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Hanover County Board of Supervisors Meeting, Wednesday, October 22, 2025

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- Official agenda (CivicClerk): [https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream\(fileId=4190,plainText=false\)](https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream(fileId=4190,plainText=false))
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[00:05:04] The time is now 6 o'clock. We will call the Hanover County Board of Supervisors meeting for October 22nd to order. As is customary, we will begin with an invocation led by Mr. Stoneman, followed by the Pledge of Allegiance led by Supervisor Dibble.

[00:05:25] Mr. Stoneman. Thank you, Mr. Chair. Would you bow and pray with me, please? Dear Heavenly Father, we humbly come before you this evening. Father, we are so grateful, so very grateful to be secure in the knowledge that you are faithful to hear our prayers.

[00:05:44] Father, we acknowledge you, that you are the creator and sustainer of life, full of grace and full of mercy. Father, we know that every good and perfect gift comes from heaven above, from you. So tonight, as we gather to do the business for Hanover County in service of our citizens, Father, I ask, Lord, that you would bless each and every one here this evening, that we would be blessed with the gift of wisdom, that our speech would be full of grace and compassion, and that all that we do this evening would be pleasing in your sight and honoring to you.

[00:06:23] So, Father, we ask all this in the precious name of Jesus. Amen. Please rise as you're able for the pledge. Let the allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, for liberty and justice for all.

[00:06:51] Thank you, Mr. Stoneman. Thank you, Supervisor Dibble. Next on the agenda, consideration of amendments to the agenda. Any amendments from board members? No amendments, Mr. Chairman. Seeing none, we will move on to comment period.

[00:07:09] I will begin by mentioning a couple things. First, you may have noticed more than usual lane closures on roads across Hanover County. And a lot of that is due because providers are expanding high-speed Internet across the county.

[00:07:26] Internet's being expanded into rural communities, and it's also being expanded in the suburban services area. And a lot of this work, maybe not all, but a lot of the work is in response to this board's commitment to provide choice to our customers and high-speed internet to unserved areas.

[00:07:49] And so we just ask that everyone be patient as they work on the side of the road. One thing that's very important to this board is that the workers are kept safe And so sometimes that just means that we have some lane closures from time to time I know it's inconvenient, but it's it's worth keeping those guys and those ladies safe as they're working on the side of the roads The other thing I'd like to mention on October 11th at pole green park would like to recognize our parks and recs team we had three four thousand people or so that showed up for a

[00:08:27] family fun event there was vendors and things for kids to do and it's a lot to manage once a year the event was called spooky fun fest i believe i've been to this event maybe five or six years in a row my my eight-year-old really enjoys it it's a lot of work it takes a lot of planning There's a lot of traffic. There's a lot of parking and it does take a lot of work a lot of team work and communication with our parks and rec team and also public safety and I would just like on behalf of the Board of Supervisors to express our thanks and appreciation for all the good work that went into that family from family friendly

[00:09:07] Event for our community and our families next I will recognize Supervisor Dibble Thank You, mr. Chair. I just wanted to make sure that our community was aware that on October the 14th we were truly saddened to learn of the passing of Chesterfield County Board of Supervisor, the Honorable Jim Holland. Jim represented the Dale District in Chesterfield County from 2008 to present, which is five terms.

[00:09:39] He was a man of great faith and an abundant service. Mr. Holland did serve on numerous regional boards, including Richmond Region Tourism, Capital Region Airport Commission, Plan RVA, and Richmond Region Transportation and Planning Organization. And he served in leadership capacity on all of these boards. Mr. Holland's leadership, his wisdom, and his unwavering commitment to our region left a lasting impact on the communities that we serve.

[00:10:15] His vision, his dedication, and his steady guidance help strengthen and promote our region as a vibrant, successful, and welcoming destination. Beyond Mr. Holland's accomplishments, he will also be remembered for his kindness, his integrity, and his deep devotion to public service.

[00:10:40] We are grateful for the many years that he gave to our Richmond region and to the betterment of our communities. Please join us in keeping Mr. Holland's family and loved ones in your thoughts and prayers during this difficult time I will say he was one of the finest human beings I ever met and worked

with. Thank you, sir Thank you for your comments. Any other comments from board members? Mr. Stoneman. Thank you, Mr. Chair I just wanted to let the citizens of Beaverdam, especially the western part We recently had some road work done out on Shiloh Church

[00:11:17] where they did some full-depth reclamation, and I spoke about this at the last meeting as we were updated from our VDOT rep, and, you know, was under the impression that the work was going to be smooth and it was going to really improve the road surface out there. I've been recently made aware of that the work that was done was not up to par, and I just want to assure our citizens that Hanover County is on it. We're going to work with our VDOT partners to see what What we can do to to correct the situation and that That we're gonna do do all we can to make sure that you get the road service that you deserve out there

[00:11:56] So just want to let everybody know. Thank you. Any other comments from board members? I'd like to add one comment I'd also like to recognize parks and recs for the spooky fun fest event at poor farm I think they had a very nice event out there. Also, I didn't attend that so I did not include that in my comments earlier But it should not go left unsaid that they did a lot of good work there also and that is greatly appreciated. Mr. Badesky Thank you, mr. Chair. I just have a number of announcements tonight and dates that I'm going to be sharing just let everyone know almost everything I'm sharing will also be on the county's website or social media, so

[00:12:36] It'll be a lot of information. I'll be sharing but it's also available On the website and social media We just had the opportunity, the board and staff, to join the members of the Hanover Community Services Board at the annual Gene C. Harris Award for Excellence Ceremony at St. Paul's Episcopal Church.

[00:12:55] This year's honorees were Teresa Lopez, recognized for her outreach to Hanover's Spanish-speaking community and Hanover Community Support Services, a volunteer not-for-profit that has supported residents with developmental disabilities and mental health needs for more than 30 years. This event was a wonderful tribute to the community, to community service and the lasting legacy of Gene C. Harris, whose advocacy continues to inspire so many in our county.

[00:13:21] This past Monday, Ms. Dibble, Mr. Stoneman and I had the pleasure to welcome a new announcement for Hanover County. And that announcement was that next fall, the Federal Club will host the 2026 Corn Ferry Tour Championship of the PGA.

[00:13:40] We were able to join the PGA earlier this week to make this announcement. It will be moving from French Lick, Indiana to Hanover County. This event offers an incredible opportunity to welcome thousands of visitors who may be discovering Hanover for the first time. But we also know with events of this nature, it creates some anxiety for our community.

[00:13:56] I want to assure our residents that we will be working together with the PGA, our public safety partners, to make sure that we address all those items and we'll be keeping the community informed as the progress continues into the early next year on traffic control and making sure our residents in the surrounding neighborhoods and the adjacent neighborhood are well taken care of during that event. This Friday, I'd like to extend an invite to the community to join us at 3 p.m. at Pole Green Park. We're going to be formally cutting

[00:14:30] the ribbon on new accessible playground featuring the region's only Mighty Descent slide with paved parking, new crosswalks, pickleball lighting, ball field fencing, and new football scoreboards. We'll

share some brief remarks, but this is really projects we did in response to residents who have been sharing their thoughts and perspectives on opportunities to improve Hanover. The board has made commitments of local funds and ARPA funds to bring some of this to life. We look forward to sharing that with the community. We'll be doing the same at Poor Farm Park in the weeks to come. This coming Monday, look out for your newest issue of the Hanover

[00:15:07] review in this room next wednesday the 29th we will be hosting the governor's rural center summit on our campus we anticipate over 250 attendees from throughout the commonwealth that will be joining us here to learn and celebrate uh rural communities throughout the commonwealth and the governor is the planned uh welcome speaker that morning along with other many other delegates and senators coming up we have two parks and rec master plan community meetings uh thursday october 23rd at the montpelier center and thursday october 30th at the parks and rec office at

[00:15:46] martha ann fields on this campus both the staff will also have open office hours from 8 35 to 5 p.m for folks to drop in but those other meetings will be from 6 to 7 30 p.m to accommodate residents in the evening do you want to make an announcement regarding fox hunter lane vdot has notified us that fox hunter lane will be closed temporarily on october 28th from 8 to 4 p.m to replace a culvert they will be working with residents to access the homes but there may be some detours in place that day just wanted to share that our airport master plan has an open

[00:16:23] house scheduled on monday october 27th that's at 6 p.m at the airport this is the second open house we've held on this master plan and this is going to be the combination of two years worth of work on the airport master plan. Um please don't forget elections coming up on the 4th and there's still time for early voting on our campus. We hope the chamber Hanover chamber hosts the state of the county which myself and Mr. Turner from our economic development will be presenting on November 5th. We do share that right after that on our social media streaming that event for all of

[00:16:59] our residents. October excuse me November 11th is Veterans Day. The county offices will be closed on that day um and and i normally don't like to end on on on some uncertainty but i do need to be remiss if i didn't mention that with federal shutdowns not only hanover county but localities throughout the not only the commonwealth and the nation we're going to be faced with some very difficult decisions uh as soon as november 1st um should the shutdown go past november 1st there are some real programs that could be in jeopardy and those could range anything from anyone that

[00:17:38] receives snap or abt food benefits we're looking into if transportation is going to be impacted there's some federally funded employees that that get go through state funding that may be impacted as well we're looking in to see if there's any school impacts at this time we're not aware of any this obviously is concerning we have residents that depend on these services and they're substantial in cost that could not be borne by the locality on alone and some of these programs they're telling us that even if we up front the funds that they may not reimburse us

[00:18:16] for the expenditures and so i don't raise this as a flag of of a threat it's just a reality that that these shutdowns may have some real impacts to residents in very short order we've worked through shutdowns in the past they have not made the same commitments in the past we've always were reimbursed for services in the past so this is a concern to us we are working diligently to try to understand that impact we'll be talking to the board throughout next week about options but some some of these programs are substantial and could not be picked up with local funding alone we're

[00:18:55] not sitting back and just letting this happen i want to thank brett chardain deputy county administrator working with our internal departments and our not-for-profit community and food pantries this need will be rapid for our residents if they don't receive benefits on the 1st of november there is a chance they will not receive if they're even restored until at least december 1st and so this is something we're monitoring this is not just for hanover county this is going to be everywhere in the nation that's going to be facing these same challenges and so we're we're doing our

[00:19:28] best to be as proactive as we can literally are getting guidance by the hour and so we don't really know what's going to happen november 1 yet and here we are days away so i'm sure the board that we will be continuing to monitor this looking at alternatives and options but we may have some very difficult choices and as a board and in a community but there will be some folks in our community extremely challenged should this occur now i say all that that should there be a compromise and the shutdown and everything i may have just said may have been for not but it's not for us

[00:20:06] we have to plan assuming that it could occur and that's the work we're doing right now so we will keep the board and the community abreast as we learn more information but you know anything from our transportation services to food services could be impacted some positions and which include services that they deliver could be impacted but as we learn we'll be sharing it with the board and community and be back with more information mr chair that's all i have this evening thank you very much mr bedesky for your comments any other comments from board members seeing none we will

[00:20:41] now close comment period next on the agenda is citizens time i do have the two cards from the beaver dam district in addition to those two cards is there anyone else who wishes to address the board at citizens time please raise your hand i see several so you'll have three minutes citizens time is an opportunity for members of the public to present comments and information to the board regarding any matter within the scope of the board's authority that is not on today's agenda for a public hearing there are cards available in the back of the room you are not required to fill

[00:21:19] out a card. However, it makes it easier for our board clerk to get the spelling of your name correct, and it gives us your contact information in case we need to follow up with you after your comments. Speakers who wish to address the board are requested to follow these guidelines. Each speaker is asked to give your name and the magisterial district in which you live or the entity that you represent. Speakers will have up to three minutes this evening to address the board.

