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Hanover County Board of Supervisors Meeting, Wednesday, March 25, 2026

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[00:01:38] the citizens got that taken care of for you good afternoon we will now call the march 25th

[00:02:37] 2026 hanover county board of supervisors meeting to order as is customary will open with an invocation led by mr stoneman and the pledge of allegiance led by mr hudson mr stoneman thank you mr chair we join me as we go to lord in prayer dear heavenly father hallowed be your great and mighty name. Lord, we praise you and we give thanks to you for your grace and your mercy and for the many blessings that you give us each and every day. Father, we are gathered here once again to conduct the business of our beloved Hanover County and to ask, Lord, that you would

[00:03:12] bless our time. May it be productive and may it be profitable for the future of Hanover County and its citizens. Lord, we've been entrusted to make wise decisions and to be good stewards with all that you've blessed us with. So Lord, I ask that you bless each of us here today with wisdom and discernment. And I pray, Lord, that all we do and say here today would be pleasing in your sight.

[00:03:37] It's in the precious holy name of Jesus that I pray. Amen. Please stand for the pledge if you're able. I pledge allegiance to the flag of the United States of America and to the republic for which it stands

one nation under God, indivisible, with liberty and justice for all. Thank you, Mr. Stoneman,

[00:04:03] Mr. Hudson. At this time, welcome comments by County Attorney Mr. Walter. Good afternoon, Mr. Chairman, members of the board. I am here for some happy news to announce a new member of the County Attorney's Office. As you know, we have been a little short staffed since the beginning of the year, but I am happy to introduce Rebecca Schultz. Becca joins us.

[00:04:39] She's been here since last week. She joins us from the Division of Legislative Services, particularly fond of that career track since I followed it myself about 25 years ago. She had supported a number of committees down there, including House Finance, and before that, both the House and Senate General Laws Committee. While she's here, she will be working primarily with the Department of Social Services, but she also will, as everybody in the office, she'll have a number of departments that she supports, including Animal Protection.

[00:05:06] I will say that she has volunteered at the shelter before, so that is a natural fit. And as you can tell, because she did volunteer, she's a resident of Hanover County. She is a member of Mr. Stoneman's district. She lives just east of the town of Ashton, so it's always good to have a Hanoverian in our office.

[00:05:25] And I just am happy to introduce her today, and I look forward to you all getting to know her better and working with her. Well, ma'am, welcome aboard. We're glad to have you. Do you have any comments? Thank you. I just look forward to getting to know you all and getting to work with you all.

[00:05:41] Well, welcome to the team. Thank you. Thank you, Mr. Chairman. Thank you. Board member comments, Mr. Hudson. Thank you, Mr. Chair. I just wanted to make everybody aware in the Mechanicsville District, and honestly anybody else would like to attend, that I am having a town hall meeting at 630 on Monday, April 27th, at the Mechanicsville branch of the Pamunkey Regional Library.

[00:06:05] And I look forward to seeing everyone out there. Thank you, Mr. Chair. Yes, sir. Anything further, comments, Ms. Pritchard? Thank you, Mr. Chair. i am very happy to say that this past week um the state has granted historic status to the henry clay school very well congratulations good stead anything further mr stutman thank you mr chair uh as a services advisory board i would just like to give a shout out to our uh social social workers as march has been dedicated as social worker uh appreciation month so just want a big shout out

[00:06:43] all right guys do a great job thank you mr chair no question thank you mr stummer and anything further okay seeing none i do have uh one announcement uh ladies and gentlemen of the board um we will take photos during the reception for the citizens academy we'll have a group photo there with a sign uh and then at the uh certificate appreciation certificate presentation here in the boardroom we'll also take another joint picture so be mindful of our time when we recess to uh head to the reception here in the lobby as well as uh photos that will need to be taken in the boardroom while we have not scheduled a citizen's time uh we certainly want to hear from anyone who

[00:07:22] has showed up for citizens time is there anyone here who wishes to address the board during citizens time no one very well oh yes sir citizens time is a time where anyone who wishes to address the board is welcome to come forward please state your name the district that you live and you can address the board on any matter within the board's authority you have up to five minutes while we don't allow presentations uh via audio or visual you're certainly welcome to bring a presentation you can hand it to dr

brown and we'll make sure that it's given to the board and entered into the public record thank you for being with us thank you mr chairman after about uh i'm not sure mr

[00:08:01] hersburg i vote for you every november but we've never met i'm in your district you've never come up to my front door and rang your doorbell but i still vote for you would you mind state in your name for the record sir joseph michael williams thank you harbor district right at the cold harbor battlefield park you're going to be talking about water this afternoon in this meeting and i've still got a concern of where hanover stands after what happened in richmond what two and a half years ago now we're still wide open i've been coming up here and talking

[00:08:34] to people upstairs i was under the impression that that nice new reservoir that henrico built out in cumberland i think it's cumberland county correct me if i'm wrong that that was going to be used to pump water into the Henrico system. They'd buy right away from the other localities that they'd have to come through. I find that no, that river is going, that reservoir was designed to keep certain levels on the Janes. So it's not going to help us one bit. So where do we stand

[00:09:09] after the COVID crisis? Brings Dr. Avula on because he's now the man on the spot in Richmond. We haven't done anything that I'm aware of to protect ourselves. Whereas if Richmond shuts down, let's say that happens 2 o'clock tomorrow morning, where's the water coming from that we need to in our homes?

[00:09:33] We're going to sit three deep to get into a school parking lot and three deep come in out, and that's going to tie up extra sheriff's deputies directing traffic that we don't usually have in the county. I don't know too much about it, but I'm sitting back thinking, Why not the board look into purchasing two big units?

[00:10:03] Put water away, one in each magisterial district. Buy water every other month. So many cases going to each magisterial district. Let's have that water already there and not have to worry about getting it in if Richmond loses it again.

[00:10:21] But we ought to start looking out for something to where we don't have what we had two and a half years ago. I don't know, you rode all over the county during that. I'm sure you know what the traffic was like going into and into the elementary schools. Appreciate your time, ladies and gentlemen. Thank you, Mr. Williams, and thank you for being with us today.

[00:10:39] I would encourage you to stay for the very next presentation. Director Longshore, I'm sure, is excited to handle that. Ladies and gentlemen of the board, I will make a formal announcement. We will go into workshop format. We are in workshop format. The next presentation and agenda item is water supply resiliency feasibility study, an analysis as it relates to the results and conclusions.

[00:11:00] With us today is Department of Public Works, Dewberry Engineers and Arcadis, Director Longshore with the Department of Public Works. For the record, Mr. Chris Edelman, Principal Engineer with Arcadis, and Mr. Dan Bilhauer, Vice President of Dewberry, both with us.

[00:11:15] Thank you. The floor is yours, sir. All right. Thank you, Mr. Chair. Thank you, members of the board. Again, I'm Matt Longshore, Director of Public Utilities. We, in fact, are excited to go over the Water Supply Resilience Feasibility Study just completed.

[00:11:32] So I appreciate the introduction there, Mr. Chair. Again, we have Dan Villhauer with DuBerry Engineers with us today. He'll be presenting information and results and conclusions on the feasibility study. We also have Chris Edelman with Arcadis that will be presenting long-term water supply information as it pertains to a potential treatment facility on the Pamunkey River.

[00:11:57] So for today's agenda, I'll start out with going over a water system overview quick background and history of the water system. A lot of this information was presented in the joint Henrico-Hanover board meeting last year and the board workshop last year, but I wanted to give that background again just as a refresher before we hop into the resilience analysis. I'll also go over a quick timeline of events since the January 2025 water crisis, and then I'll turn it over to Dan and Chris to go over the water supply resilience feasibility study and some of the conclusions and recommendations coming

[00:12:36] from that study so after that we'll be able to answer any questions would be in a workshop format if you have any questions during the presentation please feel free to ask and we'll be happy to address at that time we'll get into a potential motion at the end of the presentation and at the board's discretion if you choose to call a motion to approve the short-term water resilience projects that would be good to happen at that time but again I'll go over in more detail during the presentation what that's all about. Ladies and gentlemen of the board you'll see agenda item 2a

[00:13:13] in your packet that is the presentation with a requested motion should the board approve at the bottom of the page. If you don't have that with you a board secretary has disseminated a few more of those copies around and if you need one please let me know and we'll make sure you get it.

[00:13:30] Thank you, Director. Yes, sir. So to start out with a quick water system background, prior to 1994, which that's the year Hanover entered into a water agreement with the City of Richmond, Hanover's public water system was really a series of individual wells strung together, as well as a bunch of different rural systems.

[00:13:52] So what you can see on the map to the right of the screen, the little black shaded areas, or a lot of the rural well systems at that time, as well as the Doswell service area that's in the Kings Dominion area. You can also see the shaded area, and that was considered the urban system at that time. That consisted of 25 interconnected wells with 2.7 million gallons per day of combined capacity, in addition to 250,000 gallons per day from Henrico County at an interconnection on Route

[00:14:24] one. So again, in addition, there were 25 additional wells in rural systems. There's also a 525,000 gallon per day allocation within Enrico County along the Route 33 corridor primarily used to service the chicken processing facility in that area. Again, there was a dyes well service area served by the dyes well water treatment facility that's still in service today with the capacity of 3.5 million gallons per day so again in 1994 hanover entered into a water contract with the

[00:14:59] city of richmond the highlights of that contract is that gained hanover a 20 million gallon per day capacity from the city's water treatment plant and water distribution system in exchange for that the county pays the city commodity charges or what we call a cost of service charge for the volume of water purchased from the city more highlights or that agreements into are in effect until june 2035 it can only be or shall continue in force thereafter unless terminated by the county

[00:15:32] administrator or the city manager with the right amount of notice required additionally as part of this contract the county shares in the city's capital improvement program what we like to call joint

capital projects what that looks like since the 1994 when the contract was first entered into is the county's put in a little over 50 million worth of investment in joint capital projects in the city system so moving forward what that looks like in the 10-year capital improvement plan

[00:16:05] forecast is just under 85 million dollars and those are numbers received from the city as part of their capital improvement plan again those are caused henover county shares with the city what that looks like and just to put some of those projects into context some of the resilience projects that the city has undertaken since the water crisis back in january of 25 is replacement of the raw water pump screens replacement of substation rehab of filters in their treatment plant they've relocated critical electrical equipment they've also installed an automatic

[00:16:42] transfer switch. That's what you need to automatically tie in a generator to your facility in the event that you lose primary power. They've also upgraded their SCADA or control system for the water distribution. So in addition to the contract with the city of Richmond, Hanover entered into a water agreement within Rico County back in 1974. That's been amended several times throughout the years. This gives the county a 775,000 gallon per day capacity

[00:17:19] and that's supplied at Route 1 and Route 33 from Henrico County. And that comes from Henrico's treatment facility and distribution system. In exchange, Hanover pays capacity and commodity costs monthly to Henrico County. That agreement's in effect until 2014, which you may notice It was a while ago, but just like the agreement with the city of Richmond, it continues in force unless it's terminated by the county manager of Henrico or county administrator of Hanover County.

[00:17:48] So this is what the current water system looks like. As you can imagine, it's grown a lot since those photos back from 1994. The shaded areas are the different pressure zones. The green area is the Dyswell pressure zone. Purple is the Ashland pressure zone.

[00:18:04] The large blue area is our Lockwood or Mechanicsville pressure zone. And then you have the Elmont and lower Elmont pressure zones to the west of Ashland. So for supply capacity, the county currently has 4 million gallons a day from the Dotswell Water Treatment Plant, 20 million gallons a day from the Richmond Supply, and again, 775,000 gallons a day from Enrico County.

[00:18:33] So as far as storage capacity goes in the Hanover Suburban Water System, we currently have 7 million gallons per day. Our 7 million gallons were also credited 8.9 million gallons from the city of Richmond in the Bird Park Reservoir for a total of 15.9 million gallons of storage capacity.

[00:18:51] What the distribution assets in the system looks like is eight water booster stations, seven storage tanks, and a little over 500 miles of water pipeline. Those assets are used to move water throughout the system. And you'll hear some more about future infrastructure upgrades later on in the presentation.

[00:19:09] The current demands of the system are right at 8.4 million gallons with a maximum day demand of 14.2 million gallons. And so timeline of events since the water crisis, we all know back in January of 2025, we had the water crisis with the city of Richmond.

[00:19:27] We quickly formed an after-action report and presented that to the board in February of 25. We then had the joint Hanover-Henrico Board of Supervisors meeting in June of 25. And what came out of that meeting and one of the calls to actions was to complete a water resilience analysis.

[00:19:53] So we kicked that off right after the joint board meeting. And since that time until now, there's been lots of regional collaboration, both internally with our team of consultants, with Henrico County staff, with staff with the State Department of Environmental Quality.

[00:20:10] Up until this point, when the analysis is complete and we're now presenting, what you can see on the end of the timeline is kicking off the short-term resilience improvements projects, which Dan and Chris will go over in their part of the presentation.

[00:20:27] And again, to do that, we can entertain calling to motion after the presentation to amend FY26 CIP. So at this time, I'd like to turn it over to Danville Howard, Dewberry Engineers. Thank you. Good afternoon, Mr. Chairman, ladies and gentlemen of the board.

[00:20:53] So I'm very honored to be here. I'm actually a Hanover County resident living in the Honey Minnows neighborhood. So personally experienced the water crisis with all of you together and then had the privilege of performing the after-action report as well in february so i'm excited to be part of the solution and have a personally vested interest in it so i'm going to go through our scope so what we what we're tasked to do is look at short-term mid-term and long-term solutions so the short-term mid-term were looked at within the first five years long-term were

[00:21:27] 10 plus years and then also what we did in this an evaluation is you have all these water supply sources how do you make sure that they get to the residents that need them if you lose a water supply so that's where we did a water transmission system improvements evaluation to ensure that if you lose one water source you have enough transmission capacity to get any of your other water sources to the needed areas or affected areas and then we're going to conclude with recommendations and next steps so just to start out here so for the short term and intermediate service goals so the short term that's defined as within

[00:22:06] the next year and our goal because it's pretty quick is to maintain service during an average day demand condition midterm that's two to five year period so fairly fairly quickly but a little bit longer term the goal there is to maintain service during the current maximum day demand conditions in the middle of summer highest water users everything like that and so some of the things we looked at is we wanted fairly low capital costs expedited solutions and then we also didn't want to do this in a vacuum wanted to make sure that we looked at it made sure that it aligned with the long-term water supply solutions as well so just part of an integrated holistic system and solution so starting

[00:22:46] with a short-term water supply resilience options we first looked at what are our most available additional water sources and that's our current connections to Henrico County. So as Mr. Longshore said at Route 33 and Route 1. And so there is some available capacity there, but based on the pressures available from Henrico County, that's not enough to get enough or more than that 0.775 million ounce per day of water. We coordinated with Henrico County, asked them to do some hydraulic modeling scenarios to identify during an emergency situation

[00:23:20] current day if both Enrico County and Hanover County both lose a city Richmond water connection what could be available at route one and route 33 really at that minimum pressure just to get to the county line so they they provide us with that information and so long story short what what we recommended was setting up a configuration where the department public utilities buys portable diesel pumps they have the setup available to where they can mobilize out there the protocol set up and put in portable diesel pumps at route 33 and route 1 and what that'll give you is that

[00:23:55] will give you an extra 6 million gallons per day of sustained capacity that you don't already have in an emergency for a fairly low capital cost quick mobilization the next improvement we identified and this was in concert working with our modeling but also the operation staff is the airport east booster station which is in the middle of the mechanicsville zone the ashland zone that has the flexibility to go both ways so normally since you get most of your water from Richmond it pumps into Ashland, Doswell, Elmont. In an emergency situation where you lose Richmond you want to have higher pumping capacity with with the airport east booster station to pump from the north and

[00:24:34] west so from Doswell and Enrico into the eastern side of Mechanical area so we recommended fairly low cost quick improvements to that booster station to improve that capacity to be able to pump from west to east midterm solutions again that's two to two to five years one of the things we identified is at the main pump station that gets water from the city richmond there's no storage so that's the vulnerability you have a fairly long pipeline it's under a swamp along 301 difficult to access in some locations so we model different scenarios and recommended on the inlet

[00:25:11] side of that tank to have a two million gallon storage tank and what that provides the dpu staff is additional time to respond to implement the measures needed to turn things around, set up the portable pumps, reconfigure the system to really be resilient to that need.

[00:25:28] And then Henrico County just started in the early process of designing, permitting, and constructing what they call their East End Water Transmission Main Project. So that's about 13 miles of 42- and 48-inch water main, and the preliminary route is planning and crossing the route 301 water line right where the city of richmond comes in so with that project our recommendation is to coordinate within richmond county to have a emergency interconnect so normally not a normal supply but in the event you lose city richmond and richmond county then can be switched

[00:26:03] online and that booster station can still operate you can maintain uh water service as you're as you normally do so that preliminarily would give you about what's the time frame to put an emergency interconnecting we already have the real estate got that infrastructure does it does it spur off of the line before it comes in to our interconnect or is it part of that interconnecting you don't have to give me all of the you're asking about the one at 301 yeah that's exactly what i'm asking right so henrico county needs to build that water transmission main first and their schedule is five

[00:26:40] to seven years right so they have to build it with that so so the the details of that would have to be determined but i think it generally makes sense that you would add on to that project is that what you're thinking miss budeski is if we work that out build that when they do that and you don't have to it'll be the most cost effective it'll be the most cost effective that water main won't be in service yet because it'll be under construction so again they just started design so there's there's time but it's a i would call it low-hanging fruit that makes a lot of

[00:27:13] sense. Thank you. So this is a spatial layout of where these short-term and mid-term improvements are. Again, in highlighted in red, these are short-term. So again, the two emergency interconnects at 33 and Route 1 with the portable diesel pumps, and then the existing water pump station that we would make some improvements in to help pump water from the Doswell, Ashland, and Henrico side into the Lockwood or Mechanical Slow Pressure Zone.

[00:27:46] And then this is the midterm resilience improvements. Again, that interconnect at Route 301, which we think preliminarily it's going to cross around between Route 301 and Azalea. And then adding a 2

million gallon ground storage tank at the existing Lockwood water booster station, which again, that's your main pumping station that takes water from Richmond and pumps into the system.

[00:28:10] This is just a summary of the available demands you will have in emergency. Again, you can see you don't have Richmond in this scenario, but you'll have your docile water treatment plant. Then you'll have your two Henrico connections, so about just under 10 million gallons per day. And based on the most recent data, the average day demand in Hanover County in 2025 was just over 8 million gallons per day.

