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Hanover County Board of Supervisors Meeting, Wednesday, July 22, 2026

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[00:06:06] good afternoon i will now call the july 22nd july 22nd 2026 hanover county board of supervisors meeting to order as is customary we'll open with an indication led by mr hudson and the pledge of allegiance led by miss pritchard mr hudson thank you mr chair would you bow with me loving god i thank you for every head bowed in this room and for the families that they represent i pray a hedge of protection over everyone in this room and all of their loved ones and we pray for those who are not with us due to illness or some sort of suffering that may be going on lord we know that everybody goes through something each and every day that we may or may not know about. We thank

[00:06:43] you for our home that we call Hanover County. We thank you for allowing us to serve, to serve the citizens of this county, to serve those even when we may not see eye to eye. We ask that you give us discernment and wisdom, lead God and direct us in all that we do, and bring us back safely home.

[00:07:02] For it's in Christ's name we pray. Amen. Please rise if you're able for the Pledge of Allegiance. 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.

[00:07:26] Thank you, Mr. Hudson. Thank you, Mr. Pritchard. I see a number of folks in the board meeting today, and thank you for being here in attendance. Sheriff Greg Sixx, thank you, sir. Director Dana Foxx, thank you, ma'am.

[00:07:44] I see Chief Anderson, Assistant Chief Powers, glad to have you here with your staff. I see Ms. Carrie Carlisle with Economic Development Authority. Thank you for your service to Hanover County, as well as our Economic Development Director, Mr. Brandon Turner. And, of course, our Commonwealth Attorney, Ms. Babinchenko.

[00:08:01] I thought I saw him. Hey, ma'am. How are you? Thank you. Thank you for being here. We have a full house. Where's Tim? Oh, Mr. Bosing, good to see you, sir. Our treasurer. Thank you. Thank you for keeping. Is all the money in the bank that's supposed to be in the bank?

[00:08:17] There's the update, and that's perfect. That's fantastic. Thank you for being here, Mr. Treasurer. We're glad to have you. The next item on the agenda, I don't have much discussion unless the board would like to have some discussion on it. You will see at your place, we have committee appointments.

[00:08:34] I'm going to ask board members to take a look at those. You'll see some positions within your district. I want to thank previous chairs for all the hard work they have done. It is one of the rolling, consistent duties of the chair to continue to try to make sure that these appointments are not vacant and align the terms, district, non-district.

[00:09:00] And we've had some administrative housekeeping, if you will, that we have taken care of. And I want to thank all of the board members who've worked on that. But you will see some vacant positions. Some folks have served honorably for a number of years, but after folks serve sometimes, you know, for decades, you know, 10, 12 years, they decide they need to move on.

[00:09:23] And we certainly understand that and appreciate that. Sometimes we have faithful servants who will serve on a committee or a commission, and then they'll change districts and desire to continue to serve. And sometimes there's places, sometimes it's not.

[00:09:40] So we've done a lot of work to get that taken care of where we have folks that want to serve and we have the authority to create some at-large positions. So we've done that, and, of course, adding industry leaders and those who are big supporters of Hanover in some of these cases.

[00:09:55] So we can have discussion if you'd like, but just please take a look at that. I know each one of you has a lot on your plate right now, but take a look at these, and if you've got appointments to fill, please let me know, and I'll certainly help you in any way I can with that. I may have two motions. I move to add one at large position to parks and recreation advisory commission. Uh, this will be filled by the consent agenda by Mr. James Hyman. Uh, is there a motion a second to add that motion? We have a second. Second, we have motion second in discussion. All those in favor please indicate by saying aye. Aye motion.

[00:10:33] passes next motion is to add two at large positions to the historic commission. These will also be filled uh subsequently if the consent agenda is approved by Robert Davis and Charlie Smetzer. Mr. Smetzer currently uh serves as the chair of the historic commission. Again moved out of his district but he served faithfully and it's a desire um for him his desire to stay on there uh should it be the board's pleasure that's a motion. Is there a second? Second we have a motion and a second is any discussion. All those in favor please indicate by saying aye. Aye any opposed motion carries. All appointments corrections and new have been added to the consent agenda for

[00:11:11] action by the board later on in this meeting now it's time to have consideration of amendments to the agenda mr stoneman thank you mr chair i'd like to make a motion to add the following closed session discussion as item as agenda item 9d under the following authority it's virginia code 2.2-3711 a7 consultation with legal counsel pertaining to actual litigation hatcher v county of hanover county county of hanover lance versus county of hanover and mcgill versus county of hanover second there's a motion a second in discussion all those in favor please

[00:11:50] indicate by saying aye aye any opposed motion carries comment period are there any comments starting to my left by board members all right very well uh mr county administrator thank you mr chairman i'd like to begin today just wanted to recognize the folks in our parks and recreation department as many of you know we just celebrated our annual tomato fest with over 13 000 people in attendance and just fun fact over 10 000 pounds of tomatoes were purchased at the tomato festival this year that event the hard work of not only the parks and rec all of the volunteers our public

[00:12:29] safety agencies that support that event but the community coming together is what really makes that event special and want to thank everyone who our vendors and the community that came together for this year's tomato fest i want to recognize a couple of upcoming events as many of you know we celebrate national night out each year our sheriff's department office leads that effort that that is tuesday august 4th county-wide but this coming uh saturday august 1st from 10 a.m 2 p.m. is a kickoff at Greentop sporting events. This event is a family-friendly event to really

[00:13:04] build that relationship between public safety and our community, invite all of our families out to that event. We have a couple ribbon cuttings coming up. On August 18th we will celebrate with our community the ribbon cutting for Battlefield Park Elementary School at 2 p.m. The following day we will celebrate with a ribbon cutting at 2 p.m. for Beaverdam Elementary School. We will also be announcing a date in August for the ribbon cutting for the renovated Wickham's section that will include the off the registrar's office and the Bucky Stanley building. So look for

[00:13:40] those dates in the weeks to come. And on August 19th at 6pm in the Martha Anfield's conference room, there will be a citizens information meeting on the route 54 Goddons Hill Road intersection improvements. So a lot of events and meetings coming up want to just make sure folks are aware of those. And will be coming up more information on all of those events can be found on the county's website mr chairman as i wrap up my comments today i want to thank the board for your ongoing support of the

[00:14:13] county intern program we have very diligently focused on growing this program i think not too long ago we recognized one of our spring interns kelsey stanley and i don't know if you remember Kelsey with us today she may not be but she will be starting august 1st she has joined our fleet team as a full-time employee and so i'm extremely proud of the work and the opportunities that the internship program is creating i do want to thank our hr department specifically tiffany helbert for your efforts in leading this program and pulling and really making it grow over the years

[00:14:51] thank you for all of the work that you put into it but i want to really thank all of the departments that have made internship opportunities available possible countywide we anyone our commonwealth's attorney thank you for your leadership and and willingness to host three interns this year public utilities hosted several but today we're going to recognize 11 individuals that have served in an

internship capacity mr chairman if you don't mind if you would join me down for some remarks but also have the board join us to recognize these individuals today we welcome that

[00:15:26] good well thank you all for being here and thank you to the interns i see miss meadow here and i'm

[00:16:08] going to speak to you in just a second i went to high school my wife and i both did with her mother and i still have a picture that you made me many years ago do you remember drawing that like okay well i still have that um so it's good to see things kind of come full circle our intern program here at the county and certainly how commonwealth's attorney's office means a great deal i appreciate the leadership that allows this to take place miss commonwealth's attorney i appreciate that you have a lot on your plate hr you have a lot on your plate department of public works all the the agencies that you worked with have so much going on uh yet they make time and the board has

[00:16:43] made this a priority and mr badesky has certainly executed it with precision but they make time to ensure that you have an idea of what the county's like you come in here you help a great deal with with all the things that go on in the counties you work with the the citizens and our constituency and it's really really important that you learn how things go in the county and then as you go on in life whatever course you may be on just remember Hanover always wants to have an open door, and we do, more than just having that desire for you to come back. If there's a place for you

[00:17:20] in Hanover, we want to make sure we plug you in. So we're very happy that you've had an opportunity to intern, but I'll just ask you this. Anybody, raise your hand. What was the one thing that you saw that kind of surprised you the most? Don't disclose anything confidential. You had a Commonwealth's attorney's office, or if you worked in HR, but we'll start with Commonwealth's attorney's office. What surprised you the most? Anybody? Pipe up. None of y'all going to be lawyers

[00:17:45] if you can't talk okay you're going to be a lawyer okay go ahead what was it all right perfect you're hired um uh who else who else what about any of y'all was something you saw that kind of surprised you or was very interesting uh as as you heard you know and you don't get to comment on board members walking through the hallways and making off-hand comments about other board members we

[00:18:24] don't can't go there anybody all right meadow i'm going to pick on you then you knew it you know That's great. Yeah, that's a great pickup. Well, again on behalf of the entire board, we thank you for participating in this program. You are

[00:19:03] valued here every every summer and whatever it may be, wherever your your path takes, you know that we're either going to be with you as you sail off or if you find us to be your home port, we will welcome you with open arms. But thank you very much, John. Thank you, Mr. Chair. He was joking. They never make offhand comments about each other.

[00:19:23] so it's a You know when we when we focused on the internship program a couple years ago We wanted to be intentional about it and it was critical for us This is not just a photocopy grab the coffee kind of job. You all did meaningful work while you were here And it's important to me that you know, you know You unfortunately had to sit right outside of my office for for your internship But I hope you got to firsthand see the work We do that there are professionals that are giving back public service as a calling It's work that we do to be able to make a meaningful difference in our community and they're professionals They're professionals at all all levels

[00:20:01] And I have to tell you all of the feedback that I got was that you did bring value-add to our organization And that's your time is important to you. It's important to us So I want to thank you for for spending your summer with us I did hear though that you took over our podcast this week And I don't know if that was with your permission or not, but That's a little preview. So if anyone wants to learn more about our interns that starts tomorrow and so Hopefully you were able to share with the public more of the feedback of what your summer and your learning opportunity was

[00:20:38] But what mr. Davis said is real. This is a career that we support our community and make a difference in folks lives I hope you will consider a career in local government back when I was in high school Which wasn't doesn't feel that long ago local government wasn't a priority they didn't teach you about local government and the career paths it was federal government and state government but the biggest difference you can make in someone's life is at the community level and I hope you were able to see that here and see that this is a good profession to make a career path out of and we hope that you will consider Hanover in your future career paths as

[00:21:14] well so Tiffany I hope you know sincerely appreciate all of the work and leadership you've put into this program I'd like to ask you to come join me and recognize each of the interns the toughest part of your work is now having to get called up here in front of everybody and take a picture with the board before we let you out of here today so thank you very much thank you this is like your graduation all right so we're gonna call up Aiden Jacobs he is in the

[00:21:45] finance office we have Apollo from Department of Public Works we have Meadow and Human Resources Nina and communications and engagement we have Sebastian in the Commonwealth Attorney's Office and Ryan in the Commonwealth Attorney's Office Andrew in the Commonwealth Attorney's Office Emily in the Department of Utilities

[00:22:20] Department of Public Works sorry and Kaluwa from fire and EMS all right we're going to need you guys to come in the middle let's make sure the board members are between them

[00:23:00] again mr podesky thank you so much

[00:24:12] for executing this program, administering it with all of your support team. It means a great deal. Certainly, Commonwealth's attorney, thank you, ma'am, for allowing this program to take place. 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. Today, we're going to have to limit Citizens' Time to 15 minutes.

[00:24:34] We'll give speakers three minutes each, but by a show of hands, how many do I have first? One, two, three, four, five, six, seven. okay we'll do three minutes we'll get all seven in um and uh three minutes each uh you do not need to fill out a card it does help us if there's any follow-up we do not allow presentations uh or comments from the gallery to the uh to the speakers uh board generally uh will not count any time if board members have any any comments we do have one pre-registered mr david mccauley please come

[00:25:09] forward we ask all citizens who are speaking at citizens time to state your name and the district that you live and again you'll have up to three minutes is mr mccauley with us mr mccauley please come forward thank you for being with us supervisors and council my name is david i'm a federal politician registered with the fec three minutes is tight five minutes was a little bit better i

[00:25:40] have a whole sentence here perform i would like to drop off y'all can review it later but short notices, the Hanover dash is my topic today. We need to change it for the citizens of Hanover County. We cannot continue having a two-hour delay. Two-hour delay is always an issue. Me personally, my campaign is 2040, but I'm currently campaigning right now to get to support Hanover.

[00:26:12] I support my local troops and my law enforcement. But the problem is to go to district to district, you have to wait two hours that is ridiculous as if as protected by the first amendment I do not like that I'm not going to use profanity at my house I feel like using profanity about it but here I'm going to keep it professional because I'm a federal candidate I'm asking your approval Mr. McCullough we're not going to do a campaign speech I need you get I'm not I'm not doing a campaign speech you've mentioned campaign three times I want to hear what you have to say I would like the board supervisors to change the policy of two hours we cannot we cannot wait two hours

[00:26:50] with respect. And also, I would like to ask the Board of Supervisors to add additional locations as Tappahannock, New Kent, Midlothian, and additional areas of Richmond. That will bring more accommodations for seniors as medical appointments. VCU Medical Hospitals is in Tappahannock. It's in New Kent. We have seniors that need transportation and cannot get the services they need because the transportation does not go out there. I've been affected personally.

[00:27:28] I'm not disclosing what my medical issue is but I can't get out to Tappahannock sometimes. I can't get out to New Kent. I'm just asking the board of supervisors to as a courtesy just not myself for the commonwealth of Hanover my great citizens to change the policy of two hours to expand the areas to more county districts. One of the topics I like to discuss is, I don't know how far it would be on the Virginia Beach line, but close to it. Why should we change that policy? Think about this.

[00:28:06] Employment opportunities. How many people? You have 30 seconds. I'm where? 25 seconds. Wow. Y'all are tight. Employment opportunities. Think about that. Employment opportunities, more areas people will have an opportunity to get get out going places wow this is crazy eight eight seconds you you heard my voice i want two hours change and i want more locations thank you thank you can i leave this for y'all certainly sir you can give that to dr brown right there i believe we have your comments they were emailed to us if those are the same we'll certainly add those in

[00:28:43] the public record uh and we can talk to you about dash um miss pritchard and i just had a lengthy conversation mr hudson and i have involves a lot with microtransit the central virginia transportation authority state codes um but i'm aware i'm aware of all that so we will follow up i believe we have your contact information thank you mr mccauley for being here president to leave yeah certainly sir appreciate it my pleasure uh the next speaker that we have is uh miss jane kirchner uh miss kirchner please come forward thank you for being with us ma'am jane kirchner South Anna District. Thank you very much for the opportunity to talk to you today.