[00:21:51] The vice chair will keep track of each speaker's time and will try to give a warning if necessary. Speakers are asked to address their comments to the board and not to the audience. The board does not permit the use of slideshows or other projected materials during citizens time.

[00:22:11] However, speakers are invited to provide printed copies of any materials that they have to the board. Handouts and other materials can be provided to the deputy county administrator, seated right there to the right of the podium, who will ensure that the information will be distributed to board members and the board clerk. The board requests the audience refrain from interrupting speakers during the recognized time. This rule applies to citizens' time and to any public hearing on today's agenda. The board appreciates the public input and cooperation

[00:22:46] during Citizens' Time. We'll now open Citizens' Time. I have two cards written with the same handwriting and the same ink. And so y'all can choose which one of the two will go first. I have Matthew

and Sarah Knuckles. Please state your name and the district in which you live. You will have up to three minutes. My name is Matthew Knuckles and I live in the Beaverdam District.

[00:23:15] I'm here to speak about the Luckstone Rock Quarry. We all know that large trucks are more dangerous than passenger vehicles. They require more distance to stop and their large blind spots make it challenging to see nearby pedestrians, bicycles, and other vehicles.

[00:23:32] In addition, loose rocks often fall off of these trucks, causing accidents and destroying windshields. I know all too well about this danger. Several years ago, I was involved in a car accident with a large truck in Ashland at a stoplight.

[00:23:50] It rear-ended me, and the momentum pushed me into the car in front of me. I ended up in the hospital with neck injuries, and the driver of the truck was not injured, and there were barely any scratches on the truck. When we went to court, the truck driver told the judge that he could not see my car over the front of his truck.

[00:24:15] So I am very familiar with these dangers. The quarry traffic goes beyond Verdun Road. The shortest route from the proposed quarry to Shore Pump uses our scenic country roads to get to Route 33. This traffic jeopardizes the safety of our children who are getting on and off of buses.

[00:24:36] Several of these roads are official bike routes. The cyclists and runners who use these roads daily will be put at risk. Even a safe truck driver is still driving a more dangerous vehicle. Do you want to put 400 more trucks on the roads with our school buses, our cyclists, and our teenage drivers?

[00:25:00] Please protect our residents and deny the Luxstone Rock Quarry. Thank you for your comments, sir. Next, please state your name, the district in which you live. You will have up to three minutes. My name is Sarah Knuckles, and I live in the Beaverdan District.

[00:25:19] I'm here to express my thoughts about the Luxstone Rock Quarry. Approving the Luckstone Quarry will destroy the rural conservation area in Beaver Dam. We don't have to look far to see what will happen over the next 30 years. We only have to drive down Ashland Road over to Rockville.

[00:25:37] The first map in my packet shows what Rockville looked like in 1994. You'll notice the area around the quarry is mostly forest and farmland. The second map is what Rockville looks like today. What started out as a few quarries has evolved into a vast industrial park, and now they're going to add another 3.1 million square foot Amazon distribution center.

[00:26:02] The traffic in this area is terrible. Imagine that burden on our country roads. A vote in favor of a rock quarry is a vote to open Pandora's box. As we know from looking at Rockville, a new quarry is never just a quarry.

[00:26:18] The best way to prevent this devastation is to deny the quarry. please preserve the beauty of hanover county thank you thank you for your comments next please state your name the district in which you live you will have up to three minutes hello my name is jessica geene and i am in the beaverdam district the last time i stood up here you guys were awarding me the hanover volunteer of a week of the year award and i was very proud of that um i live on 28 acres that will be about half a mile from the quarry and i'm here to protest

[00:26:54] against the quarry. First of all, the land there, if you've ever walked it, there are trees that are almost as big as this podium. It's an amazing plot of land there on the Little River. I also have 2,000 feet of

land on the Little River, which is directly downstream from the quarry, and my children and grandchildren play in that water, and I am worried about the water quality. But I have two pages out of the comprehensive plan that, of course, you're more familiar with than I am, but I did have questions about. This is the comprehensive plan. So it says much of Hanover County remains

[00:27:30] rural and residents have indicated that they want to preserve this rural character. The remaining 78% of the county is intended to remain rural. So if 78% of the county is supposed to be rural on the comprehensive plan, I'm just wondering where we are with that as we go forward with with the NOAA plan, how it will impact that. And then my other concern is even now when I talk to people in the area some say they haven't heard of it and I'm nervous that people don't know about the possibility of this 1,300 acre quarry. I was amazed back in May 2023 when you were planning for the comprehensive plan and it said for the

[00:28:09] comprehensive plan in 2023 1,759 letters were mailed to landowners whose properties were going to be impacted by the plan and in addition to that signs were posted in all the areas where significant change was proposed I haven't seen anything like that in my area making people aware of what might be going down so I'm concerned our people in Hanover and especially near this quarry had enough education about the proposed change thank you so much thank you for your comments next please state your name the district in which you live you

[00:28:46] will have up to three minutes thank you hi my name is Rhonda Hammond and I live in the Beaverdam District. Good evening, Board Chairman, Mr. Badesky. Thank you for the opportunity to speak tonight. I stand before you as a resident of Hanover County who is deeply concerned about the proposed Luckstone Rock Quarry, along with the associated asphalt and concrete plant. I urge you to weigh the irreversible environmental and public health consequences, especially as they relate to water during the review of this project. Let's be clear, quarries, asphalt plants, and concrete

[00:29:26] production facilities have a long history of impacting groundwater and surface water quality. In our county, where many families rely on private wells for their drinking water, any potential threat to that water supply must be taken with the utmost seriousness. The excavation involved in a quarry can significantly disrupt groundwater flow. Once rock layers are blasted and removed, the natural filtration and storage functions of those geological layers are permanently altered.

[00:29:57] This can lead to reduced water levels in nearby wells, wells that residents depend on daily. It's not just the quantity of water, it's the quality. Quarry runoff often contains sediment, heavy metals, and industrial chemicals. Asphalt and concrete operations also introduce petroleum-based compounds and particulate pollutants which can leach into our waterways especially during storm events. Our wetlands, creeks, and aquifers simply do not have the natural buffering capacity to handle that level of contamination without long-term damage especially when our wetlands

[00:30:35] and creeks are compromised and degraded for the development of this plant. I ask what studies have been done to assess these risks? Has an independent hydrogeological survey been conducted? How will the cumulative impacts of two quarries within three miles be assessed?

[00:30:56] Water is not something we can compromise on. Once it's polluted, it's nearly impossible to restore. Once it's depleted, the damage can last for generations. Hanover has an obligation to protect this vital resource, not just for today, but for our children and their children.

[00:31:15] In closing, I urge the board to consider these concerns. The health and safety of Hanover residents should not be sacrificed for industrial expansion. Thank you for your time and for your commitment to the well-being of our community. Thank you for your comments.

[00:31:33] Next, please state your name, the district in which you live. You will have up to three minutes. Joe Signorelli, Beaverdam District. I'm coming tonight to speak out against Luckstone.

[00:31:50] I've spoke to you before about the development of Royal Hanover and how I feel that we are not as prepared as we could be with our emergency responses and the condition of our roads. for these type of buildings in rural Hanover with fixing them. There have been many things that were talked about, such as the displacement of wildlife and what that will do.

[00:32:09] And if you watch any of the rural Facebook pages, Beaverdam, Doswell, Montpelier, or even the Black Creek area, you'll see there's been more encounters with bears in neighborhoods as well. Displacing these 1,300 acres will cause more of a harm and threat to our wildlife, our children, and ourselves, as these now have to seek into our properties as well.

[00:32:28] When you consider these projects, you need to think about the noise that takes place. You watch our surrounding areas talk about data centers and such and the noise they create and how it disturbs their level of peace around their homes. I ask that you please don't let these companies pull the walls over your eyes with half-truths and false promises.

[00:32:49] Please make sure you're doing your research and truly understand dangers, challenges, and consequences for approving these companies to build in our backyards. These decisions are permanent. You can't take them back once you start destroying this land. You may hear things like we don't carry explosives on site, but ammonium nitrate is what they use to blast.

[00:33:06] And while it's classified as an oxidizer, they're not technically lying to you. But if it is there, it's still a hazard to us and only one step away from destroying my house. Thank you very much. Thank you for your comments. Next, please state your name.

[00:33:32] The district in which you live, you will have up to three minutes. Hi, my name is Amelia Buchanan. I'm in the Chickahominy District. I'm here tonight just to do what I can. I feel like it's kind of an effort that I don't think of it.

[00:33:49] I just feel like I need to be here to say my piece and then it'll be what it is. But I'm here to express that you do not at this time pass the request for rezoning the Colvin Crest property. Sorry. Excuse me, ma'am. Are you here to speak on the Cool Spring? The Cool Spring Forest-Colvin Crest rezoning agricultural one to residential.

[00:34:06] So we have that on the agenda for a public hearing. Perfect. Can I come back later? You sure can. We just want to make sure you get to speak at the right time, ma'am. Thank you for your understanding. Is there anyone else who would like to address the board during citizens' time?

[00:34:25] Seeing that we had one speaker drop out, is there anyone else who would like to add a minute or two to their comments? We'll keep citizens' time open for an additional up to five minutes. Okay, seeing none, citizens' time is now closed.