[00:28:33] So again, in that scenario, you'd be able to supply an average day demand within the next year if you lost the city of Richmond. And this is a short-term timeline, again, within the first year and a high level opinion probable cost for the various connections and improvements i had a question you had mentioned that the diesel pumps would be temporary or portable

[00:29:06] so what and i don't understand these things right what would the reason be for portable so uh speed and cost so for so ultimately and and uh i'll get to that later in the presentation about the permanent or long-term solutions there could be a possibility that you could make a decision to build permanent facilities at those connections uh for portable the reason for portable is even the lead time for getting electrical gear variable frequency drives generators is well over a year

[00:29:41] the the time to permit design construct a water facility would probably be in the five-year range So what we were trying to do is find quick solutions that gave DPU staff Flexibility to be able to handle this near-term emergency. Well, that makes sense And it could be true that they may never even be used and hopefully not right. Yes. Yes. Thank you Mr. Chair, did you want to have to have a thought are you good? You know, we're workshop with okay The Airport East booster station improvements if I recollect I

[00:30:20] clearly don't live in Henrico County, but when all this was going down, that station was an issue in the January 6, 2025 water crisis. And they're making improvements out that way as well to get water from the west end to the east end of the county. I guess what I'm asking is that \$1 million, is that their money or our money? And then we would just be buying it as we needed it in an yes so I think it's a different station I think you're okay so the airport East pump station that's actually by the new airport expansion it was a facility that

[00:30:57] was built a few years ago and the main purpose was to convey more Richmond water from Mechanicsville into Ashland does well and Elmont so this is a Hanover County facility okay it was not it's not Henrico's and actually it did function very well during the emergency situation so it's so they were all there There's always plans for that.

[00:31:19] There's lots for additional pumps to be able to add some flexibility. And so really the plan there is to put in two additional pumps to give operations staff more flexibility to pump in the other direction at a higher pumping rate. And then with the mobile assets that you all would need to deploy, is that something that you all would practice?

[00:31:42] Just like the fire department or the sheriff's department practices? Yeah, that's a question for DPSAT, but I would imagine that the emergency protocol would be updated and then there would be drills to ensure that it was a well-versed operation. How quickly do we anticipate that we could – maybe the better question is – Matt, is your mic on? Can you use that?

[00:32:05] It can be. I'm not sure. I'll be happy. Sure. If we had a repeat of what happened 15 months ago, would we notice a drop in pressure?

[00:32:23] would we be able to deploy quicker? How long would we be able to deploy? What's the goal with that? Yeah, so great question. The first thing is we need solid communication. It's something like back in January 2025 happened again. We need upfront communication of what was going on to give us as much time as we possibly could to prepare for, operationally prepare for any adjustments we to make on our system to handle that i'm happy to report since that event communication has

[00:32:58] increased significantly from the city as well as just other locations and municipalities so but right now so if something like that were to happen the the way the pump station works operationally is we would be completely dependent on the bird park reservoir level and so as long as there's water in the bird part reservoir we would have time to roll those pumps out to the improved interconnections and get those going and that would be once those improvements are made to the interconnections and we have the pumps that would be something operationally those would be

[00:33:35] drills that we run just like the fire department or any other emergency operations drills and we make sure all of our staff knew exactly what to do and we would have emergency or standard operating procedures for how to get those pumps connected and turned on and whatnot so we would develop those procedures in-house and again practice those procedures and make sure we were efficient at setting that that up um but as dan's going to go over those are the short-term improvements the midterm improvements add a storage tank to the lockwood booster station

[00:34:10] so you can see circled in orange at the bottom part of the screen that would be a two million gallon tank for really the sole purpose is to buy our staff enough time where we're not solely dependent on the bird park reservoir level so that's more of a midterm improvements and dan's going to go in how we we're going to propose to work those into our cip i'm sure that the technology exists before i ask the question are we currently able or should i say allowed to have access so that we know what's happening in the city of richmond with their systems it's got to be uh

[00:34:49] electronic you know computerized so that we can monitor it so that you you guys can see it without them even telling you i'll say this the technology does exist that you can remote monitor a system uh i'll say that in a very general sense however they're they're very significant cyber security risk and things that go along with with cyber security cyber terrorism stuff like that where a lot of

[00:35:25] localities including ourselves do not allow outside folks to have remote access to their systems that said we have been in discussions with the city and other localities for figuring out ways we could see maybe on a historical basis how the system's operating but not necessarily in real time and having that real time remote access uh they're just significant it and again cyber security challenges with doing that okay so can i another thing that we also have the control over is we have pressure monitors on our lockwood booster station so we can look we we can monitor

[00:36:05] in real time that pressure on the inlet side and if we see a drop of pressure below what we would expect that right now I know initiates alarm so I think operations staff would be it's alarmed of that and I don't want to I'll let my I'll come back but I've got more and I believe also you know there we've had substantive discussions with members of City Council as well as the mayor on communication and those those conversations that have taken place expectations will let it and much

[00:36:44] agreement did come in recognition of areas to improve and what the expectations and standards would be for those of us who are partnered contractually on that food source being water so that's about as diplomatically as I can say it but there were some okay and and acknowledgement by those who hadn't had the best communication to to ensure that future communication would be would be better but there are a number of different things in place but I think you bring up a really good point mr. Hudson's I just have a quick

[00:37:21] question about the Lockwood storage tank for 12 million how much time would that bias cost so we did what we did is we modeled worst-case scenario which is a maximum day event right so that's in the middle of summer everyone's irrigating there's high water usage that will buy you just for that storage tank a minimum of four million or sorry four hours but then you also have like Matt said but another 9 million gallons of storage in the system so if you're

[00:38:00] thinking about it you're gonna have 11 million gallons just in the Hanover County system which is approximately equivalent to your maximum day demand though by you over almost day on a maximum day event right that's so the chances of you losing it on a maximum day is fairly low right there's me so it's me some probably something between a max day and an average day but for that I think you have a lot it gives you a lot more flexibility and we won't be telling people to conserve water in the inner we learned that that's right right well it and then the other thing is with the next sort of midterm improvement with the interconnect with Henrico County the emergency that actually you

[00:38:40] know you have a little bit of time to make that that changeover but based on preliminary modeling results you would get at least 10 million gallons per day from Henrico County which that combined so this is the available supply in this for the midterm you're talking about 20 million gallons per day of emergency water availability so it provides you with a lot of extra water system resilience that you don't currently have so a lot of flexibility and tools and toolbox for DPU staff to to make decisions needed to maintain water service mr. if I can add some of the question about what has happened and

[00:39:18] even mr. Williams had asked earlier there this work has taken months to go through but during that time we haven't just assumed that the the city alone has made all the corrections the utility departments have been meeting regularly we've been monitoring their capital improvements and the works that have been done their policies we've done desktop emergency operations with emergency operations professionals as well Mr. Williams we do have storage of water should we ever need it strategically located and that's managed by our emergency operations through fire and EMS we made sure the protocols are

[00:39:57] there, the communications are there. When you think back to the event that happened last January, it was primarily human error and communications that led to these problems. The solutions even on the short run, we would have enough storage to be able to put the equipment in place, switch over to Henrico even in the short run to bolster our needs here to get through what would have been last year's event. The midterm operations strengthened that even further. And then beginning today and beyond you'll hear about more long term kinds of solutions that reduce it creates more independence

[00:40:35] if you will which that question has been raised and and but most of what you're seeing here the past year we have worked very closely with the city and our other regional partners to assure that that that event doesn't reoccur but we've we didn't sit on the laurels just assuming that that's going to be the only solution that's why we're bringing you these short-term and midterm solutions here today that we can

really reduce that reliance storage is the big question and ultimately treatment will be the big question uh and at least in that that five to seven year window

[00:41:10] we have two different ways that we can solve that problem for hanover county so so uh i'm gonna move to the next slide so so yes we talked about this so for midterm again that'll provide you with emergency about 20 million gallons per day of capacity and that's short and midterm this is the estimated cost a little bit more expensive a little bit longer timing but it does shore up the resilience of the water system so the

[00:41:47] estimated short and midterm over the five-year total was approximately an estimated cost of 21 million dollars another quick question about the how much time it buys us it seems like the route 301 Henrico emergency interconnection for five million will buy us probably a whole day for more but for a 12 million dollar investment it only minimum four hours seems like is four hours worth 12 million so so the one

[00:42:22] thing so there are and I can go back to the map there are some vulnerabilities and the reason that we recommended the two million gallon you're on storage tank and I'll or storage tank and I'll get into that a little more so the connection point you can see the blue triangle sort of at the bottom the screen. That's your current approximate location of your current connection to the city of Richmond. And then that blue line going through Henrico County and parts of the city of Richmond, that is a Hanover County-owned 30-inch water main. It is a single point of failure.

[00:42:58] If you lose that, especially under a swamp, which is close to a mile wide, very difficult to access, you could lose easily a few days of supply from Henrico or the city. And so what that storage tank does for you, it adds additional, reduces additional vulnerability associated with that long water main. Because the Henrico County water main that is going to cross that 301 water main is going to be very close luminarily to that blue triangle. So that's why we'd recommend adding that

[00:43:31] as well, just for the sake of protecting Hanover County water supply in the event that something thing happens to that water main and we'd have that tank forever and i mean you know in theory so even as we build out beyond what this presentation is going to do it's not going to nobody's going to be upset uh because we have it um i had to learn a lot about water my favorite topic yeah and you know the the more redundancy the better and i've also learned our regional

[00:44:11] water system is really not unusual in the water world probably it's one of the smaller ones i mean i don't know if anybody's ever studied how los angeles county for example gets water what a nightmare on a good day so so so the other benefit does also add to your point is there's another tank and pump station called harris court which is off off 360 that is aging it doesn't have it needs improvements and so one one benefit to adding this tank is we could take that tank

[00:44:50] offline and not make improvements there it also what we're also recommending is with that storage tank not only will it be able to be fed from the city or from Henrico County you also be able to feed it internally from your system so it could serve as an intermediate buffer for additional storage and conveyance to pump further west so there's a lot of flexibility built built into that so just from that standpoint and having that extra resiliency redundancy I would still highly recommend it are there any other questions about the short-term

[00:45:24] and midterm recommendations notice the beaver dam representative doesn't have anything to say i guess everybody's got a well in beaver dam so and i'll tell you what my my 10 citizens that still have a well boy they were rich right okay yeah and uh just to make sure that it's very clear

[00:46:01] all these connections i'm talking about for short-term midterm these are not permanent supplies these are emergency connections they'd be emergency agreements you cannot rely on those for permanent water supply so so the the next part of the presentation talks about long-term permanent water supply additions but again what we're trying to do is come up with lower hanging fruit quicker turnarounds lower capital costs to help improve the resilience of the system short-term while also keeping in mind the long-term water supply plan so for the long-term

[00:46:37] water supply evaluation the way that we defined long term was 10 to 20 plus years and the goals that we started with was to secure an additional 20 million gallons per day of permanent water supply capacity that would give you an approximate maximum day capacity of 40 million gallons per day and just to put it in perspective and again the master plan is in the process being updated with updated demand projections based on the comp plan amendments but in 2019 the facilities master

[00:47:11] plan projected a 2053 maximum demand of 31.7 mgd so again that's we felt like 40 mgd was a reasonable target to to work with the plan is to still maintain those emergency supply connections that we talked about in short term midterms again the investment you're putting in short term you will be using for a long time and then like i said at the beginning presentation it's really important to understand when you have different water supply sources if you lose one can i still get that water supply to where it needs to go that's really important so the transmission improvements to maintain system resilience and long term is really important and the two main two long-term water

[00:47:50] supply improvements or supply alternatives we looked at was a county-owned water treatment plant off the pamunkey which would replace the docile water treatment plant or consecutive water supply connections within rykoe county so again we talked about them being temporary or portable these would be permanent water supply connection so i'm going to turn it over to chris to talk about the pamunkey water plant okay everybody good afternoon uh like dan i am pleased to be here also a hanover

[00:48:29] county resident so i remember the uh january 2025 uh mad rush for water and and all the things that went with it so happy to be here today as a part of uh the collaboration here and the solutions to to become more resilient in the long term so so kind of shifting mindset to long term like dan said we're not we're not talking about short-term temporary emergency what we're talking about self sustained supplies Hanover County has studied these things in the past it didn't just start in January 25 with these types of studies so back in the early 2000s there was a project up in the verdon

[00:49:07] quarry area where we're talking about converting that reservoir into storage and then doing some treatment associated with that withdrawal so that study like i said started in the mid 2000s and then we picked it back up in the late uh 2017 2018 time frame and then did another cost update uh even as soon as 2024 after covid so had a couple of different uh goes at it so um that project looks like this so up in the far left corner there you can see the verdon quarry denoted so the study itself involved us taking a look at water supply to that quarry

[00:49:44] converting that quarry into a reservoir for storage we've talked a lot about storage but this is raw water storage not finished water transmission capacity but raw water storage uh so it looks at various scenarios where we could take water out of the river little river north south anna river as well as the

pamunkey river and supply that uh quarry to supply ultimately treat the water and supply anniver county uh you know in the 10 to 20 year range that also involved looking at intakes in those various locations so that study ended up showing us that actually an intake on the palmunkey river highlighted in red in this graphic was the most feasible place i'll

[00:50:23] show you some graphics here in a minute as to why so that included a treatment plant down in that vicinity an intake as well raw water pump station and also a pipeline to connect the verdon quarry to that location so we talked about storage a couple different times but why is storage important so when we talk about water source we have to think about what we call safe yield so we can't just take all the water we need out of the river or assume that the water we need is going to be in the river day to day so the plot here in front of us it's a lot of numbers but on the left hand side what you're looking at is the palmunkey river's flow from 20 uh from 72

[00:51:01] through 2025 and it shows over present over the percent of time on the x-axis how much flow is available so what we're really looking for is how much um in a minimum flow uh rate what is the minimum flow rate and how much is available to pull out of the river during the worst drought and continuously supply the water um not so we can rely on it have a reliable source the arrow on the far right uh the orange arrow on the far right is uh depictive of what that you know 100 exceedances that's uh the lowest flow rate in the palm monkey river that was the drought of 2002

[00:51:38] where we had a minimum flow rate of 15 million gallons a day that's a pretty low amount when you think of the terms of capacity and maximum bays we were talking about so that's 15 million gallons a day flowing by that particular point of the river so to add to that we can't take all of that flow out we can only take 10 of it out in discussions with DEQ and our regulators over time that's a you know a permitted amount or a recognized percentage of that minimum daily flow so that's why we need storage and we can't just pump it out of the river as needed and we talk about these storage solutions on the raw water side so ten percent of that 1.5 million gallons

[00:52:14] a day if we didn't have any storage just to take away there so this is schematically what that project looked like uh that i just showed on the map so it involved again the palm monkey river intake and a pump station about 12 miles of raw water transmission main to pump the water to the verdon quarry and back again that that quarry is there it's useful uh useful life is done the county's obtained rights to that so it's the 47 billion gallons of storage capacity in that core in that quarry that can be converted and utilized so it comes back to the water treatment

[00:52:50] plant and then a finished water connection that dan was speaking of earlier and he'll have some different slides here in a minute that'll talk about how we get that water out and about in this future long-term scenario but that was the that was the schematic and the proposed update as of 2018 so thinking about water resiliency and what could we do uh more short-term or we'll call it intermediate because we're talking about long-term but something that was uh didn't involve going to verdon and pumping back and forth and the infrastructure involved with that was can we somehow come up with some intermediate storage not 47 billion gallons of it in an existing quarry

[00:53:27] which if it was closer by that would be beneficial but something that's more intermediate and more accessible that could supply the water treatment plant in the areas a little bit closer to where the intake is. So that led us to think about intermediate storage solution here and avoid that extra infrastructure going north to store that extra water on those drought days. So the concept that we

evaluated for that intermediate storage is more of an embankment type constructed embankment reservoir. So we don't have the quarry that's hundreds of feet deep but instead we build an

[00:54:03] embankment and impound the water. Don't see the traditional impoundment of the rivers like used to be that's not a uh it's not a feasible permitting avenue anymore to just impound rivers but these side embankment ones you pump out of the river as we you know discussed earlier with the amounts you store it then you have that raw water storage available to treat and distribute so for our analysis for what we looked at and some of the sizes you'll see on the successive slides here we assumed a 30-foot deep reservoir over a footprint of size to get us the capacities that we need to meet the demands that we've talked about long-term.

[00:54:38] What did you say? Did you say 15 feet? 30 feet. 30 feet. Yeah, we assumed a 30-foot depth. This is embankments from ground up, so making it tremendously tall becomes more cost-prohibitive. So standard practice, depending on topography and such, it could be a little deeper, smaller footprint, but that general assumption for that volumes that we analyzed.

[00:55:02] okay so with that information in hand we went about looking at various various scenarios there's a lot of numbers and columns on the chart here so let's focus not necessarily on all the different scenarios but the third column is an important one it's a allowable pamunkey withdrawals and it goes back to that how much water is in the river and how much available do we have to us we didn't want to just pick a number make an assumption and go about planning long term around around that assumption so we we came up with these various scenarios from things that we've seen done in other places with

[00:55:40] certain percent of flows 10 25 you can see plus also thinking about the dazwell supply the existing the existing water treatment plant at dazwell has a 4 million gallon a day permit that was permitted in a time when you don't you don't have the flow by restrictions there it's called a grandfather amount so we have access to that as well at its existing location so we we thought about these various permutations and came up with these these nine scenarios uh and ran ran these different scenarios with storage um and then discussing with deq we presented these to deq they were grateful

[00:56:17] enough to meet with us obviously they knew we were looking for resiliency options and we weren't submitting a permit yet but we wanted to at least talk about these scenarios so good valuable feedback from them ahead of um proceeding with some type of uh an assumption so we were grateful for that input um but what we landed at is in these green boxes here the three scenarios they did indicate that 10 percent of prior day flow would be a limitation so back to that 15 ngd that becomes 1.5 and a drought condition is what we could rely upon and then they also indicated that for the dowsell location you couldn't simply just build a new intake on the palmunkey river

[00:56:55] downstream and just transfer that you still have to maintain that intake to have that that availability So we decided to go ahead and take a look at some storage up there to maintain that. We'll call it flexibility for that 4MGD along with the new intake at the Palmongue River.

[00:57:12] So various footprints on the far right column there for these various scenarios. You can see, again, about a 30-foot-deep reservoir assumed in various size and acres for those scenarios, ranging from 190 up to even, well, from 90 to 190, depending on the scenario.

[00:57:34] So just to dive into those particular scenarios a little bit further and not as busy of a table, but some of the key elements, Scenario E, which was the first one bracketed on the previous one, the previous

slide there, was looking at just as solely a Pamunkey intake and storage at the Pamunkey site.