[00:29:23] What I want to talk to you about is data centers. I'm asking you, asking that you remove data centers as a by right use in every zoning district. Right now, data centers' proposals can proceed in certain districts by right, meaning that they are automatically approved in that district and there is not a process for public input and a vote by the planning commission and the board before those data centers could move forward and be built in Hanover County. Removing data centers as a by right use in every district will not change data center developers' opportunity to propose and have

[00:29:59] approval for their proposal considered. So it's not, it's just going to remove the ability for data centers to be built by right. There, as you know, and you've heard from many of us, including myself, there are many, many, many concerns about data centers in our county. There are intensive negative impacts on our land, waters, air, and communities from data centers, and I ask that you initiate a zoning amendment to remove data centers as a by-right use in any district. Since I have a

[00:30:33] few minutes left, if that's okay, I also want to encourage you to reconsider spending a lot of time and taxpayer dollars and staff time on a data center ordinance. I feel like you have heard loud clear how everyone many many people in Hanover County feel about data centers and I don't feel like an ordinance I'm familiar with ordinances as you know and I've said to those of you before I previously have served on planning commissions in other counties an ordinance would just give the data

[00:31:11] center development community a roadmap for how to get them approved here I think that those efforts could be much better focused on maybe strengthening our our protections for our waters and our air and our communities, not just looking at how data centers can be accommodated within the county. So I encourage you to think about that and consider that and maybe directing those efforts that you thought would be working on an ordinance for data centers to look at maybe some broader overarching issues that will help everyone in our

[00:31:50] community so thank you so much for the time thank you ma'am next speaker is uh mr jesse lennon the third mr mr lennon thank you for being with us please come forward state your name the district that you live or the entity you represent you have three minutes thank you sir thank you uh ladies and gentlemen of the board my name is jesse lennon i live in chickahominy district but this is about a property owned in mechanicsville district um and i'm going to do my best to speak kind of quick three minutes as both a homeowner and landowner in henover county i'm appalled that a supervisor would arbitrarily initiate a directive to remove a use currently shown

[00:32:28] on the comp plan for no other valid reason other than his own personal bias against that particular use. This highly questionable initiative to remove multifamily use from all parcels within the Mechanicsville District is a blatant overreach that specifically targets my property. It was done without any prior direct communication with me as a landowner and is an egregious abuse of power by an elected official based solely on his personal distaste for apartments.

[00:32:53] Our comp plan emphasizes an inconvenient truth. This is in Chapter 6, by the way. Hanover County must work with the private sector to offer quality housing options. And a healthy community benefits from a variety of housing options that fit different stages of life. During the April 2026 town hall meeting, the supervisor relied heavily on subjective assertions to justify a blanket multifamily ban.

[00:33:19] Yet, in a glaring contradiction, he publicly backed adding multifamily residential designation to another set of select parcels about 1.8 miles away, also in Mechanicsville District. This amounts to clear favoritism and a personal vendetta against a single infill parcel.

[00:33:35] Significant amendments to land use designation should be supported by objective planning, analysis, documented changes in conditions, infrastructure constraints, or maybe newly identified community needs, not on a personal belief or personal bias. Consistency, predictability, and respect for property rights are important principles that help maintain confidence in Hanover County's planning process.

[00:33:59] A comp plan is meant to serve as an advisory, long-term guide for the county, not a tool for reactionary political maneuvers. And the comp plan explicitly directs higher-intensity residential development to suburban service areas, SSA, to protect the county's rural character.

[00:34:15] Makes sense. My property sits squarely within the Mechanicsville SSA. Well, as a conservative landowner in Hanover County, I ask you to please do the right thing. Uphold the spirit of and protection of property rights. Preserve the spirit of respect for the comp plan. Protect free market principles.

[00:34:33] Say no to creating an uneven playing field. And leave the current multifamily use designation as is for 7147 Mechanicsville Turnpike. And I thank you all for your time, your leadership, consideration, and obviously your service to Hanover. Thank you. Thank you, Mr. Lennon.

[00:34:51] That's all we have for speakers. Okay, next speaker, please. I think we have all of our pre-registered. Please come forward, state your name, the district that you live, or the entity you represent. Ashley Covington, Cold Harbor District. Good afternoon. I want to ask about something that just hasn't been adding up in my head.

[00:35:08] At your June 24th meeting, you voted to delay any increase to the data center tax rate. Y'all said more time to study was needed, so you directed the Finance Committee to study Hanover's tax rate for data centers and compare it with rates in other localities before considering any changes.

[00:35:27] Supervisor Dibble said, I think this decision, if we made it tonight, would be very worrisome for me because I just don't feel like we looked at it deep enough. And Supervisor Herzberg added, I think it would be a good idea to study this, to leave the tax rate as it is, and look at ways to lower tax burdens on our businesses and citizens.

[00:35:49] The review is expected to take more than 18 months to complete. So my question is this. If you can't vote on a tax increase for data centers without a study, why are you able to approve new data centers without one?

[00:36:06] If the impacts of data centers on our water, our grid, our health, and our rural character are significant enough that you can't raise the tax rate without studying them, Then shouldn't those same impacts be significant enough to pause new approvals until you finish the study?

[00:36:27] Just makes sense to me. The other thing that needs to be looked at is the zoning question. These hyperscale data centers are being classified as light industrial. What other light industrial industry consumes a million gallons of water per day, 900 megawatts of power, has massive campuses and substations taller than our tallest tree, generator noise heard for miles, and the environmental and health impacts.

[00:36:58] I mean, make it make sense. Here in Hanover, we're still pretending that a hyperscale AI facility is the exact same as a warehouse. So if you need a study to raise the tax rate, You need a study to approve new data centers.

[00:37:19] Your review is expected to take 18 months. During that time, why are we even considering new proposals? You have a choice. You can continue approving projects before you understand their full impact.

[00:37:34] You have 30 seconds. Or you can say, we will not make decisions about Hanover's future until we have the facts. Again, I beg of you, please be the heroes of Hanover. Pause new approvals, finish the

study, add a study on the health and environmental impacts, then decide when you have all the information.

[00:38:01] Thank you. Thank you, ma'am. Next speaker, please. Thank you for being with us. Hi. Excuse me. Thank you. I'm Sandra Withrow. I'm in the Cold Harbor District. And I don't have a whole thing prepared, to be honest with you guys.

[00:38:20] The topic is the hyperscale data centers. I understand that they're much larger. And without having to go through any of the facts, I think you guys have heard most of the points. I've been fortunate for the past couple of weeks to be able to do some traveling around our coastal areas in Virginia, all three peninsulas and all this.

[00:38:45] kind of relearning my geography as I do this. It's fun. It's gorgeous. I hope you guys get to take some time off from all of the talk about data centers and actually get out there and get your feet wet in some of our waterways. It really is gorgeous, and it deserves to be protected.

[00:39:06] My main thing that I would like to say is that the hyperscale data centers are unknown. And it's scary, especially for people like me who don't have the time and capacity to continue researching all of it. I get lost in the information. It's very overwhelming.

[00:39:27] So I have to really trust my gut on this and use extreme caution. And I'm just asking for you guys to please do the same thing. I said it once before in my research, one of the most grounding things that I found was that Henry Clay himself said, statistics are no substitute for judgment.

[00:39:49] And it just rings true. You know, my father used to tell me all the time when something would happen, well, just file that in your book of knowledge, file that in your book of knowledge, file that in your book of knowledge. And at some part, at some point, hopefully you'll see a trend or something come to fruition. And that's what I'm asking. Thank you for paying attention. Thank you for listening to all the statistics but at the end of the day let's go with Henry Clay and say well I'm really poeeting it up now but anyway yeah please please listen to Henry Clay and and what he did say was statistics are no substitute for judgment thank you guys I hope

[00:40:26] you get out there on the rivers they're gorgeous thank you ma'am next speaker please good afternoon my name is Georgie Haw III and I'm going to read an email that I was unable to get out until late last night tried to get to all you guys because of the short notice on these amendments it's taken me a long time to pull the family together so I'm going to read this to you quickly as I can you all should already have this email but I didn't get it out till 7. dear members of the

[00:41:04] board of supervisors I'm writing you regarding Henry One proposed amendment to the Hanover County's general land use plan as you know this property has been held by my family for five generations my family is opposed to the change the property is currently located within a suburban service area and is designated suburban transitional residential with a density up to 1.5 units per acre. The proposed map amendment would designate the property rural agriculture with a density of one dwelling per 6.25 acres. Sounds like the old 425. This change represents a

[00:41:40] fundamental shift in not only my family's ability to develop the property in the future, but also a fundamental shift in Hanover's land use planning strategy. As someone who has followed with significant interest many five-year comprehensive plan processes which were created to serve a long-term guide for growth in mid-plan updates that would address a flaw not contemplated within the development

of the five-year comprehensive plan, it has been my understanding that Hanover's goal was to concentrate growth in a relatively confined area of the county while preserving a

[00:42:15] vast majority of the county's land area is rural. Removal of our property and the adjacent surrounding properties from the SSA will only serve to incentivize residential sprawl and incentivize residential sprawl and encourage development in parts of the county that neither have the infrastructure or services to support the sprawl. As the board is well aware, planned sprawl is not only inefficient in providing services to county residents, but it tends to increase the cost of services which in turn will put increased pressure on Hanover's real estate tax rate. This change will contribute to the inflated home values in Hanover and the greater

[00:42:54] Richmond region by further precluding the development of billable residential lots needed to meet current market demand. Lastly I'm very disappointed that my family and I were not notified of this proposed change until we received the attached notice which is in my email and which was received by me only last week. We are strongly opposed to the change in the general land use map for our property and the adjacent parcels. Such a change represents a significant economic loss to the value of our property and furthermore the proposed change also represents poor land use

[00:43:30] planning practices which will encourage sprawl in areas of the county that cannot support growth while undermining handover's strong history of managed growth. Please do not allow this proposed Those land use chains move forward. I had a couple of comments, but I won't be able to say them right now.

[00:43:45] But I would like to point out the fact that my brother, Thomas Hall, is here. Your final thoughts, Mr. Hall. And Susan Schmetzer-Hall is here that does live in the Henry District. I've got you, Mr. Hall. Okay. And I did get your email. And if you've got further comments, Mr. Hall, send them to me on email or you've got my cell phone.

[00:44:05] We certainly will. All right. Thank you for your time. My pleasure. Thank you. Next speaker, please. Thank you for being with us. Next speaker. anyone seeing none we will close citizens time the next item on the agenda is the consent agenda somebody sir if you'd like to speak come on up yes sir i'm opening citizens time back up sir you have three minutes please state your name the district that you very much certainly thank you chair and supervisors appreciate the time my name is greg tiller south and district

[00:44:38] my three sisters and i own 93 acres um right across from admir church road on um ashton road right beside hunting hawk off course and my one of my sisters has an additional excuse me additional 15 acres adjoining it and We're concerned about changing the the potential of changing the suburban neighborhood residential back to rural agriculture at some point and I know y'all might be doing a vote to put it out to the public and Similar to what this gentleman said

[00:45:11] It seems like if you're gonna have to have 1% growth or you want to achieve 1% growth growth over 20 years If that's still your goal, I think all these 10 projects looked at amendments if you're not mistaken They're all going to reduce that the growth and I don't know how you're gonna manage to keep 1% if you're doing that um and There's a whole lot. I wanted to save at three minutes. I had like six minute thing I don't know how much time it has so I'm trying to prioritize my head I do want to say I'm really glad that y'all shot down the HH on data center there because that would have surrounded us basically

[00:45:50] But I do think Some sort of growth is necessary and what they're proposing now the rot. I believe it's called Development seems okay. You know, it's not gonna be too much of a load. I don't think and it's gonna surround us But we're okay with that Something's got to happen at some point You've got to have houses for people in the way the country is nobody can afford anything Maybe it'll make housing more affordable for the people who move into these that they're developed that they can buy the other homes to keep people in Hanover. How much time have I got? I want to see what subject I want to go to.

[00:46:26] Got a minute. A minute? Wow, I'm so nervous. Well, our parents bought this property in 1977, and we didn't know if our dad was telling the truth, but he said, "This is your retirement. This is what y'all are going to have." So when they passed away, we were thinking, well, maybe there's something else, and there really wasn't anything else. He bought that—my mom and dad bought that property, and I was 17 when they bought it, so I didn't kind of get what they meant minutes of my retirement. I'm 17. But if it changes back to rural, it's one house per six

[00:47:00] acres, 6.25. And we were looking at trying to develop it before the data center thing came along. Yeah, 30 seconds. We're not going to do it with the data center right there. And now HH Hunt came along. Well, that sounds conducive. I mean, we're all for that, really. And then we'd have to look at it again. We had it conceptually planned out in our heads. We never got it on paper anywhere but um we would like to see it stay suburban neighborhood very much so appreciate it thank you yes sir thank you yeah sure mr tiller i responded to your email yesterday requesting a

[00:47:39] meeting if you could take a look at that email so that we can get together and talk about this understood i just wanted to let you know it was there yes sir thanks for reaching out thank you anyone further for citizens time anyone okay citizens time is closed we'll move on to the consent agenda have all board members had an opportunity to review the amended consent agenda are there any additions are there any deletions anything to pull off any considerations is there a motion a motion that we uh we approve the consent agenda there's a motion is there a second

[00:48:16] second there's a motion a second any discussion all those in favor please indicate by saying aye aye any opposed motion carries chair recognizes miss pritchard thank you mr chair um having voted on the prevailing side where the board defeated the motion to approve rezoning 2026-00010 Zachary H.C. I move that the board reconsider that motion. We have a motion. Does there a second? Second. We have a motion of second in discussion.

[00:48:47] All those in favor please indicate by saying aye. Aye. Aye. Any opposed? Motion passes. This motion has passed and uh it's now back before the board uh are there any motions to amend or withdraw the the original motion again anything to amend or withdraw hearing none the chair will move uh that the motion before the board is to approve rez 2026-00010 call for the vote at this time if there's a second second we have a motion in the second uh any discussion hearing none all those

[00:49:26] favor please indicate by saying aye aye any opposed motion passes uh mr walter we get what planning and make sure that notice is received by the applicant yes sir thank you sir next item on the agenda item number six is a presentation of transportation update uh and i believe it's mr frazier with us come on thank you thank you for being here uh with ddot and i think director hardman is on deck thank you thank you for being here good afternoon mr chairman members of the the board, Philip Frazier. I'm the resident engineer for VDOT in the Ashton Residency.

