



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

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

August 27, 2025

BOARD OF SUPERVISORS
F. Michael Herzberg, IV, Chairman
Cold Harbor Magisterial District
Sean M. Davis, Vice-Chairman
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

- 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. Presentation: Proclamation Honoring the Service of Mr. James Kickler
Mr. Ryan Hudson, Supervisor, Mechanicsville Magisterial District
 - V. Presentation: Proclamation Honoring Mr. Aubrey "Bucky" Stanley
Mr. Michael Herzberg, Chairman, Board of Supervisors
 - VI. Citizens' Time
 - VII. Consent Agenda

VIII. Presentation: Connect Hanover Broadband Initiative - Vendor Update
Mr. Todd Kilduff, Deputy County Administrator
Mr. Chris Dillon, Customer Relations, Brightspeed
Mr. Tom Innes, Managing Partner, All Points Broadband
Mr. Stuart French, Government and Community Affairs Specialist, GloFiber

IX. Presentation: Fiscal Year 2025 Preliminary Year-End Reports
Ms. Lauren Null, Director, Finance and Management Services

X. Closed Session

- Va. Code § 2.2-3711(A)(3) – Consideration of the Acquisition of Real Property for a Public Purpose - Pole Green Rd Widening Project: GPINs 8715-45-2556, 8715-46-4108, 8715-46-5132, 8715-56-3498, 8715-67-2141, 8715-76-2912, 8715-77-9330, 8715-87-6289, 8715-97-1312, 8715-97-3628, 8725-07-3709, 8715-97-3385, 8715-97-4633, 8715-97-6792, 8715-97-5732, 8715-97-9761, 8725-07-2463 and 8725-18-6092 (Henry & Mechanicsville Magisterial Districts)

XI. Recess

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

XIII. Public Hearing: Hanover County Airport - Lease of Real Property, 11152 Air Park Road, Hanover, VA – Department of Public Works Magisterial District: Ashland
Mr. Charles Sobrito, Manager, Hanover County Airport

XIV. Planning Public Hearings
Mr. Andrew Pompei, Deputy Director, Planning Department

A. CUP2025-00006 - St. Paul's Lutheran Church

1. Requests an amendment to the sketch plan approved with CUP-11-05, Am. 1-07, in accordance with Section 3.5.14 of the Hanover County Zoning Ordinance to permit a church on GPIN 8705-92-6002, consisting of approximately 7.71 acres, zoned R-1, Single Family Residential District (repealed district), and

located on the east line of Shady Grove Road (State Route 640), approximately 300 feet south of its intersection with Hope Farm Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban High Residential. (PUBLIC HEARING) **Magisterial District: Chickahominy**

B. SE2025-00012 - Jessica and Garrett Christ

1. Request a Special Exception in accordance with Section 26-21.24 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 7832-42-0522, consisting of approximately 10 acres, zoned A-1, Agricultural District, and located on the west line of Quaker Church Road (State Route 803) approximately 1,800 feet south of its intersection with West Patrick Henry Road (State Route 54). (PUBLIC HEARING) **Magisterial District: South Anna**

C. SE2025-00017 - Katherine T. and Bart F. Payne

1. Request a Special Exception in accordance with Section 26-21.24 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 8743-75-0831, consisting of approximately 10.01 acres, zoned A-1, Agricultural District, and located at the terminus of Falling View Lane (private road) approximately 0.5 miles west of its intersection with Market Road (State Route 630). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

D. CPA2025-00002 - Hanover County Board of Supervisors

1. Requests to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023 (with subsequent amendments), pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment includes adoption of the U.S. Route 33 Gateway Small Area Plan, which will be incorporated into the Comprehensive Plan upon adoption. The U.S. Route 33 Gateway Small Area Plan provides recommendations regarding building design, site design, infrastructure improvements, and appropriate uses along the U.S. Route 33 Corridor between the Henrico County line and Winns Church Road, which is within an Economic Development Zone (EDZ) designated in the Comprehensive Plan. (PUBLIC HEARING) **Magisterial District: South Anna**

E. Ordinance 25-10 - Short-term Rentals in Accessory Units and Related Revisions to Definitions and Use Standards

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, to make the following changes:

1. Amend Section 26-6, Definitions, to amend the definition of “accessory housing unit” to include definitions of “accessory housing unit, attached” and “accessory housing unit, detached”; to add definitions of “kitchen, residential” and “short-term rental, accessory detached”; and to revise definitions of “dwelling”, “dwelling unit”, “family”, “short-term rental”, and “short-term rental, owner-occupied”;
2. Amend Sections 26-21, 26-36, 26-46, and 26-60 to allow “short-term rental, accessory detached” as a special exception in the A-1, Agricultural District, the AR-6, Agricultural Residential District, the RC, Rural Conservation District, 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;
3. Amend Article 5, Site Design Regulations, Division 8, Regulations for Specific Uses, by amending Section 26-280 to require appropriate zoning approvals for “short-term rentals, accessory detached” and Section 26-300.1 to establish standards for “short-term rentals, accessory detached”; and
4. Amend Article 6, Administration and Enforcement, Division 4, Special Exception Permits, Section 26-330, Application Requirements, to require that applicants for a special exception for “short-term rental, accessory detached” provide a copy of the restrictive covenants applicable to the property with their application. (PUBLIC HEARING)

F. Ordinance 25-12 - Hanover County - Secondary Kitchens (Permitted Accessory Use in Agricultural and Single Family Residential Zoning Districts

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, to make the following changes:

1. Amend Section 26-6, Definitions, to add definitions of “kitchen, secondary” and “kitchen, residential” and to amend the definitions of “dwelling unit” and “family”;
 2. Amend Sections 26-19, 26-34, 26-44, and 26-58, Permitted Accessory Uses 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
 3. Add Section 26-300.2 to create design standards for secondary kitchens.
- G. Ordinance 25-11 - Hanover County - Recreational Substances, Retail Stores (Conditional Use in Select Commercial and Industrial Districts)

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, to make the following changes:

1. Amend Section 26-6, Definitions, to add definitions of “recreational substances” and “recreational substances, retail stores”;
2. Amend Section 26-107 to remove “tobacco stores” from the list of permissible uses in the B-1, Neighborhood Business District;
3. Amend Sections 26-120, 26-130, 26-165, and 26-174 to allow “recreational substances, retail stores” with a conditional use permit in the B-2, Community Business District; the B-3, General Business District; the M-1, Limited Industrial District; and the M-2, Light Industrial District; and
4. Add a new section, numbered 26-292.8, titled “recreational substances, retail stores; standards” to provide for special standards related to recreational substances, retail stores.

XV. Announcements

- XVI. Adjournment to 2:00 p.m. on Wednesday, September 10, 2025 for a Regular Board of Supervisors Meeting to be held in the Hanover County Board Room, 7516 County Complex Road, Hanover, VA 23069.

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 - July 23, 2025

B. Request for Administrative Approval

1. Request for Administrative Approval: Extension Request for the Unilock Commonwealth Opportunity Fund Grant Performance Agreement
2. Request for Administrative Approval: Authorization to Advertise a Public Hearing on Ordinance 25-13 – Inspection Reports – Fire Protection Systems
3. Request for Administrative Approval: Authorization to Advertise a Public Hearing on amendment of Ordinance 25-14 – Terms of Office of members of the Board of Zoning Appeals; Authorization to hold Public Hearing on September 24, 2025
4. Request for Administrative Approval: Extension of CUP2024-00009 - Cebelle Holdings Corporation Magisterial District: Ashland
5. Request for Administrative Approval: FY 2026 Performance Contract with the Virginia Department of Behavioral Health and Developmental Services
6. Request for Administrative Approval: Participation in Regional Surge Shelter

C. Request for Approval of Committee Appointment/Reappointment

1. Request for Approval of Committee Appointment/Reappointment: Appointment of Mr. Bret Schardein to the Community Criminal Justice Board to serve as Hanover County Staff with an indefinite term.

2. Request for Approval of Committee Appointment/Reappointment:
Reappointment of Ms. Brenda Pennington to the Historical Commission,
representing the Architectural Review Board, for a term ending December 31,
2027.
3. Request for Approval of Committee Appointment/Reappointment:
Appointment of Ms. Amanda Bishop to the Community Policy and Management
Team, as a parent representative, for a term expiring December 31, 2029.

D. Request for Finance Approval

1. Request for Finance Approval: Budget Supplement – Next Generation 911:
\$150,000 State Funding
2. Request for Finance Approval: Budget Appropriation - \$537,000 –
Reappropriation of Funds to the FY26 Budget

E. Request for Adoption of Proclamation

1. Request for Adoption of Proclamation: Battalion Chief Matthew Newell on his
retirement

F. Request for Adoption of Resolutions

1. Request for Adoption of Resolutions: Opioid Settlements involving (1) Purdue
Pharma and the Sackler family, and (2) Alvogen, Amneal, Apotex, Hikma,
Indivior, Mylan, Sun, and Zydus.

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>