



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

May 22, 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)(8) – Consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by counsel, related to the representation of the Hanover County School Board by the County Attorney's Office
- 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 Proclamation
Volunteer Fire Chief Larry Leber, Hanover County Fire-EMS, 50 years of Service
- VII. Citizens' Time
- VIII. Consent Agenda

- IX. School Board Appointments
Ms. Faye Prichard, Supervisor, Ashland Magisterial District
Ms. Danielle Grieshaber Floyd, Supervisor, Chickahominy Magisterial District
- X. Public Hearing: Department of Public Works – Secondary Road Six-Year Plan (FY 25-30)
Mr. Joe Vidunas, Traffic Engineer, Department of Public Works
- XI. Public Hearing: Department of Public Works – Conveyance of a Permanent Multi-Use Trail Easement and Temporary Construction Easement to the Virginia Department of Transportation for the Construction of the Fall Line Trail Magisterial District: South Anna
Mr. Joe Vidunas, Traffic Engineer, Department of Public Works
- XII. Planning Public Hearings
Mr. Andrew Pompei, Deputy Director, Planning Department
- A. REZ2023-00030 – Loneoak Land Co., L.L.C.
1. 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**
- B. CUP2023-00011 – Milebranch Investments, L.L.C.
1. 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

C. SE2024-00006 – Hum Panch Hotel L.L.C.

1. Requests an amendment to a Special Exception approved with SE-4-89, Am. 1-10, Kings Dominion Lodge/Best Western, in accordance with Section 26-338 of the Hanover County Zoning Ordinance, to change the appearance of a sign that is taller than permitted on GPIN 7883-62-1482, consisting of approximately 10.5 acres, zoned B-3, General Business District, and located on the east line of Theme Park Way (State Route 99) approximately 1,500 feet south of its intersection with Kings Dominion Boulevard (State Route 30). (PUBLIC HEARING) **Magisterial District: Beaverdam**

D. SE2024-00007 – Hanover County School Board – Cool Spring Elementary School

1. Requests a Special Exception in accordance with Section 26-334.2 of the Hanover County Zoning Ordinance to permit two modular classrooms 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**

E. CUP2024-00004 – Hanover County Public Schools – Beaverdam Elementary School

1. Requests an amendment to CUP-3-84, Am. 2-07, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building on GPINs 7836-04-2404 and 7836-04-4007, consisting of approximately 20.07 acres, zoned A-1, Agricultural District, and located on the south line of Beaverdam School Road (State Route 739) at its intersection with Halls Hideaway Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

F. CUP2024-00005 – Hanover County Public Schools – Battlefield Park Elementary School

1. Requests an amendment to CUP-3-82, Am. 1-97, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building on GPIN 8735-13-6656, consisting of approximately 29.42 acres, zoned A-1, Agricultural District, and located on the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Walnut Grove Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

G. REZ2024-00001 - Westmoreland Property Group L.L.C.

1. Request to rezone from B-3, General Business District and M-2, Light Industrial District to M-2(c), Light Industrial District with conditions, on GPINs 7788-36-2310 and 7788-36-3534, and from A-1, Agricultural District to A-1(c), Agricultural District with conditions on GPIN 7788-36-3069, consisting of approximately 6.85 acres, and located on the south line of Wood Park Court (State Route 1013) at its intersection with Fox Cross Road (State Route 1012). The subject property is designated on the General Land Use Plan Map as Business Flexible. The proposed zoning amendment would allow for the development of office and warehouse space. (PUBLIC HEARING) **Magisterial District: Ashland**

H. REZ2023-00046 - Marianne Rae Minton

1. Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7796-55-5154(part), consisting of approximately 7.47 acres, and located at the terminus of Sycamore Grove Way (private road) approximately 230 feet east of its intersection with Halifax Green Drive (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of sixteen (16) building lots. (PUBLIC HEARING) **Magisterial District: Chickahominy**

I. Ordinance 24-01 - RS, Single-Family Residential District Ordinance Amendment

1. An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4,

RS, Single-Family Residential District, Sections 26-61 and 26-65, to provide that RS Districts that (1) contain an existing single-family dwelling or the property is vacant and (2) were located in commercial and industrial districts created at the request of the Board of Supervisors, are exempt from certain RS District requirements, and to clarify that family divisions are exempt from the requirement that the development be served by public utilities. (PUBLIC HEARING)

J. REZ2024-00004 – Hanover County Board of Supervisors

1. Request to rezone from M-2, Light Industrial District, to RS, Single-Family Residential District, on GPINs 7778-86-5196, 7778-76-8080, 7778-86-0015, and 7778-75-4776, consisting of multiple noncontiguous parcels totaling approximately 8.37 acres, and located on the north line of Cobbs Road (State Route 801) between Stony Run and existing transmission lines west of U.S. Route 1, including existing single-family dwellings located at 11080 Cobbs Road and 11122 Cobbs Road. The subject properties are designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre) and Natural Conservation Area. The proposed zoning amendment would allow existing parcels to be used for residential purposes (one single-family dwelling per parcel) and would not permit additional divisions. (PUBLIC HEARING)
Magisterial District: South Anna

K. Ordinance 24-02 – Flood Hazard Overlay District

1. An ordinance to amend the Hanover County Code to relocate floodplain management regulations from Chapter 12 of the Hanover County Code to the Hanover County Zoning Ordinance as follows: (1) by amending the title of Chapter 12, “Floodplain and Drainage Control” to “Drainage Control”; (2) by amending Chapter 12, Sections 12-1 through 12-4, 12-6, and 12-8; (3) by repealing Chapter 12, Article II, Floodplain Management, consisting of Sections 12-11 through 12-23; (4) by amending Section 25-58 of Chapter 25 of the Hanover County Code, Subdivision Ordinance, to update references to the County’s drainage regulations and floodplain management regulations; and (5) by creating a new Division 10, titled “Flood Hazard Overlay District,” consisting of Sections 26-235.1 through 26-235.22 in Article 4, Overlay Districts, of Chapter 26, Zoning Ordinance, to establish a flood hazard overlay district. The Flood Hazard Overlay District shall apply to all properties in the County outside of the Town of Ashland. (PUBLIC HEARING)

XIII. Announcements

XIV. Adjournment to 2:00 p.m. on Wednesday, June 26, 2024 in the Board Room of the Hanover County Administration Building

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 - May 8, 2024

B. Request for Approval of Committee Reappointment

1. Request for Approval of Committee Reappointment: Hanover County Council on Aging - Ms. Shirley Strickler, **Mechanicsville Magisterial District**

C. Request for Adoption of Resolution

1. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Chickahominy Falls, Section 6A **Magisterial District: South Anna**
2. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Chickahominy Falls Section 6B **Magisterial District: South Anna**
3. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Hickory Hill Section 9A **Magisterial District: Beaverdam**
4. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Hickory Hill Section 9B **Magisterial District: Beaverdam**

D. Request for Administrative Approval

1. Request for Administrative Approval: Conditional Use Permit Extension – CUP2021-00018, Stein Investment Company LLC **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>