[00:50:03] I believe you guys all have the maintenance report in your packet. I'm just going to hit a couple highlights. Mowing operations were in full effect mowing across the county. We have our specialty mow that had a notice to proceed a couple weeks ago. It typically takes about two weeks to finalize complete with our contractor. We have also tasked out our secondary system mowing operation that is to a separate contractor that is through a tractor mow cycle that typically takes around four to five weeks to complete a lot of secondary roads in Hanover County so if you see anything feel free to reach out I know I rode through the 360 area

[00:50:42] yesterday and noticed a couple spots that were what we would call holidays at my house spots that were missed so we're getting that rectified resurfacing the thin thin surface treatments are finishing up that's your cape seals your slurry seals chip seal type of applications they're finalizing those projects in the next couple weeks we will have our mill and overlay and more asphalt focused contracts that are about 50 percent of the way complete right now they have fixed completion dates that are kind of in the fall the october to november's time frame

[00:51:18] the FDR contract that was a contract that had a lot of partnership between the county and the department that has been completed so we're currently working with public works on identifying the next list of candidate projects or routes to receive full depth reclamation with that inch and a half to two inch asphalt overlay I think it was a really good project that finished quickly so that was an issue that we've had previously with kind of that same effort so really pleased to see how that turned out sweeping this is something I talked about last time I

[00:51:56] recognized that after a tough winter we had a lot of sand salt that was still in our roads subdivisions we do have two sweepers that are being kind of divvied up throughout the full residency's geographic footprint. Right now we have a sweeper that is working in the Ashland area during the day and then they are transferring that sweeper to the Mechanicsville area to work during the evenings. So we're getting about 16-17 hours worth of productive sweeping work over there

[00:52:31] and then we also have a sweeper that is being shared at the Elko area headquarters and they have that during the day. So with that, I don't have anything else. I'd be happy to take any questions or concerns from you guys. Thank you, Mr. Frazier. Ms. Pritchard. Thank you, Mr. Chair.

[00:52:51] Thank you, Mr. Frazier. You have been particularly responsive to folks in my district lately, and I first want to say thank you. Forest Lake Hills, at the beginning of that project, I thought they might string up both of us, but I have heard from a number of citizens that they're extremely happy with how the work turned out and I've been over there and I concur and I appreciate you getting back to me so quickly and helping us with that my only small caveat would be you guys need better signage it would it would be so helpful especially in the subdivisions if there were signs that

[00:53:28] said repaving starting whatever day because people can prepare for it and they don't wake up and start yelling at 6:00 in the morning so just that's it i agree wholeheartedly thank you well thank you anything further mr stoneman thank you mr chair well mr frazier i just want to uh thank you uh for the citizens of beaver dam uh shallow church road is is uh only complaint i got is that it's so smooth now it's more like a racetrack so so anyway um i really appreciate it and then also too on robert tail road there were some potholes pretty large potholes um that i mentioned uh one day and and before i got to my house they were

[00:54:07] repaired uh going across the bridge so that that expedited service is much appreciated from folks in beaverdam so i really appreciate that and thank you for all your partnership thank you mr debble thank you mr chair um again thank you for everything you've done for our south anna folks we've seen you out there and appreciate all of your efforts to keep the roads clear um i will say that i was on scotchtown road this week and i see it listed as pothole repair as well The whole road is just pitiful.

[00:54:41] So if we could maybe take a look at that and see what we can do to improve that. There seems to be right in the middle of the road, deep gullies. So we've done some little patchwork, but we've got some sides that are also crumbling and ditches.

[00:54:59] So if you could just have someone take a ride on that road and see what we can do to get that on their list for some sort of major repair. Understood. Yeah, we can absolutely evaluate it. Great. I appreciate that. And also at the intersection of Scotchtown and Route 54, we have added rumble strips, but they are completely ineffective.

[00:55:22] I know that as I exit Office 64 onto the West Point exit, they have some serious rumble strips that get your attention. And whatever that is at that intersection, you don't really feel it.

[00:55:37] So if we could evaluate those as well and maybe beef that up because the rumble strips get your attention, but they have to be deep enough. Yeah. Can you remind me of those thermoplastic rumble strips or are they grooved into the pavement? Meaning are they higher than the pavement or lower than the pavement?

[00:55:56] They were supposed to be above the pavement, but it looks like we have squished them. Yeah, oftentimes after a heavy snow season, we will kind of run those down so we can absolutely look at having those refreshed and get them kind of elevated off the pavement. Right. Certainly the rumble strips down Route 33 in the middle of the road and the sides of the road are very effective.

[00:56:15] Yeah, those are grooved. And if we could have that same effort at that intersection, we might just save a life. Understood. Thank you for everything. You're welcome. Mr. Herzberg. Thank you, Mr. Chairman. Thank you, sir, for your presentation. I think the FDR work with McClellan worked out very nice, and also Rock Hill and Market, so thank you.

[00:56:37] I had sent Mr. Vaidunas a photo. There was some water ponding at Paw Paw Lane. Have you heard of that? I'm not sure. I can definitely check in with Joe and see what you may have shared. If it maybe missed me and got to my team, then I apologize, but we'll check in.

[00:56:55] Okay, it's not a big deal. When they took up the old surface and they put the new down for whatever reason it created a Standing water issue. Yep, and there's some limited sight distance there to the north and the residents are concerned that it'll freeze in winter and cause You know them to slide into the road when they are not ready to slide in the road. Sure. Pawpaw Lane P.A. P.A. Pawpaw Lane got it. Thank you very much, sir. Thank you. Anything further?

[00:57:24] Mr. Fraser, have we gotten any reports on any road degradation or displacement of shoulders, whatever, from the heavy rain yesterday? I know stormwater was coming over there on Bell Creek, but it looked like the stormwater drain, while overwhelmed momentarily, it maintained its integrity.

[00:57:45] So I was just wondering, I know reports can be a little late coming in, but anything major, any diminishment of pavement or travel service? Sure. So that caught me first thing this morning. Had some

people reaching out, especially on Bell Creek near the Home Depot. I'm assuming you're talking about it. I think you even made maybe the news. I asked my team to go out and evaluate it. I believe when I looked at some historical pictures from the last few months, it seems like there was some type of erosion that was happening around that drop inlet and that van hole anyways.

[00:58:15] So it's something that I think is continuously kind of becoming a problem. So we'll monitor it. I haven't heard that there's anything that has degraded the road, but absolutely it's something that my team is aware. We're looking for any kind of blockages within this closed storm sewer system. I know that that was an issue maybe 10 years ago when that was originally built, required some replacement of the pipe.

[00:58:37] Yeah, and we didn't get anything from Chief Anderson. It didn't look like we had any washouts. So we're now almost 24 hours past. Sure. The only other thing that I heard was there was a pond and a subdivision over there on that side of town, and it actually was kind of overflowing on one side.

[00:58:56] We got with the HOA, they're responsible and in control of the dam that releases the water. They left some of the water down, which was able to relieve some of the head on the upstream side of that pond because the road actually kind of bifurcates the pond. I forget what that neighborhood is called.

[00:59:14] apologize, but that was the only other issue. Well, that's great. That's great news. Well, thank you, sir. Thank you for being with us. Absolutely. All right. Thank you. Have a good afternoon. You too. Director Hardman. Good afternoon, Mr. Chair, members of the board.

[00:59:34] I know you'll have to pack the agenda, so I'm going to be as brief as possible today. First up, good news. This project is complete. Looks great. I think this is one of the first projects we haven't had a complaint on since the day we started, so that's good news. Second project here, U.S. Route 301. This is also good news. We expect to start construction in the next 30 days. All the utility conflicts that we have have been resolved. As Mr. Frazier reported, our full depth reclamation project has been completed. Lewistown Road, Ashcake, we currently

[01:00:13] have Horizon relocating their facilities out there. There has been a slight delay with the cabinet they need, but we are still poised to bid this by the end of the year. Pole Green Road widening. Utility relocations are underway. Dominion actually completed all their work within 90 days. The next two companies up for relocation of Verizon and Virginia Natural Gas.

[01:00:38] Route 1 and Route 30, we've got the stormwater management ironed out there now, so we are awaiting a permit from the Corps, as well as we still have two parcels that we need to acquire right away, but we're still working on getting this bid by the end of the year. Route 301, the Hanover Courthouse Pedestrian Improvement Project, archaeological dig that if you look on the side, the picture beside Library Drive, there's a little bit of a sidewalk that goes beside the old jail and beside the perimeter wall.

[01:01:10] They did a dig out there to determine if we were going to impact any archaeological finds. They did find the foundation for the old debtor's prison. We were awaiting the report. It was a William and Mary group who did the dig. We were awaiting that final report from them and then VDOT will assess whether or not there are any adverse impacts. Creighton Road left turn lanes. This project is moving forward with right-of-way acquisitions. Greenwood Blanton Roundabout, as we refer to it. I believe we have the MOT plans worked out now. We have some additional studies numbers we need to give the

[01:01:50] VDOT for their final approval, but once that's done, they can issue the design approval for the project and we can move forward. Creighton Road and Walnut Grove Roundabout. Again, this project is

also under right-of-way acquisitions. 304, 301, 54 roundabout. The phase two environmental assessment has been completed with no significant contamination found, so we're awaiting that final report for VDOT's input on moving forward. Sliding Hill Road Peaks, Ashcake, Mount Hermon Road

[01:02:24] roundabout. We're continuing the right-of-way activities out there. Utility plans and estimates will be worked on in the next quarter. Hickory Hill Road reconstruction. We're currently re-delineating the wetlands along that road due to the significant impacts we had, as well as revisiting a stormwater management plan for this project. And as Mr. Budusky had said earlier, we have our citizens information meeting on August 19th. I'm sorry, wrong project, skipping ahead. Apologize. The citizens information meeting will be this fall for that project.

[01:03:02] Atlee Road, Business 360, Coal Harbor, Roundabout. We're working on utility relocation corridors. was a company that came in and wanted to put fiber through the middle of that we actually work with them and they're now going around that entire intersection so that's one less utility we'll have to work on when we go to the project at least station road phase two right away continues to be acquired out there we have closed on five or settled on five parcels five are out for offers right now and as these are done in bundles we're doing five at a time so once those five are

[01:03:41] finalized we'll move on to the next set about 54 guidance road this is the census information meeting that mr buduski referenced on august 19th in the martha and fields building at 6 p.m at least station road widening phase three um we continue to address the citizens information meeting comments um with the value engineering process with vdot two significant items came out of that process that was really supported by the citizens um they had two comments basically we We need to slow down the speed out there, as well as for the whole corridor.

[01:04:19] Through that process, value engineering process, it was determined that a roundabout at Forest Patch and Castle Tower would help in calming traffic through that area. So we're looking at implementing that there, at least evaluating at this point, as well as VDOT has been agreeable to reevaluating the entire corridor from Sliding Hill Road to 301 and dropping the speed limit down to 35.

[01:04:44] So that process will continue as we fully develop these projects. The Route 301 pedestrian operational improvements, I apologize for this picture, it's not very good, but this does show the 10% concept plans that were just submitted last week.

[01:05:03] The addition that was not shown on any previous drawing is to the far left of that picture. You'll see the sidewalk that goes up and then turns into Kudlip Avenue, which is the Craney Island subdivision road. We had received comment through the citizen information outreach that they'd like to see that connected, and it made sense for us why stop it short of a subdivision.

[01:05:26] So that is the most recent change for that project. In Route 33 widening, we had issued an RFP in June for the design services up to the right-of-way phase for this project. Those responses were due yesterday, and so as we start to analyze those, we'll schedule interviews with firms and continue on down that process.

[01:05:49] and that is it for my presentation thank you mr hartman any questions for director hart seeing none thank you sir next item on the agenda is a presentation uh any consideration for authorization to advertise for public hearing on the envision hanover revisited comprehensive plan that's going to be cpa 2026 dash 0005 uh miss hunter is with us our director of planning and community development thank you

ma'am good afternoon mr chair members of the board joanne hunter director of community development as mr. Davis indicated this is a presentation

[01:06:28] on changes that are being proposed to the general land use plan so we want to cover the process today of how we got here review the ten proposed changes the policy implications for each one of those changes and then at the end of the presentation we will be asking for some direction for next steps from the board so as you all are aware we did the planning staff started the exist the comprehensive plan engagement process in fall of 2021 and did two years of extensive public outreach uh which

[01:07:03] culminated in the adoption of the comprehensive plan in september of 2023 since then we've been working on post-adoption implementation measures of the plan such as some of the small area plans and things like that and each comp plan needs to be updated every five years so again we'll be going to update and the beginning of early 2028 so we are close to restarting the comprehensive plan process so for these midterm land use changes it began in september 2025 when we had a board

[01:07:39] workshop. We asked the board members to identify any changes in their district that they would like to be considered. The board did provide those back to us in December. We've taken those changes to this community development committee twice. The community CDC did direct us to engage in some public meetings and events for these changes. Those occurred during April and May. There are 10 proposed changes this slide shows the amount in each district there is one

[01:08:15] change to Henry that occurred after the stakeholder engagement and Ashland is the only district without any changes so we had about a hundred people participate in our engagement efforts for the proposed changes we had two in-person meetings we had three office hours at libraries where we were where people could come in and ask questions there was online commenting on our public input site we did a lot of outreach through our website and Facebook and all property owners that are impacted by the change were notified as well as two

[01:08:52] rings outside of that for adjacent property owners they were also notified of the changes we did there's ten changes we've grouped them into two categories group A which is six changes those are all located within the suburban service area and then group B is four changes which would result in removal of land from the suburban service area so the the policy the general land use plan would not change the zoning for any of the properties or

[01:09:27] remove any existing properties the general land use plan is general it's not parcel specific and one of the main reasons we use the general land use plan is for considering zoning requests and looking at whether they align with the comprehensive plan the other important item about the general land use plan is it does dictate where public investment may occur such as for public utilities and things like that so here are the six changes that are occurring within

[01:10:01] the suburban service area first one is located in the chickahominy district it's the northwest intersection of the atlee and studley roads you can see it's just south of the popeyes and walgreens at that intersection of atlee and route 301 this area is designated in orange is designated suburban residential which would allow densities up to three to seven units per acre the recommended change is to change this to suburban neighborhood which is one and a half to three units per acre so make it consistent with other areas that you can

[01:10:40] see the yellow on each one of these slides you'll see these comment numbers on the side so through that public engagement process we asked people of their opinion on each one of the changes on a one to five scale five means they enthusiastically support the change one meant they absolutely opposed the change so five being they support it one being they opposed it with 69 responses on this one it came out to an average score of four point one six some some of the

[01:11:19] random comments or some of the comments where people thought it would be more compatible and less impactful while others felt that we should have some areas reserved for suburban high residential and that is one of the comp plan initiatives next change is also in Chickahominy this is on 301 located just south of the fire station generally across from berries produce you can see on the left-hand side that shows the existing comprehensive plan which shows

[01:11:54] suburban neighborhood residential again one and a half to three units per acre the proposed change would be to put this into neighborhood commercial this one got more mixed results with the average score of 3.06 and some were concerned with adding commercial adjacent to residential some of the analysis with this one is it would increase opportunities for commercial development along US 301 but if looking at the comprehensive plan we generally kept

[01:12:30] those commercial nodes to major intersections this would be more of stripping along 301 but it would close a gap between the existing commercial at Shady Grove Road and the existing and planned commercial uses at Rutland Grove.

