



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

April 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

- 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: Capitol Hill Update
The Honorable Rob Wittman, U. S. House of Representatives
 - V. Presentation of Proclamations
 - A. Presentation of Proclamation: Sarah Bland - Girl Scout Gold Award
Ashland Magisterial District
 - B. Presentation of Proclamation: Chance Evans - Girl Scout Gold Award
Ashland Magisterial District
 - C. Presentation of Proclamation: Kate Lindley - Girl Scout Gold Award
Ashland Magisterial District

- D. Presentation of Proclamation: Carrie-Lynn Stephens - Girl Scout Gold Award

Ashland Magisterial District

- E. Presentation of Proclamation: Ashley Marken - Girl Scout Gold Award

Chickahominy Magisterial District

VI. Citizens' Time

VII. Consent Agenda

VIII. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director, Planning Department

- A. REZ2023-00039 - Hill Management, L.L.C.

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8743-20-2957, consisting of approximately 7.2 acres, and located on the east line of Cold Harbor Road (State Route 156) at its intersection with Mildale Road (State Route 1525). 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 (1) additional building lot. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

- B. REZ2023-00038 - Seven Connie Hall, L.L.C.

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7823-10-2480, consisting of approximately 17.6 acres, and located on the south line of Connie Hall Road (State Route 781) approximately 100 feet west of its intersection with Woodman Hall Road (State Route 674). 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 (1) additional building lot for a gross density of one (1) dwelling unit per 8.8 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

C. SE2024-00002 - Pixel Factory Development, L.L.C.

Requests a Special Exception in accordance with Section 26-175.3 of the Hanover County Zoning Ordinance to allow a fence more than four (4) feet high in a required front yard for security purposes on GPIN 7797-09-6870, consisting of approximately 1.0 acre, zoned M-2(c), Light Industrial District with conditions, and located on the east line of Atlee Commerce Drive (route number pending) approximately 935 feet north of its intersection with Sliding Hill Road (State Route 656). (PUBLIC HEARING) **Magisterial District: Ashland**

D. SE2024-00003 - Anthony and Iris Rhoades

Request a Special Exception in accordance with Section 26-21.3 of the Hanover County Zoning Ordinance to permit a commercial kennel on GPIN 6891-74-7002, consisting of approximately 7.1 acres, zoned A-1, Agricultural District, and located on the east line of Hopeful Road (private road) approximately 550 feet south of its intersection with Taylors Creek Road (State Route 610). (PUBLIC HEARING) **Magisterial District: South Anna**

E. SE2024-00004 - Chelle Bravo and Omar Bravo Carbajal

Request a Special Exception in accordance with Ordinance 00-10 of the Hanover County Code to permit an accessory family housing unit on GPIN 7799-45-1164, consisting of approximately 0.85 acres, zoned R-1, Single Family Residential District (repealed district), and located at the northeast corner of Mount Hermon Road (State Route 656) and North Oaks Drive (State Route 1040). (PUBLIC HEARING) **Magisterial District: Beaverdam**

F. CUP2023-00017 - Hanover County Board of Supervisors, et al.
(Sheriff's Department)

Request to amend CUP-21-90, AM. 1-05, Hanover County Board of Supervisors (Sheriff's Office) in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted government facilities, on GPINs 8810-41-8712 and 8810-42-3597, consisting of

approximately 367.13 acres, zoned A-1, Agricultural District, and located on the east line of Hanover Courthouse Road (U.S. Route 301) approximately 1,000 feet north of its intersection with River Road (State Route 605). The property is designated as Rural/Agricultural. The amendment would allow for additional buildings for the Sheriff's Department training facility. (PUBLIC HEARING) **Magisterial District: Beaverdam**

G. REZ2023-00049 - TL Hunt, L.L.C.

Requests an amendment to C-20-04(c), Am. 1-15, TL Hunt, L.L.C., to rezone GPIN 8706-24-3693 (part), consisting of approximately 1.70 acres, from B-O(c), Business Office District with conditions, and B-1(c), Neighborhood Business District with conditions, to B-1(c), Neighborhood Business District with conditions, and located on the northwest corner of the intersection of Chamberlayne Road (U.S. Route 301) and Rutlandshire Drive (State Route 2320). The subject property is designated on the General Land Use Plan map as Suburban Center. The proposed zoning amendment would permit a restaurant and other commercial/retail uses. (PUBLIC HEARING) **Magisterial District: Chickahominy**