[00:34:46] We will move on to the consent agenda. Mr. Davis. Mr. Chairman I move for approval of the consent agenda Second there is a motion and a second all in favor of approving the consent agenda. Please

indicate by saying aye Consent agenda approved next agenda item 6 is a public hearing Lewistown Road Ashcake Road roundabout project consideration of resolution authorizing the acquisition by condemnation of fee simple right-of-way and certain

[00:35:24] Specified temporary and permanent property interests on G pin 7 7 8 8 8 8 7 4 1 3 magisterial district Ashland with us. Mr. Randy Hardman director Department of Public Works. Thank you for being with us sir. Thank you. Mr Chairman members of the board here to present for the public hearing for Lewistown Road Ashcake Road roundabout project To give everybody a brief refresher on the location of the project. It's east of 95

[00:35:55] at the intersection of Lewistown Road and Ashcake Road. This is a little more detailed diagram of the project. This was included in the public hearing in 2023, but tonight we're speaking specifically to the area in the middle of the drawing where it says Lewistown Road, Ashcake Road, intersection improvements. That's the property in question. There are six properties that are impacted by this road project. The ones in green to date have been voluntarily settled.

[00:36:33] The one in yellow, again, is the subject of tonight's public hearing. That has not been settled. The next couple of slides are easement plats that show the impact to the properties.

[00:36:53] We have red, green, and orange shown there. Red on this diagram is right-of-way. Orange is a temporary construction easement, and green is a permanent drainage easement for VDOT maintenance. This shows the slivers along Ashcake Road and Air Park Road a little bit below the previous slide.

[00:37:17] This is a little more demonstrative of the project and what the improvements are in relation to the easements and right-of-way necessary for construction. As you can see, the red right-of-way, the road is actually being built within that area. The orange area are the areas necessary for the contractor to make these improvements.

[00:37:35] And the green will give VDOT the ability to maintain these improvements for the drainage structures in the future. The red, again, is on the second easement plat. this is along ash cake road it's the right of way for the actual road construction there's a tiny sliver of temporary construction easement there to the left of the diagram and then this is along air park road it's basically for us to construct improvements within the existing roadside ditch

[00:38:07] that's along air park road this is the valuation or appraisal of the improvements or the easements and right-of-way necessary for this project to move forward this offer package was presented to the owner electronically on may the 8th 2025 since that time public works in our acquisition agent kdr have made multiple attempts to engage with the property owner and the representatives to discuss this offer additionally our agent was

[00:38:46] advised that the property owner as a matter of doing business he typically deals with viad on road projects and they go to condemnation he said he wasn't really interested in voluntary settlement for his property and he would just like to go through the the condemnation proceedings or certificate of take in order to get this resolved so based on that fact he has not provided us with a counter offer for the offer that you see before you so the valuation is 71 340 based on the land values of the right-of-way permanent drainage easement and temporary construction easement

[00:39:23] Mr. Chair this ends my presentation for the public hearing. I'll be happy to answer any questions before we move to the public hearing. Thank you for your presentation Sir any questions from

board members for Mr. Hartman? Seeing none, thank you. This is on the agenda for a public hearing Is there anyone here who wishes to speak in support or opposition?

[00:39:51] Seeing none the public hearing is now closed. Supervisor Pritchard. Thank you, Mr. Chair. Um, I don't know if it's the mic system or our speakers or just that i'm getting old but i'm having a really hard time tonight hearing what's going on down at the dais so if we could check the mics i guess i'm not the only one and if the speakers could just speak a little closer to the mics please um thank you i am so excited about this project i'm sorry that it's having to to come to this but um this project is is a good thing both for safety and and for the aesthetics of this neighborhood and i know while a lot of

[00:40:31] folks were not excited about a right-of-way in the beginning that they certainly have come around to it so I move to adopt the resolution authorizing the acquisition by condemnation of fee simple right-of-way and certain specified temporary and permanent property interests on portions of GPIN 7788-88-7413 for the purpose of constructing intersection improvements and the entry upon the property to begin construction before the conclusion of the condemnation proceedings second there is a motion any

[00:41:06] and a second any discussion or comments from board members seeing none all in favor the motion please indicate by saying aye aye motion approved mr. Hardman chair members of the board this is for presentation for the public hearing for the pole green road widening project it's for consideration of a

[00:41:44] resolution author is a authorizing the acquisition of combination of a fee simple right-of-way in certain specified temporary property property interest on portions of 11 G pins. I can read them if you would like, but that might take a while. Just to familiarize yourself with the project, this is a pole green widening. It basically goes from Bell Creek Road to Rule Point Road. We're taking the existing two-lane road and we'll be widening it to a four-lane divided highway or roadway. This project impacted 54 different

[00:42:21] properties. On this drawing, you can see that we have green and gray. Green have been voluntarily settled to date. Gray are what we're here for tonight to talk about for this proceeding. I will mention that the original advertisement for this hearing had 15 G pins listed. Since that original advertisement, we were able to voluntarily settle with four properties. So we're left with just 11 properties tonight to discuss. The first property is Hanover Land Investors. They are at the corner

[00:42:57] of Bell Creek Road and Pole Green Road. December 11th of 2024, an offer package was sent to the owners. Numerous attempts were made to communicate with the owner to discuss the offer and concerns they may have. We met with the representatives for the owner in August, at which time they requested a write-in, write-out entrance to the property off of Polgren Road. Public Works investigated this with VDOT, but the request was ultimately denied due to the lack of traffic data generated from the future use of the site. In every one of these properties we discussed, there will be a similar picture like this with different colors, and all the different colors

[00:43:36] represent different types of right-of-way and easements being acquired. Here, red is right-of-way and that will be the same throughout all these. Blue is a temporary construction easement that's necessary in order to construct those right-of-way improvements. And then in this case, the purple is a proposed Dominion Virginia power easement. The initial appraisal was \$63,370. And again,

[00:44:07] to date there has been no counter offer from the property owner. Parcels two and three Stuart Wayne Booth. The offer package was sent to the owner on December 7th, 2024. Numerous attempts were

made to communicate with the owner to discuss the offer and any concerns they may have. We did not hear from anybody until October 10th of this year. They contacted us, the right-of-way agent, and expressed an interest in settling. However, since that discussion we have not seen anything or heard

[00:44:41] anything from them. So no counter offers have been received at this time. On these two properties, parcel number two on the left, you can see there's right of way in red. There is temporary construction easement in blue. And in purple, there's a Verizon easement on the parcel on the right, parcel number three. There's an additional green arrow, a green area that is a proposed permanent slope and drainage easement for VDOT maintenance in addition to the Verizon utility the easement and right-of-way. The valuations for these separate parcels, parcel number two was

[00:45:19] valued at \$4,225. Parcel number three was valued at \$4,370. Again, we have not received a counter offer to these values. Parcel number 16, unknown owners and the heirs at law, devisees or successors entitled to Andrew P. Wallingford. January 10th, 25th, the offered package was delivered to the owner's property. There have been multiple attempts to communicate with the owner, but no response has been received. It is believed that the owner is deceased and the heirs are unknown. When there

[00:45:56] are no known heirs, the courts will determine ownership through the condemnation process. On this particular parcel, you can see, again, right-of-ways in red, permanent slope and drainage easements for VDOT maintenance in green, and then a temporary construction easement in blue.

[00:46:14] The valuation of this property was shown at \$3,626. Again, there's been no counteroffer to this value. Parcels 36, 40, and 45, the Haddorf Properties VBT on November 1st, 2024, offer packages were sent to the owner. We've engaged with the owner and the owner's attorney on multiple occasions and were advised in March that they wanted to settle and a counteroffer was pending. However,

[00:46:51] we have not received anything to date. On this diagram, parcel 36 is to the south of Polgreen Road. Parcel 40 is to the north. On the parcel to the south, we have temporary construction easement, Dominion Power easement and right-of-way. To the north, we have right-of-way. We have proposed Verizon utility easement as well as temporary construction easement. The other parcel, parcel 45, has right-of-way temporary construction easement, proposed Verizon easement in addition

[00:47:26] to a Dominion Virginia Power utility easement. The valuations for these properties, property number 36, \$8,440. Parcel 40, \$36,080. And parcel 45, \$33,470. Again, no counteroffer has been received to date. Parcel 38, Lindemar Hadoff, Howard Hadoff III, on December 30th, 2024, the

[00:48:02] office package was delivered to the owner. Again, we've engaged with the owner and the owner's attorney on multiple occasions, and we're advised in March that they wanted to settle, but we haven't seen anything since then. No counter offer has been submitted to date. On this one, you can see that there's right-of-way, there's Dominion Power easement, as well as temporary construction easement. The valuation there is \$29,020. I will call attention to, there's one line item on this one, incurable damage. It's considered proximity damage. Basically, it's the fact that the front yard is reduced to the fact that it's detrimental or impactful to the resale of the property.

[00:48:42] Basically, it's taking the front yard from 36 feet from the edge of the road down to 17 feet. So they assigned that an incurable damage. So the total being \$29,020, and again, we have not received a counteroffer to this. Parcels 41 and 42, Linwood H. Haddorff revocable trust.

[00:49:12] 11-1-24-November 1, 24, the offer package was sent to the owner. Again, we've engaged with the owner and the owner's attorney on multiple occasions. and revised in March that they wanted to settle. We haven't seen anything since then. Parcel 41 is on the left, so you can see there's right-of-way, there's Verizon Utility Easement and Temporary Construction Easement. Parcel on the right, parcel 42, there's right-of-way Temporary Construction Easement, Verizon, as well as Dominion Utility Easement. Valuations for these two properties,

[00:49:50] property of parcel 41 at \$1,390. Parcel 42 is valued at \$11,190. Again, no counteroffer has been received to date. Parcel 43, Lenmore Howard Hadoff III and Elizabeth Ashley Hadoff. Again, the offer package was sent on November the 1st, 2024. We've engaged with the owner, again, advised in March that they were going to, they wanted to settle and the counteroffer was pending.

[00:50:24] We have not received that to date in this particular situation. We have right away. We have proposed Verizon utility easement Dominion utility easement as well as a temporary construction easement valuation of this property is \$7,080 and again no counter offer today that ends my presentation for the public hearing if you have any questions Thank you for your presentation, sir. Any questions or comments from board members mr. Harmon mr. Davis. Thank you. Mr. Chairman

[00:51:01] Mr. Harbin, I know we've initially engaged with the Hattorf property owners and their attorney. You said since March we've not had any contact. Have we attempted to reach out to the attorney since March, and were they aware of this public hearing?

[00:51:18] They are aware of this public hearing. Thank you. And we have been, since March, if I had to count, no less than a dozen times we've reached out. To the Hattorf or their attorney?