[01:12:46] One of the biggest concerns about from citizens with this request which probably lowered the score is that they were concerned with having commercial uses in front with residential uses to the rear with potential for noise and impacts from those commercial uses. We're moving to the Mechanicsville district now. The one on the left shows the area at 295 right at the off-ramp to 360 old Mechanicsville Village area. The pink is designated Suburban Center. The

[01:13:24] Suburban Center District is our mixed-use district and that district does allow that 50% of the property could be used for residential and that That residential could be up to 15 units per acre, so this does allow for multifamily.

[01:13:42] The proposed change would be a reduction in density for this property. It's proposing three chain three designations. The Mechanicsville shopping center general area would be changed from suburban center to highway commercial.

[01:14:01] The orange color is the suburban high, which would allow densities of three to seven. And then there is a strip of multifamily along the outer edge along the 295 off-ramp.

[01:14:17] Again, this one also got mixed reviews, 3.28. Some people felt that the suburban center designation could be appropriate and be a sort of a impetus to encourage development in the old village areas others were concerned with adding multifamily but I don't think they quite understood that multifamily was allowed in the suburban center this is one of the largest on develop properties in the mechanicsville village and we will be

[01:14:53] getting a mechanicsville village small area plan later this year second change in Mechanicsville district this is at the US Route 360 near Brandy Run Drive it's just to the west of Cambridge Square apartments this property is designated multi this area is designated multi-family which allows densities up

to eight and eight to fifteen units per acre the proposed change is to have the frontage be the continued highway commercial as it is on the rest of this

[01:15:31] 360 and then the rear becoming suburban neighborhood one and a half to three units per acre again this one was also mixed 3.36 some felt that the less density would be better where others felt that there should be opportunities for affordable housing this one part this property is one of the only instances of multi-family designation fronting directly on route 360 most of the frontage on 360 is highway commercial so that would be consistent

[01:16:07] with existing development there is would be some transition between highway oriented commercial uses and the existing multi-family uses to the east There were two zoning requests to allow multi-residential in this area, and both of those were denied in the beginning and the end of 2023.

[01:16:32] This is the Cold Harbor District. This is at the location of Battlefield Park Elementary School. That entire property was designated highway commercial on our comprehensive plan. the proposal is to remove a portion of that and have that change to parks and conserved land this one was our highest rated request at 4.78 it had the highest support the property includes both the old and the new Battlefield Park Elementary School the old school would be the des the area where the

[01:17:10] designation is changed to parks and conserved lands the current designation for neighborhood commercial may not be computer compatible with the school site the proposed change would also provide direction for future use of the property and again public input was very strong this is in the South Anna district so the green area is the town of Ashland and you'll see route one again this property is just at the edge and it is located it is designated suburban

[01:17:48] center again as suburban center as I mentioned in the previous slides that allows multifamily up to 15 units per acre for 50% of the property from the feedback that we heard during the small area plan for route one people did not want multifamily uses in the corridor so the recommended change was to business flexible which is what the rest of the route 1 corridor in this area is

[01:18:18] designated this got a low score of 2.55 however the comments felt that people thought we were changing recommending this change to allow for data centers because there is a transmission line in that area however the small area plan did did reference that data centers are not recommended or supported in this area so those are the six modifications in group a staff generally believes that these are in alignment with the current comprehensive plan

[01:18:58] And not a shift in major policy. So now we're going to go to the group B changes These all have impacts to removing land from the suburban service area So do you want to just cover a little bit about the suburban service area before we go into the changes?

[01:19:18] So the suburban service area has been In place since the 1980s This is how the county has managed growth on where public utilities were occur. 22% of the land is designated in the suburban service area, with the rest of the land being designated rural agricultural, and it's a way to contain sprawl.

[01:19:43] There were no changes to the suburban service area boundaries in from when we adopted the 2023 plan and only a minor reduction in the 2017 plan. So I'm gonna let this run a couple times. This shows how the suburban service area changed with each comprehensive plan. So you could see in the 80s it was more focused towards the east end of the county.

[01:20:10] In 2007, it was a big expansion to the west and to the north, and then it's generally been consistent in the 2012, 2017, and 2023 plans. So again, this is our current SSA boundaries, and these are the areas that are being proposed for removal with this process.

[01:20:36] So it's generally about 4,700 acres that are being proposed from removal from the suburban service area. Three of those changes are impacting land that are designated for residential uses, and one of the changes recommended for economic development areas.

[01:20:57] If all four changes were approved, the current SSA would be reduced from 22% of the county down to about 20.4 percent of the county so now going to go into each one of the changes this is the one that's being changed for an area that was designated for economic development this is located in the beaver dam area west i'm sorry east of interstate 95 between old ridge road and hickory hill road the hanover technology park which is the 1200 acres that was approved

[01:21:36] About a year and a half ago is located on the south side of Hickory Hill Road And you do have the South Anna River that runs through there This scored very highly at four point four nine At the time before this was when this was first initiated there was a zoning case for a data center and Industrial project on the south side of Old Ridge Road. They have withdrawn that application And several property owners are concerned that this would impact their property values

[01:22:15] The suburban service area is where we have utilities. So we did do Some level of looking at utilities in each one of them This area does have some difficulties being served immediately By utilities, but the comprehensive plan is a long-range plan and it does provide direction to the Public Utilities Department on where utility infrastructure should be Focused on so that the area could be served, but currently there is treatment capacity Particularly during the seasonality of Kings Dominion

[01:22:54] There are restrictions on the type of wastewater discharge in this area Service across Oldridge Road will require upgrades to the system and water is available But on-site sewage storage may be required if demand is high. So each one of these we've done an analysis of the change This would this area was added to the suburban service area in 2007 it was air the area was designated as an economic development

[01:23:29] zone in our 2023 plan the proposed change would limit future opportunities for business and industrial development in the area and there are several in the area again as I mentioned approved to the south is the Technology Park and then to the east we have Cascades and several other businesses in the area this This proposal would remove 1,530 acres from the suburban service area, which would be about 27% of our employment center designated land.

[01:24:08] The county has made public infrastructure improvements in the area. Mr. Hardman just gave you an update on the Hickory Hill Road improvements. were all some it's also some utility upgrades that are being done with that road project there is some environmentally sensitive areas the South Anna River there and again there was some as I mentioned before concern from property owners so impacting the SSA for economic development areas may increase pressure on the remaining areas of the suburban service area as I

[01:24:46] mentioned there was infrastructure investments in the area changing the designation from economic development to low density residential could pose some future conflicts between those new uses and the economic development uses that either exist or are going to be constructed the economic

development has regularly expressed concerns that they have difficulty finding available land for business expansions or new businesses hoping to locate in the

[01:25:22] county and we did make these this changes presented to the EDA and they also had concerns with this change so the next three changes all impact residential designated land this one is located in the South Anna district at western boundary of our county so you see route 33 at the top of the slide all the way down Ashland Road to the Hylus area the Hunting Hill golf course this

[01:25:54] is the area it's currently shown for suburban neighborhood one and a half to three units this was actually changed at some point it was designated for economic development and then with two comp plans ago it was suburban high and then with this plan it was changed to suburban neighborhood and the proposal is to take this out of the SSA and recommend it be rural agricultural which would be one unit per six but support I'm sorry one unit per six point two five

[01:26:33] acres from the outreach there was support for this however there was concern by property owners we did work with the board member of this district and the public utilities department to look about look at serving this area with public utilities this is sort of an analysis and the yellow is to red the red being more expensive and harder to serve so this area is hard to be served with utilities at the present time utilities are currently at the route 33

[01:27:13] corridor and with each one of these residential changes we're going to talk about the implications again there in order to maintain our targeted growth rate additional growth may need to occur elsewhere in the county so this change would remove about 2,400 acres from the SSA that would be a reduction in approximately 1,700 to 3,400 potential units that could occur there it would

[01:27:46] remove approximately 26.5% of the residential capacity of the 2023 comprehensive plan analysis. The change would provide a hard transition from rural agricultural, if that was approved in Hanover, to the suburban development of Henrico County and the suburban industrial development in Coochland County. Because the current area could not be served by utilities, it is sort of in a holding pattern, there has been some concerns that if we do change it to

[01:28:23] rural agricultural development will occur immediately at that one unit per 6.25 acres. There are two rezoning requests that are in this area that are proposed for the change. The first one is Nash Lane, which is a property on Cawthorn Road. They are requesting rezoning from A1 to AR6 with a comprehensive plan amendment to remove this from the SSA. That proposal would be consistent with this proposed change. The second case is the H.H. Hunt Verrata. This is for a residential

[01:29:02] rezoning around the Hunting Hawk Golf Course. They're proposing to rezone to RS. If this land use change was approved, they would not be eligible for the RS zoning. They could only do A1 by right or ar6 or rc the next change is again located just outside the town of ashland in the beaver dam district this is on yell and elmont road just east of 54. this was area that's shown for suburban

[01:29:38] transitional one and a half up to one and a half units per acre the proposal is to remove this from the suburban service area. It's approximately 45 acres. There was strong support from this from the citizens with a 4.42 score.

[01:29:56] There are documented technical challenges with bringing sewer to this area. There's extensive wetlands within the area. It's located on the edge. It's been in the SSA since 1982.

[01:30:11] And removing 45 acres would result in about 33 potential units coming out of the potential for being located in the suburban service area. There is a pending zoning application for this one, which would be consistent with the proposed rural agricultural designation.

[01:30:35] A few months ago, there was a case for the same property for a residential development 38 lots. And that case was recommended for denial by the Planning Commission due to overwhelming opposition.

[01:30:52] And the case ultimately was withdrawn. This final change is also to a residential designation. This was added to the land use changes after we did the public input.

[01:31:08] So this is on the south and west lines of Rural Point and Studley Road. This area was changed in this 2023 comprehensive plan to our new suburban transitional designation, one and a half to three, up to one, you can develop up to one and a half units per acre.

[01:31:28] The proposal is to remove about 671 acres from the suburban service area to rural agricultural. This property is located on the edge of the SSA. There are historic resources on site and adjacent.

[01:31:46] There's two conservation easements on either side of the property. The green areas are conservation areas. So you can see this is in the center of those. We do have some documented studies that there are significant earthworks in this area.

[01:32:07] It's adjacent to the Rural Point Elementary School. There is a sewer main along Totopotami Creek. However, the adjacent subdivisions have private water systems.

[01:32:24] This is, again, as I said, has been in the SSA since 1982. removing 671 acres would be approximately a 500-unit reduction in our comprehensive plan analysis, or about 8% of the capacity.

[01:32:44] So I'm going to go now just generally the suburban service area. That's all of the changes, but just wanted to now talk about globally the policy changes and how they can impact the county in the future.

[01:32:59] As I mentioned, the SSA is how we use to manage growth since the '80s. 22% of the county is designated for the suburban service area. These changes in Group B would take about 4,700 acres out of the SSA and reduce the SSA to about 20%.

[01:33:24] We also recommend within the suburban service area that that accommodates 70% of our residential development. And I have slides later to show you how these could be impacting that.

[01:33:40] But also the suburban service area is proposed. It is keeping us in alignment with our major themes from our citizens of preserving rural character and managing growth. So during Envision Hanover, we did a lot of population analysis and how much land was undeveloped that could be developed for residential.

[01:34:08] And we looked at if current SSA were to develop entirely at 2 and 1/2 units per acre, which is generally what's proposed in the comprehensive plan in the SSA, we'd have about a 50-year supply to have a 1% annual growth rate.

[01:34:25] With removing the areas from the SSA, even with the increased density, if we increase our density in the SSA, we probably would not have enough acreage to accommodate our expected growth over a long time frame.

[01:34:45] So this is a slide showing our lot inventory. And I'm coming close to the end, I promise. This shows the last four years and how many residential units were rezoned in that year, how many were created by Wright, and then how many residential building permits were issued for new residences.

[01:35:09] So as you can see, in every year except for 2024, we are issuing more residential building permit than we are creating lots. we're reducing our lot inventory so this last year in fiscal year 2026 we rezoned 24 residential units and 39 residential lots were created by right by right divisions so we created 63 lots

[01:35:42] and we issued building permits for 326. so right now we have about 1700 lots out there that are can currently be developed somebody can purchase by and get a building permit on it do you want to note that that that number of 1746 does include east ashland which has a number of 599 lots that property is under a zoning application to change it to industrial if those units came out

[01:36:16] we would be dropping down to almost about 1100 lots and you can see our for the first time in 2026 our annual growth rate did drop below that one percent with the only creating the 63 lots as i mentioned that we also have the goal of the ssa accommodating 70 percent of our residential development. And through about 2022, that did occur. We had an anomaly in 2019, but that number

[01:36:52] is starting to slip. And in fact, the final number for the 2026, we've almost flipped that entirely with 64% of our building permits being issued in the rural areas and only 36% in the suburban service area so you're seeing where we're not creating those lots in the suburban service area and the impacts it's having in the rural areas last few slides just talking about the impacts of reducing the SSA in terms of residential it impacts the could influence growth patterns in the county

[01:37:31] for many years to come including increasing residential pressure in our rural areas increasing pressure for a higher density development that on the inland that's already in the SSA it could increase housing costs negatively impacting affordability and housing choice and then it's really hard to expand the SSA after you reduce it so we do want the board to consider is there other areas if you remove land from the SSA are there other areas where it could be moved to to mitigate those potential losses.

