



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

October 25, 2023

BOARD OF SUPERVISORS
W. Canova Peterson, Chair
Mechanicsville Magisterial District
Susan P. Dibble, Vice-Chair
South Anna Magisterial District
Sean M. Davis
Henry Magisterial District
S. Brent Helmick
Chickahominy Magisterial District
F. Michael Herzberg, IV
Cold Harbor Magisterial District
J. Robert Monolo
Beaverdam 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. Comment Period
 - A. Chairman and Board Member Comments
 - B. County Administrator Comments
 - IV. Presentation of Proclamation
 - A. Firefighter Scott Moore on his Retirement
 - V. Citizens' Time
 - VI. Consent Agenda
 - VII. Public Hearings
 - A. Public Hearing: Ordinance 23-14 - Solar and Energy Storage Policy

Ms. Jo Ann Hunter, Senior Director, Community Development

- B. Public Hearing: Ordinance 23-17 - Changes to Chapter 22 of the Hanover County Code to Provide for the Taxation of Solar Energy Power Generation and Storage Facilities Consistent with State Code

Ms. Ellen Bowyer, Senior Assistant County Attorney

VIII. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director, Planning Department

- A. CUP2023-00010 - Hanover County Public Schools

Requests to amend the Conditional Use Permit approved with CUP-4-99, Am. 1-09, to add an additional access drive in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted school facilities on GPINs 8707-55-4759 and 8707-46-1121(part), consisting of approximately 95.28 acres, zoned A-1, Agricultural District, and located on the east line of Leaming Lane (State Route 9184) approximately 1,870 feet south of Whippoorwill Road (State Route 653). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 - 3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Beaverdam**

- B. SE2023-00016 - Hanover Montessori, L.L.C.

Requests a Special Exception in accordance with Section 26-111.8 of the Hanover County Zoning Ordinance to permit a child day care center on GPIN 7797-08-9059, consisting of approximately 1.62 acres, zoned B-1(PUD), Neighborhood Business District-Planned Unit Development, and located on the west line of Totopotomoy Trail (State Route 1265) approximately 350 feet south of its intersection with Sliding Hill Road (State Route 656). (PUBLIC HEARING) **Magisterial District: Ashland**

- C. SE2023-00015 - Morgan Property Investment

Request a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a fence taller than permitted on GPIN 7787-87-5227, consisting of approximately 19.5 acres, zoned B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions. The property is located on the west line of Crosswhitts Drive (State Route 1339) approximately 300

feet south of its intersection with Leadbetter Road (State Route 1261).
(PUBLIC HEARING) **Magisterial District: Ashland**

D. REZ2022-00018 - Zipporah L.L.C.

Request(s) to rezone from A-1, Agricultural District, to OS(c), Office/Service District with conditions, on GPINs 8715-57-5269 and 8715-57-9602, consisting of approximately 30.16 acres, and located on the north line of Pole Green Road (State Route 627) at its intersection with Hanover Grove Boulevard (State Route 1841). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for medical buildings and office/service warehouses. (PUBLIC HEARING) **Magisterial District: Henry**

E. SE2023-00020 - Zipporah L.L.C.

Requests a Special Exception in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit an exception to the buffer and landscape standards on GPINs 8715-57-5269 and 8715-57-9602, consisting of approximately 30.16 acres, currently zoned A 1, Agricultural District (pending rezoning request to OS(c), Office Service District with conditions), and located on the north line of Pole Green Road (State Route 627) at its intersection with Hanover Grove Boulevard (State Route 1841). (PUBLIC HEARING) **Magisterial District: Henry**

F. REZ2023-00005 - Kroger Limited Partnership

Requests to amend the proffers and conceptual plan that were approved for C-4-15(c), Lillie Kreynus, et al., zoned B-3(c), General Business District with conditions, on GPINs 8724-19- 9867 and 8724-29-4812, consisting of approximately 16.44 acres and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Lane (State Route 1075). The subject property also has frontage on the west side of Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would amend the elevations and conceptual plan to show adjustments to the parking lot and increase the building size. (PUBLIC HEARING)
MAGISTERIAL DISTRICT: Henry

G. Request for Approval of Ordinance: Ordinance 23-10 - M-2 Ordinance
- Warehousing

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-117, 26-120, 26-127, 26-130, 26-163, 26-165, 26-172, 26-174, and 26-183 and to add Section 26-297.1, to revise the definition of truck terminals and to define warehousing, storage, wholesaling, and distribution to codify when such uses are permitted as conditional uses or permitted uses in the M-1, Limited Industrial District; M-2, Light Industrial District; and M-3, Heavy Industrial District. (PUBLIC HEARING)

H. Request for Approval of Ordinance: Ordinance 23-11 - M-2 Ordinance
- Vehicle Storage

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-127, 26-172, and 26-174, to define vehicle storage and allow it as a conditional use in the M-2, Light Industrial District. (PUBLIC HEARING)

IX. Announcements

X. Adjournment to 2:00 p.m. November 8, 2023 - Hanover County Administration
Building - Board Room

NOTE: Times listed are estimated only for agenda management. The Chair may adjust times during the course of the meeting

CONSENT AGENDA

A. Request for Approval of Minutes

1. Request for Approval of Minutes: Board of Supervisors Meeting - October 11, 2023

B. Request for Approval of Proclamation

1. Request for Approval of Proclamation: Small Business Saturday
2. Request for Approval of Proclamation: Chief Jethro Piland, III

C. Request for Adoption of Resolution

1. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Arboridge **Magisterial District: Henry**

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>