[00:51:34] Thank you, sir. Any other comments or questions from board members? Mr. Harmon saying none. Thank you, sir. This is on the agenda for a public hearing Is there anyone here who wishes to speak in support or opposition one?

[00:51:58] Sir, would you do you do you wish to speak in support or opposition? Do you wish to speak in support? Opposition is anyone here wishes to speak in support first seeing none sir, please approach state your name The district in which you live you have up to five minutes to Roger Jones to comedy district It was brought up that it would be a divided highway just clarification that's raised medium

[00:52:32] That was the only clarification I had. Okay. Thank you. Mr Harbin says the answer to the question is yes. Thank you. Mr Harbin is there anyone else here who wishes to speak in opposition seeing none?

[00:52:50] We will now close the public hearing you have any additional comments, sir It's gonna put the motion on the board staff would recommend this motion be passed. Okay, this will go to Transportation and then board members will have opportunities to make their comments I will make the motion to adopt the resolution authorizing the acquisition by condemnation of fee simple right-of-way and certain Specified temporary and permanent property interests on portions of g pins

[00:53:24] 8 7 1 5 - 4 5 - 2 5 5 6 8 7 1 5 - 4 6 - 4 1 0 8 8 7 1 5 - 4 6 - 5 1 3 2

[00:53:37] 8715-56-3498, 8715-97-1312, 8715-97-3628, 8725-073709, 8715-97-3385, 8715-97-4633, 8715-97-6792, and 8715-97-5732 for the purpose of constructing road and safety improvements

[00:54:17] and other associated improvements in the entry upon the properties to begin construction prior to the conclusion of the condemnation proceedings. Second. There is a motion and a second.

[00:54:32] Any discussion amongst board members? Seeing none, all in favor, please indicate by saying aye. Aye. Motion passed. Thank you, mr. Hardman for all that good work that you did and also mr. Vaidunas. Thank you, sir for all the good work you did You know, we've seen this a transportation committee and both of you dental gentlemen have done a very diligent and excellent job on this work Thank you very much

[00:55:17] Next on the agenda is our planning public hearings. Mr. Andrew Pompey deputy director planning department. Thank you for being with us, sir Thank you Mr. Chair. The first planning related public hearing is a request in the Mechanicsville District for a conditional use permit to allow used car sales to occur in a previously developed site in Mechanicsville Village.

[00:55:39] The site itself is on Mechanicsville Turnpike again in Mechanicsville Village. This is within our designated growth area. Mechanicsville Village is designated suburban center on the comprehensive plan general land use plan map which calls for mixed use development. The property is zoned B3 commercial, as are many of the surrounding properties along Mechanicsville Turnpike.

[00:56:01] There are no proper conditions associated with the property. As with any of our conditional use permits, the applicant must provide a sketch plan that shows the layout of the property and should the conditional use permit be approved, any development has to be in substantial conformance with this sketch plan.

[00:56:17] In this case, you can see the existing building built in 1960 in purple. The yellow areas will be the display areas for used cars that will be for sale for customers. The blue area is customer and employee parking. And then there are some landscape features that are proposed.

[00:56:33] The green along Mechanicsville Turnpike, those are proposed shrubs that will be planted. And along the eastern property line, which is to the right of the screen, some Nellie Stevens Holley are proposed. On the southern portion of the property, you can see that purple line. That's a proposed six-foot vinyl privacy fence.

[00:56:51] So all these features should this conditional use permit be approved must be developed in substantial conformity with this plan as well as the conditions I'll show later on in the presentation. This site is currently in violation of the zoning ordinance for using the property for vehicle storage that's not permitted in the B3 zoning district.

[00:57:08] If this cup is approved and a site plan is completed and all the conditions are met and the required improvements shown in the site plan and the conditions are installed, the site will be in compliance. No sales or vehicle storage may occur until the site plan has been submitted, approved, and all the required improvements have been completed.

[00:57:27] There is a condition that says that any of the stored cars, which are there right now, must be removed within 60 days of CUP approval unless all those different things, site plan approval and installation, the required improvements are underway and complete. This is an existing view of the site.

[00:57:43] You can see that gray building. That's the existing building that dates to 1960 on the property. And again, the applicant is storing vehicles already on the property, which resulted in that zoning violation

and this application. Prior to the use operating, there are some features on the sketch plan and the conditions, as I mentioned, that must be installed.

[00:58:02] Some additional shrubs and landscaping along Mechanicsville Turnpike. Any signage must adhere to the proposed conditions. The number of vehicles displayed must be reduced to 32 and confined to the vehicle display area. There are more vehicles on this site in this picture than are permitted per the conditional use permit if it's approved.

[00:58:18] And then that white vinyl fence will be installed and that will help screen the storage buildings which are on an adjacent property from Mechanics Hill Turnpike. And this is just a closer view of that existing building. This particular use is not a significant trip generator with 31 vehicle trips per day anticipated.

[00:58:39] The applicant through the sketch plan is improving circulation and traffic flow in the area by removing one of the entrances which does not comply with current VDOT requirements. So there will be one entrance to the site. As I mentioned, this area is designated suburban center, which calls for mixed-use development.

[00:58:57] As this property was developed in 1960 before we even had a comprehensive plan in the county, the site really does not adhere to the design-based recommendations in that plan. But through this conditional use permit process, the applicant is obligated to help improve the site through some shrubbery that we planted along Route 360 in the eastern property line and improving access and circulation by removing some non-conforming entrances.

[00:59:21] In terms of the surrounding area, there are some auto-oriented uses in this area. This is currently or has been used as an auto repair shop. Again, being used car sales that continues with an auto-oriented use on the property.

[00:59:36] And there are those conditions that aim to improve site aesthetics. As I mentioned, the landscaping, improved circulation, outdoor speakers will be prohibited, the vinyl fence to screen some of the adjacent uses, and some of the features that might not be aesthetically pleasing. They're typically found on car sales like flags, pendants, spotlights are prohibited as well as damaged vehicles. There's 14 total conditions. The entire verbiage is shown on the screen but I'll give a kind of a summary of what those are. The use is restricted to auto used automobile sales and no more than 32 vehicles displayed at one time. No automobile

[01:00:12] service is permitted. Lighting must adhere to current regulations. Landscaping again the shrubs installed along McCansville Turnpike in the eastern property line must be provided. No outside speaker systems, none of those attention-getting devices, tent spotlights, or exterior storage. No rector damaged vehicles may be stored on the site. The applicant must provide evidence of the state issued license which the county must sign prior to beginning used car sales. A dumpster was on the property that was pretty prominently placed along McCansville Turnpike that must be removed and that actually has already been done. Building storage, if there's any storage buildings or

[01:00:52] storage features on the site that are not used by the car sales or used car sales dealership, those must be removed. Signage limited to six feet in height. A site plan must be submitted within 60 days in all those improvements installed within 90 days of site plan approval or eight months of CUP approval, whichever occurs first. So this will help ensure that the required improvements are done in a timely

fashion. The driveway must be paved within two years of CUP approval. Any of the vehicles stored on the property now must be removed within 60 days unless all the conditions, site plan approval, and the required improvements are completed.

[01:01:27] And then the final condition, condition 14, is standard for all RCEPs. They must comply with all applicable development-related regulations. The Planning Commission reviewed this request as they review any of our conditional use permits and recommended approval with a vote of 7-0. No members of the public spoke during the public hearing. That concludes staff's presentation.

[01:01:48] The applicant's engineer is here. They don't have a formal presentation plan, but they're available to answer any questions. Thank you for your presentation, sir. Any questions from board members? Mr. Hudson. Thank you, Mr. Chair. Mr. Pompe, can you go back to the site plan with the purple line?

[01:02:05] There we go. I first want to say that since I've been speaking directly with the tenant, he has been outstanding to work with. I believe, unfortunately, he's kind of been partly a victim caught in the middle, some out of ignorance, some out of, well, they never made us do anything before, so that's the way we're going to keep going with that.

[01:02:28] But those days are over, and he recognizes that. But the white vinyl fence is already installed, and I've been there. He did it perfectly. But the storage there, right there, is not a part of, it's a part of the Mechanicsville mini-storage, but it's not a part of this cup unless the owner of Mechanicsville Mini Storage is going to allow the tenant to use that, in which case he would need to empty everything that's in there.

[01:03:00] And do you see what I'm saying? Because the fence is proper, correct. The actual fence itself is where it's supposed to be. But in this drawing, someone wanted to include that storage unit. And I want to be clear that if it's going to be a part of the cup, then it's going to belong to the tenant.

[01:03:19] If it's not, it's going to be removed and put back with the rest of the mini-storage. That's correct, and that's what one of the conditions are. That storage can only be used for the used car sales. It can't be used as mini-storage. If that's the case, it has to be removed. Mr. Courtney, for the record, we are going to make sure that that is done correctly.

[01:03:38] It's not going to slide. And then, secondly, driveway. it is actually supposed to be the entire park the parking lot the driveway and everything that would need to be repaved and that the tenant's aware of that it's just kind of a a word thing but i don't want to give any wiggle room on that and that is a change that you you could make if you do choose to approve the cup you could say condition 12 could be revised to say the vehicle display areas and driveway okay well i would propose that we would make that it it's a schemantics really to

[01:04:15] me i i believe that the the tenant is well intended and is aware of that i'm not trying to hold him up at all he's he's been uh fantastic since i've been communicating with him so if we can make that change in the verbiage then i'm good and you know again to clarify the condition regarding the paving that's condition 12 where mr hudson's recommending that be changed to say

[01:04:55] the vehicle display areas and driveway must be paved and then the reference to the storage building that's condition nine um again any storage has to be used solely by the used car sales business if it's going to be used by someone else that's prohibited and the building must be removed anything else mr hudson no sir thank you no sir thank you mr davis storage used by the current

[01:05:31] business owner as accessory use for that business that's correct accessory to the on-site to the Yeah, yeah, I think it's door is washing You know equipment in there, whatever if nice washing cars just clarification. Thank you, sir Thank you, Mr. Tussman and any other questions from board members I think I just want to ask a couple. I just want to make sure I understand there's a limit on the number of vehicles I believe it's 32 is that shown with the orange spaces? That's correct

[01:06:08] So proposed condition one would limit the use to 32 display vehicles, and that corresponds to the orange spaces. There are 32 of those. Okay, and then the five, five in the blue, is that for employees and people that work there?

[01:06:27] That's for employees and customers. Our zoning ordinance requires a certain amount for the employees and customers, so that's reserved for those users. Okay, so it's five for customers and employees, 32 for the vehicle sales. That's correct. Okay, and then the other question, I think I heard you say No damaged vehicle. How do we define a damaged vehicle if it's just a broken?