[00:57:54] That was roughly 9.3 million gallons a day met. So when I say average day demand met, that would be withdrawn and stored, not necessarily treated you know you have to still treat it and then distribute it uh dan will talk more about that but that's the that's the takeaway there um with the 20 million get out 20 million gallon a day intake uh capacity and the 1100 million gallons of raw water storage over those um over that uh over that acreage 190 acres the second one we said let's just you know it's a desktop exercise we're not building these things we're not designing them so let's go ahead and

[00:58:32] pivot up to dazwell do the same type of desktop exercise there um same same average day demand met and then you can see the same capacities but um a lot less storage for basically the same average demand and that isn't as attributed to how much water you can get out of the river right there that 4 mgd without any limitation of flow during drought conditions so that's why when you look at that you see that and you wonder but that's again up at dazwell so that has to be pulled out there and then put back in the river and still taken out at palmunkey so that was that scenario and then

[00:59:05] just um as a third option let's look at that 10 at the palmunkey as well as the doswell together and see what we could do if we really wanted to expand that capacity because that gives us the flexibility of pulling out at doswell as well as um you know getting additional out on palmunkey and that's where that's kind of the supersize it or do the best you can type of option with a little bit more infrastructure but 12.4 million gallons a day average demand met there with about the same amount of storage as scenario e with 1100 million gallons of storage in a similar size footprint

[00:59:41] across two different sites so the last thing so what does all that end up costing so from a high level capital planning level cost and this is not just the intake or the storage this is capital costs that would include a new water treatment plant to the capacities noted as well as the intake your pump station and your intake your reservoir storage or you know 90 to 190 acres of storage and raw water transmission pipelines to get the water from the river to your storage and to the

[01:00:18] water treatment plant which is close by but not immediately adjacent you know totals as you can see there you know anywhere from 424 for just as well up to 540 and these are today's dollars today's dollars correct these are 20 26 dollars that's correct so just as a comparison there um dan will have some more information like i said that build on this but that's uh that's where we landed with the intermediate storage and those types of those types of opportunities if we were to to try and um utilize these various scenarios with withdrawals all right that was a lot of

[01:00:56] information and the most exciting part of it yet i'm sure so a billion dollars is not hard to understand i mean you can see it yep so you have 20 26 hours long remember long-term 20 10 20 20 plus years all right so no other questions i'll let dan come back up and hit some of the other

[01:01:18] long-term connection options with henrico thank you all so as a second alternative for long-term water supply we looked at consecutive connections or improving consecutive connections with henrico county so as stated before we have existing connections of route 33 and route one so we looked at those connections separately 33 and route one combined and then we also looked at connection 301 which we talked about that and as an emergency and then we looked at meadow bridge

[01:01:57] and route 360. and then in record county as part of the coordination effort did some preliminary modeling to provide us with flow and pressure at each proposed connection location different

time time increments so just to give you a pictorial view of where these connections are again the red triangles are where these proposed potential connection points are we decided to focus the long-term water supply on route 33 and route 1 for a few reasons so route 301 we still recommend that as emergency supply but if you have the permanent richmond 20 mg supply there

[01:02:36] unless you've built a lot of infrastructure improvements through 301 and lockwood you would not be able to make use of the additional capacity and then metabridge and 360 they're further away from the Enrico water treatment plant so the point of entry isn't as ideal as Route 301 and Route 33 so again we ended up going with that. So again just the ones we looked at were 33 and Route 1.

[01:03:00] We looked at combining them so having 10 MGD at each connection which require a booster station and storage tank or separate so either 33 or Route 1 which would require a singular larger pump station and storage tank and then we allocated in coordination with dpu a feature demand scenario of 20 mgd using the existing model and we use that for the purpose of evaluation and this is just a summary of the four main scenarios we ran you can see this is to to test or stress the system

[01:03:37] in this feature demand scenarios the city richmond water supply and all these scenarios that's completely offline scenario three one three two and three three were various combinations of henrico county additional supply and then the scenario 3.4 was the pamunkey water treatment plant supply so but all these essentially without the city richmond will get you at least 20 mgd of redundant water supply so i'm showing i'm going to be showing the maps of the different improvements that we identified for each of the scenarios and i can go into the details in each

[01:04:11] one but what i want you to focus on is those lines in red so that goes east west and north south i would equate them to arteries so in order to get water from one place to the other you have you have to have large enough arteries to be able to convey that water from one place another place and so what we did is we looked at putting those main arteries in locations to be able to get water from the supply points to the demand locations so in this scenario we had a route one and route 33 connection from Henrico County. So we were improving the transmission capacity to get that water from the western side to the northern side and to the eastern side. Again, because the eastern

[01:04:50] side doesn't have the City of Richmond connection, you can see a lot of those improvements were up and down the Route 1 corridor and going east-west along areas like Cedar Lane, Atlee Station Road, things like that. The next scenario, again, this is just Route 1, so you're pushing everything throughout one. So your pipelines are shorter, but they're larger because you're pushing more water through the same pipeline, but similar sort of concept. Only Route 33, similar concept, except you're pushing it all through the Elmont zone, through the Elmont booster station. Again, those

[01:05:26] arteries in red are allowing you to transfer water to any of those demand centers with the City Richmond offline. And then the last water transmission resilience evaluation we did is this is looking at putting that new Pamunkey water treatment plant in the northern side of the system. You can see that WTP sign up there. So that'll be pumping through the newly constructed Hill Quarter Booster Station, and that would transfer it to Dawes, Well, Ashland, and on until the Lockwood Zone. I guess you still also have those arteries, but just in a slightly different configuration. So this is a summary of high-level costs for both supply and transmission

[01:06:05] improvements. So you can see scenario 3.1 through 3.3 are Henrico only, and you can see we have a TBD with a major disclaimer for the water supply estimated cost. And the reason that we have that

is because we are coordinating with Enrico County, but we have not gotten all the information yet needed to be able to determine what that capital cost share would be from the county if the county were to partner with Enrico County to make those improvements. So I put them in the water supply column. So that would include things like potentially sharing the cost of expanding the Hanover County water treatment plant, and then also sharing in the cost of any pump stations,

[01:06:44] tanks, or pipelines to get the water from the water treatment plant to the different supply points at Hanover County. So that's still a TBD. In the water plant column or row, there's the \$527 million allocated for one of the options that Chris presented. And then the next column, water transmission costs, that varies fairly similar, but for the low \$100 million up to the nearly 200 million and then total estimated costs are on the right column so some things to note

[01:07:17] this is a long-term this is a long-term uh decades out cost that doesn't mean you have to construct this infrastructure all at the same time so you could phase it so for instance you could decide that i want initially 5 mgd and then 10 mgd 15 and 20 and what that allows you to do is to phase it you know throughout your um throughout your planning period pay for it more incrementally but what we want to do is we wanted to give you a high level picture of the total costs of what it would take to get an additional 20 million gallons per day of water within the

[01:07:52] county plus ensuring that you had adequate distribution to transfer it from one zone to another zone. Some considerations for a long-term water supply so some things to think about so for the Pamunkey water supply you would have then a water source from the Pamunkey so north of the county and then you have a water source from the James River south of the county so you would have a well-diversified water source versus if you went to Henrico County. Henrico County draws out the same river, the James River, as the City of Richmond does, so that provides you with a little

[01:08:29] bit of extra or less resilience. With the Henrico County water source, you'll be dependent on the Henrico County and City of Richmond for the majority of your water supply, although it would be diversified. Obviously, with a new water plant, you'd have more independence. The existing does a water treatment plant could be demoed or removed and it would eventually require upgrades the unknown big unknowns on henrico county side are we don't know what the share would be for hanover county to improve the water plant and provide transmission improvements for henrico

[01:09:08] county and then really the other things to consider sort of put them in the last two bullets is complexity so a complexity complexity of the facilities rate of water treatment plants more complex to operate than a pump station and tank. Schedule and permitting. So a water plant would likely take, well not likely, would take a lot longer to permit than a water pumping station solution. And then cost. The cost again still is unknown and that would be further determined as the board makes a decision on what to further investigate. But those are some of the considerations

[01:09:43] to think about as you consider long-term potential water supplies. And one thing I did want to add And when Dan was going over to long-term water supply and another 20 million gallon per day source, that's 20 million gallons a day in addition to the city of Richmond 20 MGD supply.

[01:10:12] And how that kind of manifolds into the master planning process is we look at long-term system demands and try to project those out through the master planning process. But I did want to clarify that's in addition to the current 20 MGD supply.

[01:10:29] So for some short and midterm recommendations that have come out of the study and the next steps for those, the first step would be to authorize the short-term resilience projects. And again, those projects are the improvements of the Route 1 and Route 33 interconnections and the purchase of the portable booster pumps to go at those connections.

[01:10:50] In addition, it would include a project to upgrade the Airport East water pump station, and a motion would be needed after this presentation to authorize that as an amendment to the FY26 CIP. The good news is due to the diligence of our finance team and the finance department, we're confident that these projects can be funded with already appropriated CIP funds for FY26, And that would be through a budget transfer from the Richmond Joint Capital account.

[01:11:25] Step two for the short and midterm recommendations would be to include the midterm recommendations in the FY28 CIP five-year forecast. So the FY27 five-year forecast has already been presented, and none of those midterm recommendations would really adjust that forecast at this point.

[01:11:44] So what we would do is we would add those to next year's budget process in the five-year forecast. We'd also have to identify the funding for those projects as well. But that would be the next step is to add those in the CIP. And again, to reiterate, those would be the 2 million gallon storage tank at the Lockwood Booster Station and the Route 301 Emergency Interconnect in partnership with Henrico County.

[01:12:10] So simultaneously, between both of these steps, we would need to renegotiate the Henrico County water supply agreements to add those emergency capacities into our agreement and make sure everything is legal up to that point. So with that, I'd like to turn it back over to Dan for the long-term recommendations and next steps, and then we'll be happy to address any additional questions for today. So continuing on

[01:12:44] with the recommendations, so as I think the board is aware, we started the utility master plan update about a year or so ago. We put it on hold once the water crisis happened, just to make sure that we were able to do this analysis to ensure that we were able to incorporate that into the master plan. And so with this process being concluded, the plan is to continue that. We would include the short-term and mid-term improvements. And then one of the key items within that master plan would be to update the demand projections based on the comprehensive plan and the recent growth

[01:13:21] growth trends, and that would help inform really what that long-term water supply really needs to be, whether it's 20 million gallons per day, whether it's 10, whether it's something else, right? So I think it's important to note that 20 million gallons per day was a goal that we were shooting for, for the study, but that will be further confirmed with the utility master plan.

[01:13:40] And then based on these utility master plan updates, then the recommendation as to how would you move forward with some of these long-term water supply options, at least getting more information. So for the consecutive connections with Henrico County, the next step would be to prepare a preliminary engineering report or reports looking at the infrastructure in more detail for Route 1 and Route 33. You would start with some preliminary design and layouts to be able to identify what site you could put it in, how it would look, get more detailed cost estimates.

[01:14:14] We would also coordinate in detail with Henrico County to really identify what that cost share would be for Hanover County to really have a good understanding of what makes the most sense. We

would also develop an infrastructure phasing plan that would be informed by the utility master plan projections. Right again, what I talked about before is you probably don't need to put in a full 20 million gallons per day of long-term water source in five or ten years. Maybe it could be the first five or ten as it makes sense. So really having the master plan really makes sense. And really sort of next step of the for a PER, Blue Engineering Report, it would take about 12 months.

[01:14:51] And then beyond that, if the board decided to move forward with an actual construction project, then you would do the final design permitting and construction. And then I'll turn it over to Chris so he can give you a little bit of information of what you would do as a next step for the water treatment plant. All right. Thanks, Dan. So yeah, pivoting over to the water treatment plant options, some of the next steps for the long-term considerations here. It's certainly continue our discussions with the regulators. There's a number of different people that inform on that. So, you know, continue the conversations, pre-application

[01:15:29] meetings with them to further evaluate requirements, studies, and those types of things end up on critical paths relative to those permit approvals, studies, and such as noted there in the second bullet. If we're heading in that direction, certainly property acquisition shouldn't be too far behind with negotiations for where these facilities are going to be located.

[01:15:52] Also, some initial analysis of water quality and treatability, so you get a better idea of what type of water treatment would be required. You know, done some desktop analysis of that with conventional treatment methods and some other different things, but getting some real field data from that location.

[01:16:14] Maybe not so far as into a preliminary engineering report, but some design and layout for your intake in raw water pump stations, at least, to inform. that's again back to a permitting regulatory consideration and still kind of impacts that you'd be putting in the wetland areas in the river so some additional information there to inform that and similar to what your long term within rich connection certainly a phasing plan we don't go build everything all the capacity as once it comes online as needed as those demands develop so same same concept was this this option with a phasing plan and planning that out over

[01:16:48] time uh with the utility master plan update and the demands that we see coming over that you know 20 10 to 20 year horizon that i think we get to questions just as we think about we're asking you to to focus on the short-term recommendations here today and there will be a motion for your consideration after that we'll handle the midterm and the budget process for next year keep in mind we have 26 000 customers on our system when we start looking at these we don't we don't tell the

[01:17:27] engineers start with the encumbrance of the lowest possible cost option certainly that's going to be a consideration you saw some options right now 12 million dollar storage tank sounds good compared to a half of a billion dollar reservoir solution and so we will have to also look at what's the impact to our rate payers as we look at these long-term options certainly we've learned that resilience is going to be key no matter what option we bring back to the board for our residents we will also be looking at this in in practicality what can we address even some of those solutions

[01:18:07] if you went to our residents right now and said we're going to take 190 acres to build impoundment that would be an interesting conversation in its own right let alone the cost of doing that and so certainly all all important conversations that will need to be held we're not asking you to take action on that today they wanted to plant the seeds that we're not looking just at the short term but what is the

long-term solutions and routes that we can take for that resiliency for the county I do think that the folks have come up with some really good short-term solutions and while you heard that there are some conversations that will need to

[01:18:46] continue with Henrico, I can tell you we've already begun those conversations. There is a willingness to work with us and explore that route. On the short-term emergency basis, they've already agreed to work with us. More the mid-term plans, they're looking at their options.

[01:19:03] And to Mr. Williams, who came up earlier, we were never part of the Cobbs Creek Reservoir project with Henrico County. They had worked on that project that will, however, benefit us in in the long run. Certainly as we look at options with Henrico County, that is raw water storage.

[01:19:22] They have to build out treatment capacity. You heard that here today to even take in more water into their system that we could potentially purchase in the future. So there's a lot of moving parts, but as you can see, really within 12 months, we can put in solutions that should we ever have a situation like last January, we could bridge ourselves fairly quickly. At fairly reasonable cost that our rate payers would not necessarily even see much of an impact.

[01:19:51] The midterm solutions, there are some growth to our CIP of 12 million, yet still manageable with our rate projections that we project out over the next five years. Once you start getting into these long-term solutions, you're really looking at substantial increased debt and obligation on behalf of our system users.

[01:20:11] Those are conversations that will take time to work our way through, so we're not asking you to do that here today we need to have more firm numbers for you to be taking those into consideration there will be a myriad of solutions at that point that you'll have to weigh as you know boards prior to you decades ago decided not to build water impoundment or or reservoirs at that time and there was reasons and likely cost and implications to the environment may have been amongst those considerations back then they are still considerations as we move forward

[01:20:45] But we do think that and appreciate the efforts of our partners and consultants here to help us with these shorter-term solutions, cost-effective solutions at that. And we stand ready to answer any additional questions you have.

[01:21:01] Any further questions? Chair of Florida Community Development, would you care to review the motion and make any recommendations to the full board? Sure.

[01:21:19] Okay. So, motion to approve the addition of the recommended short-term water resilience improvements to the Department of Utilities, Public Utilities, FY26 Capital Improvements Program. There's a motion. There's a second by Mr. Hudson. Is there any discussion?

[01:21:37] Ms. Pritchard? Hearing none, all those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries. Thank you all, gentlemen. Appreciate you. The board will take a recess for no more than five minutes. We are in recess.

[01:32:50] this board is back in session next item on the agenda is a budget discussion relating to state impacts and potential amendments uh mr highfield budget division director of finance and management services with us thank you for being with us sir that part of my script now um so i'll say this presentation along with all the other presentations that we've given are going to be available on the

[01:33:29] county's website so today i'll be outlining amendments that staff is proposing to the county administrator's proposed budget. Now for the first slide, as has become customary, the state has not passed a budget or released an updated calc tool for the schools yet. So as a result, I have no state impacts to report today, but I really wanted to include this slide because we've been telling the citizens that that would be part of this presentation. So the information that the county

[01:34:05] and the schools use to develop our proposed budgets remains the best available information. Any impact to handover from the state's eventual adopted budget would be addressed at a future date. I am presenting two potential general fund amendments today.

[01:34:28] The first amendment would transfer a proposed budget for station maintenance from fire EMS to general services. Now, fire historically had been managing and budgeting for more of the maintenance of their facilities.

[01:34:46] So those maintenance responsibilities and the matching budget are now moving from fire to general services. So this would only move budget between departments. There is no change to the total general fund. The second amendment would add positions to the school-based mental health program staffed by the Community Services Board.

[01:35:14] Now, the proposed budget already includes two positions, a clinician and a clinical supervisor. As Mr. Badeski presented in February, we've identified resources to add two more positions. We just didn't identify those resources in time to include it in the proposed budget itself.

[01:35:33] So these are the amendments that we told you were coming at that time. One clinician would be added using Step Virginia grant funding. Now, this funding is secure through fiscal 27 at a minimum.

[01:35:49] Extension of the funding beyond fiscal year 27 will be considered as part of the fiscal 28 budget process. The total impact of this is a \$111,000 increase to the general fund.

[01:36:08] A second position would be added by reclassifying an existing vacant position within CSB to a clinician. So the result will be a team of four, three clinicians and a clinical supervisor who will also have clinical responsibility.

[01:36:29] So that slide just puts it in a chart again, \$111,000 to add the grant-funded position. And before I conclude, this is the reminder that I'm including in all the presentations this year for members of the public to remind them that while there will be a formal budget public hearing, Hanover's budget development is a year-round process, and input is welcomed throughout the year.

[01:37:02] And finally, the standard slide of reminders of upcoming meetings. The public hearings will take place next Wednesday at 6 o'clock here in the boardroom. And on April 8th, I'll provide the board with final amendments to the budget, and the board will be asked to adopt the proposed budget, including those amendments.

[01:37:21] Mr. Chairman, this concludes my presentation, and I'm happy to take any questions the board may have. Any questions from Mr. Highfield? Any board members want to hear from CSB on the clinicians? We do have a representative here from CSB. Very well.

[01:37:38] Chief, I'm going to ask if you'd give 30 seconds on the shift from maintenance in your budget to general services. While it doesn't have a budget impact, it is important to us. And just want you to speak to that from your position of leadership. So we have that on the record.

[01:37:55] Yes, sir. Thank you. Chris Anderson, I serve as the chief of Fire EMS. thank you for the opportunity to speak on this this is our ongoing effort working with finance on improving processes mainly on the administrative side and putting the funding with the organizations or the departments that are actually doing the work so instead of us doing budget transfers throughout the throughout the year this puts the funding with general services who's actually doing the the facility maintenance on an annual basis in their budget so they can manage it through their administrative processes thank you any questions for chief Anderson thank you for that chief thank you for being with us any further

[01:38:35] questions anything at all yes ma'am is Pritchard I don't have a question but I do have a comment I recognize the budget position that we are in and I recognize how many hard choices everybody is making I just for the record want to say I would have been much more comfortable if we could have found a way to manage five clinicians instead of a total of four anything further very well are there any proposed amendments to the budget to be advertised seeing none thank you miss highfield thank you

[01:39:13] thank you chief the time is 3 38 p.m we will stand in recess until we reconvene uh at 5 30 for the

[01:39:22] engaged hanover citizens academy reception this board is in recess culties and so our staff is

[01:40:07] working on that at this time so we may be a few minutes behind schedule as soon as we get the thumbs up we'll let everyone know we just want to make sure the meeting is recorded so just ask for your patience enjoy yourselves restrooms are to the right if you go out y'all know how to exit if you need anything we have staff here for anyone so please enjoy yourselves while we get these

[01:40:29] worked out and we'll be with you shortly thank you we'll now call the hanover county board of

[01:43:47] supervisors meeting back to order. Next item on the agenda is consideration of amendments to the agenda. Are there any amendments? Hearing none, Chair recognizes Ms. Pritchard for an announcement. Thank you, Mr. Chair. When we get to that point in the agenda, I intend to request a deferral for rezoning 2025-00030. The applicant has requested it, and I think it's a reasonable request.

