



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

Hanover County School Board
Board Room
200 Berkley Street
Ashland, VA 23005

Live Stream Link:
[https://hcps-
us.zoom.us/j/88983318345](https://hcps-us.zoom.us/j/88983318345)

January 22, 2025

BOARD OF SUPERVISORS
F. Michael Herzberg, IV, Chair
Cold Harbor Magisterial District
Sean M. Davis, Vice-Chair
Henry Magisterial District
Susan P. Dibble
South Anna 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 of Proclamation: Recognizing David Long for 50 Years of Service with Eastern Hanover Vol. Fire Department
Mr. Sean Davis, Supervisor, Henry Magisterial District
 - V. Citizens' Time
 - VI. Consent Agenda
 - VII. Public Hearing: Ordinance 24-11 to combine Hanover County's Erosion and Sediment Control and Stormwater Management Ordinances into a single Erosion and Stormwater Management Ordinance by (1) repealing Chapter 10, Article I, Erosion and Sediment Control, consisting of Sections 10-1 through 10-17, and Article V, Stormwater Management, consisting of Sections 10-77 through 10-92,

and (2) replacing them with a new Article I, Erosion and Stormwater Management, consisting of Sections 10-1 through 10-21; and updates to the Hanover County Drainage Design Handbook

Mr. John Saunders, Deputy Director, Department of Public Works

VIII. Public Hearing: Disposition and Sale of Publicly-Held Real Property - GPIN 7788-52-6309 (part)

Mr. Todd Kilduff, Deputy County Administrator

IX. Planning Public Hearings

Mr. Andrew Pompei, Deputy Director of Planning

A. CUP2024-00015, Hanover County Board of Supervisors (Public Utilities Department) - Henry District

1. Requests to amend CUP-15-97, AM. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted public facilities, on GPIN 8726-62-7679, consisting of approximately 128.4 acres, zoned A-1, Agricultural District, and located at the terminus of Pole Green Park Lane (State Route 827) approximately 0.65 miles north of its intersection with Pole Green Road (State Route 627). The property is designated on the General Land Use Map as Rural/Agricultural. The amendment would allow for the construction of a vehicle storage building, parking lot, and gravel yard for the Department of Public Utilities. (PUBLIC HEARING) **Magisterial District: Henry**

B. REZ2024-00016, Dovell and Williams, L.L.C. - Chickahominy District

1. Requests to rezone from B-3, General Business District, to M-2(c), Light Industrial District with conditions, on GPINs 7787-74-0991 and 7787-65-9088(part), consisting of approximately 3.99 acres, and located on the north line of Kings Acres Road (State Route 835) approximately 925 feet east of Interstate 95. The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for heavy truck sales at an existing truck dealership. (PUBLIC HEARING) **Magisterial District: Chickahominy**

C. CUP2024-00019, Virginia Electric and Power Company - Beaverdam District

1. Requests a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a substation, on GPIN 7893-02-7643(part), consisting of approximately 10.88 acres, zoned A-1, Agricultural District, and located on the east line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**
- D. SE2024-00022, Virginia Electric and Power Company - Beaverdam District
1. Requests a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to allow a fence taller than permitted on GPIN 7893-02-7643 (part), consisting of 10.88 acres, zoned A-1, Agricultural District, and located on the east line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30). (PUBLIC HEARING) **Magisterial District: Beaverdam**
- E. REZ2024-00013, FRHP Lincolnshire, L.L.C. - Ashland District
1. Requests to rezone from M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-68-1448, consisting of approximately 10.0 acres, and located at the terminus of Sunshade Lane (State Route 1328) approximately 675 feet east of its intersection with North Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Destination Commerce. The proposed zoning amendment would allow for the development of the property for recreational vehicle sales and service uses. (PUBLIC HEARING) **Magisterial District: Ashland**
- F. SE2023-00019, FRHP Lincolnshire, L.L.C. - Ashland District
1. Requests a Special Exception in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit two entrances along the property's frontage on GPIN 7788-68-1448, consisting of approximately 10.0 acres, zoned M-2(c), Light

Industrial District with conditions, and B-3(c), General Business District with conditions (pending request to rezone to M-2(c), Light Industrial District with conditions with REZ2024-00013), and located at the terminus of Sunshade Lane (State Route 1328) approximately 675 feet east of its intersection with North Lakeridge Parkway (State Route 782). (PUBLIC HEARING)
Magisterial District: Ashland

G. REZ2024-00020, Santee Farm, Inc. - Cold Harbor District

1. Requests an amendment to the proffers and conceptual plan approved with rezoning request C-13-07(c), Am. 1-13, Santee Farm, Inc., on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, consisting of approximately 168.79 acres, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

H. REZ2024-00014, Belinda and Charles Flournoy - Ashland District

1. Request to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPIN 7788-97-6309, consisting of approximately 7.02 acres, and located on the southwest corner of the intersection of Virginia Crane Drive (State Route 821) and Ashcake Road (State Route 657). 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 forty-one (41) attached and detached homes. (PUBLIC HEARING) **Magisterial District: Ashland**

I. SE2024-00018, Jacki Noel Melton and Dennis Wayne Melton, Jr. - Henry District

1. Request a Special Exception in accordance with Section 26-21.3 of the Hanover County Zoning Ordinance to permit a commercial dog kennel on GPIN 8737-10-9119, consisting of approximately 5.1 acres, zoned A-1, Agricultural District, and located at the terminus of Studley Farms Lane (State Route 1625) approximately 1,000 feet west of its intersection with

Studley Farms Drive (State Route 700). (PUBLIC HEARING)
Magisterial District: Henry

J. SE2024-00026, Pamela Harris - South Anna District

1. Requests 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 7748-99-3670, consisting of approximately 3.92 acres, zoned A-1, Agricultural District, and located on a private drive, approximately 1,400 feet west of its intersection with Greenwood Road (State Route 625), which is approximately 0.4 miles south of its intersection with Ashland Road (State Route 623). (PUBLIC HEARING)
Magisterial District: South Anna

K. ORDINANCE 24-09, Short Term Rentals

1. An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-6, to add definitions of "short-term, rental," "short-term rental, owner-occupied," and "short-term rental, non-owner-occupied" and to amend Sections 26-19, 26-21, 26-34, 26-36, 26-44, 26-46, 26-58, and 26-60 to allow *short-term rental, owner-occupied* as a permitted accessory use and to allow *short-term rental, non-owner-occupied* with approval of a special exception in the A-1 Agricultural District, the AR-6 Agricultural Residential District, the RC Rural Conservation District, and the RS Single-Family Residential District and, by reference, in the R-1, R-2, R-3, R-4, AR-1, and AR-2 zoning districts, subject to use-specific standards established in proposed new Section 26-300.1. (PUBLIC HEARING)

X. Announcements

- XI. Adjournment to 2:00 p.m. Wednesday, February 12, 2025 in the Board Room of the Hanover County Administration Building, 7516 County Complex Road, Hanover, Virginia.

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 Administrative Approval

1. Request for Administrative Approval: Authorization to Advertise Public Hearings on an Ordinance Amendment (Ordinance 24-13): Creation of Historic Village (HV) Zoning District

B. Request for Adoption of Resolution

1. Request for Adoption of Resolution: Acceptance of Streets into the Secondary System of Highways – Dogwood Meadows Magisterial District: South Anna

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>