[01:06:51] Tail light that could be a damaged vehicle, but I don't think that would be the intent It's that's a good question. We do have in the ordinance another part of the ordinance inoperable vehicles And there's a definition of what that that would be Okay, so, you know something that's been totaled or towed there because it doesn't run that would not be acceptable that's correct we would call them junk cars maybe that's not acceptable here these are cars that are ready for sale and ready to drive down the road that's correct is that right mr chair i can say

[01:07:28] that i have been there and while what you're saying is possible he is definitely not set up to bring inoperable vehicles to this site and i do just as a courtesy to my colleagues i do want to ask you mr pompey it's kind of separate from this but not because eventually it may come before us uh beyond the yellow parking spot so my left of this picture there is a property there that we don't even know who owns uh and so i would just say that can can you all start looking into that

[01:08:06] whether or not the county needs to take that for tech because taxes haven't been paid etc etc so can we whoever look into that okay thank you that's all okay so i'd like to finish so i just want to make sure that the intent of that is not something minor like a broken tail light or a minor fender scratch that the intent of it is to you

[01:08:38] know not allow for cars that are not ready to be driven that's that's correct and if we got a complaint on something like that that's damage that we'd be able to see from Mechanicsville Turnpike and a scratch and a broken tail light those are issues that would cause visit you know a visual impact from McCann's will turn back it's those heavily damaged vehicles okay that's all the question any other questions from board members seeing none thank you sir this is on the agenda for a public hearing mr. Courtney would you like to make a statement or a presentation sir mr. Courtney is with us and I will now

[01:09:15] open the public hearing you will have up to probably as many minutes as you need up to 30 I believe it is vice chairman thank you mr. chairman board members mr.

[01:09:31] Budesky and and staff I'm a little shorter than Randy so hopefully you can hear me better the client or my client as well as the representative or a representative of all right is here tonight in case you have other questions or want to speak with him directly otherwise I'm here to answer any other questions you may have any questions from mr. Pompeii from board members I'm I'm sorry. Mr. Courtney. I know that's Scott Courtney. I'm sorry, sir. My apologies.

[01:10:07] That is quite all right. Mr. Pompey's not a bad guy. He's a good guy. We appreciate having him here. Any questions for Mr. Courtney? Seeing none, I have one, sir. You heard some of the things that were discussed, paving the entire storage space that Mr. Hudson brought up, the discussion about the storage, And then also the discussion about the damaged vehicles. Are you in agreement of those three issues?

[01:10:40] Let me let me kind of qualify that. Okay. I understand those Personally, I don't have issues with that other than maybe a clarification that we're really talking about inoperable vehicles and I appreciate your point of damage versus inoperable but I think that's also a question to ask the Representative here from all right as well. I understand. Yes, sir. Okay. Okay. What do you like to?

[01:11:10] Approach the board and make a statement, sir. That's fine. Okay Please state your name the district in which you live or the entity that you represent mark flag at all red ink So you've you've been here you heard the discussion about Mr. Hudson's comment on making sure that the storage area is also paved the vehicle storage area

[01:11:48] Also, you heard the discussion about the the storage structure is proffered to only contain Materials and items for the used car sales not other things. Can you show me where where that building is?

[01:12:07] Supposed to be on the drawing. Okay. Could you do that, please? Oh, okay I got you. No, I don't think that'll be a problem because it's only two or three little things there And I don't even think they've got any occupancy involved. They belong to Mechanicsville mini storage. Okay, so we just want to make sure you understand my question to you sir Do you understand that that is a proper condition?

[01:12:43] You're agreeing that the storage can only be used for use car sales related items So we get the paving that mr. Hudson mentioned that the storage of mr. Davis brought up and then I asked about the The language says damaged vehicle. I don't think that should mean like a damaged taillight or scratch on a fender or something But it should mean inoperable Vehicles being towed that don't run that are total junked up that type of thing. Yeah, I currently have a hundred and seventy Vehicles in the inventory the ones that are on old Mechanicsville turnpike

[01:13:19] We use that lot as a reconditioning. That's where the vendors come. That's really fix the windshields That's where they paint the side of the car. That's what that lot has been used for. Got no problem with any of the restrictions.

[01:13:35] So, you know, the number of cars, anything like that, everything is fine. If anybody's familiar with that stretch of road and they have ridden by there, previous to the last 12 months, I've sat waiting to get in front of y'all.

[01:13:53] I'm finally here and glad to meet you. But believe it or not, I lost my train of thought. I believe he was going to say that you all have, they have improved it, and it does look better. Exactly.

[01:14:09] We've spent, I think, just the gravel that we had spread, that gravel cost like \$11,000 for the gravel. And this isn't anything that the landlord's coming up with. This is stuff that we did in anticipation of being able to open up.

[01:14:27] But it's an expense that was unnecessary at the time, but we took it. We improved a lot. We even put bushes in before we were asked to put bushes in. We've done a lot of work on that lot. So if you

want to ride by and take a look at it, if you've got any questions, it really is a jewel shining on that stretch of the road.

[01:14:46] And that's all I have to say. I hope I'll answer any questions. Any other questions from board members for the gentleman while he's at the podium? Seeing none, thank you, sir. Thank you. Okay, we will now move to the citizen supporter opposition portion of the public hearing.

[01:15:05] Is there anyone here who wishes to speak in support of the application? Seeing none, is there anyone here who would like to speak in opposition of the application? Seeing none, the public hearing is now closed.

[01:15:23] Mr. Hudson. Thank you, I was getting ready to text you that. Thank you, Mr. Chair. I move that the Board of Supervisors approve CUP 2024-00023 with conditions.

[01:15:44] Okay. Can I ask a clarification? We need a clarification on the amendment. Do we say amendments? Yeah, with the amendment to condition 12 to require that the vehicle display area and driveway be paved.

[01:15:59] I'm going to do my best to remember that exact nomenclature. I move that the Board of Supervisors approve CUP 2024-00023 with conditions and the following amendments to amendment number 12 that it show that the driveway and entire vehicle storage area will be paved with asphalt oh thank you okay now can we have our second there is a motion on the floor is there a second second

[01:16:37] from mr. Stoneman any discussion from board members mr. chairman point of order mr. Davis mr. chairman it would help us mr. Hudson we've got his second motion and in a second if he would state for the record that he withdraws his first motion before the clarification so it would be clear in the legislative record what we're voting on as the second motion and a simple statement would do that yes sir for the record mr. hudson for the record i withdraw my first motion any other discussion from board members first motion has been withdrawn we're voting on the second motion

[01:17:17] seeing none all in favor of approval please indicate by saying aye aye any opposed application approved congratulations next on the agenda is another public hearing mr pompey sorry the next public hearing will end the last public hearing for the night is a rezoning request in the chickahominy district this is a request to rezone approximately 12 acres adjacent to cool spring

[01:17:50] forest from a1 to rs to accommodate 13 single family dwellings this property is within the suburban service area that's the 22 percent of the county that's designated for growth and service by public water and sewer specifically it's designated suburban neighborhood residential which recommends one and a half to three dwelling units per acre predominantly single family detached this area has been designated for residential development since the first comprehensive plan in 1972 as i mentioned the property is currently zoned a1 but is adjoined by existing residentially

[01:18:29] zoned subdivision on three sides cool spring forest on two sides knollwood to the north and then the adjoining property to the east is zoned A1. The property is currently wooded with one existing single-family dwelling at the end of Colvin Crest Drive. So again, the applicant is requesting to rezone this property from A1 to RS to accommodate 13 single-family building lots.

[01:18:54] As was shown on the previous maps, the property is surrounded by multiple residential subdivisions, but it will derive its access from the Cool Spring Forest subdivision specifically as an

extension of Colvincrest Drive that'll terminate in a cul-de-sac because of the density our RS zoning district has different requirements and required improvements depending on the density because this is at the lower end of what is permitted in RS 1.08 units per acre it doesn't require all of the improvements you may see in some of our other higher density RS subdivisions so again this is where the property is situated amongst the other subdivisions in this portion

[01:19:32] of the county. This is the view of the cul-de-sac as it exists today. On the top picture you can see where the development will occur at the end of Colvincrest Drive and then looking the other way you can see how that community has developed over time. This is the conceptual plan which has been proffered by the applicant. It shows the 13 lots on roughly 12 acres, all single-family detached units. The overall density is 1.08 units per acre. There's a significant amount of open space.

[01:20:03] Only 2.4 acres is required, and the applicant's providing 7.13, and that open space is shown in green. It includes some wetland areas as well as the plan's BMP, or stormwater management facility. These are the elevations that have been submitted and included in the conceptual plan.

[01:20:21] A minimum of three architectural features must be provided on each elevation that will be reviewed at the time of building permit. The applicant has also provided some additional features in terms of specific building materials that will be permitted, higher quality building materials, foundations made of brick or stone, and different architectural features, including where garages may be oriented, as well as a certain amount of homes that will have brick or masonry accents. And I'll go into more detail about that later in the presentation.

[01:20:52] So to help conform with the existing subdivision, many of our zoning requests that involve an extension of the existing subdivision have proffers or other conditions to help ensure compliance and conformance with those existing homes. It'll extend Colvin Crest Drive with curb and gutter. Proffer 8 requires incorporation into the Cool Spring Forest HOA or the creation of new HOA that has similar deed restrictions and covenants, and then the elevations are compatible.

[01:21:18] As I mentioned, this area is designated suburban neighborhood residential, which recommends one and a half to three units per acre. This aligns with many of the recommendations for that land use area the densities are within the recommended range single-family detached homes are provided 15 or more than 15 open space provided and existing trees will be preserved in the open space through the proffered conditions it doesn't provide some of the amenities that are recommended in this area due to it being a lower density project in terms of the RS zoning district and the recommendations in the comprehensive plan there was a community meeting on this project in July

[01:21:56] And there were some questions and concerns about the size of lots. At that time, they were also showing a stub road to the adjoining property to the east. That stub road has since been removed, but there were concerns about that. Traffic, wildlife, and buffering. And as I mentioned, the applicant worked with VDOT to remove that future extension, which would accommodate some greater connectivity to some adjacent properties and existing development.

[01:22:23] So the applicant has proffered 10 conditions that will govern development of the property. There is a proffer regarding minimum house size. That's the same as what was proffered for Cool Spring Forest when that property was rezoned. Garages, at least 50% of the garages or 50% of the homes must have side or rear loading garages.

[01:22:42] If there is a front loading garage, it can't extend more than five feet from the front porch to prevent the garage from being close to the street and overpowering the elevation. There are minimum building materials, higher quality building materials that have been proffered. Homes must have brick or stone foundations.