[01:44:14] Very well. Next item on the agenda is a comment period. Are there any board members who have any comments mr. Hudson thank you mr. chair just wanted to let everyone know that in the Mechanicsville district we'll be having a town hall meeting on Monday April 27th at 6:30 at the Mechanicsville branch of the Pamunkey Regional Library we hope that anyone that's interested will come out I will just say that typically we stick to what's happening in the Mechanicsville district just out of respect for everyone's time so I look forward to seeing everyone out april 27 6 30. thank you mr. chair thank you mr hudson any further comments

[01:44:51] from miss pritchard thank you mr chair um i just want to let everybody know that the henry clay school in ashland has been given historic status it was designated this week and now it goes on to the federal government for their historic status um and we are very pleased that we're going to be able to save that wonderful building congratulations mr stoneman thank you mr chair um as march has dedicated uh uh social work appreciation month i'd just like to make a shout out to our hanover county department of social services as uh that's one of the committees that i sit on and i can vouch

[01:45:28] for our our workers there they do a great job of serving the citizens of hanover county and so we just want to give a big shout out to hanover county department of social services congratulations thank you mr sternman anything further hearing now mr county administrator thank you mr chairman i do

have a number of announcements this evening i'm going to move fairly quickly through them though anything that i share tonight is also available on the county's website and our social media i did just want to clarify for the public we were having some issues with streaming but i want to just reassure folks that this meeting is being recorded and so any delays with the streaming

[01:46:03] it'll be available for replay did want to announce a couple upcoming events and openings on april 15th at 7 30 p.m we needed it to get a little bit dark because we're going to bring folks out of the dark at these flipping the switch my staff loves to write these topics for me the flipping the switch of the new lighting installed at the Taylor Park dog park and so bring your pup and be part of this exciting moment as we officially light up the dog park on April 25th at 10:00 a.m. we'll be dedicating the new Wickham field at the Montpelier Rec Center I encourage the

[01:46:40] public to come out there was that will be followed by a friendly firefighter versus sheriff's office softball event to dedicate that new field there's a number of parks and rec events coming up in the spring please check out the website for those events two of our annual senior events that we take a lot of pride in is one the finding value in your prime event this takes place during older Americans month from me on May 14th from 8:30 to 1 at Fairmont Christian

[01:47:13] church uh registrations required but anyone that that's uh either family member or seeking services this is a great event um also uh on thursday may 21st at covenant woods we uh host an annual centenarian celebration all of the hanover residents that are 100 years old or greater we get to recognize there and it's a great event if anyone we we tend to know who many of those folks are but if you if you have a loved one in your family that we'd like to honor please let us

[01:47:48] know here at the county and certainly would like to include them a number of the hanover virginia 250 events are coming up this is a big year for the commonwealth and hanover has a significant role in these events please look at the website for the 250 events did want to announce there will be a rabies clinic coming up on saturday april 18th from 9 to noon right here on this campus right in front of the administration building always a large turnout for our Arabia events and upcoming this coming Saturday March 28th

[01:48:25] from 8 a.m. to noon across from the Mechanicsville Convenience Center on Verde Lane we're going to have a paper shredding event we just completed one up at the Montpelier Center last week but residents can bring up to four boxes 10 by 12 by 18 or paper bags or an equivalent for shredding also we do a hazardous waste collection at the same event on March 28th so please take advantage of that and tonight just earlier today we had some further discussions on the county budget we continue to receive feedback on the county budget we will continue to entertain so through tonight's citizens

[01:49:03] time next Wednesday's public hearing on the budget and April 8th but as always We welcome emails calls and any other thoughts and perspectives on the county budget. Mr. Chairman. That's all I have this evening Did receive word from a citizen contacted board member said that that we are streaming So I don't know if we're seeing that on our end, but it appears that we are so that is a good thing anything further Hearing them. We'll move into the next item on the agenda the recognition of engaged Hanover Citizens Academy graduates. Mr. Badesky

[01:49:37] Will you join me down front, please? I'm for graduation this time of year

[01:50:14] And so I thank you all for for being here. On behalf of the Board of Supervisors, I want to thank each and every one of you who've participated in the Engage Hanover Citizens Academy about the opening of the doors to county government, giving residents a true behind the scenes look at how everything works, what we do, why we do it, and the people that make it happen.

[01:50:33] Over the past several months, you've had a chance to step into this world, meeting staff, asking questions, touring facilities, and getting a firsthand look at what it takes to keep Hanover running on behalf of our citizens. First of all, I want to congratulate each and every one of you. Thank you for taking your time.

[01:50:49] I know this is not easy. Everybody has busy schedules, but your commitment to Hanover County and wanting to be part of Hanover County government means a lot. I've said this, when we start these academies, these are not propaganda shows.

[01:51:05] Folks come in and you have a concern and you say, hey, I don't think I like this. Give me some more information. I think there's a way that you could better a process. We take that to heart, and we get a lot of feedback from time to time, as you might imagine. But the feedback that we get through the Citizens Academy means quite a bit because folks start to understand processes and see that there's a system in place, right?

[01:51:27] And sometimes government moves a little slower than many of us like. But oftentimes that's to protect a process. And your feedback and understanding of how it impacts you means a lot to us. And so we appreciate that, whether it's complimentary or it's critical.

[01:51:46] So with that, I just want to tell you that I love what this group represents and that it represents nearly every magisterial district. That says a great deal about the shared pride and interest in the community across Hanover. I also want to say this, this academy is just as much for us and Team Hanover as it is for you, and I spoke about that just a few seconds ago, but we do truly appreciate you taking the time to learn more about the incredible staff that we have serving our citizens each and every day.

[01:52:15] And as a side note, Hanover's always taken it very seriously, the hiring practices within the county. We recognize that the folks that serve our citizens are out there day in and day out, forward facing the citizenry. It's important to us. You know, tell folks, you just can't get the lowest bidder out there all the time. And look, we all, I love politician jokes, right? I think they're fun. We all hear about the government employee jokes. They're kind of fun too. But the reality is we're a premier employer because we require that because the folks that we have dealing with our citizens, we want the best of the best and top-notch people. And we recruit very heavily

[01:52:53] for that. And we're a discerning employer. We're very discerning. We want to make sure that we have the best out there working with our citizens every day. So I'm glad that you got a chance to meet some of those folks behind the scenes. So with that, I know each and every one of you had an opportunity to understand the county a little bit better and maybe even visit a few places you haven't seen before. And I want to ask you, who visited someplace they had never seen before? Water treatment plant? That was fun, wasn't it? It's got to happen.

[01:53:22] So two or three, what did you see that kind of surprised you? The Montpelier Center. Okay, great great that was an undertaking that was an undertaking well great how about communication center yeah 9-1-1 yeah first call response it's it's an impressive place isn't it did y'all hear any of the calls well

thank you for doing that yeah that means a lot all right anybody else anything else you thought was interesting i mean everybody likes cops and firefighters right that's

[01:53:56] always fun and bells and whistles well that's great well chief anderson uh has put that together and we're very grateful we've talked about it for a number of years and with the help of mr in the support of this board here, we were able to get that academy off the ground. So thank you for participating. Most of all, we hope that you walk away feeling more connected to your local government, the people behind it, and to each other. And this is just the beginning of your continued involvement in Hanover County. And I'll say this, I see General Mercer's in the audience, you know, when you're with the government and you interact with the government, you will find

[01:54:35] yourself on a government list at some point. So now that we have your names, we have your addresses, We have your phone numbers. We have a great group and I'll tell my my fellow board members this We have a great group of folks that we can look to to to serve on committees and volunteer So thank you for being part of this now my pleasure to introduce our County Administrator. Mr. John Vadesky. Thank you, Mr. Chairman. Good evening First just a heartfelt. Thank you. We know this took a lot of time that you could have been with your family your friends Other activities, but you chose to take the time to join us

[01:55:13] Each day, I have the privilege to work on behalf of this board with the 1,400 employees of Hanover County. I hope what you saw is that we have an extremely dedicated group of public servants, and we take that public servant role extremely serious, and I hope you saw that throughout our divisions.

[01:55:32] I always tell folks in that 1,400, I have folks that never graduated high school all the way up to MDs and even a PhD here and there, Dr. Brown. And it takes every single one of those folks to make a difference in what we do in our community each day.

[01:55:48] But we don't do it alone. We have staff that works hard and believes in giving back to their community. But the engagement we have from our residents is a key part of what makes Hanover a special place. And that does mean there are times that we hear things that sometimes we haven't thought of or haven't recommended.

[01:56:09] But I can't tell you a time that that feedback has not made one of our processes better. It has not made a case better that wasn't as good before it came through the process. There hasn't been a time that we haven't learned, and learning is two ways. Our staff, I challenge them each day.

[01:56:26] Just because that's the way we've always done it doesn't mean the way it needs to continue to be done. We can do better, and our residents expect it, and they deserve it. And I hope you saw that in the processes. I will tell you the staff told me, and your group too, we just started this program up last year, but they said you asked some of the toughest questions they've had.

[01:56:46] And that's good, because if we can't answer the why, I tell my staff all the time, if you can't answer why we're making a recommendation or why we have a policy a certain way, we should be reconsidering it. And we should be able to answer the why for folks. I would want it if I was a customer of the government, and we owe it to folks there.

[01:57:04] You asked some really challenging questions. We've learned from you this semester, or this course. I'm grateful that not only did you take the time, but three of you chose to join the Fire and EMS

Academy. We are also looking to bring back the Planning Academy in the future, so we will have that opportunity.

[01:57:23] Our Sheriff's Office offers an academy. As the chair said, you are on a list now, and it's an exclusive list, but it's because Hanover, you know, one of the things that we are blessed, and we do have a growing aging population, but what that also means is we have a growing population of experience, And there are folks that have a lot of information, talent, skills to bring to the table.

[01:57:46] And when we look at bringing folks, we want to hear diverse perspectives. We want to hear, you know, if we just heard everything and folks said yes all day long, we would not be as good of a community. And you will have that opportunity to engage in boards and commissions.

[01:58:02] The interesting thing is I know a number of you, and you're already actively engaged. It always seems like the most busy in our community continue to step up. But we challenge you to stay engaged. Take on some of the other programs. Consider a board or commission. And that's whether you're in the program or another citizen anywhere throughout our community.

[01:58:21] Take the opportunity. We all live here. We all want this to be the best community we can possibly live in. We're raising our children next to my son who graduates in 60 days. You are my second favorite graduates this year.

[01:58:37] And so thank you for taking your time. Thank you for sharing your experience, and we look forward to seeing you around campus. Thank you very much. I'm going to ask the board to join me down here if you so desire. Shelby's going to hand it off.

[01:58:55] Do y'all have a chance to meet Shelby? Have y'all? She makes all of us look really, really good.

[01:59:14] I'll try.

[01:59:15] Okay, first we have David Ames, Ben Vaughn, Penny Boyd, Rosalind Brown Christian, Paul

[02:00:04] Corkin, Stacey DeCordova, Todd Irby, Cindy Jennings, Sherry Cash, Eulene Lewis, Edgar Melton

[02:01:14] Jr., Walt Mercer, Ethan Mills, Blair Mooring, Mary Randolph, Winnie Reimer, Faye Smith, Tammy

[02:02:33] Sotos, and Stephen Spence.

[02:03:39] Those who need to leave, we'll give them a few seconds to exit.

[02:06:20] The next item on the agenda is Citizens Time. Citizens Time is a time where anyone who wishes to address the board on any matter within the board's authority is welcome to come forward. We ask that you state your name the district that you live or the entity that you represent We do have cards while you are not required to fill out a card It does help us with follow-up or getting specific answers to you from your district representative on the board or staff while we don't have an opportunity for presentations, you are certainly free to have a presentation presented give it to Dr. Brown and he'll make sure the board gets it and it will be entered into the public record

[02:06:58] certainly free to have signs as long as you're not blocking someone else's view how many folks do i have here i have miss denton who has signed up but is there anybody else who wishes to speak please raise your hand so we can get a count one two three four all right we've got four are you sure five i feel like

an auctioneer i got five i got six out of it out of it a bit of seven now how about a bit of seven okay all right we are going to have uh we'll allow 30 minutes for citizens time speakers will have up to five minutes since miss Denton signed up I'll ask her to come forward first please state your name in the district

[02:07:38] that you live is Miss Kathy Denton with us thank you for being here ma'am I just want you to ma'am will you please state your name in the district that you live my name is Kathy Denton thank you and I live in the South Anna district I just want you to know this evening that there are just a few of us here but we have I'm from Friends of Hanover, and we vehemently oppose the development of data centers here in our county.

[02:08:13] I want you to understand that all of the signs that you see everywhere in this county have been graciously accepted. They are not indiscriminately put everywhere in our county. Those people, when you see those signs, you know, I want you to know that those people granted us permission to put those signs there.

[02:08:34] We have our signs with us, and we want you to know that even though you may only see a smattering of the level of opposition to the installation and development of these data centers, every one of those signs represents a resident, a farmer, a business owner that does not want these data centers put in our county.

[02:09:02] Every time you see one of those, know that they are friends of Hanover. I also want you to understand that I have been all over this county and I have yet to see one sign that says we want data centers. We want diesel generators. We want to fill up farmland and wooded land with buildings full of servers and asphalt and we want to get rid of the wildlife and we want to pollute our environment. There are none. I have never seen one. Please know that all

[02:09:37] those people that do not want them have signs in their front yard. Thank you. Thank you, ma'am. Thank you. Next speaker, please. Please come forward, state your name, the district that you live, or the entity that you represent. You'll have up to five minutes. Thank you for being with us. My name is Jennifer Corpus. I'm with the Chickahominy District. I'm with Friends of Hanover, and I wanted to speak about what we might be able to learn from another Virginia community, Warrington. So Warrington did not begin by opposing data centers. They took the reasonable

[02:10:14] approach. They allowed them in industrial zones with special use permits, and they believed that the case-by-case review would be sufficient, and they could just handle them as they come. But then Warrington faced their first data center proposal, and they heard from residents in overwhelming numbers. And more importantly, those same residents responded at the ballot box.

[02:10:35] After that data center was approved, residents replaced the town council with candidates opposed to data center expansion. The new council was committed to taking a different approach, and they did not continue the same policy. They removed data centers as a permitted use within their industrial area, making them a completely impermissible use in Warrington altogether.

[02:10:59] Now, this shows something important for Hanover, that it's not just a technical zoning question. It's a community issue. Residents pay attention, they organize around it, and they ultimately vote. Warrington tried the let's just regulate it approach and found that it didn't work for them.

[02:11:18] Because even with a special use permit, data centers are not your typical industrial user. They consume tons of electricity, they suck up local resources, they require permanent land and infrastructure

investments, and they bring little to no local jobs beyond the construction phase.

[02:11:36] And besides that, it doesn't just stop at the site, but there are transmission lines that come in, there are substations that are built, like it is not restricted to just the site. They are incompatible with our rural county. Each of these applications becomes a high-pressure and high-stress decision, both for all of you and for the residents.

[02:11:58] Over time, these decisions shape the character of the community and the trust that residents have in their government, which are impacts that are really hard to reverse. Now, Warrington acted before those impacts were permanent, but Hanover has an advantage.

[02:12:16] We're a step ahead because we've seen this full cycle play out elsewhere. You can choose to continue reviewing applications one by one, managing PR crises, and responding after the impacts occur. Or you can follow the Warrington model, make a clear, deliberate decision on your own terms about what uses belong in your zoning districts.

[02:12:39] So I'm not asking for a moratorium. A moratorium is temporary. Instead, I urge you to remove data centers as a permitted use in any zoning category where they could otherwise be allowed. Make them an impermissible use in Hanover County. I ask you to consider whether the Warrington model, a clear decision about what belongs and what does not in their community, may better serve all of us in the long run. Thank you.

[02:13:13] Thank you next speaker, please and I'll also send you all ladies and gentlemen ladies and gentlemen, please I'll send you an email with the with the sources with this and their Planning Commission notes from Warrington All right. Thank you. We'll make it part of the public record next speaker Please please come forward state to name state your name the district that you live or the entity that you represent Thank you for being with us. Hi, my name is Cheryl Mathry and I live on in the South Anna district I'm actually less than a mile from the supposed data center that is going in one of my main concerns is health and We cannot control those 2.5 particle matter that are coming out of the generators.

[02:13:52] And my doctor told me I needed to move. Where does that leave me? On top of it, where does it leave the three or four schools that are within a mile or two of this data center? It leaves them being exposed, all those children.

[02:14:12] There are over 36,000 people in Henrico in the 23060 area code, which will also be affected by the pollution that comes from this data center. My other concern is the pipeline that feeds this data center was down for a week.

[02:14:31] Where is the water going to come to feed that data center? Are they going to tap into our aquifer? Are they going to tap into the river? Is this fair to the people that live there? Is it fair to those kids also, too, that we will be damaging?

[02:14:46] Those fine particle matters cause more respiratory diseases as well as lung cancer. Are we exposing our children to this? My grandchildren go to Echo Lake. Echo Lake, Elmont, Glen Allen Middle School are all within two miles of this development.

[02:15:07] I am asking that this development not be processed through the system that we eliminate it. And like the Karen Carpenter song, and I've said this before, bless the beasts and the children, for in this

world they have no voice, they have no choice, but we do, and you do, we have a choice to protect our next generation. Thank you.

[02:15:31] Thank you, ma'am. Next item, I'm sorry, next speaker, please. Thank you for being with us. Hello, my name is Colin Long. I'm from the Mechanicsville district. I'll be direct. I'm not here as someone who believes in property rights, local control, and government that works for its people, not out-of-state corporations. And right now, the process does not look like local control to me. I was very amused last week to find out that the rezoning hasn't even been voted on for

[02:16:08] the mountain road tech project, but the county's already secured a \$4 million in public transportation funds to widen the mountain road to four lanes. A multi-million dollar project serving a data center that hasn't been approved. If the outcome has not been predetermined, why are we already building infrastructure? We don't pour foundation before we get the permits unless the fix is already in. So I'll ask what a resident asked in this February meeting. Is this real or is this already decided? Wyndham has over 10,000 residents, 1,600 families who bought homes, built lives based on zoning promises this county made. There are several elementary schools and high

[02:16:46] schools within a few miles of that. South Anna Elementary School hosted the community meetings where many of you saw your voters and your constituents look you right in the eyes and say no this project is not right for us. This is not vacant land waiting for a purpose. This is in the heart of a community and a land flipping company from Colorado wants to turn it into an industrial zone.

