



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

February 28, 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

- 2:00 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. Citizens' Time
 - V. Presentations: Budget Presentations Related to the Proposed FY25 Budget
 - A. Fire/EMS Department Proposed FY25 Budget

Christopher Anderson, Acting Chief, Hanover County Fire/EMS
 - B. Department of Public Utilities Proposed FY25 Budget

Mr. Steven Herzog, Director, Department of Public Utilities

C. Human Resources - Compensation and Benefits Proposed FY25 Budget

Ms. Catey Dickensheets, Director, Department of Human Resources

D. FY25 Supplemental Financial Information

Ms. Shelly Wright, Director, Budget Division - Finance and Management Services

VI. Recess

6:00 p.m.

VII. Call to Order

VIII. Citizens' Time

IX. Consent Agenda

X. Presentation of Proclamation
National Women in Construction Week

XI. Presentation of Community Development Committee Recommendation
Ms. Jo Ann Hunter, Senior Director, Community Development

XII. Planning Public Hearings
Mr. Andrew Pompei, Deputy Director, Planning Department

A. SE2023-00007 - TRC Stony Run L.L.C. **South Anna District**

Requests a Special Exception in accordance with Section 26-338 of the Hanover County Zoning Ordinance to permit an off-site multi-use sign on GPIN 7787-35-4726, consisting of approximately 7.57 acres, zoned B-3(c), General Business District with conditions, and located on the east line of Washington Highway (U.S. Route 1) at its intersection with Sliding Hill Road (State Route 656). **Magisterial District: South Anna**

B. SE2023-00028 - Betsy Lachapelle **Henry District**

Requests a Special Exception in accordance with Section 26-21.17(b) of the Hanover County Zoning Ordinance to permit a manufactured home in the case of a medical hardship on GPIN 8727-51-5172, consisting of approximately 7.12 acres, zoned A-1, Agricultural District, and located on the south line of Studley Road (State Route 606) approximately 1,100 feet west of its intersection with Buckeye Road (private road). **Magisterial District: Henry**

C. SE2023-00029 - Holly and Brian West **Chickahominy District**

Requests a Special Exception in accordance with Ordinance 00-10 of the Hanover County Code to permit an accessory family housing unit on GPIN 7796-81-9702, consisting of approximately 0.55 acres, zoned R-1, Single Family Residential District (repealed district), and located on the southeast quadrant of the intersection of Cudlipp Avenue (State Route 1206) and Westone Road (State Route 1207) **Magisterial District: Chickahominy**

D. SE2024-00001 - Network Towers II, L.L.C. **Ashland District**

Requests a Special Exception amendment in accordance with Section 26-142.3 of the Hanover County Zoning Ordinance to amend SE2021-00013, Network Towers II, L.L.C. on GPIN 7797-27-8673, consisting of approximately 6.79 acres, zoned OS(c), Office/Service District with conditions and located at the terminus of Atlee Commerce Boulevard (State Route 1383) approximately 1,750 feet east of its intersection with Sliding Hill Road (State Route 656). The proposed amendment would increase the height of an existing telecommunications tower from 81 feet to 100 feet. **Magisterial District: Ashland**

E. REZ2023-00031 - Jason J. Bruce and Nicholas B. Bruce **South Anna District**

Request to rezone from B-3(c), General Business District with conditions, and A-1, Agricultural District, to B-2(c), Community Business District with conditions (concurrent with CUP2023-00012), on GPIN 7758-52-9854, consisting of approximately 3.37 acres, and located on the north line of Winns Church Road (State Route 660) approximately 200 feet east of its intersection with Mountain Road (U.S.

Route 33). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. The proposed zoning amendment would allow a self-storage warehouse facility. **Magisterial District: South Anna**

F. CUP2023-00012 - Mile Branch Investments, L.L.C. **South Anna District**

Request a Conditional Use Permit in accordance with Section 26-120.13 of the Hanover County Zoning Ordinance to permit a self-storage facility on GPIN 7758-52-9854, consisting of approximately 3.37 acres, zoned B-3(c), General Business District with conditions, and A-1, Agricultural District (concurrent rezoning request for B-2(c), Community Business District with conditions), and located on the north line of Winns Church Road (State Route 660) approximately 200 feet east of its intersection with Mountain Road (U.S. Route 33). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. **Magisterial District: South Anna**