[01:22:58] 50% of homes must have at least 30% of masonry. Tree preservation is required in the common area. All trees, 5-inch caliper or greater that are outside of drainage or stormwater management areas must be preserved, and then no disturbance may occur within a 50-foot buffer adjacent to Knollwood.

[01:23:18] A road cash proffer of \$5,000 per lot has been offered by the applicant. Exterior construction hours are limited to 7 a.m. to 8 p.m. Monday through Friday. The applicant must adhere to the conceptual plan. And then, as I mentioned previously, they must be incorporated into the Cool Spring Forest HOA or have their own restrictive covenants that are similar in nature.

[01:23:38] One thing I want to note that at your desk, there have been proffers that have been slightly revised. Since the packet went out on October 14th, the applicant changed one word in condition number nine. It used to say divide in substantial conformity with the conceptual plan and now says develop in substantial conformity with the conceptual plan.

[01:23:58] That just captures all the different features on the site, ensures that they'll be developed in substantial conformity with the plan you see. So it's a minor kind of administrative change. The Planning Commission reviewed this request at a previous meeting. After holding the public hearing, they voted to recommend approval with a vote of 7-0.

[01:24:18] Three speakers spoke in opposition with concerns about construction traffic, construction hours, traffic impacts to existing roads, the removal of trees, and impacts to wildlife. That concludes staff's presentation. The applicant is here tonight, but they do not have a formal presentation planned, but are available to answer questions.

[01:24:36] Thank you for your presentation, sir. Any questions from Mr. Pompei? Seeing none, thank you, sir. Is the applicant present, and would you like to make a statement or a presentation? I will now open the public hearing.

[01:24:52] Please state your name and the district in which you live or the entity that you represent. You will have up to 30 minutes total combined including any rebuttal. Yeah. Good evening board. I do not have a formal presentation. My name is John Sherm with Sherm homes and I'd be more than happy to answer any questions I agree with staff's presentation any questions for Mr. Sherm from board members seeing none I'd just like to get clarification on the HOA and so I saw in the community meeting where and

[01:25:24] And I'm just making the statement on what I read where it was stated that if this were to be approved that the plan and the intent would be to form a new HOA. Yeah, so I think with the open space and the BMPs, I don't feel that it's fair to put the maintenance and responsibility of that on the existing homeowners in Cool Spring.

[01:25:50] So the plan is to have my own HOA for that part of it, but then allow or require the HOA to contribute to Cool Springs HOA for maintenance of the entrance.

[01:26:09] Otherwise, you're just throwing all of this extra stuff on 80 folks that live there now. They didn't sign up for that. So that was the intent of the property. Have you had discussions with the HOA?

[01:26:24] Are they in agreement? So I've had discussions with members of the community, not the HOA directly. Because the HOA, my understanding is that the original developer's attorney is in charge of the HOA.

[01:26:39] It's not the actual homeowner. So I've been speaking with the homeowners about this, and that's as far as I've gotten. Okay, but I just want to make sure I understand. But at a bare minimum, you would form your own HOA.

[01:26:56] And would you mirror image the restrictive covenants of the existing HOA? Yes. So you would agree to that? Yes. Oh, yeah. Okay. I think that was written in the proper. It is. I just want to make sure because in one place it said we will join the Cool Spring HOA and in another place it said we will form our own.

[01:27:19] Yeah, it's just given two options just to make sure it's very clear. That's all. That's all I have. Anything else from other board members? Okay. Thank you, sir. Thank you. By a show of hands, how many people would like to speak in either support or opposition?

[01:27:38] I see one, two, three, four, five. Okay. How many of you would like to speak in support? Mr. Nelson. Okay, Mr. Nelson, please approach. State your name, the district in which you live.

[01:27:53] You will have up to five minutes, sir. Good evening, Chairman Herzberg and Board Supervisors. My name is Bob Nelson. I reside in the Ashland District. The conceptual plan shows 7.13 acres of open space.

[01:28:11] That protects wetlands and a tributary of Topotomy Creek. With the exception of two lots, open space buffers all adjoining existing lots and subdivisions. The single-family homes and lot sizes are compatible with Cool Spring Forest and Nolewood.

[01:28:28] The conceptual plan is well-designed and consistent with existing residential development. Turning to the transportation cash proffer. A default cash proffer of \$2,306 per lot was approved for the last two sections of Cool Spring Forest.

[01:28:49] Sherm has proffered \$5,000 for each of the proposed 13 lots. That's more than twice the default cash proffer. At your last meeting, the board discussed road priorities. Over 1,500 new homes in 10 subdivisions have been constructed in the Attlee Station Road, Attlee Road corridor in the last 13 years.

[01:29:12] No area in Hanover County has had more traffic and population growth. Widening of Atlee Station Road being done in phases has been a candidate project in the transportation policy statement for 13 years and has been in road project status reports for six years and counting.

[01:29:35] It remains a high-priority project. I applaud SHRM's commitment to proffer \$5,000 per lot. SHRM's conceptual plan is well supported. Its transportation cash proffer is truly voluntary and needed. I support the rezoning. Thank you. Thank you for your comments, sir. Is there anyone else who wishes to speak in support of the application? Seeing none, is there anyone who

[01:30:11] wishes to speak in opposition? Please approach the first person who raised your hand. Please state your name, the district in which you live. You will have up to five minutes. Hi, my name is Laura Wright I'm in Chickahominy I sent emails to everybody back after the first planning meeting September 18 you all received an email from me and then you got another one this morning

[01:30:46] so that gave you a full month to know that this was coming up now which I hope you actually went out and drove this so when you were told by me back in September 18 that this was coming up and that people were opposing it did you then take some time this month to go out there and take a look have you all been physically on Colvin Crest no I'm not seeing any hands excuse me ma'am this is not meant to be interactive this is your time to address clarifying then that you all have not

[01:31:25] physically driven on Hughesland and Colvin Crest except for Danielle probably um so at this point I don't feel like you have proper information to make your decision and I would request that you defer deciding anything at all until you have physically driven you shouldn't be as a county trying to put little micro neighborhoods inside of existing neighborhoods my home was built in 2001

[01:31:54] So this neighborhood has been there a long time, and it's not okay to come later when people have bought a home at a private, no-traffic, dead-end cul-de-sac, and then you're going to come in and take that away and now have traffic coming at their house.

[01:32:16] So if you were physically there, I know that picture, there was a picture taken. It's not enough to really understand how far you have to drive all the way through this neighborhood to get to this. The second point I would like to make is that a lot of people keep throwing out the fact that, well, we did have another bit of extra homes added when they extended Roberta Drive, and that is not the same.

[01:32:45] They called that a new name. It was called the Villas at Cool Spring. It has a separate entry sign out to Coombs, the main road. So they do not have to come through Cool Spring Forest to access their home.

[01:33:01] They have their own separate exit and entry, and they have their own name and their own signage. And so it's not apples to apples at all. So I would like for nobody to be comparing this to that not the same so I hope everyone read all my emails because they were very detailed so that I didn't want to have to take up my Minutes here to say any of that again. So did everybody have a chance to read them?

[01:33:33] Hopefully or do I need to restate what I complained in those Maybe you have a total of up to five minutes to address the board with your comments okay feel free to state until your five minutes has expired that's the rules that's what we do for every one of these okay so I don't think it's fair that you're changing zoning from out from under what we already bought in I don't think it's fair to take away somebody's dead-end

[01:34:04] cul-de-sac that they bought in specifically for that reason for their children to play I don't think it's okay for um people to assume that it's all going to look the same I think it's really weird that you're sticking these houses at the very back of a subdivision they're going to have to drive all the way through if they're doing their own HOA they're going to have to come up with their own name I mean what are you going to tell your friends I'm not Cool Spring Forest but you have to drive all the way through Cool Spring Forest to find your way here you have one minute

[01:34:41] remaining men. So anyway at this point also I identified a lot of unanswered questions. We don't know how much it's going to cost to maintain. We don't know if he's going to talk to our HOA. We don't know about his new one. I really think that you all need to physically go whenever you are making a change like this. This is a precedent that you're setting. You should be driving it and until you personally have gone and seen that little section right there that they're gonna destroy You shouldn't be taking a vote tonight. So I ask for you to defer and do more research. Thank you

[01:35:20] Thank you for your comments. Anyone else? Please state your name the district in which you live you will have up to five minutes. Thank you. I'm back I want to appreciate you for orienting me to the correct part of the meeting. This is my first time speaking at a planning meeting so hi my name is amelia buchanan i'm from the chickahominy district my parcel is right next to 13 on that map so my children told me i had to come today even though i feel like this is hopeless

[01:35:54] um but um i would i think my biggest frustration right now and i'm just going to go ahead and read my words and then i'll go for it um doing what i told my kids i was going to do so i'm here to encourage you not to pass this uh request for rezoning at this time um i know that this is part of the Envision Hanover Plan. I know I heard since 1972, but I've been here for 35 years, and I grew up in the neighborhood right to the right of this map, and I've watched this kind of like dwindling green space of our beautiful Chickahominy District. I know that is a whole other thing, but

[01:36:34] Cool Spring Forest is an established neighborhood. I bought my house in there four years ago, so I did my research. I met the lovely neighbor, Mr. Hughes, that lived next door. I was very sad when he passed. I bought this beautiful house on this beautiful little cul-de-sac, and I wasn't ready for all of this. So a lot of feelings here. What is different about this, and I reached out to Gretchen to ask, is that this is an established neighborhood. I did hear that there was one other kind of niche neighborhood addition and the back of Giles which I think SHRM is also that was their project that has been added that is really like not

[01:37:13] connected to a main road so this one does seem a little different a little weird to me that was I got that information from Gretchen at the planning so it's it's different it's it doesn't kind of feel like an addition to ours we did have our HOA meeting last month at the time our HOA had no idea that it was the intention they didn't come to the planning meeting it was very disappointing. There was a lot of feelings there as well. So it just doesn't seem like there's been enough work done to pass this yet. There's also a lot of houses for sale right now.