[02:17:07] But let's talk about what TRACT isn't being honest about. They tell you 600,000 gallons a day of water is less than the old Tyson plant. What they bury is the peak usage that hits 2 million gallons a day, often for the summer months.

[02:17:22] Peak usage is determined by hotter months, which usually runs from June, July, August. So if you average that out over the course of the year, you're looking at closer to 900,000 gallons averaged out per day, which is greater than the Tyson plant before it. So that is just not being transparent right there.

[02:17:40] And who pays for the power? The General Assembly's own watchdog warns that the data center growth could add as much as \$40 or more to every Virginian's electric bill. So Hanover families get higher utility bills, diesel exhaust, and constant industrial zone while a company from Colorado flips the land and moves on to the next deal.

[02:17:58] You were already right about this once. This planning commission rejected the hunting hut, HH Hunt withdrew. You even spoke and said that there was a wrong project for the wrong place, right? So make that make sense on why the same project would just in a different parcel of land would make sense now.

[02:18:17] Hanover is not Loudoun County. We are not Northern Virginia. This project, the people in this room, the people who voted for you, the poopy taxes here, who send their kids to these schools, go to these churches, are telling you loud and clear we do not want this. This is your chance to prove that Hanover County government still answers to its citizens, not corporate interests from out of state.

[02:18:36] Please vote no, protect our values, protect our water, protect our way of life, protect the community that these voters built. Thank you. Thank you. Next speaker, please. Next speaker. Anyone? Thank you for being with us.

[02:18:56] Thank you for having me. My name is Daisha Gessel, South Anna District, and I'm actually here in behalf of the Guathamie Baptist Church rezoning for K through 5th grade. Okay, ma'am, that'll be up for a public hearing. Are you here to speak? We'll have a public hearing.

[02:19:12] You can speak to that if you're here for a zoning case. Are you here to talk about the Guathamie Church? Yes. Okay. And oppose it. Okay, well, you can speak during a public hearing. We have another process for that. Okay. And if you just hang on, we're getting there rather quickly, but just hold on with us.

[02:19:28] Okay, no problem. Yep, you're going to get your opportunity. Thank you. Anybody else at Citizens' Time? Seeing none, we will close Citizens' Time. The next, did you have something, Ms. Pritchard, were you speaking? Okay, all right. Thank you, ladies and gentlemen. Next item on the agenda is consent agenda.

[02:19:46] Are there any board members who wish to remove anything from the consent agenda? Is there a motion to approve the consent agenda? I make a motion, Mr. Chair, that we approve the consent agenda. Motion by Vice Chair Stoeman. We have a second. Is there any discussion? All those in favor, please indicate by saying aye. Aye.

[02:20:01] Any opposed? Motion carries. Next item on the agenda is a public hearing consideration of approval of an agreement granting a non-exclusive cable television franchise to Verizon, Virginia, LLC. With us, Deputy County Administrator, Mr. Todd Kilduff. Thank you, Mr. Kilduff.

[02:20:19] Mr. Badeski, Mr. Walter. Again, I'm Todd Kilduff, Deputy County Administrator. I have a presentation on consideration of a non-exclusive cable franchise, television franchise agreement with Verizon Virginia LLC. And we do have Mr. Matthew Ogburn here with us with Verizon.

[02:20:36] He's sitting right behind me. So with that, some of the citizens sitting behind me, or maybe those listening at home may not know, but the actual federal government requires a franchise agreement between localities and Internet service providers to provide the cable portion of their service.

[02:20:53] So with that, Verizon staff actually approached us. We did not seek them out. They approached us a little late last year, late 2025, and asked if they can move forward with a franchise agreement with Hanover County. So you have the franchise agreement in front of you, but this is structured very similar to the Chantel slash or aka Glow Fiber franchise agreement that the Board of Supervisors approved back in 2022.

[02:21:18] So the structure of this is very similar to that, but it does cover residential. covers commercial. It has three peg channels associated with that, which is public education and government. And I did want to thank our IT director, Mr. Steve Rodriguez, for reviewing the peg channel portion of the agreement with us. And I would also say that Mr. Walter and his department reviewed this agreement top to bottom, made sure it was in line, very similar, as I said, to the Chantel agreement and worked very closely with Verizon's attorney as well on getting this agreement prepped for today. But it does cover a lot of the same basic things that you've seen before franchise fees customer service insurance how all these things are handled transfer the

[02:21:58] franchise and if we were to ever terminate the service or if Verizon ever wanted to terminate the agreement how we would go through that so all that's listed in the agreement in front of you so it sort of leads to the next question other than the agreement where are they thinking about providing the service so they are gracious enough to provide this map to us the red polygon in the south east corner of

the county is where they're looking. So if I could, I have this map on the next slide, but it's a little bit smaller because I wanted to show you that they're calling that red area their initial service area. So that's where they, if this agreement is approved this evening, they would like to begin service in the red polygon area. But just to be clear, if approved,

[02:22:37] this does not just serve that. This would be for the whole county. So it covers, the agreement covers the entire county, not just a little portion of it. But we did want you to see uh where verizon uh was looking to serve so not a huge presentation this may be the shortest one you have this evening but should you have any questions on the agreement itself i'm do my best to answer that and as i said mr ogburn is here with verizon to help clarify any questions if you have for verizon so thank you any questions for mr kilduff mr county attorney would you do your

[02:23:09] best to give us a brief synopsis of franchise agreements starting with the advent of large consumer access to cable television in the 80s and what a franchise agreement is and what it is not. So I will try to give a brief synopsis. That introduction could be an entire evening's worth of conversation. It could indeed. With respect to franchise agreements, there has been a, as Mr. Kilduff alluded to, this is not something new. It has

[02:23:47] been around for a while, it actually has morphed into something that it originally was not intended to be. It was originally intended to allow companies who would come in and use public rights of way in other areas in a way that made sense and was for the public good.

[02:24:04] So digging trenches, putting wires on poles, all of those things, localities have some amount of regulation over. Want to make sure that these kinds of services over the air, as we all know, is controlled by the Federal Communications Commission.

[02:24:21] And so they have the ability to sort of monitor that. Cable television largely does not fall under that. So the provision of those services is organized and regulated through franchise agreements. So that is done in an orderly manner and it allows those individuals who can come forward.

[02:24:38] State law provides a couple of different ways that franchise agreements can be authorized. Hanover, because we've actually-- this will be our third under consideration. We have not adopted what some other localities have, which is sort of a, I'm going to call it a universal franchise agreement, where you sort of create a framework for everyone.

[02:24:57] Here, we've had folks who come in and ask for it. The first one that we did, and the name of it escapes me, but it's currently Xfinity, but it was not that when they came in for their franchise agreement in the 1990s. And then, as Mr. Kilduff indicated, Chantel came in about four years ago for the expansion of its service.

[02:25:17] Now, most folks might say, well, what's the big deal with cable television? The fact is the market has expanded, and most cable television providers also provide internet services. And that largely is the business model that drives folks to do cable television.

[02:25:33] But franchise agreements do not regulate the provision of internet services. So this is an arrangement that the county ensures that there some framework for these businesses that want to come in and provide cable television service.

[02:25:50] They are free to then provide internet service as well. And as the board is aware and the public is aware, over the past five years, there's been a vast expansion of the provision of-- I'm going to call it technological infrastructure.

[02:26:08] And All Points Broadband has been working with the county, but we also have other companies that providing internet service but as the area that Mr. Kilduff showed within the suburban service area there are opportunities such as this to allow for extra competition and but to do so in an orderly manner not sure if that provides the synopsis that you'd like but I think that's the thumbnail sketch that I can provide the board this evening that was perfect thank you mr.

[02:26:36] Walter so for the record you're saying franchise agreements are silent on internet service cable franchise agreements are silent on internet service. Is that what I heard you say? They are implied, I will say that. And again, I won't go down that path, but thank you. There's been a lot of misunderstanding and some consternation amongst the citizenry as it relates to franchise agreements. They hear that term, and as cable television and internet have kind of morphed together. Oh, I was going to say, Did the Verizon guy leave?

[02:27:10] Got you, sir. Folks kind of found them to be synonymous, and that wasn't the case. And years ago, when previous boards many, many years ago would consider a franchise agreement, it was often used in negotiations with the cable provider to kind of expand that footprint where maybe the cable provider saw a higher density area they'd want to go.

[02:27:35] And they use that as a negotiations tool. We just wanted to be clear that this is still titled a cable franchise agreement. And obviously, as those two industries have kind of come closer in parity and parallel, there could be some crossover, but we just wanted to be clear with that.

[02:27:52] Are there any questions? I will now open the public hearing. Does the applicant wish to make a statement? You'll have up to 20 minutes or state that you're available for questions. You're not required to speak. Do you have anything to say, sir? Available for questions.

[02:28:08] Very well. Is anyone here who wishes to speak for this? Is anyone here to speak in opposition? Hearing none, we will close the public hearing, and I will turn this over to Mr. Herzberg, which is the Cold Harbor District. Thank you, Mr. Chairman.

[02:28:26] It's good to see Verizon here. It's good to see this franchise agreement. I do want to speak in support of the agreement. Fortunately, Verizon was kind enough to expand their services down into the Black Creek area of the Cold Harbor District about four years or so ago.

[02:28:44] That area was unserved at the time, and Black Creek, a lot of the residents there were very appreciative to be able to connect to high-speed internet for the first time. But one of the questions came up is, where's the cable TV?

[02:29:02] And I had some people ask. I said, well, they don't have that right now. And someone had asked about, well, what can you do to get it? I said, well, I don't really know. That's up to Verizon. But I was able to speak with someone at Verizon to clarify, does the service here down in Black Creek include cable television?

[02:29:25] The answer was no, it doesn't. And I said, well, why not? You know, is the fiber capable? Oh, yeah, the fiber is capable. Why not? Well, we don't have a franchise agreement. I said, well, why not? And

he had some answers. We don't need to get into that here. I said, well, what would you need to do to have a franchise agreement?

[02:29:43] Well, the county would have to support it. said, well, you're talking to someone that would support it. If y'all would be willing to draft the agreement and bring it to us, I'll certainly support it. So this was part of my end of the agreement was to support this part. And I think it's good for our residents. I think it's good for Verizon Business to offer the choice. I also think it's good for our residents to have the choice. And these lines are already in. Verizon has done a lot of work in Black Creek, Cold Harbor,

[02:30:14] And they've even gone on over towards the Royal Point Road area where I get to stick in the one lane, sit in the one lane closures on my way here. But believe me, I am more than willing to sit in those one lane closures while this fiber work is being done because, first of all, I want to keep the guys safe.

[02:30:35] The people that are working on the side of the road, we do need to keep them safe. And I think it's a little bit of inconvenience now, but it is well worth it. So I'm very thankful that Verizon was in my yard yesterday.

[02:30:51] The contractors were out back. They were looking for the flower pot. So I have that in my yard, and I think this – and I would support this even if it weren't in my yard. So it's not really about me. It's about the Hanover County residents having a good, reliable company for their Internet.

[02:31:10] have a rising cell phone right here i've had it for years it works great very happy uh mr chairman if it's your pleasure would you like a motion sir i would the motion to approve the agreement granting a non-exclusive cable television franchise to verizon virginia llc and direct the county administrator to sign the agreement on the county's behalf well we have a motion we have a second is there any discussion all those in favor please indicate by saying aye aye any opposed motion passes thank you next item on the agenda are planning public hearings we'll have our deputy

[02:31:46] director from the planning department mr andrew pompey mr pompey the first public hearing for the night is a case in the south and the district mr pompey i'm sorry miss pritchard thank you mr chair and mr pompey um at this time i'd like to move for a deferral for rezoning 2025-000030 very well we have a motion is there a second for the deferral we have a motion and a second in

[02:32:24] any discussion. All those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries. That case is deferred. The first public hearing item is a case in the South Anna District, and this is a request by Guathambe Baptist Church to amend an existing conditional use permit that's associated with that church. Again, there's an existing conditional use permit associated with the church, and through this process, the church is requesting to amend that to allow a school to operate on-site within that existing church building. This school is proposed to accommodate kindergarten through fifth grade it would not involve any changes to the site all of the

[02:33:02] instruction would occur within four existing classroom spaces within the church and then the school would utilize an existing playground on site so this request of approved would allow a school to operate in conjunction with the church within the existing facilities the planned hours of operation are 8 30 a.m to 2 30 p.m monday through friday this church is located just south of the town of ashland in the suburban service area which is the county's designated growth area it's designated suburban neighborhood residential and it's just adjacent to the railroad tracks east of those railroad tracks on guawthme church road the property is zoned a1 churches and schools

[02:33:42] and similar uses require conditional use permit in the a1 zoning district and then here's an overview of the site again as you'll see in the sketch plan no changes are proposed to the exterior all of the proposed school activities would occur within the existing building and utilize the existing playground. This is a view of the church, the front of the church, and this is a sketch plan.

[02:34:05] A sketch plan is required with a conditional use permit, but again, no changes to the site. The blue is the church towards the rear of the property, and the pink is the playground area. Then existing parking would be used for the school that's also used for the church. The surrounding area is primarily single-family homes. No exterior changes are proposed, so there won't be sight or visual impacts. It is designated suburban neighborhood residential. Due to the limitations on the number of students and hours of operation, there should not be significant changes in traffic patterns, noise, or again the visual character of the area. Staff is recommending four conditions with this

[02:34:42] conditional use permit should it be approved. First, the site can be used for a place of worship and a school serving kindergartners through fifth grade. The school operations is limited to 100 students or the student occupancy load established by the building inspector's office in accordance with the building code, whichever is less.

[02:34:59] The school hours of operation are limited to 7.30 a.m. to 4.30 p.m. Monday through Friday. That's a little bit longer than their intended hours operation to allow time for staff to come in early and pick up and drop-up periods. The third and fourth conditions are pretty standard with our conditional use permits.

[02:35:15] the use must adhere to all agency requirements and comply with all applicable development regulations the planning commission held a public hearing on this case no one spoke during that public hearing and after discussion the planning commission recommended approval with a vote of seven to zero that concludes staff's presentation there are representatives from the church here tonight but they do not have formal comments or presentation planned very well are there any questions for mr Pompeii. Seeing none. Oh, Ms. Pritchard. Thank you, Mr. Chair. I live about a stone's throw from

[02:35:50] Guadagni Baptist Church. I understand the limitations on their hours of operation, but what about extracurricular school activities? So there's a school play or a school concert. Are they not allowed any time outside of regular school hours to do things like that?

[02:36:11] That's a good question. I think this is referring to the regular hours of operation. i would think a regular play or something or a not regular play an occasional play would be permitted that kind of aligns too with the church use they have typical events and that kind of thing but this is referring to the regular hours operation so my interpretation i think miss hunter might agree the sporadic event supporting the school after those hours would be permissible based on that just want to make sure thank you anything further thank you mr pompey we will now open the public hearing. We do understand that the applicant is here. Is there anyone who wishes to

[02:36:49] speak for this matter? Is there anyone who wishes to speak against this matter? Please come forward, state your name, the district that you live. You have up to three minutes, ma'am. Thank you. I appreciate it. I'm new to this, obviously. My name is Dacia Gessel. I live in the South Anna District and my home was actually kind of on that map. I live directly behind the church. We share an easement down the tracks to get to my home. So the church has been fantastic neighbors and I really

[02:37:23] appreciate that, but I do have some concerns. My concerns are in 2022, our well for our home dried up and we had to drill a new well. And our well sits approximately 100 feet from the church as well. My well is 400 feet deep and is sufficient for my property. My concern is, is if we open it up for school. It's used full time for 100 or so students plus adults. What kind of drain is that going to do on our water? And am I going to have sufficient water for my property if this goes

[02:37:57] forward? Sorry, backing up. We would have been at the February meeting, but we didn't get the notice in the mail until last week. I don't know why, but we would have been there. Maybe it was the weather. So anyways, and to my understanding, the church as well is 600 feet deep. So they had to go even deeper than we did in order to find water. So water is a big concern for us. The other is maintaining the road. It's a, as you can tell, it's a gravel driveway, gravel parking lot. And

[02:38:31] with just the usage that it is now, it feels like a washboard when you drive down it. The church has been good at maintaining it to the best of their ability. But if we add a school, 160 families driving on that regularly, I don't see a gravel road being a long-term solution and the damage that it does to our vehicles as we have to travel down it. And then the last concern is the logistics of drop-off and pickup. I've sat in lines for drop-off and pickup, and they're extremely

[02:39:08] inconvenient and i need to know that i'm going to have access to my property since i directly have to use the easement to get to it and people coming to my home need to be able to get to it service people need to be able to get to it so that those are the three concerns that we have water um maintaining of the easement and how that's going to work and then the logistics for drop-off so i'm not totally opposed to Kidd being there at all. I have five myself. But just, yeah, those logistics

[02:39:42] I would like an answer to. That's it. Thank you for your time. Thank you, ma'am. Is there anyone else who wishes to speak in opposition? Very well. The applicant has the remainder of their time, which would be 20 minutes, to offer any rebuttal, any additional information while they're not required. Does the applicant wish to use any rebuttal period to speak? Very well. Please come forward state your name the district that you live and the entity that you

[02:40:14] represent if so bill Henderson first off I'd like to address the gravel road do you represent with me yes sir very well let the record reflect thank you we have never requested anyone to maintain our road we've granted a right away so they can get to their house it's very well maintained now we all have a church that uses that road all the time so we keep it in good shape so I don't see a

[02:40:48] problem with the gravel road the water I don't know what to tell you on that our well is over 600 feet deep never been a problem what was the third one she had mr. Pompey third question oh the drop off logistic drop home as you can see by our sketch we have a large parking lot there's no problem keeping that right

[02:41:23] away open with the parking areas that we have and we've we've outlined the the parent routes to come in drop kids off and exit it's been approved by planning thank you thank you sir anyone else wishing to speak for or against last call we will close the public hearing miss Dibble this is in your district ma'am thank you mr. chairman mr. Pompey I do have a couple questions

[02:42:00] I just want to verify that this is a non-exclusive perpetual easement for ingress and egress to that one property behind the church, correct?

[02:42:23] And this is an easement that was granted by the church for that access and is maintained by the church up to their property line? That's correct, and there's a note of that on the sketch plan and on the plot itself.

[02:42:40] Just wanted to make sure you had that in the record. And with regard to the well, when they make, I guess, application to the state for this type of use, will they require a certain draw from their well that it be tested?

[02:43:02] The health department does review, and there's some comments about their wastewater system, making sure that accommodates that. And there's also some other requirements from the health department and fire marshal. So the well and the wastewater will be part of that review as part of the licensing, yes.

[02:43:18] And are in the hands of the health department outside of our review. That's correct. Any development proposal goes through that health department review process. Okay. And on the letter that's sent to the adjacent property owners, is there a telephone number on that letter of anybody to call?

