L.L.C.

1. Request(s) a Special Exception Permit in accordance with Section 26-334.2 of the Hanover County Zoning Ordinance to permit a temporary sales trailer on GPINs 7796-94-6872, 7796-95-4087, and 7796-95-8003, consisting of approximately 8.34 acres, zoned R-1, Single-Family Residential District, and located on the south line of Atlee Road (State Route 638) at its intersection with Hollycroft Court (State Route 2329). (PUBLIC HEARING) **Magisterial District: Chickahominy**

D. SE2022-00009 - Wigeon Capital

1. Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a structure taller than permitted on GPIN 7787-47-6301, consisting of approximately 25.95 acres, zoned M-1(c), Limited

Industrial District with conditions and R-5(c), Multi-Family Residential District with conditions, and located on the west line of Lakeridge Parkway (State Route 782) approximately 0.39 miles north of its intersection with Sliding Hill Road (State Route 656). (PUBLIC HEARING) **Magisterial District: South Anna**

E. REZ2022-00015 - Lisa G. Waitman

1. Request(s) to rezone from R-1, Single-Family Residential District, to B-2(c), Community Business District with conditions, on GPINs 8705-53-2068 and 8705-52-4989, consisting of approximately 1.57 acres, and located on the east line of Meadowbridge Road (State Route 627) approximately 700 feet north of its intersection with Atlee Road (State Route 638). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for the development of a three (3) unit retail strip center that includes a single drive-through restaurant. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

F. REZ2022-00012 - TL Hunt, L.L.C.

1. Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-20-04, Am. 1-15, TL Hunt, L.L.C., on GPIN 8706-24-3693(part), consisting of approximately 1.05 acres, to rezone from B-1(c), Neighborhood Business District with conditions, to B-2(c), Community Business District with conditions, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 450 feet north of its intersection with Rutlandshire Drive (State Route 2320). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 – 3 dwelling units per acre). The proposed zoning amendment would permit a restaurant with a drive-through in the proposed B-2 District. (PUBLIC HEARING) **Magisterial District: Chickahominy**

G. REZ2022-00010 - 7147 Mechanicsville Turnpike

1. Request(s) to rezone from B-1(c), Neighborhood Business District with conditions to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.5 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 350 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land

Use Plan Map as Multi-Family (8 to 15 dwelling units per acre). The proposed zoning amendment would permit the creation of 144 age-restricted apartments. This development will share an internal road that provides cross access with the Cambridge Square Apartments (GPIN 8714-87-1189). The total number of dwelling units for both developments will be 351 units on 26.2 acres for a gross density of 13.4 units per acre. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

H. REZ2022-00020 - C and O Real Estate, L.L.C., et al.

1. Request(s) to rezone from R-1(c), Single-Family Residential District with conditions, B-2(c), Community Business District with conditions, and B-O(c), Business Office District with conditions, to B-3(c), General Business District with conditions, on GPINs 8714-57-1638, 8714-47-9589, 8714-47-8592, 8714-47-8443, 8714-47-9308, 8714-47-9457, 8714-57-0448, and 8714-57-0592, consisting of approximately 1.61 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Bell Creek Road (State Route 642). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for an automated carwash. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

IX. Announcements

X. Adjournment to Wednesday, October 12, 2022 at 2:00 p.m.

## CONSENT AGENDA

### A. **Awards and Proclamations**

1. Eagle Scout Michael Evanko, Troop 534, Cold Harbor Magisterial District
2. Rabies Awareness Week

### B. **Adoption of Minutes**

1. September 14, 2022

### C. **Administrative**

1. Request for Authorization of a Full Time Equivalent for a New Position Titled Building Inspector in the Building Inspections Department

### D. **Appointments**

1. Committee Appointments

### E. **Authorization to Advertise for Public Hearing**

1. Public Works Rt 360 Supplemental Appropriation

### F. **Planning Actions**

1. CUP2020-00006, Hanover County School Board (Pearson's Corner Elementary School)

### G. **Resolutions**

1. Road Resolution: Giles Farm Section 6

**General Agenda Information:**

1. **Citizens' Time:** Offered to anyone who wants to address the Board of Supervisors for up to five minutes on any matter within the scope of the Board's authority that is not on the agenda for a public hearing at that meeting. If you have issues or questions for any agenda items, you are encouraged to contact, prior to the Board meeting, applicable County staff and/or your Board representative.
2. **Citizen comment and in-person procedures for Board meetings:** Email addresses have been established for Citizens' Time and public hearing comments. All comments received will be made part of the meeting record. The email links can be found on the Board's upcoming meeting page. The deadline for submitting comments is 5pm on the Tuesday before each Board meeting. Citizens wishing to speak in-person, for either Citizens' Time or at a public hearing, are encouraged to register in advance. The registration links can be found on the Board's upcoming meeting page. The deadline for registering 5pm on the Tuesday before each Board meeting. Speakers will be called based on the order registered through the link provided. Citizens who have not registered but wish to speak will be allowed to do so if time allows, after the registered speakers have been called.
3. **Agenda Times:** Agenda times are illustrated to show estimated time for a particular agenda item. However, as some agenda items may occur quicker than others, the Board Chairman has the discretion to advance future agenda items sooner or delay others in order to best accommodate agenda item to expected audience. Please arrive earlier to ensure your presence when an agenda item of interest to you is discussed. Public hearings are advertised for a start time and cannot start prior to such advertised time and generally occur in the order as listed on the agenda; which may be later in the meeting than the advertised start time.

**More Information is available at:**

<https://www.hanovercounty.gov/DocumentCenter/View/1472>