[01:37:47] I mean, I drive by like five houses every day that are for sale. So it doesn't feel like we need 13 additional houses today, maybe like in seven years. There's a lot of wildlife that lives over here. I've watched as the neighborhoods have grown. There's so many deers. There's giant tortoises somebody else could buy this property and keep it you know as is and have one house and that would be such a niche awesome 12 acre lot in the central you know at Chickahominy area this project's gonna actually you know negatively impact more than it's gonna benefit it's gonna benefit you know the mr. Hughes's daughter it's gonna benefit the sherm's but it's displacing a lot of

[01:38:26] of other you know people it's gonna be putting people out and there is as you said earlier there's buffer space for everybody but mr. my neighbor across the street and myself so like maybe we look at this a little different maybe you add like 10 feet of trees and then start your neighborhood I feel like there's so many other ways to look at it I did ask that question at the planning meeting and I hear that this is the only way that this is profitable so I understand there's there's some I have asked the questions this is a you know mature neighborhood cool spring forest is established I think there needs to be a lot more research I'm pleased also I saw there was a long-range plan for the

[01:39:05] parks added I think they came out on Facebook today I was like well who parks and then I opened it up and I was like where's the Chikahomini Park so not that I want you to put a park here but I feel like there's a lot of infrastructure things that we need to consider before we put this in my kids have

been on second-load buses for years and we I know I heard only 2.5 kids are gonna move into this neighborhood but I think there's a lot of other considerations we a lot of kids walking the footpath there's no sidewalks please just give it a little bit more time before you let this project move forward I'm not saying never just saying please wait until there's more considerations more

[01:39:44] thought more communication with our HOA so that this can be done in a way one minute remaining ma'am perfect I'm almost done but just think about the impact it's gonna have on the community and maybe you just put a pause on it for now. So thank you very much. Thank you for your comments, ma'am. Is there anyone else who would like to speak in opposition? Please approach, state your name, the district in which you live. You have up to five minutes. Good evening to everyone and to the chairperson. I live in the Chickahominy

[01:40:16] District. I did not actually intend on speaking tonight because I am a part of the HOA. I'm the at-large member. What I want to state that causes the opposition is that information has not been disseminated properly to the community or even to the HOA. Yes, we are an HOA that is unique in that there is representation of an attorney and there is an owner still of property in that area.

[01:40:50] What has happened is that basically we do not have really opposition from the developer. I've been on the board for probably about six years. I've been in that community 12 years.

[01:41:07] So the things that came up, first of all, the HOA never knew anything about it. Now, maybe the developer did. Maybe the attorney did. But the people who live in that community did not. And so from our last meeting of our HOA at the end of September of last month, that was the biggest confusion of several things that people felt.

[01:41:36] They felt violated. Now, I'm all for progress, but I think that if there are some things that really are causing some dissemination within the people who are already there, that there needs to be something done where people can come together and to discuss.

[01:41:53] Now, we were under an impression that people who would be in that community wanted to be a part of our HOA. But, of course, tonight you've heard several different opinions about that. I think that really needs to be cleared up because our HOA may not be like the one that they want to have.

[01:42:18] And if we were told, and that was brought in by our president who met with some persons that we did not meet with, we need to know what that's going to be. I think that needs to be hashed out, needs to be figured out so that it can be a community. The rate that it's going now, it won't be a community because it'll be them and us. It never needs to be them or us. It needs to be all of us together. We are in Hanover County. We love Hanover County. My son went to school in Hanover County. And so we need to make sure that we really take a deep look at that and bring people back to the table.

[01:42:58] just to deal with those issues in terms of how do we rectify that, what is it going to be, because I have people who are asking me, you know, what's going to happen, what we're going to do, what's going to be the HOA. I can't give, you know, an affirmative answer on that. The other thing that I would suggest, you in the presentation that was made stated that the hours would be from 7 a.m. to 8 p.m. That's not really thought out properly. The difference is that you're going to

[01:43:32] build in what is already an active community. We have elementary school children. We have middle school children. We have high school children. And there are many of them on Houseland. And the school buses are going back and forth early in the mornings, probably up until about, because I'm out

early in the morning till around uh 7 55 8 o'clock uh it would really help you know if this is going to take place not to start at seven because you're going to run we have young children

[01:44:06] we've we've gone through older kids now we have more elementary and younger children and middle school children and many of them are close to where i am i'm on colon croft and huesland is right there and there are a lot of kids all in that there's one minute remaining sir so i wanted to bring that about hopefully that there will be some thought and discussion on you know not trying to stop somebody from building a development because it's obviously probably going to happen because it's already zoned that way but to stop for a minute put a pause in it and let's talk

[01:44:41] about those those few concerns that we have as uh citizens of the of the community and i thank you for your time sorry i don't have a written presentation for you but um thank you thank you your comments sir sir anyone else who would like to speak in opposition of the application sir please approach state your name the district in which you live you will have up to five minutes yep roger jones chick omni district um only a change that we had agreed to in the planning

[01:45:16] meeting if you can go back to number eight mr pombey's presentation it was agreed to that construction hours plus construction days and the construction days were monday through friday mr pompey do you know if that was captured in the community it's in the proffer the full proffer is not on the screen but the proffer the actual proffer section says hours proper eight hours of

[01:45:51] exterior construction will be limited the monday through friday 7 a.m to 8 p.m okay thank you

[01:46:10] anyone else who would like to speak is there anyone else who would like to speak in opposition of the application. Seeing no one else, Mr. Sherm, would you like to take some time for rebuttal or address any questions or concerns?

[01:46:31] Sure. Well, I appreciate everyone's comments, and I don't really – I'll answer any of your questions, but that's it. So I think I would like to at least ask you about clarification on the HOA.

[01:46:48] Okay. I don't think – and I'm not saying that you're trying to do it. I know you're not. don't think you can speak for the existing HOA. I went back and looked at the proffers. I think it's number 10. I think, are you saying that you agree to either A or B? Correct. That's what you're saying. If it's approved tonight, then I'll start negotiations with the current HOA to figure out if they really want to take on another BMP and all this open space. If they do, then sure,

[01:47:23] that's easier for me we'll just roll it right into the cool spring hoa that's the point of the two you know options i just didn't want to get in a spot where if they don't want it they don't you know say yes then what am i you know i proffered now i now i can't do anything well they come back to you i understand and i i appreciate you recognize that's a possibility yeah that they would say no well right right but still i think in fairness i would want this new hoa to contribute you know to the maintenance of cool spring because they're using the entrance right they're coming

[01:47:59] through there's not a separate entrance so either way we're going to give them some money and put that roll that into the HOA for maintenance every year but hopefully then they will be you know part part of it and it's all on paper but you know if the both HOAs are mirroring each other it's just maybe two different groups of folks enforcing the same you know HOA documents but I'm also I'm pretty sure that this has to be approved by planning director prior and that's the whole

[01:48:35] point of proffering and then you know she has to approve that to make sure that it is in fact consistent with cool springs hoa that's existing either a or b that's the case that it says must be approved by the planning director so you understand that absolutely did you recognize that yeah the covenants have to be approved and one of the reasons i asked just so board members no i'm going through this almost exact same thing with pebble creek right now and the developer wants to add seven and the intention of the of the developer who's already filed an application so i

[01:49:12] can talk about uh was to add the seven homes to the pebble creek hoa and i said that's fine with me thanks for letting me know but you got to go through that process and they went through the process and they met with the the board of pebble creek and they found out that the um the process to do that is so rigorous that they've now kind of changed their position and so we've probably been discussing that in one way shape form or another for about three months and they're still not here

[01:49:49] before this board because we want to make sure that when they come before the board it's worked out this is what we're doing yes or no and so here we have an oar and I take the gentleman's concerned the last speaker he makes some valid you know he makes some valid points that because um this this addition is a is a connection to the end of colvin crest that they are affected by

[01:50:25] and i think you know that that's why you did the option b so if it was on the edge let's say this was down on coombs or whatever and it was the edge and you were just going on to a main road And not going through their HOA. I think it would be a little different. That's just my comments But I do think you have some really nice structures there and I see you know 12 acres 13 units That's one unit per acre. I'm used to seeing things like three or you know so many units per acre So I really think that's a good thing about the plan there. You got the storm water

[01:51:01] So that's all going to be kept there. So those are some positives on the application so i just want to mention that also okay anyone else i have a comment for the record um i wanted to note that our rules of public hearing state that we do not um engage with citizens when they come up at citizen time and our unwillingness to break those rules do not indicate whether or not we went out to visit the property so i want to be real clear about that any other comments from board members mr chairman mr davis yeah uh thank you mr sherman much of what the chairman said i

[01:51:39] I think I was thinking about as well, the design's no issue. One of the issues, and you run into it too, is the board's not building this or placing this here. That's a separate piece of property that just happens to be connected to a state road or even a private road. And for years, Hanover County really worked on interconnectivity for residential development for those purposes.

[01:52:01] So it's one of those junks positions where I hear exactly what the residents are saying, Yet, I'm also looking at the property rights of somebody who has a separate piece of property and a road that goes to it that can legally be extended and probably should.

[01:52:21] We've had situations before many, many, many years ago and different boards have gone back and forth whether stub roads should be placed in. Then he said, well, no, they should take them out. Then all of a sudden a piece of property is sold. But the interesting part is that they are larger lots. I don't live in that neighborhood, so I can't say whether I'd rather you join the HOA or not, but it seems kind of, well, I can tell you, I'd probably prefer not because I wouldn't want to manage your BMP.

[01:52:49] But then if you're going to pay money to me for my sign and my entrance. So I do appreciate that you've come in and spoken. I know it's difficult to the gentleman's point. Who manages that HOA? If you haven't been able to contact them, then, you know, I can't hold you accountable for that.

[01:53:07] but having an either or and the fact of the matter is while it's kind of interesting and I know folks don't see this it is a separate subdivision it just happens to be on a piece of land and everywhere there's a line we talk about wherever there's a line there's something immediately on the other side of the line you know that's why you can drive through Hanover and you can see a rural field here and then see houses on on you know acre lots you have a suburban services area and then you can have a big open field and you can have a neighborhood like sharrington on the other side

[01:53:39] so having this this ability to do this and put that much um that much engineering in i do think is a good a good idea um to come in here and explain that in depth which what you've done as it relates to the hoa i just have one question i believe you've already stated it but um your intent is to uh if they say no they don't want you to join would be to mirror mirror as with similarity as much as you can the restrictive covenants of the neighborhood that you adjoin.

[01:54:14] And the director approves that, right? Right, through the authority of the board we give him the ability to approve that. And that would be, I believe, certainly the desire, and would only make sense. I don't know why you would not, as a developer and a home builder, why would you not do that?

[01:54:32] One last question, and it is difficult getting construction crews to start working. I mean, 7 o'clock can be late, right? And it's not a problem when you're building a neighborhood from ground up, but when you're coming through a neighborhood to build your neighborhood. Any consideration of 8 o'clock, or is that just start time, or does that just limit you too much?