[02:43:41] There is our planning department office number. I believe it's on there. but we haven't received any phone calls. There was one phone call with a constituent farther down Guafing Church Road that asked the staff planner, Jetta Cruz, some questions and that kind of thing, but that's the only other call I'm aware of.

[02:44:05] Okay, so the objection is really not the use. You're just concerned about your access being maintained, and I would think, especially since they're going to have mothers and fathers driving around, that that road is going to have to be maintained or they're going to hear about it.

[02:44:23] um so i don't think that's going to be a problem and usually when we have these excess roads like this both parties participate in the upkeep of the entire road so um i think i think it's a i think it's an okay situation i think the church is going to do right and we're going on record tonight that they are going to maintain that road for everybody that drives on that road and if they don't I'll just step by and help you so I'm very helpful with regard to the well we'll

[02:45:00] put that into the the health departments category and I would like to go to the recommendations and in those hours of operation I would like to add a comma after Monday through Friday or maybe a comma after 4 30 and say exclusive of special events so that we're very clear

[02:45:34] that they can indeed have those very important special events that these young especially elementary schools that we love to come to so with that being said I feel like we've got most everything under control and I would encourage you I didn't really catch your name I'm sorry about that but reach out to me if If there's any issues, and we'll work it out.

[02:46:01] These folks from Gwaltney Baptist Church have been really good to work with, very easy to work with, and I certainly am excited to bring this school to our community. And I'll be here to help all of you in the future.

[02:46:16] So don't hesitate to call. My number's on the website. It's my cell phone. And I do answer it. People shop by that, but I do. So with that being said, I'm going to move for approval of CUP 2025-00019 with the amendment that we discussed with regard to the hours of operation.

[02:46:41] Second. We have a motion and a second as there any discussion. All those in favor, please indicate by saying aye. Aye. Any opposed? Motion passes. The board will take a three-minute recess. Call if you need.

[02:47:00] This board is back in session.

[02:53:23] Mr. Pompey. Next public hearing item is in the Ashland District and this is a request to permit a private garage for more than four vehicles on A1 property within the suburban service area.

[02:53:41] So again, any garage that can hold four vehicles or more or is over a thousand square feet requires a special exception in A1 if it's located within the suburban service area. This property is located along Ashcake Road in the Brown Grove community and the applicants proposing to use this garage for personal vehicles.

[02:53:58] The parcel itself is just over an acre, but they also own a two and a half acre parcel that surrounds this particular property on two sides. So there's some additional buffering and that kind of thing. The property is just inside the suburban service area, which is the county's designated growth area, again in Brown Grove.

[02:54:16] It's across from the Bailey Woods subdivision within that community, and it's designated suburban neighborhood residential, which is one and a half to three units per acre. This is just northeast of the Lewistown Road, Interstate 95 interchange. Most properties on that stretch of Ashcake Road are used for residential purposes.

[02:54:36] It's on either A1, RS, or another one of our residential zoning districts. Once you get closer to Lewistown Road, there's some commercial and business zoning, including the truck stop near that interchange. Here's an aerial view of the property. There's an existing home from 1972. And per the sketch plan, the home is closer to Ashcake Road.

[02:54:55] The proposed garage, which is 50 by 30 or 1,500 square feet, is located on the rear corner of the one-acre parcel. That little strip and the property behind is the two-acre, two-and-a-half-acre parcel that the applicant also owns. This is a view of the garage.

[02:55:12] It's going to be a prefabricated metal garage with a red roof and white walls and doors. Four garage bays will be oriented towards the backyard, so that south view is towards the backyard of the home. And then the east view with the door, the pedestrian door, is what's oriented towards Ashcake Road.

[02:55:30] So this area is designated suburban neighborhood residential. Surrounding properties are residential. Again, the Bailey Wood subdivisions across the street. This garage is larger than other typical accessory structures in the area, but there are some conditions that are proposed to help it blend in with the residential character of the area.

[02:55:47] It's farther from Ashcake Road behind the main home, and again, the applicant owns an adjacent parcel. These are the staff recommending conditions the garage cannot be more than the 1,500 square feet proposed by the applicant. The garage must be in substantial conformance with the approved elevations with the garage doors oriented towards the backyard and not Ashcake Road and the adjacent property that's not owned by the applicant.

[02:56:10] And then staffs are proposing that the condition require two architectural features on the Ashcake Road facade, that facade that had the pedestrian door, to help maintain the residential

appearance of the garage. And in lieu of one of the features, the applicant may include evergreen plans, again, to help that garage blend in with the residential character of the surrounding area and the Brown Grove community.

[02:56:31] The garage will only be used for personal storage and repair of personal items. No commercial uses are permitted. And then the last condition is typical of all our special exceptions. The development must comply with all regulations. That concludes staff's presentation. The applicant is here this evening.

[02:56:47] I think he has some comments he'd like to share with the Board of Supervisors. Are there any questions for Mr. Pompey? Seeing none, we will open the public hearing. If the applicant's here, please come forward, state your name, and you have up to 20 minutes to present your case.

[02:57:03] Thank you for being with us. Hi, my name is Jason Holder. I'm in the Ashland District. Hello. As you see by that picture, this garage sits in the very back corner of my property. It's blocked by the house. It's blocked by the shed.

[02:57:19] And there's a lot of foliage in between from my house and the neighbors, so they won't even be able to see that. And from the angle coming down the road, we do have a very large tree in between my house and the neighbor's house that blocks quite a bit of that view.

[02:57:37] I do have a few vehicles. Right now you can see them as you drive down the road. I'm trying to remove that and get this more in the back of my property. I don't like to see it. I don't think my neighbors like to see my stuff sitting outside. The whole point when I move there, I have this very nice plot.

[02:57:55] just want to have everything tucked in the back where no one else can see it. I am a neighbor as well, so I understand a neighbor's view. They've asked me to do a couple of other things like plant bushes and stuff like that. It took me three years, my pickup truck, a borrowed tractor, and a lot of backbreaking time to even clear the disaster that was my backyard after the house was abandoned for eight years I'd like to stick to my initial plan I don't really feel that I need to

[02:58:30] add anything else to it this is a very large expenditure for you know a guy that's just getting by that has an opportunity to give himself something special so with that being said I'd like to stick to my plan I really don't want to do anything extra I know they've got some ideas but their idea their point in the idea was we want this to look better well if you look ain't nobody going to see it. It's all the way back in the back. We've got a lot of foliage back there. I've got some things in the way. I just don't think the view is going to be an issue at all, regardless if

[02:59:06] I add anything else to what has already been an extreme expenditure for me already. That's it. Okay. Thank you, sir. All right. Did anybody have questions? Any questions for the applicant? Okay. Thank you. Thank you, Mr. Holder. Anyone here to speak in favor? Anyone here to speak in opposition. Seeing none, we will close the public hearing. Ms. Pritchard, this is in your district, ma'am. Thank you, Mr. Chair. I have a couple of questions for staff, if that's okay. Absolutely.

[02:59:41] So I think everyone here probably knows that we have worked very hard over the course of the last four years to bring Brown Grove back to the kind of community that it wants to be, and I think you're in a very opportune place to make that happen, and I applaud you. I hate seeing cars in yards and and if I can do a little bit of this was the architect of making it illegal to park your car in your yard in the town of Ashland so I think you've you've got a really great idea going here I just want to make sure that as it

[03:00:18] as it comes along that that it adds to the character of the neighborhood that you're in so mr. Pompey with with this things that we've asked for what's the period of time over which they would have to put in landscaping or bushes and is their landscaping not sufficient for what for what we would want yeah so to put a little background on this you know the house itself is 1,800 square feet and this garage is 1,500 square feet so it is a large structure and because this

[03:00:55] is in the Brown Grove Rural Historic District and this this lots an acre to ensure that it has that residential appearance we would like to have some architectural features are landscaping on that facade towards Ashcake Road. The landscaping is one choice so the applicant as the way this condition is worded condition number two the applicant can choose from two architectural features from a list of six to add to that facade or he can choose one architectural feature and the vegetation so he does not have to do the vegetation if he adds two architectural enhanced features to that end wall. If he does choose to do

[03:01:33] the landscaping he has has to be installed within 30 days of the garage being finished so should he decide to do the landscaping I'm sorry I'm searching so hard to find for the list of options he has for war of the staff report four to five okay so gotcha if he decided that he would do a window with dividers

[03:02:09] could that be a faux window? I mean, does it have to be a real window? I know that's a really odd question, but I'm trying to help them get what they want. At the same time, I don't want this to detract from what we're trying to do. Yeah, the intent is to break up and add some interest to that end facade, because right now all it is is a plain flat panel door, which does not appear residential, especially considering this is a metal building. So a faux window, So I don't think staff would have an opinion if it's faux or real, just breaking up that beside to give that residential scale.

[03:02:46] Thank you, Mr. Pompey. So how I'm going to leave this is I understand what you're trying to do, and again, I think it's wonderful. Because we're giving you a menu of options, I think I'm going to follow the staff report.

[03:03:01] Just like Ms. Dibble, my phone numbers, my cell phone numbers on the website, we want to work with you to make sure it works for you. but at the same time because we're working in this historic district we've got to have some controls and if you pick two of those things you don't have to do that landscaping you don't have to do this but I would love to come over and see firsthand what you're working on if at some point that would be okay for you so with that I will make a motion to approve SC 2026 - zero zero zero one as submitted with recommended conditions second motion we have a second is there any discussion

[03:03:39] all those in favor please indicate by saying aye aye any opposed motion carries mr pompey this next public hearing item is for a similar request but we're moving west of ashland into the beaver dam district this is a request to permit a garage for more than four vehicles at the end of melton road again in the beaver dam district so as i mentioned the a1 zoning district if you're located within the suburban service area which this project is just east of ashland a garage that has more than four vehicles over a thousand square feet requires a special

[03:04:16] exception so this is outside of a recorded subdivision again the end of melton road in this case the proposed garage will be used to store tractors personal equipment machinery and related tools to support this parcel which is in this case 10 and a half acres there is a building permit for a new single family home under reviews there's not a home on the property right now but applicant does intend to build a home and per the code you're allowed to build the accessory structure first as long as the main

home begins construction within six months this is in the transitional area towards the edge of the suburban service area so it's designated suburban transitional residential up to one and a half units per acre and there are some subdivisions

[03:04:55] farther up on melton road but this is again towards the terminus behind those subdivisions The end of Melton Road is zoned A1, but those subdivisions prior have different residential zoning classifications. This is an aerial view of the property.

[03:05:11] So the structure itself, which you'll see in the sketch plan, is going to be in the lower part of this picture in the open area. And then the house will be in the wooded area once it's constructed. This is the sketch plan, again, showing where the garage will be in blue, the proposed home in the purplish color.

[03:05:30] And in this case, there's a condition, and the applicants agreed to install some evergreen plantings adjacent to the residence right before you get to it and below this. That's where those green lines are on the plan to, again, provide some screening. This is what the garage will look like in this case.

[03:05:48] There'll be white siding with black trim and a black roof that'll align with the design of the plan residence. And it has some agricultural features like the cupola and the lean-to and that kind of that help it have a more agricultural or rural residential appearance because this is an area it says suburban neighborhood but suburban transitional there are some rural residential uses larger lots along Melton Road this is at the end of that private road and again it has that agricultural design with the cupola and that kind of thing to help it blend in with the area and that that's proposing those everything plantings which would be required per the sketch

[03:06:25] plan and the proposed conditions so these conditions are similar to the last case that we just reviewed it cannot be more than 2,400 square feet which includes the building enclosed area as well as that lean-to you saw in elevations the garage structure must be in substantial conformance with those elevations you saw that were submitted with a special exception this can only be used for personal storage and repair it cannot be used for commercial purposes or as a residence the evergreen trees and shrubs that were mentioned planted in those areas where the proposed structure is closest to adjoining properties and then the standard condition with all our special exceptions developments comply with all applicable

[03:07:02] regulations that concludes staff's presentation the applicants are here tonight but they do not have a formal presentation or comments planned very well any questions for mr pompey seeing none the applicant is here did they wish to make a statement has that changed very well we will open the public hearing african doesn't wish to make a statement but is here for questions anybody here to speak in favor of this application seeing not anyone here to speak in opposition seeing now we will close the public hearing mr stone and this is in your district sir well

[03:07:38] thank you mr. chair this is a very appropriate use for this area tried to get out yesterday to visit the area and and mr. field and I kind of got on a different schedule it was my fault completely but this is going to be a really nice project for this area and it's very agricultural in there and I know that he's got a lot of equipment that he needs to store from my visit so i'm going to go ahead and recommend that we approve sc 2026 dash 00002 as submitted with

[03:08:12] recommended conditions we have a motion we have a second is there any discussion hearing none all those in favor please indicate by saying aye aye any opposed motion carries mr pompey this next request is also in the beaver dam district but moving to the other side of ashland southeast of ashland on

mount herman road a property owner is requesting a special exception to allow an accessory family housing unit. The property itself is just over four and a half acres and the applicant lives in an existing single family home. They are requesting the special exception to allow an accessory family housing unit for the applicant's parents. In this case, as we go through the

[03:08:52] application, the sketch plan and the layout all align with ordinance requirements for accessory family housing units. Again, this property is southeast of Ashland on Mount Hermon Road where intersects Troy Road and the parcel is four and a half acres. This property is zoned A1 and many of the surrounding properties in this area are zoned A1 or one of our rural residential districts AR6 or RC. This is the sketch plan that was submitted by the applicant. Mount Harmon Road is at the bottom in this picture and the existing dwelling which I'll show you a picture of in a moment is the larger blue square. There's an existing shed and that red is where the accessory

[03:09:29] housing unit will be, so it's set back from the road behind the existing shed and the existing home accessed from the same driveway. This is the floor plan. These types of units can exceed 25% of the main dwelling, and this adheres to that, 850 square feet, one bedroom, one and a half bath, and it also has an attached garage. This is what the elevations look like. That front elevation is what you'll see from Mount Hermon Road, but again it'll be set well back from the road behind the existing dwelling and shed and this is just a street view from mount herman road the end of

[03:10:05] the driveway there to get sitting home and again that 80 you will be where that green circle is these are the conditions they're pretty typical for the accessory family housing units that we've been reviewing regularly at previous board meetings the size is limited to 858 square feet it's just less than that it has to be in substantial performance to the approved elevations it's valid for three years or until the member no family member no longer lives in the unit it must adhere to all building inspections and health department requirements and the standard condition it must adhere to all applicable development regulations that concludes staff's presentation the applicant's representative is here tonight but they do not have any formal

[03:10:44] comments or presentation planned very well any questions for mr pompey seeing that we will open the public hearing the applicant is here available for questions they do not have a presentation there's anyone here who wishes to speak in favor of this application is there anyone who wishes to speak in opposition seeing that mr stoneman this is in your district sir thank you mr chair uh again uh i went out to visit and i'm going to go with the first name and not the last name ryan it's uh i visited with him and he's very excited to uh to get this project underway and

[03:11:21] to get his dad living on the same property with him uh and i think it's that's going to be a great thing for both of them uh it is a appropriate location for this um he's very secluded back in there and so with that i'm going to go ahead and make the motion that we approve se 2026 dash zero zero zero zero three with conditions we have a motion we have a second is there any discussion all those in favor please indicate by saying aye aye any opposed motion carries

[03:11:50] and again we're skipping um the north lake case and we have the hanover county public schools the Center for Trades and Technology. This is a request to expand that school.

[03:12:06] There's an existing conditional use permit for this facility as well as other facilities on Learning Lane in the Beaverdam District, and they're looking to amend that to allow for an expansion of the

Hanover Center for Trades and Technology. This proposed addition is 13,600 square feet and will serve an additional 160 students.

[03:12:25] The current enrollment at the Trade Center is about 160 students, so this would double enrollment with this particular addition. The property is located towards the edge of the suburban service area near the intersection of Chamberlain Road Route 301 and Whippoorwill Road.

[03:12:42] There are several different schools on Learning Lane and educational facilities and this is one of them. It's designated suburban neighborhood residential and it's zoned A1. Schools and other public facilities require a conditional use permit in the A1 zoning district and again the school has this conditional use permit they're looking to amend to allow this expansion. As I've mentioned, there's other schools in this area. This is behind Kersey Creek Elementary School adjacent to the Georgetown School, and then behind Hanover High School and Oak Knoll Middle School. Patrick Henry Heights, which is an established residential neighborhood, is just to the west of this

[03:13:18] particular school. This is a sketch plan that shows all the schools that are subject to this conditional use permit, Kersey Creek on the right, and then the trade school in the middle, and then the Georgetown school farther to the left or the south in terms of direction. That pink addition is where the, or pink square is where the addition will be, and I'll show you, zoom in in a moment, but you can see it's oriented towards the Georgetown school and not the residential properties behind in Patrick Henry Heights. So again, this addition will be on the south side

[03:13:53] of the school along with the project yard. Because of the parking requirements, there's a certain number of spaces that are required per classroom, so additional parking is needed and required per the zoning ordinance. That parking will be toward the north adjacent to the existing parking lot near Learning Lane. There has been one change since the Planning Commission meeting which further helps reduce any impacts to Patrick Henry Heights. Previously, there was a drive from the parking lot along the west side of the building into the project yard. That has been revised to access a bus loop closer to learning lanes so that reduces the

[03:14:32] amount of pavement, reduces any clearing or impacts on the west side of the school and provides a direct route to that project yard. These are the proposed elevations. The existing portion of the building is grayed out but the new addition is similar in materials and colors as the main building. This shows what that will look like and this is just a photo of the existing building on one of our snow days the land use designations designate suburban neighborhood residential again and in this particular case schools are customarily located within this land use designation and the way it's

[03:15:08] designed the addition and the parking areas as well as the drive aisles there will not be any approachment closer to patrick henry heights to the west minimal tree clearings proposed And there's already turn lanes and that kind of thing at the intersection of Learning Lane and Whippable Road to accommodate the increased traffic from additional enrollment at this school.

[03:15:27] There was a neighborhood meeting on January 21st, and there were some questions and concerns about stormwater mitigation, the programs offered by the school, the number of students that will be served by this additional space. As I mentioned, this particular conditional use permit includes multiple facilities, Kersey Creek Elementary, the facility we're talking about, and the Georgetown School.

[03:15:51] So the conditions address all those facilities. And in this case, they're only going to be updated to reflect the new sketch plan that shows the addition for this facility. And there are also some updates to conditions 1, 5, 7, and 13 to reflect current language that we use regarding tree preservation and lighting and again to reflect that new addition and the increased space of the building the planning commission reviewed this request at a previous meeting no one spoke during the public hearing and the planning commission ultimately voted to recommend approval with a vote of seven to zero that concludes staff's presentation

[03:16:30] representatives from handover county public schools are here tonight but they don't at this time have a formal presentation planned. Very well. Any questions for Mr. Pompei? Mr. Chairman. Mr. Herzberg. Thank you, Mr. Chairman. Thank you for your presentation, sir. My question just has to do with the parking lot. Will this parking lot be available for not just the new use but also the existing use?