[01:38:10] In terms of infrastructure, as I mentioned, infrastructure and facilities planning is based on the general land use plan. So under utilizing our existing utility infrastructure, there's less demand than what was designed to accommodate.

[01:38:27] It could alter the fiscal operating models and increase utility customer costs. And then less customers on our systems places a future burden, a larger burden, on our existing current customers.

[01:38:44] Potentials for reducing, impacts for reducing the SSA for our economic development area. The, again, potential for conflict between new agricultural, low-density residential with existing and planned businesses.

[01:39:03] and then the difficulty of having taking 22% out for economic development where would that development go. Property owners impacts multiple members of the community have noted that they purchased land within these areas based on the general land use plan and while not a zoning map the comprehensive plan does provide reasonable expectations for a property owner on what future development could occur on their property or in the general area so now

[01:39:40] that you've heard all that we've got a couple of different options for you to consider so the first one would be to authorize group a for public advertisement for comprehensive plan amendment those group a were the six changes that occurred within the suburban service area boundaries and staff did not believe that they had any long-term impacts to the county the second option would be to authorize both groups A and B so B would be the ones

[01:40:13] that are would be removing land from the suburban service area third option or we could pick a couple of these initiate additional study for the impacts and before we advertise this identify areas or have staff look where the SSA could be expanded and bring that back to the board or incorporate some or all of these changes into the next comprehensive plan which will be current occurring in less than 18 months and then as as you decide which one you want

[01:40:53] us to do any direction on community engagement is also helpful so I'm sorry that was a very long presentation but I'm happy to answer any questions any questions from miss Purchin thank you miss honor I don't think you said this already but for the increase in rural properties where we're allowing housing have you accounted for what percentage of that is family subdivisions yes then that lot inventory we included which ones for recreate created by Wright and those are the fit that would be the family subdivisions okay so the

[01:41:31] residential lots created by right are the all the family divisions and by right so I'm just less concerned about that than the larger development scheme okay thanks Mr. Herzberg thank you can you hold that slide right there I'm glad you went back to that because that is the slide I had the question about and I think I see the answer my question was just to make sure I have it clear the FY 26 the number is low compared to the other years you show and I thought well

[01:42:08] 2026 is not over yet but in this map it is over okay can you hold that slide up there that's all the questions I had sir I just need to study this side and I'm finished thank you well any further discussion is there a motion mr.

[01:42:29] chairman i'd like to make a motion that we authorize uh to advertise for public hearing the revision hanover revised comprehensive plan amendments as presented today both group a and b second we have a motion we have a second any discussion no all those in favor please indicate by saying aye aye aye any opposed motion carries uh please uh consider this authorized for both

[01:43:02] groups a and b for public advertisement to get they get you what you need okay and then of course we want to be consistent with the engagement and i think there'll be some further direction uh there but substantial engagement but authorized more just authorized uh advertisement for the widest dissemination possible for groups okay thank you mr. chairman i had a question i apologize yes um is it appropriate at this time to authorize the planning department to begin identifying areas

[01:43:36] for the ssa expansion in working with the community development committee or is that not the appropriate time i don't want to leave that no i mean i think that's an organic conversation that will come up i would direct community development uh request that community development uh take that up and uh but i believe that's going to be an organic conversation i don't know what what the end result will be but is that good for you madam chair all right consider it consider it authorized very well thank you uh for your agreement to that uh the next item on the agenda is uh item eight is a presentation for discussion on regulated adult use candidate marketplace

[01:44:17] I'm going to provide an opening comment here. What we're going to discuss here, ladies and gentlemen, with the help of Mr. Walter, our esteemed county attorney, is this. The state has passed certain legislation, and we need to find out where we're going to land while being in compliance with state code.

[01:44:41] we would anticipate applications for cannabis retail establishments to come to Hanover County probably in February.

[01:44:57] We would imagine sometime in February. And what we're going to do there is have a process where we would receive those in accordance with the law and kind of hold them until we get to the point where we have an ordinance, a regulation, a policy, whatever the board's desire is.

[01:45:16] But I just want to be clear, I believe that at the end of this, and Mr. Walter will cover this, I believe there's going to be three issues that the board's going to have to take up. And the three committees and the discussions that will take place amongst those committees will be, one, mandated taxing, going to finance Ms. Dibble.

[01:45:37] Obviously, community development with the team there led by Ms. Floyd. And then public safety, you know, the sheriff and commonwealth's attorney have some input that they want to have. So that'll come to us there on public safety with those folks.

[01:45:56] But Mr. Walter said that he would put this together. I appreciate how quickly he's done this, knowing that this just came down and what it might look like for Hanover County. But I had that general conversation with board members and just wanted to open those up for the public to understand exactly what we are talking about here as we're trying to craft, potentially craft policy, ordinance, regulations, all of those things left here at the community level by state mandate.

[01:46:25] Mr. Walter. Thank you, Mr. Chairman, members of the board. I appreciate that comprehensive preview. As the chair indicated, it seems a lot longer ago, but it was under a month ago that the governor and the General Assembly passed the budget.

[01:46:40] Part of that budget included language for the creation and establishment of a cannabis marketplace as of July 1 of next year, 2027. The budget bill included provisions dealing both with the marketplace itself, but also some language with respect to licenses.

[01:46:58] There is a Cannabis Control Authority that is in effect. They are being charged with crafting some regulations with respect to licenses. So this is an ongoing process that both the state-- and you'll see in just a minute-- there is some provision for local involvement.

[01:47:17] Now, the state regulation is going to be pretty comprehensive. It'll be from licenses for cultivation. So I'm going to say farmers, because much of these are agricultural products. But it's also licenses for transportation, production, testing, all the way up to retail sales.

[01:47:39] Now, a retail marketplace has been under discussion at the state level since at least 2020. This provision that wound up getting approved is a little bit different because the earlier ones actually had some more local involvement in the marketplace.

[01:47:57] You may recall that in the past, there was actually a provision for a referendum where residents of a locality could decide that they did not want any retail marketplaces in their community that did not make this bill. But that does not mean that there is no involvement that localities have or that you as a board have.

[01:48:16] There are a few ways, and Mr. Davis indicated a few of them. First and foremost is the provisions actually require that localities adopt a retail sales tax. There's a state sales tax that will be on this, but localities are required to consider an additional tax rate of between 1% and 3.5%.

[01:48:38] There also are some provisions for what I'm classifying as general offenses, which deal with possession and consumption in some public places. Those can be violations of state law, but they can also be violations of local law. There are provisions that allow for localities to determine hours of operations for retail marijuana and marijuana product stores.

[01:49:01] So those are certainly things that are worthy of consideration. And then the last one, which is really the one that my colleagues throughout the state have been trying to wrestle with, is because the language of the budget bill is a little convoluted, but by and large, the language does not prohibit or preclude local zoning authority.

[01:49:23] I think it's crafted in a way that the clear message is localities can prohibit these establishments, but it does not say that you can't regulate them as you do with any other use. So that includes what districts they're appropriate, as well as some sort of general standards that are in place.

[01:49:41] As you all know, our zoning ordinance contains both of those. We classify uses by district, and then within districts we sometimes have specific ones. recently and somewhat similarly are called recreational substances. Most people would know them as vape shops. We have some specific districts as well as some specific standards. In addition to those direct regulatory powers, there will be some indirect ways that the board and the county will be involved. As these applications go into the Cannabis Control Authority, the language provides that those locations, only the locations that are, you'll see they're

[01:50:16] appropriately zoned and approved by the locality in which it's located can be approved by the Cannabis Control Authority. And that's for all of their licenses, cultivation all the way up to the retail marketplace. In addition to that, the language provides that the Cannabis Control Authority is directed to refuse licenses. If it has reasonable cause to believe, then there's a whole list of them. And I've put a few of them there. Obviously, if someone hasn't paid their taxes, they can't get a license. So if someone is delinquent in taxes here Hanover, they would not be eligible for a license. They're also, if they come forward with a location and they want to use a building that does not meet

[01:50:54] building code requirements or it isn't connected to public water and sewer where it might need to be, those are instances that the Cannabis Control Authority would take into consideration. And this last one is sort of a catch-all but it is an important one and that says that the number of licenses existing in the locality is such that the granting of a license is detrimental to the interest, moral, safety, or welfare of the public. I view that as sort of the catch-all because it specifically says that the authorities to consider objections that are filed by the local governing body. We get some of those notices right now on alcohol-related licenses. Going forward, this may be a tool that the board will

[01:51:31] have if someone comes in and wants to put a, you know, a retail establishment in a particular place or a cultivation, you know, on a property. So the board will have some ability to impact or at least weigh in on licenses going forward.

[01:51:48] As Mr. Davis indicated, while July 1st of next year seems to be a long way away, the licensure process is likely going to start early next year. Applications are expected to go in in February, and the

budget target is actually May 1st, for the date that the authority will begin to issue licenses, which is about two months before the marketplace actually goes into effect.

[01:52:09] So given the specialized nature of these impacts, staff has been recommending the committees that Mr. Davis indicated that the Finance Committee, the Community Development Committee and the Public Safety Committee be directed to study those impacts on Hanover and recommend either ordinance changes or policy operation changes that the committees and ultimately the board feels are appropriate.

[01:52:31] I will say for the zoning issues in particular, we always have to remember that that is at least a two to three month process. community development committee makes a recommendation it would come to the board the board authorizes advertisement would go to the Planning Commission they would hold a public hearing and would come back to the board so if we're looking for a target date of February if you do the lawyer math on the calendars that pretty much means in about two months or so the community development committee likely will need to start making its recommendations so with all that said staff is recommending the motion that's on the screen which would be the board's direction of those committees to consider the impacts and

[01:53:09] make appropriate recommendations any questions I moved mr. chairman mr. Herzberg thank you mr. chairman just a couple questions mr. Walter I do think it's good that let me back up this is a new law is that right yes it was up it was passed less than a month ago went into effect on July 1st okay why was the law done in the budget I don't have an answer for that unfortunately this is a continuing trend where substantive legislation is being included in the

[01:53:48] budget that's been a concern of the board for many years and it is a concern that I think is well-founded because these types of instances are becoming more and more okay so the law goes into effect when there are various provisions that go into effect at different times the bill itself went into effect July 1st but there are certain provisions that over the course of the next year will will go into effect the ones that affect that affect the board directly your regulations really July 1 of next year that's when the marketplace is in effect and so the ordinances that we're recommending whatever you all do be in

[01:54:26] effect before then so that way there isn't a gap so I think it's good that we have that year I think it's bad that this is being done during the budget process and I hope our I'm gonna support the motion I hope our committees will discuss that issue I don't really understand it it just seems problematic to me that this type of policy is passed through the budget I understand budgets are controversial you know I hear a lot of things about budgets about finances

[01:55:02] and making things more affordable I don't know how this does that so I wanted to get that on the record and I just want to make sure everyone note that everyone knows this is not a law or a new policy that this board approved it It was done by the General Assembly through the budget process, and now we have to follow the law.

[01:55:29] Thank you. That's all my comments, Mr. Chairman. Thank you. Anything further? Chair recognizes Vice Chair Stoneman. Thank you, Mr. Chair. At this time, I'd like to move that the board direct the finance, community development, and public safety committees to consider the impacts of the cannabis marketplace on Hanover County and make any appropriate recommendations.

[01:55:48] Second. We have a motion and a second. Any discussion? All those in favor, please indicate by saying aye. Aye. May you oppose? Motion carries. Chair recognizes Vice Chair Stoneman. Thank you, Mr.

Chair. At this time, I'd like to make a motion that the Board of Supervisors move the meeting into closed session pursuant of the following authority.

[01:56:07] Virginia Code 2.2-3711A3, Discussion of Consideration of the Disposition of Public-Held Real Property gpin 7880-78-3743 virginia code 2.2-3711 a1 discussion of planned retirement of county attorney item number c virginia code 2.2-3711 a5 discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has

[01:56:45] been made of the business or industry's interest in locating or expanding its facilities in the community specifically hanover county project alpine ridge item d virginia code 2.2-3711a7 consultation with legal counsel pertaining to actual litigation hatcher v county of hanover lance v county of hanover and mcgill v county of hanover we have a motion is there a second second we have a motion a second any discussion all those in favor please indicate by saying aye

[01:57:20] aye motion carries this board is in closed session very well uh mr vice chairman thank

[01:58:22] you mr chairman i just got a thumbs up that we were madeline the closed session screen is still up i just switched it over as soon as we got the thumbs up oh all right we should have got it now

[01:59:00] mr vice chairman thank you mr chair i make a motion that the board of supervisors certify that during the closed session only public business matters lawfully exempted from the open meeting requirements of the Freedom of Information Act and only such business matters as we identified in the motion of closed session were discussed.

[01:59:18] We have a motion. Is there a second? We have a motion seconded by Mr. Purchard. Any discussion? All those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries. This board is in recess.

[02:00:00] Now call the Hanover County Board of Supervisors meeting back to order.

[02:04:48] The next item on the agenda is Citizens' Time. A citizen's 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. Also, citizen's time is a time for anything that's not on the agenda for a public hearing.

[02:05:06] So I see a few folks that wanted to speak on pickleball. That would not be during citizen's time. It would be during the public hearing. I know that's a little bit of a nuance, but you will get a chance to speak. Hey, Colleen. How are you? I didn't see you there. You will get a chance to speak, but Citizens' Time, if you're going to speak on the pickleball matter, we'll get you during the public hearing.

[02:05:29] There's somebody here. Ms. Franz was going to speak on the church apostolic renovation, House of God. That's going to be a public hearing as well. You'll have an opportunity to speak. We have a number of cases here. We did three minutes in the afternoon session.

[02:05:44] We'll hold to that this evening to get to these cases. Is there anyone who wishes to address the board on any matter within the board's authority at citizens time seeing them? We will close citizens time next item on the agenda item number 12 is a public hearing for ordinance 2604 for proposal to amend the hanover county chesapeake bay preservation ordinance. Thank you for being here, sir Good evening. Mr. Chairman members of the board. My name is john saunders deputy director of public works I'm here this evening to present ordinance 26-04 chesapeake bay preservation preservation ordinance amendments

[02:06:22] I'd just like to start with a brief presentation, just kind of walk you all through some of the background on this ordinance, the existing ordinance. Handover has had a Chesapeake Bay ordinance since 1989. It has been updated as the regulations have changed over the years.

