



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

June 26, 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. Consent Agenda
 - VI. Presentation: Connect Hanover Broadband Initiative Update
Mr. Kevin Nelson, Director, Information Technology
 - VII. Presentation: Zoning for Short-Term Rentals
Ms. Jo Ann Hunter, Senior Director, Community Development and Planning
 - A. Authorization to Advertise Public Hearings - Ordinance Amendment (Ordinance 24-09) - Zoning for Short-Term Rentals

- VIII. Presentation: Rules Committee Update
Mr. John A. Budesky, County Administrator
Mr. Dennis Walter, County Attorney
- A. Review of Procedures for Citizens Time
- B. Review of Committee Term Recommendations and Committee Name Recommendation
- IX. Presentation: FY24 Supplemental Appropriation and Transfer for Electronic Pollbooks - \$381,000
Ms. Amanda Six, Director, Finance and Management Services
- X. Presentation: Supplemental Appropriation for Cardiac Monitors and Automated External Defibrillators (AEDs) (\$2,300,000) and a Replacement Ladder Truck (\$2,700,000)
Mr. Mark Highfield, Budget Manager, Finance and Management Services
- A. Replacement of Cardiac Monitors and Associated Automated External Defibrillators (AEDs)
- B. Replacement of Ladder Truck
- XI. Presentation and Request for Authorization to Advertise: Public Hearing – Issuance of General Obligation Bonds to the Virginia Public School Authority (VPSA) in a Principal Amount Not to Exceed \$150,000,000
Ms. Amanda Six, Director, Finance and Management Services
- XII. Closed Session
- A. Virginia Code Section 2.2-3711 (A) (1) - Performance Review of the County Administrator and County Attorney
- XIII. Recess

6:00 p.m. XIV. Citizens' Time

XV. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director, Planning Department

A. SE2024-00008 - Rico Morris and Annleeta Chavis

1. Request 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 7830-87-3068, consisting of approximately 1.3 acres, zoned A-1, Agricultural District, and located on the west line of Scotchtown Road (State Route 671) approximately 300 feet south of its intersection with South Anna Lane (private road). (PUBLIC HEARING) **Magisterial District: South Anna**

B. SE2024-00009 - Closet Factory

1. Requests a Special Exception in accordance with Section 26-199 of the Hanover County Zoning Ordinance to allow loading spaces in the front yard on GPIN 7787-69-2838, consisting of approximately 4.23 acres, zoned M-2, Light Industrial District, and located on the north line of Cedar Ridge Drive (State Route 1311) at its intersection with Lakeridge Parkway (State Route 782). (PUBLIC HEARING) **Magisterial District: South Anna**

C. CUP2024-00003 - Lebanon Methodist Church, Inc.

1. Requests an amendment to CUP-16-00 in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to allow a school within the existing church buildings on GPIN 8708-07-7417, consisting of approximately 5.88 acres, zoned A-1, Agricultural District, and located on the northeast corner of the intersection of Peaks Road (State Route 657) and Stumpy Road (State Route 654). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

D. CUP2024-00001 - American Fleet Holdings, L.L.C.

1. Requests a Conditional Use Permit in accordance with Section 26-174.14 of the Hanover County Zoning Ordinance to permit vehicle and equipment storage on GPIN 7788-06-2282, consisting of approximately 7.06 acres (CUP area limited to 4.86 acres), zoned M-2, Light Industrial District, and located on the north line of Vermeer Place (private road) approximately 650 feet 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**

E. REZ2023-00041 - Carol W. and Walter J. Rawls Revocable Trust

1. Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8743-69-5630, consisting of approximately 19.2 acres, and located on the north line of Rockhill Road (State Route 619) approximately 75 feet west of its intersection with Cohart Lane (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. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

F. REZ2023-00042 - Carol W. and Walter J. Rawls Revocable Trust

1. Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8744-70-0833, consisting of approximately 33.20 acres, and located on a private drive, which is approximately 1,400 feet north of the intersection of Rockhill Road (State Route 619) and Cohart Lane (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 five (5) building lots. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

G. CUP2024-00002 - Oasis Church

1. Requests a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church on GPIN 8707-76-4285 (part), consisting of approximately 10.17 acres, zoned A-1, Agricultural District, and located on the east line of Chamberlayne Road (U.S. Route 301) at its intersection with Timothy Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Henry**

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. REZ2023-00024 - Westhaven Properties, L.L.C., et al.

1. Request to rezone from A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, on GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, consisting of approximately 17.6 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for restaurant, office, and retail uses, as well as fourteen (14) residential townhomes. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

J. SE2023-00019 - Westhaven Properties, L.L.C.

1. Requests a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit 4-story townhomes that are taller than permitted on GPIN 8725-60-4751, consisting of approximately 13.98 acres, currently zoned A-1, Agricultural District (concurrent request for RS(c), Single-Family Residential District with conditions), and B-2, Community Business District, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

XVI. Announcements

- XVII. Adjournment to 2:00 p.m. on Wednesday, July 24, 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 22, 2024

B. Request for Approval of Committee Reappointments

1. Request for Approval of Committee Reappointment: Pamunkey Regional Library Board - Ms. Christy Schumacher - At Large
2. Request for Approval of Committee Reappointment: Hanover County Council on Aging - Ms. Almon Hall - Henry Magisterial District
3. Request for Approval of Committee Reappointment: Historical Commission - Ms. Wanda Garrett - Cold Harbor Magisterial District

C. Request for Administrative Approval

1. Request for Administrative Approval: Authorization to Advertise a Public Hearing (Ordinance 24-07) - Proposed Changes to Polling Place in the Berkley Precinct
2. Request for Administrative Approval: Authorization to Advertise Public Hearings - Ordinance Amendment (Ordinance 24-08) - Parking Requirements for Data Processing Centers
3. Request for Administrative Approval: Authorization to Advertise Public Hearings - Ordinance Amendment (Ordinance 24-10) - Mailed Notice to Adjacent Property Owners

4. Request for Administrative Approval: Authorization to Advertise - Public Hearings on a Comprehensive Plan Amendment (CPA2024-00001)
5. Request for Administrative Approval: Conditional Use Permit Extension – CUP2020-00004, Monarch Mountain Minerals and Aggregates, LLC **Magisterial District: Beaverdam**
6. Request for Administrative Approval: Conditional Use Permit Extension - CUP2021-00005, Springfield Farm Solar, L.L.C.
7. Request for Administrative Approval: Conditional Use Permit Extension - CUP2022-00022, Young Men’s Christian Association of Greater Richmond LLC, et al **Magisterial District: Chickahominy**
8. Request for Administrative Approval: Extension of time - REZ2023-00015 - Pamela M. and Woodland O. Hogg **Magisterial District: Henry**
9. Request for Administrative Approval: Human Resources Policy Manual Update

D. Request for Finance Approval

1. Request for Finance Approval: Appropriation of Local Incentive Per Wegmans Performance Agreement – \$2,350,000

E. Request for Adoption of Proclamations

1. Ms. Ola J. Hawkins, Hanover County School Board, Ashland Magisterial District
2. Mr. Robert L. Hundley, Jr., Hanover County School Board, Chickahominy 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>