[03:16:58] Yes, it's part of the same facility so it would be used by people using the trade school. Okay. So the calculation for the number of parking spaces, do you know if that was done just for the new use or does it include an overall calculation for the entire use?

[03:17:29] I might have to refer to Ms. Hunter. Do you remember? I know it meets the zoning or it meets the zoning, the addition meets the zoning requirements on a per classroom basis for the addition and then there the parking meets the cup requirements from the previously approved cup is that correct in the center so they need looking at the entirety of the school they need 39

[03:18:05] additional spaces and that is provided in the sketch plan in that new area okay so i'd like to repeat that back just to make sure i understand looking at the overall site existing and new the

[03:18:24] calculation says they need an additional 39 the existing parking there's 85 spaces that's 81 conventional spaces the four handicapped spaces the addition requires six spaces per classroom

[03:18:59] and there's six classrooms so that's 36 spaces they're adding 39 spaces so the parking is the new parking is based solely on the addition and the 85 spaces aligns with what was approved with the conditional use permit previously for the existing facility okay so there was a previous calculation done for the existing building and that exists just to make sure that the parking since it's being addressed is sufficient for the total use so all the gray parking which totals 85 is what is there now serving

[03:19:38] the existing school and aligns with the conditional use permit and then the 36 Well, there's 39 spaces shown 36 are needed for the addition. Thank you very much, sir Anything further research? No, sir. Thank you. Mr. Chairman very well We will open the public hearing. I know there's a representative of stones here from school along with our staff No presentation but available for questions, right? Thank you, ma'am Is there anyone who wishes to speak in favor of this application?

[03:20:14] Is there anyone who wishes to speak in opposition? Seeing them, we will close the public here. Yes, ma'am. Please come forward. Please state your name, the district that you live, or the entity that you represent.

[03:20:30] You have three minutes, ma'am. Thank you for being with us. Thank you. My name's Christine Craig. I guess I'm on Beaver Dam. My home is directly behind the trade school. I'm not necessarily unopposed. I know that this is an important school and a great thing for our county to have.

[03:20:49] But obviously, the presentation went very quickly. And am I correct that you said that it would not be coming towards the residents behind the school? Like, I'm just trying to figure out how close is this school going to expand to my property line.

[03:21:09] And my other issue is this is a very noisy school because there's a lot for – I've been there about two and a half years. And at first, I thought a whole neighborhood was being constructed because of the hammering all day long. twice the nine of students I think it's going to be even noisier. I can't sit out on my deck during the day or in my screened-in porch because it is so noisy. So I'm just wondering if anything could be added that could be a noise barrier or absorption so that the hammering's not as loud in my neighborhood. Thank you ma'am. We'll have the applicant address those two questions if they

[03:21:47] choose to. Thank you. What a representative from Hanover County Public Schools wish to address? Thank you, Ms. Stone. For the record, please state your name. Sure. Hi, I'm Terry Stone, Assistant Superintendent for Hanover County Public Schools. I also have with me representatives from the architect firm, RRMM, and Engineering Timmins.

[03:22:09] So in regards to, I will add that the programs that are intended to be added with this is welding, diesel mechanic, and additional cosmetology space. I'm sure they also do some hammering but it's not necessarily something that's focused with hammering at all times in terms of some type of barrier I'm going to refer to my architect because that's not my area of expertise sir hey good evening Dan Wigan RRMM architects currently there's no barrier planned I believe

[03:22:47] there are is a grove of trees which you can see in this aerial image here to the west in between the Trade Center and the neighborhood. Savannah Neal, Timmons Group, civil engineer on the project. So as Dan Dan mentioned there is a row of trees between the addition and this subject property that we are intending to maintain as much of that tree cover as possible as a part of this addition. There will be some impacts due to stormwater infrastructure but those should be

[03:23:26] minimal. It may be helpful also to look at if we can switch to that adjustment we made in terms of how they will approach the project yard. Initially, it was proposed that the equipment would drive around the building and approach it from the back of the building, which would be closer to that neighborhood. But now with this adjustment, they would be coming from the parking lot or the bus loop of that school in front of the building directly into

[03:24:02] that yard so I think it does keep that traffic away from the neighborhood so we'd be happy to take any other questions there any other questions good comment I mean the the vegetation barrier is kind of there now so it's really not taking a situation now so talking about it helping out probably not gonna help that much but it looks like the addition from where the addition is where where's the the subdivision at is that is it on this end

[03:24:38] right or is it behind it I believe it's if we can check directly behind it because I'm just wondering if the the the additional structure will stop some of the will be the carpentry section of it will be interior of that as opposed to right now exposed straight to there is that correct or not I am unsure I do not want to I don't think so but let me ask you yeah I kind of don't think so the way I'm looking at it now but I just sometimes you build something you're talking about welding and mechanic you might be still gonna have air guns out yeah that much yeah it's it's this plan we're looking at is is true north so

[03:25:16] it's oriented north the addition is going to be to the south side of the Trade Center where the cursor is right subdivision is to the west right okay through those trees so and the and the project yard for the addition is to the south of that so it is not directly facing the subdivision so it's facing south towards the Georgetown school miss Pritchett so I apologize if this is here and I'm not seeing it but was there an attempt to meet with the neighbors to

[03:25:52] understand their concerns before we got this I believe that was the January yet 21st community meeting that we held at the Trade Center were these were these concerns that were expressed at that meeting and if so what are the things that you've done to try to mitigate it at that meeting there were no concerns expressed and so this particular question did not come up at that time and we did the mailings of the meeting but I you know I understand we had we

[03:26:26] did have four participants to be there anything further I just want to maybe express a concern here I think most of you know that as somebody who was a college professor for 30 years nobody believes in trade education more than I do not every child should go to college and I believe in this project more than

[03:27:02] most of the things we see but at the same time I also have a home in the neighborhood and and the idea that I couldn't sit on my deck during the day because the noise is so loud um is very troublesome for me and and I would I would just like for some innovative heads to prevail there's got to be something we can do to make this a little bit better I'm sure again I do as the accountant I don't do not want to represent that I will come up with the best idea but I'm sure we can go back and look at ways we're not necessarily

[03:27:42] prepared to present those tonight but we are more than happy to go back and look at ways that we can mitigate some of that noise mr. chair don't the Carpentry folks, don't they build stuff outside of the school building?

[03:28:01] They build sheds and things. Yes, there is a portion of their work yard that is outside. I mean, cosmetology is not using a hammer. If they are, we're doing it wrong. And believe me, I know cosmetology. That's what happened. Secondly, diesel mechanics are going to use torque wrenches and things like that.

[03:28:23] Typically, the doors are going to be closed unless it's just a perfect weather day. But even still, you may not just, you know. I believe, I'm fine with trying to find a resolution, but I believe that we're really trying to find a resolution to an existing problem that we would not be having this discussion about.

[03:28:46] I don't, in my view, my brother was a diesel mechanic, that the project, the classes are not going to increase the noise. I believe that what we're being asked to address is noise that's been occurring since the school was built.

[03:29:03] because i know that the kids do build things outside which could be loud and i agree i would like to be able to sit you know i think that we have a reasonable expectation to sit on our decks i just want to make sure that we're not going to run down a rabbit hole for a problem that's existed since the inception of the school the the the citizen stated she's lived there two and a half years i guess they just weren't hammering the day she looked at the house um because the the school's

[03:29:36] been there and they've been banging away for you know what 15 years now however long it's been but anyway i just want to make sure that we're not opening up a can of worms that we wouldn't be

discussing if we weren't having an addition and so that if that makes sense i'm happy for any of my colleagues to help me express my thoughts better thank you mr chair anything further i do

[03:30:11] I do share Mr. Hudson's sentiments separating two issues. The land use case that I have before me now, not to diminish your concern of what's going on now, but whether this land use case is going to add or exacerbate an existing issue is what I would have to take into consideration here. Now, with that, not to incorporate into this land use case, if there's something going on at a public facility i think we're far more responsive than than sometimes people's neighbors are uh that are

[03:30:48] not of a municipal or public use but i do i do want to ask that question because i have seen sometimes we've had folks come up here and you certainly didn't do this man when you say the current thing that you're being asked to do isn't really my issue i've had an issue outside of that can that be addressed and i'm not inclined to try to address an issue that's outside of what's before me within what's before me. However, we'll put a period there. I do think if there's some issues with a government facility, and this happens at our transfer stations and other areas,

[03:31:26] we want to address those things. What I'm trying to determine here is I'm not seeing a nexus between this case either creating or exacerbating the current issue that this gentlelady spoke about is that an accurate statement if it's not tell me uh because if it is going to increase i think we we start to address that here if it's not i think we have another issue that the schools are going to have to be responsive to and i know you you will miss stone absolutely but can you answer that question i think it's an appropriate question raised by a number of board members we are not

[03:32:06] intending to increase the carpentry program or the outside activity that they do today it is not the intent of this request to increase that activity. Do you think the diesel mechanic outdoor activity that would be happening here would increase noise? I know there were some lists and things in that we talked about. Where did we talk about this the first time? Was it joint education or was it one of the other committees about this project because of the parking it came through? Joint education.

[03:32:39] That's where we talked ad nauseum about parking. That was JC. Correct. Okay. What do you think there and recognizing that a an accurate answer could impact this case but we want to get it right i mean i don't think that this case is necessarily in jeopardy of of of not being approved at some point but if that is the case and we already have an issue that's outside of the case but this adds to it it should rightfully be uh looked at in its in its entirety as it relates to this case

[03:33:13] Do you believe that there would be any use, I'm not going to pick a particular use, with this addition that could create additional noise that would cross the property line? The one thing, just as a layman, the new bays, if they are open, they will be facing Georgetown School.

[03:33:37] They will not be facing the back of the school and pointing towards that neighborhood. At the same time, I am not a noise expert. But I think that could help whether those doors are down or if they're up some, at least they are facing another building.

[03:33:53] And I'm not asking you to create a standard where there would never be any noise that would cross the property line. Okay, I've got my answer. I'm not going to try to impress upon other board members. Anything further for the effort, Ms. Pritchard? Okay, I'm going to beg a little forgiveness for this up front.

[03:34:13] Mr. Hudson you said you do not think that working on Diesel engines is a particularly noisy endeavor. I just ask AI and they they disagree with you That's why I need the apology. Did you use a data center to do that, ma'am?

[03:34:30] I'll do better for data. Ladies and gentlemen, we're talking about land. What I don't want to do quite seriously Yeah, what I don't want to do and I think I'm saying the same thing as mr. Davis i don't want to add to an existing problem that's not what you're saying i don't want to add to an existing problem if if that's it i don't want to add to an existing problem and i think if we even believe there's a possibility of that then i think it's the onus is on us to investigate it a little

[03:35:06] bit further before we move forward that that is my opinion so mr chair mr hudson um i'd just like to clarify my statement clearly engine work is going to be loud you're using uh impact wrenches and compressors and things of that nature would it be unreasonable miss stone if i may address you to ask them to tell them that they've got to keep the bay doors closed i mean they got to put

[03:35:41] vehicles in and out and i think most days they would be but well and i was going to suggest i can share my contact information with the neighbor and maybe we can sit down with her and have a discussion and I can bring in the principal of that school who understands best the activity during the day and maybe we can work together really to better understand her concerns you know what are the worst times of the day and things like that so I would I would be happy to do that and see if that would help yeah I like that to address that yeah and I think you bring up a valid

[03:36:16] point all my colleagues uh but i'm not sure it would be appropriate or beneficial to have miss stone either speculate or or because that could be very difficult something said here uh based on on information that you only have available in the last 30 minutes so i i i agree with that um okay anything further any further comments all right seeing now we will close the public hearing Mr. Stoneman this is in your district sir well thank you Mr. Chair and uh I do appreciate the

[03:36:49] comments uh from my colleague Ms. Pritchard and also from Mr. Hudson and uh Mr. Chair um your points taken well taken uh uh Mr. Hudson uh that this was a problem or a an issue prior to this zoning case and then Ms. Pritchard I do understand that we we don't want to add to or exasperate the situation that we already have but I think they sort of address that issue for me with the bay doors being inward I think even though you may have some reflection of sound I just don't know

[03:37:24] I'm not I'm not totally convinced that that's going to exasperate the situation beyond our control and I do I do understand you know what Mr. Cherry brought up that we as a municipality we will work diligently to address any issues that come up, being that this was not brought to our attention in advance.

[03:37:45] We probably could have done more during the design phase. So I am very excited about this opportunity. I love the trades. It's near and dear to my heart. And so I'm very, very, very optimistic about the results and the value that's going to add to our children in our communities.

[03:38:06] So, I'm going to have to make the motion to approve CUP 2025-00021 as submitted. Second. We have a motion and a second. Is there any discussion? All those in favor, please indicate by saying aye.

[03:38:22] Aye. Any opposed? No. Madam Clerk, will you please poll the board? Ms. Pritchard? No. Ms. Floyd? Aye. Mr. Stoneman? Aye. Mr. Herzberg? Aye. Mr. Hudson? Aye. Chair Davis?

[03:38:38] Aye. Motion passes. Ms. Stone, would you do a favor since we do work closely together? She does not report to the board as a staff member. But when you get that contact information, would you also share it with our board clerk, Ms. McGee, and make sure that we have the contact information for this citizen on the issue that was actually addressed?

[03:39:00] I will. Thank you. Happy to do that. Thank you all. Okay, very well. The next item on the agenda, there are actually two cases. there's a rezoning potential and a conditional use permit potential we will have a single presentation i believe that's that's normally what we do and we will have a joint public hearing meaning that if there's anyone here to speak in favor or against or the applicant wishes to address both of these land use potential decisions they can do that during their comments however

[03:39:32] it will require separate votes mr pompey thank you thank you mr chairman as you mentioned this is two different requests that will be reviewed and presented concurrently. It's a request to rezone property that's currently zoned A1 and M1 to M2 with light industrial width conditions and an associated conditional use permit to allow some screening shown between elements were not approved. It meets triggers for churn lane warrants, but this particular project would add additional churns, which adds to that warrant being met. Instead of installing the churn lane,

[03:40:11] There are some challenges with the geometry due to the location of Power Road between the interstate interchange, very close to the interchange, as well as the existing Chickahominy River Bridge. The applicant is proffering right away for a potential roundabout. There's an applicant that is investigating a potential development and rezoning application or zoning application at the end of Power Road, and they're looking into this roundabout concept at Power Road and Creighton Road.

[03:40:38] The applicant has proffered right away to accommodate that, but that roundabout's not part of any proffered zoning case or approved county plans. It's just a potential improvement that's being investigated by a potential applicant that has not submitted any applications. In terms of compatibility with a comprehensive plan, as I mentioned previously, this area is designated for industrial development.

[03:40:59] Most of the Powell Road corridor is already zoned for industrial development, so this M2 zoning classification is appropriate. There are buffers provided along Creighton Road and Interstate 295 and accesses from Power Road and not Creighton Road itself as recommended. There was a community meeting with this request held in October and there were questions and discussion about the relocation from Sandy Valley Road, changes and impacts to traffic patterns, the safety at Creighton Road and Power Road, the rationale for that split zoning, and then a prohibition of certain commercial uses.

[03:41:35] At that time, the applicant was proposing some out parcels that could have additional commercial uses, but that proposal is no longer included in this request right now. Per the proffers and the conceptual plan, the only use that's being proposed is the contractor's office with the storage area.

[03:41:53] In terms of agency analysis, Public Works noted that that entrance from Power Road that's shown in the sketch plan requires a Chesapeake Bay exception for crossing the resource protection area when there are other options. The Planning Commission reviews those requests for exceptions and approve that at their February meeting so that entrance location has been approved from an environmental impact standpoint.

[03:42:16] VDOT thinks, based on the traffic study, or indicated based on the traffic study, that a churn lane should be constructed, but storage length of the recommended churn lane is not sufficient and

requires exception. The TIA indicated a shorter churn length because of the proximity to the Chikahawnee River Bridge.

[03:42:35] again, the applicant's not proposing to construct the churn lane. They're proposing right-of-way dedication for a potential roundabout. So with this case, with the rezoning, there are some proffered conditions offered by the applicant, and then there are conditions that are recommended as part of the conditional use permit. The 10 proffers that are associated with the rezoning request include adherence to the conceptual plan I showed previously. Any future development not shown on that sketch plan requires an amendment, a zoning amendment, so go back through that public process. Again, the current conceptual plan only shows the contractor's office with the contractor's

[03:43:12] equipment storage area behind. A 50-foot buffer is proffered along Creighton Road with 25% additional plantings that exceeds ordinance requirements. A 20-foot natural buffer is proposed adjacent to Interstate 295. The architecture must align with the elevations that I showed you were submitted with the application. Mechanic equipment must be screened. Monument signs will be used. Lighting will be up to 30 feet in height. New utility lines will be underground. And then right away, as we discussed, it'll be dedicated for a potential roundabout at Creighton Road with its intersectional power road. The conditions recommended with the conditional use permit

[03:43:52] generally align with those proper conditions and mesh with what's being proposed with the rezoning. The use is contractors equipment storage within that cup boundary I showed you, that pink area, so it's limited to that area. Tree preservation is required outside of the development areas.

[03:44:07] A 20-foot natural buffer is required adjacent to 295, like what's required in the rezoning. No parking or storage of materials is allowed in that 20-foot buffer. It must remain natural and unused. Landscaping is required along the stormwater basin that's between the site and the building and power road.

[03:44:27] Inoperable vehicles cannot be stored for more than 60 days. No dumping is permitted. Landscape screening that's shown on the sketch plan must be provided. So again, along the fence between the fence compound where the storage occurs and power road, there's some evergreen trees that are shown on the sketch plan and must be provided.

[03:44:46] Monument signage must be used, and there's limitations on wall signs. In the M2 zoning district, there's no limitation on wall signs. This requires or imposes some limitations on the size of those signs. And then the standard condition with all of our conditional use permits compliance with all applicable development regulations.

[03:45:02] So again, the two outstanding issues that staff has identified is that those irregular zoning boundaries create some issues, creating the A1 area that does not meet minimum lot size requirements and could be overcome by rezoning the whole parcel to M2, which would not require additional application fees and not impose any additional tax burdens.

[03:45:25] And then the turn lane at Creighton Road and Power Road, the TIA indicated that a turn lane is warden now and with the proposed development. And VDOT has suggested the turn lane be installed and the applicant has not proffered installation of the turn lane but has proffered right-of-way dedication for a potential roundabout that's not in county plans but being investigated with a potential applicant.

[03:45:48] So the Planning Commission discussed this case and all these different issues at a previous public hearing. During the public hearing, one person spoke in opposition to the Chesapeake Bay exception in particular, expressing concerns that impacting the resource protection area may impact the health of the Chesapeake Bay.

[03:46:06] After the public hearing, the Planning Commission did discuss the outstanding issues identified by staff, the irregular zoning, and then the churn lane, or the lack thereof along Creighton Road at the intersection of Power Road. And they did not share the same concerns with staff. For those reasons, listen to the staff report and on the screen.

