



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

March 27, 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. Welcome Remarks

Ms. Susan P. (Sue) Dibble, Board Chair

 - A. FY2025 School Budget
 - III. Consideration of Amendments to the Agenda
 - IV. Comment Period
 - A. Chairman and Board Member Comments
 - B. County Administrator Comments
 - V. Citizens' Time
 - VI. Consent Agenda

VII. Presentation: State Impacts and Potential Amendments

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

4:00 p.m.

VIII. Closed Session

- A. Virginia Code Section 2.2-3711(A) (1) - Discussion of prospective candidates for employment - Fire Chief

6:00 p.m.

IX. Reconvene

X. Citizens' Time

XI. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director, Planning Department

- A. SE2023-00026, Belinda and Charles Steven Flournoy

Request a Special Exception in accordance with Section 26-21.18 of the Hanover County Zoning Ordinance to permit a contractor's equipment storage yard on GPIN 7788-97-6309, consisting of approximately 6.88 acres, zoned A-1, Agricultural District, and located on the north line of Virginia Crane Drive (State Route 821) at its intersection with Ashcake Road (State Route 657). (PUBLIC HEARING) **Magisterial District: Ashland**

- B. REZ2023-00033, C Falls, L.L.C., et al.

Requests to rezone 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. (PUBLIC HEARING) **Magisterial District: South Anna**

C. REZ2023-00035, Blenheim Associates, L.P. et al.

Request to rezone 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. (PUBLIC HEARING) **Magisterial District: Beaverdam**

D. CUP2023-00014, Blenheim Associates, L.P. et al.

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. (PUBLIC HEARING) **Magisterial District: Beaverdam**

E. SE2023-00023, Blenheim Associates, L.P. et al.

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). (PUBLIC HEARING) **Magisterial District: Beaverdam**

- F. REZ2023-00043, Jack B. and Sandra P. Lawson

Request to rezone from A-1, Agricultural District and AR-6(c), Agricultural Residential District with conditions, to A-1(c), Agricultural District with conditions, and AR-6(c), Agricultural Residential District with conditions, and includes a request for an amendment to the conceptual plan and proffers approved with rezoning request REZ2020-00010, Jack B. Lawson, et al., on GPINs 8726-79-1433, 8726-79-8604, and 8726-79-8322, consisting of approximately 13.64 acres, and located on a private drive which is approximately 300 feet south of its intersection with Buck Trail (private road) approximately 0.5 miles south of its intersection with Studley Road (State Route 606). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Henry**

- G. REZ2023-00031, Jason J. Bruce and Nicholas B. Bruce

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. (PUBLIC HEARING) **Magisterial District: South Anna**

- H. CUP2023-00012, Mile Branch Investments, L.L.C.

Request a Conditional Use Permit in accordance with Section 26-120.13 of the Hanover County Zoning Ordinance to permit a self-storage warehouse 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. (PUBLIC HEARING) **Magisterial District: South Anna**

I. CUP2023-00009, CEP Solar, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-20.39 of the Hanover County Zoning Ordinance to permit a solar facility on GPINs 8810-46-3320 and 8810-75-0503, consisting of approximately 315.5 acres (CUP area limited to 203.4 acres), zoned A-1, Agricultural District, and located on the south line of Normans Bridge Road (State Route 614) approximately 0.75 miles east of its intersection with Hanover Courthouse Road (U.S. Route 301). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

J. REZ2023-00040, Dominion Park Corporation

Requests to rezone from M-2, Light Industrial District, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 8704-82-9503 and 8704-91-5998(part), consisting of approximately 4.8 acres, and located on the south line of Elm Drive (State Route 1108) at its intersection with Stonewall Parkway (State Route 1131). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for development of commercial vehicle storage with a service and business office. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

K. CUP2023-00015, Kristy and Shawn Cameron

Request a Conditional Use Permit in accordance with Section 26-174.13 of the Hanover County Zoning Ordinance to permit commercial vehicle storage on GPINs 8704-82-9503 and 8704-91-5998, consisting of approximately 41.79 acres (CUP area limited to 4.8 acres), zoned M-2(c), Light Industrial District with conditions (pending concurrent rezoning REZ2023-00040) and located on the south line of Elm Drive (State Route 1108) at its intersection with Stonewall Parkway (State Route 1131). The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

L. SE2023-00030, Chick-Fil-A, Inc.

Requests a Special Exception in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit a buffer reduction along the frontage of Mechanicsville Turnpike on GPIN 8714-46-2819, consisting of approximately 6.15 acres, zoned B-2(c), Community Business District with conditions, and located at the terminus of Battle Hill Drive (State Route 307) approximately 180 feet west of its intersection with Bell Creek Road (State Route 642). (PUBLIC HEARING) **Magisterial District: Mechanicsville**

XII. Announcements

XIII. Adjournment to 6:00 p.m. on Wednesday, April 3, 2024 for a Budget Public Hearing to be held 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 - March 13, 2024

B. Request for Approval of Committee Appointment

1. Roads Committee - Ricky Ladd, appointment for a one-year term ending March 31, 2025 **Mechanicsville Magisterial District**

C. Request for Administrative Approval

1. Request for Extension of CUP2022-00021 - Gwathmey Baptist Church
2. Request for Extension of CUP2022-00023 - Meadowbridge SDA Church

D. Request for Adoption of Proclamations

1. Request for Adoption of Proclamation: Mr. Mike Whitley, on his Retirement
2. Request for Adoption of Proclamation: Spirit of Volunteerism Week (April 21-27, 2024)

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>