H. REZ2023-00030 - Loneoak Land Co., L.L.C.

Requests to rezone from A-1, Agricultural District, to B-2(c), Community Business District with conditions, on GPIN 7821-59-5952 (part), consisting of approximately 17.33 acres, and located on the south line of Mountain Road (U.S. Route 33) approximately 1,000 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Rural Village. Approval of this zoning amendment and concurrent case CUP2023-00011 would allow for a self-storage warehouse facility. (PUBLIC HEARING) **Magisterial District: South Anna**

I. CUP2023-00011 - Mile Branch Investments, L.L.C.

Requests 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 7821-59-5952 (part), consisting of approximately 17.33 acres, zoned A-1, Agricultural District (concurrent request for B-2(c), Community Business District with conditions), and located on the south line of Mountain Road (U.S. Route 33)

approximately 1,000 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Rural Village. (PUBLIC HEARING)
Magisterial District: South Anna

J. SE2023-00022 - Richard Barrett

Requests a Special Exception in accordance with Section 26-21.23 of the Hanover County Zoning Ordinance to permit a bed and breakfast on GPIN 8719-65-5010, consisting of approximately 25.09 acres, zoned A-1, Agricultural District, and located at the terminus of the private access drive serving Dundee Preserve which begins at the south line of River Road approximately 3,075 feet east of Hanover Courthouse Road (U.S. Route 301). (PUBLIC HEARING) **Magisterial District: Henry**

K. Ordinance 23-10 - Warehousing, Storage, Wholesaling, and Distribution

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)

L. Ordinance 24-06 - Agricultural and Forestal District Amendment

An Ordinance to amend AFD-4-78, Old Church – A (Henry Magisterial District), to withdraw a portion of GPIN 8756-17-5098, consisting of 59.35 acres, in accordance with the provisions of Chapters 43 and 44 of Title 15.2 of the Code of Virginia. (PUBLIC HEARING)

IX. Announcements

X. Adjournment to 1:00 p.m. on Wednesday, May 8, 2024 for Employee Service Recognition in the Board Room followed by Regular Board of Supervisors Meeting beginning at 2:00 p.m.

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 - April 10, 2024

B. Request for Approval of Committee Appointment/Reappointment

1. Request for Approval of Committee Appointment: Architectural Review Board - Mr. Canova Peterson
2. Request for Approval of Committee Reappointment: Architectural Review Board - Mr. Julian Utley
3. Request for Approval of Committee Reappointment: Hanover Airport Advisory Committee - Mr. Jim MacKenzie
4. Request for Approval of Committee Reappointment: Hanover County Council on Aging - Ms. Apphia Downing
5. Request for Approval of Committee Reappointment: Hanover County Council on Aging - Ms. Atrianna Morris
6. Request for Approval of Committee Reappointment: Historical Commission - Ms. Marla Coleman
7. Request for Approval of Committee Reappointment: Historical Commission - Mr. David Deal
8. Request for Approval of Committee Reappointment: Historical Commission - Ms. Lyn Hodnett

9. Request for Approval of Committee Reappointment: Historical Commission - Ms. C. Lindsay Ryland
10. Request for Approval of Committee Reappointment: Historical Commission - Ms. Natalie Schermerhorn
11. Request for Approval of Committee Reappointment: Local Board of Building Code Appeals - Mr. Dennis Balducci
12. Request for Approval of Committee Reappointment: Local Board of Building Code Appeals - Mr. Joe Lawson
13. Request for Approval of Committee Appointment: PlanRVA Commission - Mr. Lawrence "Larry" Leadbetter
14. Request for Approval of Committee Reappointment: Roads Committee - Mr. Mike George

C. Request for Administrative Approval

1. Request for Administrative Approval: Real Estate Donation Agreement – 2.634-acre portion of GPIN 7883-13-5909 for Construction of New Fire Station 4 – General Services, Fire/EMS - Beaverdam Magisterial District
2. Request for Administrative Approval: First Amendment to Agreement - Hanover County-King William County - Hanover County Communication System

D. Request for Adoption of Proclamation

1. Request for Adoption of Proclamation: Older Americans Month 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>