[03:46:28] That concludes staff's recommendation. Again, as you mentioned, Chair Davis, the case requires two different motions and actions and action on the rezoning and the conditional use permit. The applicant's representative does have a presentation they would like to share with the board members.

[03:46:47] Thank you. Are there any questions for Mr. Pompey? Mr. Herzberg? Thank you, Mr. Chairman. Thank you, sir, for your presentation. I would like to ask some questions to bring some issues to light for fellow board members. You did mention that this is an existing business on Sandy Valley Road.

[03:47:09] That's correct. And I think I read the phrase legally non-conforming. So what can you tell us about non-conforming? So non-conforming uses, that was a use that was permitted at some point per our zoning regulations or it predates our current zoning regulations, a legally non-conforming use can continue.

[03:47:31] If it does not meet current regulations, it can continue. It's considered non-conforming, but it cannot expand or relocate within the same parcel. So it's non-conforming because it was permitted at some point, but it does not meet current zoning standards.

[03:47:48] My understanding is the Board of Supervisors approved something back in the mid-90s or so. Does that sound about right? Yeah, there is some sort of approval on this particular existing use. Okay, so the current use is permitted. It's non-conforming, would you say, because it's in a rural area?

[03:48:07] It doesn't meet current zoning standards, and one challenge with the particular location is that there are rural residential uses surrounding it, which is obviously considered in these kind of cases today. Okay.

[03:48:24] The current site has contractor storage equipment on it already? The currently operated business on Sandy Valley Road does, yes. Would you say it's 60 pieces of equipment or so? They're allowed to have up to 70 with that non-conforming status.

[03:48:43] Okay, so up to 70 pieces of contractor storage equipment in a rural area. To me, that meets non-conforming is what that means. The existing, the new site, the proposed site that we're looking at on Power Road, the staff report shows approximately 16 acres. Is that about right?

[03:49:05] That's the portion of the property that's going to be rezoned. The parcel itself is larger, but that's the area that's going to be rezoned. Okay, so the rezoning portion is 16 acres. So this parcel has, it's divided by a road, power road, correct?

[03:49:22] That's correct. It also has an underground, the Virginia Natural Gas main, the main that goes down to, alongside the interstate, the big pipe. That's correct. It also has Dominion transmission towers, the big towers, the ones that are over 100 feet tall.

[03:49:40] That's correct. And it also has a significant amount of resource protection area, the RPA. That's correct. On the north side of Power Road and the south side of Power Road. And all the RPA requires at least a 100-foot buffer on all sides.

[03:49:59] Is that right? That's correct. Okay, so it seems like there's a lot going on on that parcel. When you add all that together, you have a road, you have all that RPA, you have Virginia natural gas, you have Dominion, and if you look at that, the image on the screen, it shows that the Dominion and the Virginia natural gas easement goes kind of diagonally through the parcel, and the power road goes horizontally through the parcel.

[03:50:35] I've been to that site there that that driveway entrance is existing. It's already there off Power Road. Is that right? That's correct. There is an existing turnoff in that general location. Okay. I just think that's important to point out because I went there and saw it, and I think that's one reason why the applicant wanted to kind of use that because it's already there.

[03:50:59] I know we don't try to put things in the RPA, but the whole road's already in the RPA, right? That's correct. RPA areas go into the power road area and encumber a significant part of the site okay and the one point I wanted to make is I think it's less disturbance and less concern for the environment to use something that's already there on the driveway and the Planning Commission approved that encroachment at their last meeting there approving authority in terms of Chesapeake Bay exceptions so we're not seeing that here that's correct okay thank you very much so So thank you, Mr. Chairman.

[03:51:37] Anything further for Mr. Pompey? We will now open the public hearing. The applicant, welcome to come forward, give a presentation. Any questions that board members have for the applicant will not count against their time. Mr. Vice Chairman, if you will give the applicant 20 minutes, please come forward, state your name, the entity that you represent.

[03:51:56] Thank you for being with us. Thank you, Mr. Chairman. My name is David Maloney. I'm with DPM Development Consulting, and I'm here representing Mr. Norman in both the rezoning and conditional use permit request. I would like to note that we do have our traffic engineer as well as the site engineer, if any specific questions arise later, of a technical nature.

[03:52:21] Mr. Norman is the owner of Capital City Services. It's a business that was started in 1978. They provide a wide variety of conventional and specialized utility, plumbing, and mechanical services. The applicant purchased this property with the intent of relocating his business to an area that's more suited to his use.

[03:52:42] The comp plan designates the property as industrial, and relocation of the business to Power Road will bring the business into conformity with both the comprehensive plan as well as the Hanover County Zoning Ordinance. The business, as stated, is currently located on Sandy Valley Road.

[03:52:59] It is zoned A1. The comprehensive plan designates the property as rural lands, and the business operates as a non-conforming use. I've highlighted in that little circle, that oval circle that's filled in, that's the approximate location of the business.

[03:53:18] It is outside the suburban service area, and I'm providing an aerial photograph. And you can see the site is mostly undeveloped. There are a few buildings, and then you can see the storage area, the equipment storage area very clearly as mr pompey articulated the staff report identifies two outstanding issues one is the irregular zoning boundary the other is the creighton road power road intersection

[03:53:54] improvements and i will address these individually with regard to the zoning boundaries the property is identified on the hanover county tax maps as a single parcel at this time mr norman has no plans to divide the property in the foreseeable future the site contains just over almost 44 acres 27 acres of which is rpa wetland the property owner will receive little if any benefit from having the nearly 27 acres of rpa zone to m2 we understand that there's no additional

[03:54:34] application cost we understand that at the time of site plan there's no additional cost if the that acreage were added into the m2 area however we know what the assessment policies are now we don't know what they're going to be in the future and to have 27 acres of m2 property zoned with a could create a future significant potential tax burden for property that simply cannot be developed as the proffer state a zoning amendment will be required to allow mr norman to divide the

[03:55:11] property in the future and once those future uses are known we can adjust those zoning boundaries accordingly we have provided a sketch plan and i know in the staff presentation there was a color rendering unless there are any specific questions i will i'm not going to go into detail at this time i would however like to address the creighton road power road intersection issue the photograph

[03:55:42] on the right is approximately 130 feet south of the intersection. There's a guardrail on the east side of Creighton Road that extends from the bridge crossing along Creighton Road. And if you look at the photograph to the left, or I'm sorry, the right, you can see the end of that guardrail.

[03:56:07] So the first photograph, I'm standing right at the end of that guardrail looking west towards Power Road. And in the photograph on the right, I'm standing right about where that road sign is that you can see in the photo looking south.

[03:56:28] And so you can see that the location of the guardrail and the bridge and the intersection are in very close proximity. Using Google Maps, these are not field surveys, but they are fairly accurate.

[03:56:46] Using Google Maps, you can see two red lines. One shows 130 feet, that shorter line, which is measured from the end of the guardrail to the approximate center line of Creighton Road.

[03:57:02] The other red line is the distance from the guardrail to the beginning of the taper to the I-295 entrance ramp. So what you can see from those two photos, excuse me, what you can see from this is that that space, again, between the guardrail and power road is very constrained, as is the distance between the guardrail, which is really the end of the bridge,

[03:57:38] and the distance to the 295 turn lane. So proposed use will generate an additional three left turns traveling north on Creighton Road to westbound Power Road in the AM Peak and two left turns in the PM Peak.

[03:58:01] The level of service, both pre-development and post-development, remains level of service A for that movement. In the AM peak, those three left turn lanes equate to approximately one additional left turn every 20 minutes.

[03:58:18] And in the PM peak, it equates to approximately one additional left turn for every 30 minutes. There's no room for a safe transition for a left turn lane from northbound Creighton Road to Power Road. We acknowledge that the intersection improvements are necessary and will be required with future development in the area.

[03:58:40] And to that end, the applicant has proffered to dedicate right-of-way necessary to accommodate a roundabout at no cost to the county or to VDOT. So, if we look at those approaches, traveling from the south, from Henrico County, north along Creighton Road, the VDOT standard approach taper is 495 feet.

[03:59:06] If you were to consider a turn lane, a significantly truncated turn lane with a 50-foot taper and 50 feet of storage, that leaves 30 feet for a transition.

[03:59:22] 30 feet for the vehicle to move on the through lane to bypass the westbound turn lane. This VDOT standard taper length is 200 feet.

[03:59:39] We have 50 feet available. The transition after the turn lane is 75 feet and a departure taper of 495 feet, which places that transition departure after the turn lane well within the interstate entrance ramp.

[04:00:00] In short, we do not believe that installing a left turn lane is the appropriate solution to solving the intersection challenges in this location. We do think a roundabout is appropriate, and again, we have offered to dedicate the right-of-way for a future roundabout at no cost to the county of VDOT.

[04:00:22] Approval of this zoning request will allow a business that's presently located in a rural residential area of Hanover County to relocate to an area planned for commercial and industrial development. The following are two excerpts from the comp plan goals.

[04:00:39] The rural character of the county will remain an integral and vital component to Hanover's culture and economy. Sustaining the rural character of the county enhances and improves the quality of life for all citizens. By allowing us to relocate to this property, we are certainly enhancing and supporting the rural character of the county.

[04:01:01] Furthermore, Hanover County places priority on the growth and resiliency of our economy. The county supports entrepreneurship and the growth of existing businesses while working to attract new investments to appropriate areas.

[04:01:19] This is a homegrown business. They've been in the county for 48 years. They're looking to relocate to a property that is better suited. They've agreed to virtually all the conditions recommended by staff in terms of screening. buffering architectural elevations they've agreed to dedicate right-of-way to address a future intersection improvement and this relocation would most certainly represent new investment in Hanover County so with that we would respectfully request that the board approve our request for both rezoning

[04:01:58] and conditional use permit I'm here to answer any questions and as I mentioned We have our traffic engineer Michael Bailey and our civil engineer Joe Fuddell who's who are also available to answer any questions Thank you. Thank you. Mr. Maloney, are there any questions for the app? Mr. Herzberg Thank you, Mr. Chairman. Thank you very much. Mr Maloney for your presentation you mentioned the traffic analysis You said in the a.m. Peak how many left turns are projected in the I believe it's Three in the a.m. Peak and two in the p.m. Peak and that's over an hour

[04:02:36] Yes, so that would be crossing the Chickahominy out of Henrico To turn left on to the power road. That is correct three left turns additional in the a.m. Peak and two left turns Additional in the p.m. Peak, correct. Okay, what is the level of service?

[04:02:56] At that left turn movement now in the traffic so it's currently a what will it be after that? So it will remain a so now it's a the projection is a that is correct. That's pretty good. Okay, so you mentioned the rural rural character in the comp plan so that that's referring to the existing site on Sandy Valley Road That is correct. And you said that you've you believe that this improves rural character on Sandy Valley

[04:03:34] Absolutely by removing a non-conforming industrial use from an area plan for rural development we believe complies with the comp plan and supports the comp plan yes sir well i agree with you on that as far as sandy valley road i think this does better than sustained royal character i think it actually improves it if this can be relocated the other thing i want to mention there is um do you know how far it is from the sandy valley road site to the interstate interchange

[04:04:09] it's a couple miles i haven't measured it but it's probably within two or three miles i would imagine it's three and a half okay from sandy valley to power road pretty good guess on my part yes sir three is three is a good estimate so three miles so if personnel or equipment is on the interstate they want to go to sandy valley road that's three miles to sandy valley three miles back to the interstate so that's six miles with the with a new site that would be significantly

[04:04:47] reduced because it's only a couple hundred yards yes sir to the interstate from power road do you think that that would lower the traffic impact on the community and the current roundabout i don't think there's any question that removing that can uh i shouldn't say construction but the equipment traffic from sandy valley red would be an improvement to both the quality of life as well as traffic safety along sandy valley road okay you mentioned that you and your owner are willing to dedicate right-of-way for a future roundabout. That is correct. Just trying to look it up here

[04:05:23] in the proffers. I think I've found it, but can you tell us how many feet of right-of-way is proffered? We have not set a limit because we do not have a design for that right-of-way, but whatever is necessary, we are willing to dedicate. Well, that's very gracious. Thank you very much. And does your client own both sides of Power Road on the western side of Creighton?

[04:05:54] They do. So would that apply to both quadrants? Yes, sir. On the west side? Yes, sir. So it wouldn't just be one, it would be two. It would be two. He would own both sides of Power Road. Would you say that this is a parcel that's been challenging to work on and develop with the Virginia Natural gas line, the Dominion transmission towers, the RPA, the cut, the road dividing it, the exit ramp off 295, the Chickahominy River Bridge.

[04:06:31] The site is undoubtedly very constrained. With those limitations, the RPA, the gas and power easements, there's also significant topography on the site as well, which further reduces the amount of development that can occur on site and so the areas that we highlighted uh to be included in the zoning are really those areas that are the develop portions of the site and with all those challenges your owner has been

[04:07:05] willing to go through the process yes sir that's all i have mr chairman thank you anything further for the applicant very well is there anyone here to speak in favor of this application is there is there anyone here to speak in opposition to this application?

[04:07:28] Seeing none, Mr. Maloney, you are afforded rebuttal time, but I'm not quite sure what you would rebut. Do you have a closing statement? Once again, for the reasons I stated in my staff report, we respectfully request that the board approve both rezoning and conditional use permit.

[04:07:46] Once again, if any board members have questions, I'm certainly available as well as our development team. Very well. Thank you, Mr. Maloney. We will now close the public hearing. I'm going to send rezoning 2025-17 and conditional use permit 2025-12 to Mr. Herzberg in the Cold Harbor District, and whatever action he may make a motion for would need to be for each individual case.

[04:08:14] Mr. Herzberg. Well, thank you, Mr. Chairman. This is an irregular parcel, and I think staff did a great job of recognizing and using the word irregular so much so that I said I'm going to use that word too and that's why we see the irregular zoning boundaries. I think staff has made some very good points about the A1 and the M2 and I understand why they recommend to rezone the whole thing. I really do understand it. I

[04:08:54] respect what they've written in the staff report. It says Mr. Norman has been through quite a bit to develop this parcel and if they don't want to rezone the RPA to M2 I'm not going to ask them to do it. The other thing is on the BDOT recommendation I have reviewed the traffic analysis and I see

[04:09:28] three left turns in the A&P, two left turns in the P&P. I see a level of service A. I don't think he gets any better than an A. I think there's a lot of traffic that goes through there. Well it comes out of Henrico County. Not that it's just limited to Henrico. The road comes out of Henrico County and it's people going to the interstate. And we have our residents that leave Hanover and go into Henrico for the interstate. And it's been that way for decades, right? I remember back in

[04:10:05] the late 80s when those bridges right there at Henrico Line crossing into Hanover would flood and I'd try to go home or wherever I was going and the road would be closed and we would have to go a different direction.

[04:10:25] Fortunately, some bridge improvements were done there to correct a lot of that and it's a lot better than it used to be. I think the applicant would be willing to construct the turning lane if there was more room. When Mr. Maloney first brought it to my attention, I thought, are you just trying to get out of constructing the turning lane?

[04:10:47] And he made the case, no, we would build it if there was more room. So I decided to go down there myself, and I appreciate Mr. Maloney's dimensions. Sometimes my own eyeballs help me to understand things better. When I went down there and looked at it and stood there, I looked at the end of the guardrail, and it's like 60 feet to the water.

[04:11:10] It was close. The end of the guardrail was closer to the water than the images show and what I thought. So I'm glad I went down there. And it's not easy to say this, you know, when we have a VDOT report saying, hey, construct a turning lane.

[04:11:26] I think that report just looks at traffic analysis. It's not able to see the reduction of traffic impact off the Sandy Valley Road from the current site 295 to Interstate 295.

[04:11:46] And I have to agree with Mr. Maloney's position. And I come to that conclusion on my own, doing my own check as someone who's kind of in between. I got a VDOT recommendation, and I've got an application, and I have to make a decision.

[04:12:06] I think overall, the traffic impacts of relocating this business to this parcel reduces traffic impact overall. And that's a positive. Sometimes things are not always perfect.

[04:12:23] It's very, very challenging to get this through. Perfection is almost unattainable with a site like this. So if we can get something from a C to an A or a D to a B or an F to a C, I think that's a good reason to recommend the rezoning.

[04:12:47] Some other things I'd like to mention, the Transportation Committee has already taken a position and authorized a traffic study for this intersection and the Creighton Road 295 corridor from Power Road up to Pohite.

[04:13:04] So that traffic study has already been authorized, and it's in the work. I don't have a crystal ball, but I can say that the way I see VDOT recommending things across the county, from World War Point Elementary to Cold Harbor Creighton to Peaks Road to Lewistown Road to 301 and 54 to Creighton and Walnut Grove to Creighton Parkway at Walnut Grove to downtown Mechanicsville to Greenwood Road in Blanton, at one point, Route 1 and 30.

[04:13:38] What do they all have in common? Roundabout, roundabout, roundabout, roundabout. And I think that's probably what will come back here. I don't know. But the owner has and is willing to dedicate whatever right away is necessary to make that improvement.

[04:13:57] And I think that's a good thing. The comprehensive plan, quote, new investment, encourages new investment to appropriate areas. I think this parcel is an appropriate area for this investment.

[04:14:17] That's what the Comprehensive Plan recommends. It also shows a value on rural character of areas like Sandy Valley Road. So we're taking something that's non-conforming and putting it into a location that is conforming, and that is a good land use decision to me.

[04:14:41] The Comprehensive Plan also currently designates this area on Sandy Valley Road as rural lands. So we actually support comprehensive plan on Sandy Valley Road by allowing the owner, the rezoning, to relocate the business.

[04:15:01] And Mr. Norman has been very polite. He's been very patient. He's been extremely professional. I think this process started about four years or so ago. That's a long time. And it's been a lot of challenges.

[04:15:18] And the gentleman has been very professional. He could say, oh, I don't want to go through all that. I'll just keep it where it is. he didn't do that i'm sure he would like to be able to expand his business a lot of businesses do that but he also recognizes the value in relocating the business and i think that's important to recognize and i think i've covered everything here on my sheet so with that i will

[04:15:50] make the recommendation to approve rez 2025-00017 there's a motion to approve 2025-17 as rezoning There's a second. Is there any discussion? All those in favor, please indicate by saying aye. Aye.

[04:16:09] Any opposed? Motion carries. Mr. Herzberg. Mr. Chairman, I'd like to make the motion to approve CUP 2025-00012 with conditions. We have a motion. Is there a second? Second. We have a motion and a second. Is there any discussion?

[04:16:26] All those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries. Are there any announcements by board members? Ms. Pritchard. Mr. Davis, I just got a text a few moments ago. I just wanted to say that former Hanover County School Superintendent Jamel Wilson has been reappointed to the State Board of Education, so yay us. Very well. Very good. Thank you for that announcement.

Anything from any other board members? Mr. County Administrator. Mr. County Attorney. Hearing no other announcements, we will adjourn this meeting to Wednesday, April 1st, 2026 at 6 p.m.

[04:17:03] for a special budget public hearing to be held here at the Hanover County boardroom. We are adjourned.



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