



## HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

January 24, 2024

BOARD OF SUPERVISORS  
**Susan P. Dibble - Chair**  
South Anna Magisterial District  
**F. Michael Herzberg, IV – Vice-Chair**  
Cold Harbor Magisterial District  
**Sean M. Davis**  
Henry Magisterial District  
**Danielle Grieshaber Floyd**  
Chickahominy Magisterial District  
**Ryan M. Hudson**  
Mechanicsville Magisterial District  
**Faye O. Prichard**  
Ashland Magisterial District  
**Jeff S. Stoneman**  
Beaverdam Magisterial District

- 5:00 p.m.      I.      Call to Order
- II.      Closed Session  
Virginia Code Section 2.2-3711(A)(3) – Consideration of the acquisition of real property for a public purpose
- 6:00 p.m.      III.      Return to Open Session
- A.      Invocation
- B.      Pledge of Allegiance
- IV.      Consideration of Amendments to the Agenda
- V.      Comment Period
- A.      Chairman and Board Member Comments
- B.      County Administrator Comments
- VI.      Presentation of Proclamations
- A.      Fire Chief Jethro H. Piland III, on his Retirement
- B.      Lieutenant/Assistant Fire Marshal William Bryant, on his Retirement
- C.      Eagle Scout Ian John Patrick Masch - Troop 544 **Magisterial District: Cold Harbor**

VII. Citizens' Time

VIII. Consent Agenda

IX. Public Hearings: Planning

*Mr. Andrew Pompei, Deputy Director, Planning Department*

**A. REZ2023-00037, AUSTIN HAMLIN HOMES, INC.  
(DEVONWOOD SUBDIVISION)**

Requests an amendment to the proffers approved with rezoning request C-3-99(c), Georgia L. Waldrop, on GPIN 7802-56-3961, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Devonwood Road (private road) approximately 0.4 miles south of its intersection with Mountain Road (U.S. Route 33). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: South Anna**

**B. REZ2023-00036, JOYCE H. MITCHELL**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7873-82-6666, consisting of approximately 7.16 acres, and located on Mitchell Trail (private road) approximately 1,500 feet west of its intersection with Mount Hope Church Road (State Route 602). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 3.58 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

**C. REZ2023-00032, LAWSON DOWELL**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7799-80-1562, consisting of approximately 20.59 acres, and located on the west line of Mount Hermon Road (State Route 656) at its intersection with Clay Springs Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 6.86 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

**D. SE2023-00025, KEN GUSTAFSON**

Requests a Special Exception in accordance with Section 26-21.17.a of the Hanover County Zoning Ordinance to permit a manufactured home for living quarters that is accessory to a farm on GPIN 7853-95-7208, consisting of approximately 203.88 acres, zoned A-1, Agricultural District, and located on the south line of Old Ridge Road (State Route 738) at its intersection with New

Market Mill Road (State Route 685). (PUBLIC HEARING) **Magisterial District: Beaverdam**

E. **SE2023-00027, NICOLE AND ROBERT KLASÉ**

Request a Special Exception in accordance with Section 26-36.26 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 8736-60-5762, consisting of approximately 3.22 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located a private drive that is approximately 500 feet south of its intersection with Talley Pond Road (State Route 784) approximately 900 feet west of its intersection with Woodlawn Drive (State Route 799). (PUBLIC HEARING) **Magisterial District: Henry**

F. **SE2023-00021, SUSAN BENNETT**

Requests a Special Exception in accordance with repealed Section 3.6.2(g) of the Hanover County Zoning Ordinance to permit a home occupation in an accessory structure on GPIN 8724-44-0375, consisting of approximately 0.49 acres, zoned R-1, Single-Family Residential District (repealed district), and located on the north line of Queens Lace Road (State Route 1563) approximately 300 feet east of its intersection with Queens Lace Court (State Route 1920). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

G. **SE2023-00024, HANOVER COUNTY SCHOOL BOARD (COOL SPRING ELEMENTARY)**

Requests a Special Exception in accordance with Section 26-334.2 of the Hanover County Zoning Ordinance to permit a modular classroom on GPIN 7796-88-8708, consisting of approximately 136.01 acres, zoned A-1, Agricultural District, and located on the east line of Atlee Station Road (State Route 637) at its intersection with Honey Meadows Road (State Route 2380). (PUBLIC HEARING) **Magisterial District: Ashland**

H. **REZ2023-00004, ANTIQUE LANE HOLDINGS, L.L.C.**

Request to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 8715-15-0495, 8715-15-2204, 8715-15-3249, 8715-15-2585, and 8715-15-2746, consisting of approximately 6.17 acres, and located on the north line of Antique Lane (State Route 305) approximately 100 feet northwest of its intersection with Pole Green Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for the development of a self-storage facility. (PUBLIC HEARING) **Magisterial District: Henry**

**I. CUP2023-00016, MEGA RV STORAGE 2, L.L.C.**

Requests a Conditional Use Permit in accordance with Section 26-174.13 of the Hanover County Zoning Ordinance to permit vehicle storage on GPIN 7778-96-4124, consisting of approximately 9.06 acres, zoned M-2(c), Light Industrial District with conditions and located on the south line of Cobbs Road (State Route 801) approximately 0.43 miles west of its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business Flexible. (PUBLIC HEARING) **Magisterial District: South Anna**

**J. CPA2023-00003, I-64 INDUSTRIAL, L.L.C.**

Request to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map: An amendment to change the land use designation from Rural/Agricultural to Limited Industrial for areas generally located on the north line of Pony Farm Road (State Route 702) approximately 0.8 miles east of its intersection with Gallop Lane (private road). This area abuts the Goochland County boundary and is south of Turkey Creek. (PUBLIC HEARING) **Magisterial District: South Anna**

**K. REZ2023-00006, M. GARLAND ANDERSON II**

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 6798-27-2530, consisting of approximately 44.4 acres, and located on the north line of Pony Farm Road (State Route 702) approximately 0.8 miles east of its intersection with Gallop Lane (private road). The property is bisected by the Hanover/Goochland County line. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would allow for the development of a business/industrial park. (PUBLIC HEARING) **Magisterial District: South Anna**

**X. Announcements**

**XI. Adjournment to Wednesday, February 14, 2024 at 2:00 p.m. in the Hanover County 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 - January 10, 2024

### B. Request for Administrative Approval

1. Request for Approval of Roadway Use and Maintenance Agreement: Tidal Wave Magisterial District: Mechanicsville
2. Request for Special Exception Permit Extension: SE-16-97, Forrest R. Traylor Magisterial District: Henry

### C. Request for Approval of Committee Appointment/Reappointment

1. Request for Approval of Committee Appointment: Central Virginia Waste Management Authority
  - a. Mr. John M. Saunders, DPW Deputy Director, appointment to the Central Virginia Waste Management Authority as an Alternate for Mr. W. R. (Randy) Hardman for a four-year term, expiring December 31, 2027.
2. Request for Approval of Committee Reappointment: Architectural Review Board
  - a. Mr. Gary Henley, reappointment to the Architectural Review Board for a four-year term ending December 31, 2027

**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>