G. REZ2023-00033 - C. Falls, L.L.C., et al. **South Anna District**

Requests to rezoning GPIN 7777-88-6696, consisting of approximately 60.62 acres, from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and to amend the conceptual plan and proffers approved with rezoning requests REZ2020-00043, Betty F. Giragosian, et al., REZ2021-00001, Chickahominy Falls Association, Inc., and REZ2021-00024, C Falls II, L.L.C., et al., on GPINs 7777-87-2594 (part), 7777-97-0838 (part), 7777-98-0248 (part), and 7777-98-7289 (part). The total acreage of the Chickahominy Falls Subdivision would increase from 188.33 acres to 249.16 acres. The property being added to the Chickahominy Falls Subdivision, which is located on the south line of Cedar Lane (State Route 623) approximately 50 feet west of its intersection with Elmont Woods Road (State Route 1321) and is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5-3 Dwelling Units Per Acre). The proposed zoning amendment would permit the addition of 169 dwelling units to a 468-unit subdivision for a total of 637 dwelling units. **Magisterial District: South Anna**

H. REZ2023-00035 - Blenheim Associates LP et al **Beaverdam District**

Request to rezoning from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 7881-90-1327, 7890-29-5185, 7891-01-7827, 7881-62-7381, and 7881-44-0826, consisting of approximately 1,211.65 acres, and located on the south line of Hickory Hill Road (State Route 646) at its intersection with Old Ridge Road (State Route 738). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for development of a data center technology park. **Magisterial District: Beaverdam**

I. CUP2023-00014 - Blenheim Associates LP et al **Beaverdam District**

Request a Conditional Use Permit in accordance with Sections 26-165.1, 26-20.12, and 26-20.37 of the Hanover County Zoning Ordinance to permit a public wastewater lift (pumping) station, substations, and a Tier 2 battery energy storage system on GPINs 7881-90-1327, 7890-29-5185, 7891-01-7827, 7881-62-7381, and 7881-44-0826, consisting of approximately 1,211.65 acres, zoned A-1, Agricultural District (pending rezoning request for M-1(c), Limited Industrial District with conditions), and located on the south line of Hickory Hill Road (State Route 646) at its intersection with Old Ridge Road (State Route 738). The subject property is designated on the General Land Use Plan Map as Employment Center. **Magisterial District: Beaverdam**

J. SE2023-00023 - Blenheim Associates LP et al **Beaverdam District**

Request a Special Exception in accordance with Section 26-336 of the Hanover county Zoning Ordinance to allow buildings taller than permitted on GPINs 7881-90-1327, 7890-29-5185, 7891-01-7827, 7881-62-7381, and 7881-44-0826, consisting of approximately 1,211.65 acres, zoned A-1, Agricultural District (pending rezoning request for M-1(c), Limited Industrial District with conditions), and located on the south line of Hickory Hill Road (State Route 646) at its intersection with Old Ridge Road (State Route 738). **Magisterial District: Beaverdam**

XIII. Announcements

XIV. Adjournment to 2:00 p.m. March 13, 2024 for a Regular Board Meeting in the 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 - February 14, 2024

B. Request for Approval of Appointments and Reappointments to Committees and Commissions

1. Ms. Janice Henicheck, Hanover County Council on Aging, reappointment to a one-year term expiring December 31, 2024 **Mechanicsville Magisterial District**
2. Mr. Jonathan Tanner, Historical Commission, appointment to a two-year term ending December 31, 2025 **Mechanicsville Magisterial District**
3. Ms. Patricia Rudolph, Historical Commission, appointment to a two-year term effective February 28, 2024 - December 31, 2025, representing **Beaverdam Depot**
4. Mr. Alan Abbott, Planning Commission, four-year reappointment ending December 31, 2027 **Ashland Magisterial District.**
5. Ms. Edmonia Iverson, Planning Commission, four-year reappointment ending December 31, 2027 **Beaverdam Magisterial District.**
6. Mr. Clifton L. Parker IV, Planning Commission, four-year appointment to December 31, 2027 **Chickahominy Magisterial District**
7. Mr. William E. "Marty" Martin Planning Commission, four-year appointment ending December 31, 2027 **Henry Magisterial District.**

8. Mr. Brett Heizer, Planning Commission, four-year appointment to December 31, 2027 **Mechanicsville Magisterial District**
9. Mr. Lawrence "Larry" Leadbetter, Planning Commission, four-year reappointment ending December 31, 2027 **South Anna Magisterial District.**

C. Request for Approval of Proclamations

1. Lt. Matthew Greggs, on his Retirement (Fire/EMS)
2. Larry Leber, on his 50 years of Service to Fire/EMS

D. Request for Administrative Approval

1. Request for Extension: Conditional Use Permit CUP2021-00005 - Springfield Farm Solar, L.L.C. **South Anna and Beaverdam Magisterial Districts**
2. Request for Extension: REZ2023-00010 - North Gayton Company, et al., CUP2023-00004 and SE2023-00010 - HCA Health Services of Virginia, Inc. **Ashland Magisterial District**

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>