[01:54:53] I mean, I think they're probably meeting at the, you know, get ready to work around 7, and they're showing up between 7 and 8. And it depends on the time of year. I mean, it does in summer. I mean, they've got to get in there to make up for the winter. So in this environment where we are now, it's a yes or no.

[01:55:11] So I'm taking that as a no. I'd rather not. I mean, I've already. Yeah, I'd like, no, I'd rather get it on the record. I mean, it's one of those things that I don't think I could ask that you mandate that because it'd be so inconsistent with other things that are done.

[01:55:26] But while you can't be held to this, we go within the four corners of the document if there's a way to do it. And that's just exterior construction. So that's not, you know, that's the banging and the gravel moving and the digging and those types of things, but roofing.

[01:55:44] But I understand it was worth an ask, but I do understand that in legitimate business interest, you getting in and getting those folks on there, it would be inconsistent from previous board policy to ask you to do that. So thank you. I have nothing further, Mr. Chairman. So I'd like to just respond to one thing.

[01:56:00] So the connector road that VDOT approved to abandon or whatever that is, so the adjacent parcel actually has public roads that connect already. Correct. Right? So it's not going to inhibit the development of an adjacent parcel in the future.

[01:56:19] Correct. Right. I was just talking about the adjoining GPIN lines. That's all. You're exactly right. I wasn't addressing that, but thank you. Appreciate it, sir. Sure. Any other questions from board members,

from Mr. Sherm?

[01:56:37] Supervisor Floyd. Okay, I just want to piggyback off of Mr. Davis here on the construction hours. I know it is tough, you know, getting construction crews out there a little later. They want to start earlier. Is there a way we could do 8 o'clock, like 8 a.m. during the school year and in the summertime start at 7, like June, July, August?

[01:57:01] Is that something we could possibly consider? I'm worried about the kids on the buses, I guess, is where I'm coming from with this. Or if there's a way we could just say no deliveries of large materials like the gravel truck or the truck bringing in the wood.

[01:57:17] Make sure they're not coming through during school bus between, you know, 7 and 7.30 is when the school bus comes through, basically. Right, right. So it's not so much the guys coming in to work. It's the gravel. Right. I understand. I hadn't really thought about it from a school standpoint and kids.

[01:57:37] You always have to be mindful when you're driving trucks into a neighborhood, obviously. We've done this before, so we express that to all the subcontractors as well, that they have to be careful. A lot of times we do schedule deliveries later, but how we word that is kind of catching me off guard up here.

[01:57:57] I have to think through that for a minute. You can't just say nothing's happening between this time. and then also enforcing that, I mean, that's another hard thing. So I don't feel like I can stand up here and say, okay, and then I can enforce that when people are, you know.

[01:58:16] But I think we can say something about larger trucks and we can work out the verbiage during school. I agree with Sean that, you know, it's very tough in that industry to not start early. I completely understand that. But maybe we can just word no material trucks between 7 and 7.30.

[01:58:37] Would that be a? Yeah, sure. That's fine. Joanne doesn't like it. You just can't enforce it. Right, okay. Mr. Chairman. Just a second. Are you finished, Ms. Supervisor Floyd?

[01:58:55] Yes. Are you finished? Mr. Davis. Oh, no, it's enforceable. It starts with the project owner. I mean, in all fairness, because if the government enforces, I mean, because I can get Mr. Pompey out of bed early.

[01:59:10] He doesn't have a problem being over there. But in all fairness, it is enforceable by the standard of the business owner. And I'll just tell you, Mr. Sherman, we have road projects that start very late in the morning as related to construction.

[01:59:30] And I'm not admonishing you, I'm just saying, and since I know you and I know your personality, I know you run a pretty tight ship over at your company and you do a quality job. Well, I can't take that into account here. It's nice to have a quality builder, but I don't think you have any problem wearing people out if you need to, and that's why you probably build great houses.

[01:59:50] But it's enforceable, one, by you, and then should that be a problem, then it would come in and be enforceable by the government. Nobody wants that, so you could certainly enforce that, that's just a comment for the record and I know I know yeah so yeah I got it so thank you thank you ma'am for that time supervisor Pritchard thank you mr.

[02:00:14] chair I know there's a little bit of a disconnect for me that that when you did your original presentation you said you would not meet officially with the HOA I believe but you had met with citizens but then the citizens are saying they haven't had that interaction and I'm concerned that they feel that you

haven't adequately interacted with him about what's going to happen can you address that well I mean sure I mean how could I not have interacted with a lot of folks in the neighborhood if we address the connector road and if I know

[02:00:49] the fact that the HOA is ran by you know the former developers attorney and so I've spoken to the residents there but I mean honestly I haven't pursued it because the proffer was in place and I might not get a yes vote tonight so I mean obviously I get a yes vote and then I can start those discussions a little further with the HOA to you know to go in that direction yeah I mean I've definitely spoken I mean I have texts from from citizens that live

[02:01:22] in the community is you know recent as yesterday so I mean maybe not everybody or the right people maybe I'm missing not speaking to the right person but I've definitely addressed them any other questions from board members anything else okay mr. sure that's all we have for now thank you thank you very much okay the public hearing is now closed Chickahominy district supervisor Floyd thank you mr. chair so when this

[02:01:58] project first came to me it was it was tough it I had some concerns very consistent with the concerns of the residents at the community meeting and I want to thank the residents for coming out to that. It was very well attended. We had a lot of people there, and I love that people are interested in their community. And I've had people reach out to me both for and against the project. The main issue that was raised at the community meeting and was my biggest issue was the stub road. That's why I was having a hard

[02:02:33] time with it. So to those of you that are unaware, VDOT wants to have a stub road with all new developments for future egress that is not a policy that that policy is written at the state level that is not specific to or implemented by Hanover County but to everyone's surprise VDOT allowed a waiver the applicant was able to remove the stub road to reflect the community's desire which was was huge for me it was also important to me that when we when we infill lots

[02:03:08] to an existing neighborhood, the product conforms to what is currently there. And Cool Spring Forest is a beautiful neighborhood. I absolutely love it. My neighborhood is right next to it. I'm in Knollwood. So the lot sizes look consistent with the current neighborhood. The applicant was able to add proffers to address the exterior look of the homes. Cool Spring Forest is most, I think it might all be side load garages so that was very important to me that that they were similar so he was able to proffer side load garages and at least 50% as

[02:03:47] well as brick and stone accents and also adding the \$5,000 per home contribution to road improvements in the area is a very nice gesture we definitely could use the road improvements especially on Attlee Road right there where Kroger and YMCA are, as well as Alley Station Road going all the way up.

[02:04:14] Had there been no revisions after the community meeting, it would have been a hard no for me. But it looks like the applicant worked diligently to address the concerns and made substantial changes from when it originally came to us. It's always tough when a neighbor decides to do something with their property, do something different than we are used to seeing. But ultimately that is their property and that is their property right. The parcel is in the suburban service area, so it is designated in our county's comprehensive plan as a suburban residential

[02:04:50] neighborhood. So I think it is consistent with the area and the neighborhood it's connecting to and with the comp plan. So with that, I'm going to motion to approve REZ 2025-00009 with proffers dated October 14, 2025.

[02:05:11] Second. There is a motion and a second. Any discussion or comments from board members? Seeing none, I have a couple I'd like to make. I want to address the gentleman's concerns.

[02:05:28] I think he has brought up some legitimate concerns. Thank you, sir, for the way that you brought that up in a very professional manner. The way the proffer is written, tonight we're voting on just the rezoning.

[02:05:46] that they have the developer has to work out a or B and it has to be one or the other and the lag which has to be approved by the planning director so they are going before they can build anything they're going to have to address those concerns can I get a head nod on that sir mr. Sherham okay so I want to address that because it was important to me and I think he's I think he's addressed it in In a reasonable way the other Gentle ladies that spoke you also spoke very well. Thank you very much. I do understand and appreciate your concerns

[02:06:25] I've been through this this exact same scenario In in my neighborhood. I don't live in chicken hominy I live in cold harbor, but in my subdivision locust Hill we had the exact same thing We had a road with called the sack called will pat court and it's no longer a court The developer came through the other side of the court was open field the landowner decided to sell it We don't want to own it anymore. We don't want to take care of it. So it's still called will pack court We got 19 additional houses. So I do

[02:07:05] Understand your concern. Of course it is more traffic on Covencrest it will be just like it was more traffic on Christie star Lane where I live at the time with my two-year-old Who's now eight so I've been through it. I thought it would be worse than it is. I look at it now It's not that bad and we have 19 just to let you know And I'm only saying that to try to bring you just a little bit of comfort. It's not that bad

[02:07:40] We got three houses per acre. This is one acre lots Mr. Pompeii Approximately one acre lots. It's one lot per acre. I should say it that way one lot per acre. Okay. It is different I'm sorry one lot per acre up at the RS would allow up to three lots per acre. I believe is that right?

[02:08:08] That's correct. Okay, so You know that is ma'am. It is my turn. Okay So that you know, there's I've seen a lot of these come in with two three times higher density and And I think that the \$5,000 road proffer that Mr. Nelson brought up, that's an excellent point.

[02:08:34] I mean, we've had to, it's almost like asking and insisting to get just the road proffer that is supposed to be made. And the \$5,000 cash road proffer is important. That can go to benefit roads in the area, and that will benefit everyone who uses those roads.

[02:08:57] And so that is a benefit. I thank the applicant for making that, and I think that's worth stating and getting on the record, that this could be a much higher concern than it is, and I think Supervisor Floyd made some good points that when she said at the community meeting she was opposing this and she's seen so much good work since that it's changed her view, that's valuable to me as a board member.

[02:09:30] So those are my comments. Anyone else? Supervisor Dibble. Yeah, I won't take long, but I just want to piggyback on Chairman Harsberg's comments. I feel that the developer has been very responsive to what the community said at the community meeting, and I commend you for doing that.

[02:09:53] Looks like this is a logical extension. It's the only way into this property, and I think you've got a nice layout, a lot of open space, So it could be a whole lot worse. And so I appreciate you for understanding the need to protect our wildlife, give some buffer, and still be sensitive to the fact that, you know, you are in an existing neighborhood.

[02:10:20] And so you need to make sure that what you're building is compatible. And so I think you've hit all the marks, and I commend Ms. Floyd on her work in putting this together and plan to support this motion. Thank you. Any other comments? Okay call for the vote all in favor of approval of the application. Please indicate by saying aye aye Any opposed?

[02:10:47] Application approved. Congratulations Next on the agenda's announcements any announcements from board members. Mr. Badesky any announcements finally adjournment to Wednesday November 12th 2025 at 2:00 p.m. For a regular board meeting to be held right here County Complex Road. We are adjourned



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