[02:06:43] We are here tonight. There was a new legislative change in the regulations in 2021. So we're just incorporating those updates to the regs tonight. In the ordinance, we've got performance criteria to minimize land disturbance. There's provisions for septic pump out and reserve drain fields.

[02:07:02] I think the one probably most folks are familiar with when they think about our Chesapeake Bay ordinance, though, is resource protection areas. And that hundred foot buffer that's associated with perennial streams. I've kind of just drawn a little graphic here. This is sort of what we see as part of the plan of development process where folks that are developing property, subdividing land, We'll go through and score those streams, determine whether or not those features are perennial, and provide some sheets for us.

[02:07:31] And with those perennial features, they will delineate a buffer around those. There are exemptions in the ordinance to encroach those buffers for certain uses. For those items that are not exempt, there is a process through the Planning Commission for an approval for an encroachment.

[02:07:52] as long as the applicant can meet a set of criteria that normally involves some offset buffer somewhere else on the property, some enhanced water quality measures as well. So the main significant changes with the 2021 regulation update, there's already provision in the ordinance to preserve indigenous vegetation. The regulations do kind of take it a little bit step further and call for the preservation of mature trees to the maximum extent practicable.

[02:08:27] Also call for some increased protection for trees that are in the construction footprint. Sometimes what we'll see in the field is folks will lay out their limits of disturbance, but construction equipment, while it may not go over there and may run over the roots or the drip line the trees those trees may end up dying that are that are within a buffer so the regs kind of take this a step further to help have some enhanced measures that picture there is sort of a graphic of what those enhanced measures look like on the left side we've got sort of the area to be disturbed

[02:09:06] on the left side of the silt fence and then downstream of that the trees are protected by that safety fence so that it's called out and it's obvious in the field to the folks that are operating equipment. The impact here is just during the plan of development process, applicants will need to identify those locations on those plans where those enhanced measures are going to be needed. The next change from the update is a resiliency assessment, and this is a new item

[02:09:39] within the regulations and the ordinance and what this does is this complements what we have we already have what's called a water quality impact assessment which anybody that's encroaching in one of those protected buffers has to perform that assessment this complements that assessment this is called a resiliency assessment and really what this is asking the applicant to do is go and look at these other resources and also assess, in addition to water quality, impacts to the proposed development or project from sea level rise, from storm surge and flooding. Really, I think the

[02:10:18] intent here behind this is to mitigate future requests to encroach the RPA buffer because these things were not anticipated up front. So it's just asking the applicant to kind of look ahead make sure you get all the encourage you need up front so that you know you're not asking for another one several years

down the road there's only a limited application for areas in Hanover County that are going to be subject to the sea level rise and storm surge provisions more than likely if somebody is developing in an RPA that also has floodplain they're going to be

[02:10:54] subject to those floodplain requirements so the resiliency assessment does call for adaptation measures if needed. One of those adaptation measures for someone that has a flooding issue would be to elevate. And the board already adopted a free board standard when we did the floodplain updates about two years ago. So complying with that code is de facto adaptation measure under the resiliency assessment. I won't get into too much of the technical here, but luckily the state did develop a resource for this for folks to perform the resiliency assessment. This was

[02:11:33] compiled through the Virginia Institute of Marine Sciences. Applicants can go over here and sort of toggle through the different sea level rise and flooding scenarios here so they can kind of see what that total impact is on the property. In order to help prepare the development community for this, we did hold a developers meeting on May 1st. We kind of rolled out a lot of these examples one of the things that we've done too to assist folks with complying with the new regulations and the the resiliency assessment specifically is we have updated what we traditionally

[02:12:13] had was a water quality impact assessment form we've kept all that stuff in there sort of rebranded it and have some little more information on there and kind of walk folks through what exactly is going to be required for things like perennial flow determinations for a regular plan for a resiliency assessment and so on and so forth. We also did share with the folks recently the department went through a program review with DEQ and shared some of the feedback we got through with D from DEQ on our program just shared some specific examples of things that were

[02:12:51] there was areas for improvement especially reviewing some of the elements during plan review. So all in all it's pretty well attended about 50 stakeholders were involved a mix of developers engineers, and consultants. And we handed out our new forms, the new ordinance, solicited some feedback, but so far really haven't received a lot of concern or pushback on the new regulations.

[02:13:18] Also, some of the changes in the ordinance are just general housekeeping changes. As part of this effort with the program review, DEQ did perform a review of our ordinance. So we've been coordinating with county attorney and DEQ had a few iterations back and forth on the ordinance to make sure that it meets what their expectations are for the ordinance. So we have received concurrence on the current ordinance. And with that, I'll take any questions. Thank you, Deputy Director. Any questions? Thank you. We will now open the public hearing. Is there anyone here who

[02:13:55] wishes to speak in favor of this? Very well. Anyone in? Well, come on up, ma'am. Right there, microphone yes ma'am you have you have three minutes yep Jane Kirchner South Indiana district I just want to speak I this is I hadn't anticipated speaking on this but in support for the Chesapeake Bay preservation efforts and I something

[02:14:32] I'm interested in if the public had a chance to attend any of these meetings so there's a lot of people in the public that are very interested in this And I would love to see you guys go even a little bit further. I thought they had the RPA Protection right now is at a hundred feet and look at maybe making that wider We always can can do better. I think in protecting our Natural resources. So thank you very much for the opportunity to speak certainly anyone else anyone very well We will okay. We will close the public hearing

[02:15:07] Mr. Will has a question. Thank you. I was looking through the definitions, and you had referenced in your presentation measuring the caliper at four and a half feet off the ground, and that's usually right when you have an existing tree, but in these definitions, it specifically says the caliper should be measured six inches above the

[02:15:40] existing grade. I'm on page three. Usually six inches as if they are new trees being installed.

[02:15:57] I can double check that definition. This came from DEQ's model ordinance, that definition did. It's just a discrepancy. Yes, ma'am. So is that a typo on presentation?

[02:16:21] No, I believe that there's a conflict in the ordinance. That's a DEQ definition for caliper. In terms of what's regulated, the mature trees, it's the caliper diameter breast height, which is four and a half feet from the ground.

[02:16:37] Right. I get that. What I don't want to do is have a vote on an ordinance, a proposed vote on a discrepancy. So is there an opportunity, Mr. Walter, as you're looking at this, is there an opportunity for us? Are we following mandated to follow DEQ standards?

[02:16:56] I don't want to have a vote on an error in there. Mr. Walter. Mr. Chair, I would just say, and Mr. Saunders can check on this, So if there is a modification that needs to be made, the board could pass this by temporarily.

[02:17:13] We can see if there needs to be a minor amendment that could be changed to ensure that there is no either internal conflict or a conflict with the state regulations. I do believe where the difference is, is whether or not it's diameter, breast height versus caliper.

[02:17:32] So diameter, breast height is different from caliper. So that could be where the issue is. I can double-check. Yeah, I thank you so much sir. Yeah, I see I see the discrepancy I'm just thinking that that would need to be clarified before took an official policy action on that If it's a pleasure of the board We could have a motion to defer this until we can get further clarification on any discrepancy That would be my preferences there anyone willing motion to defer. We have emotions or second second we have a motion second in discussion all those in favor please indicate by saying aye aye motion

[02:18:11] passes and that was to defer until the next regularly scheduled board meeting that will have uh public hearings we will not have another public hearing uh on that because we've had one but we'll be able to thank you so much yes sir we appreciate your work on thank you looking into that for us thanks next item on the agenda item number 13 is planning public hearings mr pompey deputy director planning the first planning public hearing is a case in the south anna district this is a request for a special exception to allow a garage larger than permitted in the RS single family residential

[02:18:48] zoning district. So again this is a request to allow a larger garage in the RS zoning district garages that accommodate four or fewer cars which is considered to be a garage of 1,000 square feet or less is permitted by right as an accessory use once you get to more than four cars or more than 1,000 square feet a special exception is required. This particular parcel is zoned RS and was created through a family division. It was rezoned to RS for that family division in 2022 and then the parcel was created in 2025. The applicant is currently working to build a house on the property and this proposed garage will be on the property as well and I'll show you where that house is in

[02:19:24] relationship to the garage in the next slide. This property is in the suburban service area and designated suburban neighborhood residential which recommends densities of one and a half to three units per acre. Again it was rezoned to RS to accommodate that family division in 2022 and it's off of Rocky Ridge Road just north of Winds Church Road. Here is the conceptual plan that shows the lot, the house, and where the garage will be. So Rocky Ridge Road is on the left and there's an easement to the property. The applicant's parent owns the property in the front and then this lot was gifted through a family division with the proposed house in the rear of the property in

[02:20:00] the red and then the garage in the front of the property near that access from Rocky Ridge Road in the orange and it has that yellow square around it. The property is about 10 and a half acres. this is what the garage will look like the top is what will be oriented towards rocky ridge road it'll be a pewter gray color with a black roof and this is the view of where the site will be from rocky ridge road and then the family member's lot is the house to the right it's set back on the property against the tree line to help it minimize visibility as with these type of special

[02:20:36] exception requests there are recommended conditions and these conditions are typical of other garages that have been reviewed by the Board of Supervisors and approved recently there's a limitation on the size the elevations must be in substantial performance of what was shown in the previous slide it's limited for personal use no commercial use for this particular garage there are some plantings along the one side closest to a neighbor to help soften the view of this garage then the standard condition with all of our special exceptions compliance with development regulations that concludes staff's presentation the applicants are here tonight in in the front but they do not have a formal presentation planned very well any questions

[02:21:15] for mr pompey seeing none we will open the public hearing now the applicants here where is the applicant here to answer any questions how y'all do um no presentation okay very well um anyone here to speak in favor anyone to speak against we will close the public hearing miss dibble this is in your district ma'am thank you mr chairman the applicants have indicated that they are in agreement with all of the conditions. Therefore, I move approval of SA-2026-00015, Mary Helen and

[02:21:54] Jeffrey Crowder. Second. We have a motion. We have a second. Any discussion? All those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries. Mr. Pompey. The next two public hearings involve rezonings in the Cold Harbor District for family divisions. The first one is request to rezone from A1 to AR6 to accommodate a family division off of Rimfire Road, which is a private road, again, in the Cold Harbor District. This area is outside the suburban service area and designated rural agricultural with a recommended density of one unit per six and a quarter acres.

[02:22:31] Most of the properties in this area are zoned A1 agricultural, like the subject property currently is. The adjacent property is zoned AR6 and was also a family division request, so similar to what's being requested tonight on that adjoining property and again that was rezoned to AR6 in 2013 for a family division. This is an aerial view of the property. It's the end of Rimfire Road and there's an existing house towards the rear of the property and this is the proposed layout. That existing house will be on lot two which will be just under seven acres and the new lot will be at the front of the property closer to the end of Rimfire Road and it'll be two and a third acres. There'll be an access easement through that lot to serve the

[02:23:11] existing home so again it's located at the end of rim fryer road it's heavily wooded property so the homes will be shielded from view from most adjoining properties and there was again a similar request for a family division immediately adjacent on rim fryer road the applicant has offered seven proffers these are pretty typical of what is accepted with other ar6 family division cases including adherence to the conceptual plan tree preservation preserving trees outside the building envelope that are five inch caliber or greater that access easement that's shown across lot one to access the existing home that will be in lot two if this request is approved the use of brick

[02:23:48] or stone foundations some environmental related review during the family division process and this will be a family division that must be owned by a family member that qualifies for at least five years and again these are typical of what we see for this type of request the planning commission held a public hearing at a previous meeting no members of the public spoke and they recommended approval with a vote of six to zero that concludes staff's presentation i'd be happy to answer any questions the board may have any questions for mr pompey thank you sir we're now open to public hearing is anyone here who wishes to speak in favor as the applicant here was to make a statement

[02:24:26] no one in favor anyone in opposition seeing none we'll close the public hearing mr hersberg this is in your district sir thank you mr chairman this is a family division the lot sizes are consistent with the surrounding areas motion to approve rez 2026-00004 second we have a motion in a second attorney discussion seeing none all those in favor please indicate by saying aye aye any opposed

[02:25:01] motion carries mr pompey the next planning public hearing is also in the cold arbor district involves a rezoning to accommodate a family division since this particular property is in the suburban service area, the request is to rezone from A1 to RS, single-family residential district.

[02:25:20] This property is just behind Gaines Mill off of Cold Harbor Road. This part of the county is in with the suburban service area, which is the 22% of the county designated for growth, and it's designated suburban neighborhood residential on the comprehensive plan, which recommends one and a half to three units per acre. It's currently zoned A1. Many of the properties in this area are zoned A1, except for Gaines Mill, which is zoned AR2, which is one of our repealed zoning districts. This is a view of what the applicant is proposing to do and how their property exists today on the right. So the conceptual plan shows that the new lot, lot 2, will be directly on Old

[02:25:56] Lantern Trail and be about one acre in size in front of the existing home. The picture of the existing home is on the right, and you can see on the aerial, it's towards the middle of the property. That new lot will be in the front, and then that driveway will be relocated to the existing home on a flag stem from Old Lantern Trail. The surrounding properties again are zone A1 and AR2 so they're largely agricultural and rural residential and this area is designated suburban neighborhood residential so recommends single-family residential development. The applicant has offered six proffers which are similar to what have been accepted with other

[02:26:31] RS family division cases adherence to a conceptual plan, tree preservation like the other case preserving mature trees outside of the building envelope, the use of brick or stone foundations, some environmental review during the family division process, and then the family division must be held for three years on the new lot by an eligible family member.

[02:26:56] The Planning Commission reviewed this request at a previous meeting. No members of the public spoke during the public hearing, and the Planning Commission recommended approval with a vote

of 6-0. That concludes staff's presentation. I'd be happy to answer any questions the board may have. Any questions for Mr. Pompey? Thank you, sir.

[02:27:13] We're now open to public hearing. I see the applicants here. applicant do you care to make a statement all right let's record reflect uh ms huggins does not wish to make a statement anyone here to speak in favor anyone in opposition we will close the public hearing mr oh where is this oh yeah mr hersberg this is your district thank you mr chairman this is a family division this is a good application to support motion to approve

[02:27:45] rez 2026-00003 second i have a motion we have a second any discussion hearing none all those in favor please indicate by saying aye aye any opposed motion carries Mr. Pompey the next planning public hearing is a request for a conditional use permit in the South Anna district to allow a place of worship within an existing building off of Lake Ridge Parkway right now there there is an office building off of Lake Ridge Parkway in the Lake Ridge Park industrial subdivision that the applicants have purchased and proposed converting to a place of worship minimal changes are proposed

[02:28:23] to the exterior the interior of the building will be retrofitted to accommodate this congregation There's no accessory uses such as preschools or private schools that are proposed with this request. Again, this particular property is off Lake Ridge Parkway in an industrial area. In particular, it's at the end of Timber Ridge Drive.

[02:28:41] This area is designated light or limited industrial in the comprehensive plan, and it's zone M2. Many of the properties along Lake Ridge Parkway are zoned M2 or M1, one of our industrial districts. In that industrial district, places of worship require a conditional use permit, so that's why this request is here tonight.

[02:28:59] and here's an overview the site and the view from the street again this is an existing building from the 1980s that has been used for offices before the church has purchased it and plans to convert the interior to accommodate their uses it's just over an acre in size and has the building and existing parking area off of that cul-de-sac and this is the sketch plan that shows those existing features again the site will remain relatively similar to how it is today with most of the change occurring in the building's interior the The outstanding issue with this particular case is the parking based on the congregation size.

[02:29:34] For a congregation with 120 members or a place of worship with 120 seats, one parking space is required for every four seats. So if you have 120 participants in a service, you need 30 parking spaces. Only 25 spaces are provided on the site.

[02:29:50] As you can see, the site is already well developed and there's limited room for additional space. In this particular case, there will not be fixed seating in the worship hall, but there will be an intent to have 100 participants per service to help meet those parking requirements.

[02:30:07] That's a condition that's recommended in the staff report. If there are more than 100 people in the congregation, two staggered services would be required with 30 minutes between each service to ensure there's enough parking and people can come and go to accommodate the use's parking needs.

[02:30:23] And then based on the Planning Commission recommendation, there was a new condition recommended by the Planning Commission that there be a two-year trial period where the CEP would have to be renewed by the Board of Supervisors to see if parking is an issue during the next few years of operation if this request is approved. This area, again, is designated limited industrial, which is generally

light industrial type uses. This particular property includes a mix of industrial and non-industrial uses nearby, including a daycare across the road. With the church being on Sundays and most of its services occurring on Sundays, it'll be during the off

[02:30:59] time in terms of traffic. Most of those other businesses are closed on weekends, but again, this particular use would operate on the weekends, so there wouldn't be an overflow and overlap of traffic. Staff has recommended six conditions total. Use of the property is limited to a place of worship. If they do decide to have a daycare, preschool, or school on the site, they would have come back to amend the conditional use permit and get any required special exceptions. To address the parking issues, the worship attendance is limited to a maximum of 100 individuals per service. And again, they must be spaced apart if there are multiple services to ensure there's

[02:31:33] enough parking. And then vehicles must park in designated spaces on the property. Again, based on that planning commission recommendation, the church use is approved for an initial two-year term. Before it expires, the board must vote to extend the CEP for another two years or for whatever term they deem appropriate make the cup permanent or deny the extension require the place of worship to go back through the conditional use permit process all free standing signage must be monument style with a masonry base those existing trees on the property their five inch caliper or larger must be preserved and then the standard condition with all of our conditional use permit

[02:32:11] requests compliance with applicable development regulations the planning commission reviewed this request and after a public hearing recommended approval with a vote of five to two with that condition that there be an expiration on the CUP term. There was mixed feedback regarding this request. There was support for the church because some believe there'll be a good community neighbor and member of the community but they're working some concerns about traffic and parking on the site. That concludes staff's presentation. The applicants and their representative are on the back row here tonight. If you have any questions as well. Thank you, Mr. Pompey. Any questions for

[02:32:50] Mr. Pompey? Seeing none, we'll open the public hearing. Does the applicant wish to make a statement? Yes, sir. Please come forward. Good evening, Mr. Chairman, members of the board. My name is Connor O'Donnell. I'm a planner with Gentry Lock, representing the applicant. I'll just, I don't have any additional presentation materials, just a high-level overview of the property. So the applicant purchased this building in August of last year. We submitted our application in the fall. Nearby, there's a daycare facility across the street. There is a single property

[02:33:29] owner for four of the adjacent parcels nearby we've spoken with. That owner with the tenants of the daycare as well, and they're supportive. And there is a church at the end of Timber Ridge Drive as well. So it would not be the first church in this location. The applicant has been, The church has been established for approximately 15 years now.

[02:33:53] They've been in Henrico County near Lewis-Ginter using space at a Lutheran church. And so this is their expansion to try to move into their own home. I will keep it light for that. I do have one additional request.

[02:34:09] The original condition on the permit was three years expiration, and the Planning Commission moved it to two, and we were amenable to that. After that hearing, we started talking about the site plan process and the six-month expectation of timeline before they can even move in because this building will need to be brought up to code for a different building classification.

[02:34:31] And so we would request that the CUP approval stay for two years, but after site plan approval, if it's the will of the board to keep it at the existing time, that is okay too. We're just hoping for a little bit more flexibility on the site plan time period. I'm available for any questions. Thank you.

[02:34:47] any questions for the applicant very well any further statements sir no you have five minutes for rebuttal if there's anybody who speaks against it thank you let's record reflect the applicant's presentation is now over is there anyone here who wishes to speak in favor please come forward state your name the district that you live or the entity that you represent if there's anyone else as soon as they're finished you're welcome to come up thank you for letting

[02:35:21] me speak my name is carol jones i'm a member of christ's lutheran church and this congregation has been using our worship space for a good 10 years. I have worked with this congregation and have found them very willing to comply with any requests for modifications.

[02:35:45] They have been wonderful partners in keeping the facility repaired and in good working condition and clean. They've been very good partners in our mission work, and I think they will be an excellent addition to Hanover County. And whatever requirements, they will make it work. I've seen them during COVID when the Lutheran Church put requirements out, and they took steps to

[02:36:22] meet our requirements so that they had limited you know members at each service and proper spacing and all of the other things we did so thank you for considering I think that a use permit I hate to see them go but it will be very good for your community to have them as new residents Thank you.

[02:36:54] Thank you, ma'am. Next speaker, please. Good evening. My name is Patty Franz, and I'm a resident of the Ashland District. I'm here to ask you to grant the conditional use permit to Casa de Dios.

[02:37:13] Besides being a resident of Hanover County, I am the church council president for Christ Lutheran Church on Woodman Road in Henrico. And as Carol said, Casa de Dios has been our partner in ministry for more than 10 years. They have been good and faithful stewards, helping us to care for our facilities and building up the kingdom of God.

[02:37:35] We have been very grateful for our partnership and will miss them a great deal. However, they have worked hard to obtain a new church, and we wish them Godspeed, and I hope that Hanover County will help them to achieve their dream by granting this permit. Thank you.

[02:37:51] Anyone else in favor? Anyone in opposition? We'll now close the public hearing. Ms. Dibble, this is in your district, ma'am. Thank you, Mr. Chair. Mr. Pompeo, I had a question for you. So, I assume that currently the church is not able to use this building as a worship place until after they do site plan.

[02:38:21] That's correct. Okay. All right. Thank you. I did have an opportunity to, Mr. Ledbetter and I visited the new church building, found everyone to be very accommodating, friendly, understanding of the situation that we're in it's unfortunate that we don't have any more parking because that's that's a serious issue and I think that

[02:38:58] on paper we probably have a solution with the two services so that we can accommodate you in that building but I do want to make sure that you understand that it's a conditional use permit and that if it doesn't work if there's cars everywhere and we get any type of complaints for cars not parking in the parking lot or so forth then we would have to have another very serious conversation what I do hope is that in two years you will have come up with a

[02:39:35] solution for your parking that possibly you can negotiate with your neighbors to use some of their parking so I would challenge you to try to solve your parking problem in the next two years so that we can not just bring you into the county but allow you to grow. So again I'm excited for you all to have your own building and we welcome you but I just want to make sure that you understand the seriousness of the parking situation and we talked

[02:40:11] about it the night that I was with you that it's really to protect your people in your church if we have an emergency, we want to get there quickly to help you. So with that said, I prefer to stick with the two years as recommended by the Planning Commission, and I recommend COP 2025-00015 as presented tonight. We have a motion for an approval. Is there a second? Second. We have a motion and a second. Any discussion? All those in favor, please indicate by saying aye. Aye. Any opposed? Motion

[02:40:50] carries mr pompey the next several public hearings involve pickleball courts at different parks throughout the county the first set of public hearings will be a joint presentation and joint public hearing involving a conditional use permit and special exception to allow pickleball courts and associated lighting at pole green park in the henry district this park is just outside the suburban service area and this part of the county pole green road serves as the boundary between our suburban service area and the rural areas. The park is over 200 acres in zoned A1 agricultural.

[02:41:28] There was a cup from 1997 that has been amended over time to accommodate the park and associated uses. This particular request involves amending the existing conditional use permit for the park to allow 10 additional pickleball courts. There are currently four courts on the property, so that'd be an expansion of that particular component of the park's programming. And then special exception to allow lighting up to 50 feet to serve the pickleball courts. In the A1 zoning district, which this park is zoned A1, the maximum height is 35 feet. The proposed hours of operation are 6 a.m. to 10 p.m., and with the amount of courts, it's anticipated that 200 additional

[02:42:06] vehicle trips per day will be created. Here's the 217 acres of the park overall, and you can see the existing pickleball courts in the southeastern corner in the peach color, and then the magenta square. That is where the new pickleball courts will go. So the new pickleball courts will be next to the existing pickleball courts. And this is a close-up of what the sketch plan shows for this particular area. You can see the four courts on the right, the existing ones. The blue outline shows the new courts. There'll be six in phase one. And then the second phase or future phase

[02:42:44] will be four courts that are outlined in pink. There'll also be some shade structures along that central walkway. There is a buffer along the southern property line. This is near the edge of the park, and a 100-foot buffer is shown in the sketch plan and addressed in the conditions.

[02:43:02] Taking a slightly farther zoom, zooming out a little bit, you can see the new parking that will serve the courts, as well as some of the existing features in this part of the park. There was a community meeting held for these requests, and there were questions, comments, concerns about the court amenities, lighting, restrooms, funding, and pedestrian access.

[02:43:24] There are 11 conditions in total that impact the park in its entirety. The ones that are shown in green and identified as new are the new conditions that address this particular use that will be, again, added to the park. So pickleball hours are limited to 6 a.m. to 10 p.m. daily.

[02:43:45] There will have to be that 100-foot buffer installed and maintained adjacent to the southern boundary, and it must be planted to meet the thoroughfare buffer standard. all of the existing tree line and wooded areas shown on the pickleball sketch plan must be preserved, again providing buffering from adjoining properties. And then tournaments, no other organized activity can take place in the areas shown on the pickleball sketch plan during a pickleball tournament to make sure there's enough parking to accommodate all of those uses. That is the conditional use permit that applies to the whole park and again is being amended to add this particular recreational activity. The special exception for the lighting,

[02:44:24] That'll be up to 50 feet to serve the pickleball courts. They cannot be more than 50 feet per the condition, and house-side shields be required to prevent the light from impacting any nearby residentially zoned properties, which includes properties zoned A1. The lighting must be on an automatic timer and turn off at the end of the permitted hours.

[02:44:43] And then the standard condition for all of our special exceptions and CUPS, all regulations that relate to this particular use must be abided by. The Planning Commission held a public hearing on the conditional use permit and recommended approval with a vote of 6-0. No members of the public spoke regarding this particular case.

[02:45:00] The special exception is only reviewed by the Board of Supervisors, so the Planning Commission did not comment on that particular request or that part of the request. So again, this is two separate requests with a joint presentation and joint public hearing. There will be two different motions that will be needed for the conditional use permit and the special exception request.

[02:45:19] Aaron Reed Miller our director of Parks and Recreation is here to answer any questions the board may have but he does not have a Formal presentation planned and I'd be happy to answer any questions the board may have as well any questions from mr Pompey questions from mr. Reed Miller. Well, okay, ladies and gentlemen What I'm going to do is I'm going to combine the public hearing for the conditional use permit and the special exception This is only for poll green only for poll green So if you want to come up and speak to either one both of them it's your choice and then when we close the public hearing we will require separate votes for the

[02:45:55] conditional use permit and a special exception but if you are here to speak on pickleball courts for poll green please come forward if you're in support please come forward at this time anyone wish to speak in support anyone wish to speak in opposition we will close the public hearing this is in the henry district therefore i move to approve conditional use permit 2026-00005 we have a motion in the second is there any discussion all those in favor please indicate

[02:46:28] by saying aye aye any opposed motion passes this is for the special exception i move to approve special exception 2026-00008 second we have a motion the second any discussion all those in in favor please indicate by saying aye aye motion passes mr pompey the next two requests are similar but apply to taylor park there is a conditional use permit a special exception to amend the existing conditional use permit for taylor park to allow pickleball courts and again like the

[02:47:07] previous request a special exception to allow lights taller than permitted this will be a joint presentation and public hearing this particular park is in the beaver dam district so again taylor Park is just east of Ashland on State Route 54 and this request is to allow pickleball courts at this particular park. There are currently no pickleball courts and those courts will be lighted with lights that are taller than

permitted in the A1 zoning district. Taylor Park has a conditional use permit and it originally dates to 1979 and has been expanded through different

[02:47:42] approvals. In 2005 there was a master plan created for this park and this area where the pickleball courts are proposed was designated for a multi-use recreational field so the sketch plans amended to show those proposed pickleball courts. Initially there'll be six pickleball courts with a potential to expand to 10 courts total and there'll also be some new parking spaces to accommodate those pickleball courts as well as the lighting that the special exception addresses. The courts will be open different hours depending on the time of year, dawn to 8 p.m. November through February And then a little later in the warmer months, dawn to 10 p.m. March through October.

[02:48:21] Again, this particular park is just east of Ashland and is just outside of our suburban service area. So it's in an area designated rural agricultural just east of where that suburban service area ends on State Route 54. There are some subdivisions nearby. Wintercrest, which is subdivision zone RC, to the west, Haley Farm, a subdivision to the north directly across Route 54 that's zoned AR6.

[02:48:46] And then you have some A1 subdivisions nearby as well. And this is a zoning map that shows the different zoning of those parks and subdivisions in relationship to the park. Here's an aerial view of the park as well as a view from Route 54 looking east.

[02:49:04] So again, those courts will be located adjacent to State Route 54 directly across from the road that serves the Haley Farm subdivision. You can see in the street view taken from Route 54, it'll be just behind those existing trees that serve as the thoroughfare buffer currently for Taylor Park.

[02:49:24] As part of the conditions, there'll be some additional screening and then the courts will be in that field you can see between the first two trees. And this is a sketch plan that shows where that thoroughfare buffer with supplementary screening will be located. Again, the pickleball courts will be located in that open field close to the road.

[02:49:44] Existing trees remain along the perimeter of the pickleball area and then some additional parking you can see shown in gray. There was trip generation and a turn lane warrant analysis conducted for this particular use because you're expanding use on the park.

[02:50:02] And this particular use, based on the number of courts, could generate 200 vehicles per day. That turn lane warrant analysis was completed. Based on the turn lane warrant analysis that was reviewed by VDOT, no turn lanes are warranted with the additional amenities at this particular park. Because this is a public park facility, it's designated parks and conserved lands on the Comments of Plan with the surrounding area designated rural agricultural.

[02:50:27] There are rural residential uses in the surrounding area as well as some agricultural uses and wooded landscapes. It is centrally located in the county just east of Ashland, so it's a convenient location for this type of amenity, which the Parks and Recreation Master Plan calls for additional pickleball courts.

[02:50:45] With the screening on the roadway and some of the conditions related to the lighting, those are intended to help mitigate any impacts there may be on nearby rural residential uses. There was a community meeting, and there were questions about how many people would use these courts, noise from both construction and pickleball play, how the courts would be visible in their view from Route 54, the impacts of lighting, plans for public restrooms, and again, the overall appearance of the courts as well as the fences that surround those.

[02:51:15] So again, there's a CUP for the entire park, just like there was for Polgreen Park. Some of the conditions will be updated to reflect this particular use and amenity that's proposed to be added. So these are the conditions that are either updated or new to address the specific use.

[02:51:33] The only lighting is the lighting that's shown on the sketch plan, which is for the dog park currently, and this would be additional lighting for the pickleball courts. The tree preservation area and those wooded areas shown on the sketch plan for the pickleball courts must be preserved with measures taken to ensure that those trees do remain.

[02:51:51] The hours of operation are a little bit different than the other park. Dawn 8 p.m. November through February and dawn 10 p.m. March through October with an automatic timer. Like the other parks, you can't have other events during any pickleball tournaments and minimize park impacts.

[02:52:12] The landscape screening adjacent to the pickleball courts must address the screening requirements, which is a double row of evergreens, and the thoroughfare requirements, which requires a mix of trees and shrubs. The existing vegetation generally meets the thoroughfare buffer requirements, but screening would need to be added to supplement what's out there already, again, a double row of evergreens.

[02:52:32] And then amplified sound is prohibited except for special events authorized by Hanover County. With special exception, the lights must be no taller than 50 feet with house-side shields or similar devices to help minimize impacts to those adjacent properties, and then there must be controlled by an automatic timer that turns the lighting off at the end of those authorized hours.

[02:52:54] And then the standard condition for all are special exceptions and conditional use permits that must adhere to all applicable regulations. The Planning Commission recommended approval of this with a vote of 6-0. during the public hearing there were different speakers in support and against those in support cited a lack of pickleball courts in the county and demand for those especially when we look at some of our other localities and the amenities they provide in regards to pickleball the negative or opposition impacts was there was some concern that if restroom facilities or something like that are added in the future private wells will be needed and may impact the other wells in the area

[02:53:29] and then the opposition also said the money for the pickleball courts could be used for other activities that concludes my presentation mr. Reid Miller is here as well he does not have a formal presentation plan but can answer any questions the board may have like the other case this requires two different actions action on the conditional use permit and action on the special exception very well thank you any questions for mr. Pompey miss Pritchard thank you mr. Pompey I'm in Ashland at the Randolph-Macon tennis courts they have a timer that cuts their light off but they also have it set so that if

[02:54:10] it's dark after dark but if you want to play you can press the button and the lights will come on and then you can't press them to come on after the turnoff hours is that is that a possible thing look can you restate for the record what mr mr reedmiller indicated that have the exact same setup they'll be off if they're not in use but they could turn on up until the um cutoff time that's specified in the conditions it just keeps there from being light when there doesn't need to

[02:54:41] be like which is I think a good. Anything further? Yes I actually had more of a question for Mr. Reed Miller. Good evening. Yeah thank you. So if I understand this right there's four existing courts at Polgrain and we're proposing six more courts in phase one and four courts in phase two

[02:55:20] And then at Taylor Complex, we're proposing six courts in Phase I and four courts in Phase II. So what sort of timing would you see the initial Phase I, like in the next fiscal year?

[02:55:44] Phase I is funded now. We're prepared to start the construction drawing process, bidding process, towards the end of this year. So the goal is to have phase one, those first six courts, constructed ideally by the end of this calendar year or the first parts of 2027.

[02:56:03] The additional four courts are going to be totally dependent on community demand and need. So if we find that the six courts that we're adding at both locations are sufficient and we're not seeing large crowds and long lines and we're not hearing from the community requesting more, there wouldn't be a need to move forward with the second phase at this time.

[02:56:24] But we wanted to go ahead and ask for the permission to do this and make sure we had the plans in place Should the need arise and then we can pursue it from a funding standpoint and and move forward with phase two as needed Okay, thank you for that. And also what is your plan for pickleball courts at poor farm park?

[02:56:42] That's that's also funded that is coming. That is a slightly different project. It'll involve some land clearing We don't have open area at poor farm. It's going to require significant parking expansion. So that preliminary design is underway now and will be coming to you with a very similar request in the near future for additional courts at Poor Farm, but they will follow a very similar layout and footprint so you can expect to see something very similar in the future for Poor Farm Park as well. So we would anticipate courts there in the next couple of years?

[02:57:17] I would say within the next two years. Speaking conservatively, I hope we can move a little faster than that. There is some funding in the five-year budget already for those courts and i believe that just became available in this current fiscal year okay just want to document tonight that we're not being left behind correct no no courts are planned for port farm yes ma'am director e miller uh i think you this is better it's a better plan um than what we initially did i think that at pole green because then you come in with expansions i think it's much better for the public for capital improvement getting things in the budget five-year plan so you kind of know what the whole project's going to look like give

[02:57:56] an idea of what it'll look like uh at build out um at any time did you meet with mr stoneman and he expressed his jealousy towards pole green and while i have much better courts than he had is it was that part of the discussion and why he wants this done so quickly no he was he was very uh very nice about all of it very happy to get spoke highly of me very highly as always well y'all have done a great job. Thank you, sir. Yes, sir. Anything else for Director E-Miller? Okay, we'll now open the public hearing. Is there anyone here to speak in favor? Yes, sir. Please come forward. Ma'am, you

[02:58:30] start. If you want to speak, please come out here. Okay, hi. I'm Dr. Barbara Myers, and I live right next door to Taylor Park, so I'm in the Beaver Dam District, and when we moved there, that was a soybean field and then a corn field, and the community that I live in, a community of six families, we've been very supportive of that land becoming the beautiful Taylor Park. We love the park, we use it, all of that. And we're very much in favor of the pickleball courts coming in.

[02:59:02] The one comment I'd like to make, it's a small but important one to us, and it has to do with how late the lights stay on. I'm glad to hear that much of the year they're going to be a maximum of eight o'clock. The part of the year that goes to ten o'clock, that's too late. And let me tell you why. We raised a

whole crop of children in the early years, our kids and the neighbor kids. And my husband was so big on teaching them the stars and the constellations, they all could find appropriate. Venus is over there, there's the Big Dipper. And we have

[02:59:37] a new crop of children growing up where we are, and they can't stay up till past 10 o'clock to go outside and see where those constellations are. So please, if you could have the light stay on no later than nine o'clock, that would be a big plus. So my speaking is one of support with turn the lights off. And I like, Ms. Pritchard, I appreciate that you said it'll be a push button for when they're needed, because we want to keep our night sky. We live out in the country. People say, oh man, you're out here in the country. Yes, we want it to be dark at night. It's beautiful

[03:00:13] when it's dark at night, and we can just see the stars and the planets and so on. Thank you, Doctor. Yes, sir. Next speaker, please. Thank you for the time. Keith Walker, I live in Beaverdam, I think. But I just want to thank you and all the different committees, especially Mr. Reed Miller's department and him himself, for getting this as far as it's gotten. There is a great need for these courts. If we complete

[03:00:48] all these courts, we will equal one facility in Henrico. That's how far behind we are. But this is where we want to start, and we're so thankful that you are considering this and approving it. I am a USA Pickleball ambassador for the county. I also just finished going to the Special Olympics USA Games with my partner, and we were able to win the gold medal and men's doubles. So those are the types of things, the inclusion of people like in Special Olympics, the culture of the community is inclusive. So those two things match very closely

[03:01:27] together. And I have a special place in my heart for that, obviously. And I would love to talk to any of you over coffee, if you want to, about that experience, because that is a once in a lifetime thing that I got to experience. So again, thank you on behalf of the other pickleball players here and the hundreds that are not able to be here.

[03:01:47] Thank you, sir. Anyone further? Very well. Close the public queue. Sir, I'm going to open it back up. Anybody after this gentleman? Come on up. We got you. Hi, my name is Bob Olsup.

[03:02:02] I am a resident of Haley Farm, so I'll be directly across the street from that. And I have a question regarding the screening. It's there to mitigate the noise, I assume. And I would like to know how effective is that going to be for what period of time, particularly in the beginning, and particularly if it's stuff that's actually grown.

[03:02:28] I also have a concern about the traffic. It can be sometimes very difficult to even get out of our subdivision, particularly on school days. How much it's going to be used on school day, I don't know, but an early start time indicates it can be somewhat of a conflict there with the buses going back and forth.

[03:02:47] And add to that all of the building that's going on closer to Ashland down there with these new developments, I have a concern about the amount of traffic there. And finally, you know, we've been there for about five years, and there has been a great deal of use for that area for soccer and that type of thing, and I support that.

[03:03:21] And, you know, the noise is from that, from kids, it carries, And, you know, we hear it, but I'm okay with that, because it's usually over at dark. And we have young kids in that development that, you know, some of them go to bed as early as 7.30, and it's a little bit difficult with the lights and potential lights and with the potential noise that's there.

[03:03:47] So I have some great concerns over there, and I don't know. I struggle when I hear that something's being done to mitigate a circumstance or an occurrence, But usually it's not, my experience, it has not been great with how that mitigation works.

[03:04:07] So I oppose. And I'll also ask Director Reed Miller to address some of those concerns. Yes, ma'am. Donna Zamorski, Beaver Dam District. Thank you for the opportunity to speak.

[03:04:24] I also live in Haley Farm directly across the street. And Taylor Park has a lot of acreage. So I'm not totally opposed to Pickleball, but it's the location and the lighting. So, as you can see, it's closer, then there's the soccer field, and then there's this big row of trees.

[03:04:45] Why can't they be put back behind that row of trees, which is also Taylor Park land? It's not showing on that map. And then it would be away from all of us who live directly across the street. Right now, we get a glare from the dog park lights, and then we're going to have all these additional.

[03:05:05] I don't understand why they need to be quite as tall, as you're saying. I have an exception for that. So I do have concerns about the light pollution and the noise.

[03:05:21] We have the houses that are facing, the first houses in Haley Farm that face the road. We have bedrooms on that side. I have a grandson who's going to be five years old. He goes to bed at 7.30. I know Mr. Alsop also has grandchildren in his home because we have multi-generational houses.

[03:05:43] But it's just the location and the lighting that are really my concerns and, of course, the traffic. So I hope you would maybe consider moving the courts behind the tree line, behind the soccer field.

[03:06:00] We had some correspondence with Parks and Rec, and they said, well, it's too far for them to walk, but they're about to play pickleball that doesn't make any sense to me um they're going to be running around a court they can walk an extra hundred yards to get to the courts so thank you and i hope you do consider some of these things thank you ma'am yes sir thank you for being with us good evening cj haley beaver dam district i live right by the pickleball court the taylor house

[03:06:32] complex is right beside my house uh lights now people go out there all night long and the lights come right through my bedroom window from their park. They park and ride over there. People go out there and do whatever. The lighting still hadn't been fixed right behind my house where there should have been trees planted for the dog barn. I'm concerned about the cost of all this, the security. Who's going to do the maintenance? There's been a fence down for five years, but in between my house and the Taylor building, nobody's ever done anything about that. The lights

[03:07:12] are going to be terrible when I take up all this green space we got people out there every weekend hitting golf balls running their dogs they've got those guys with the parachute uh little airplanes they're out there that space is being used after the soccer games people oh excuse me I'm sorry people are out there with their kids while the soccer's going here the kids are over in that area playing uh trash I don't mind the trash I pick it up every every time there's a soccer meet my house has got trash in new york mcdonald things and water bottles but it's just

[03:07:51] getting where nobody's doing maintenance picking up the trash uh the cannery hell that hasn't even been used i don't know since when but we have paved all that land for the soccer we've done curb and gutter we've put the dog park lights i got the lights in the dog park in february look like a hockey ring

behind my house nobody uses the dog park hardly at night but the lights are on uh i don't know i'm just i'm sort of fed up with a lot of the lighting situation and y'all want to

[03:08:26] plant trees well where winter crest is that y'all planted trees five years ago they had to well two of them were down in my yard because they're full of bugs and nobody took care of them so i had to pay to get them home i'm just concerned about the traffic like they were saying i can't walk to my mailbox i feel like i need to buy a boss if i can get three foot of space where nobody's not gonna run me over it's hard to even get out on that road you've got the big curve and then people just fly right down that straightaway coming this way it's just it's not

[03:09:00] the right use of that land it's green people already use it you have 30 seconds there i'm done i just i'm whining y'all have a good night hello my name is kay brook and i live adjacent to where the pickle ball court is going to be and i also live on seaton road where the right-of-way is going to be okay i'm really concerned about the traffic we have wrecks around that curve all the

[03:09:38] time you're going to have more traffic and therefore possibly more wrecks they're always hitting into my fence right now within a month i've had a wreck on my fence and i've also had a on the telephone box it's just a dangerous area to have so much traffic 54 is becoming absolutely ridiculous with all the traffic and then you got the community coming in senior community which is bringing more traffic the data center i hope that doesn't happen but anyway it's going to be a mess

[03:10:16] if all that happens at one time i'm real concerned about the lighting because i want to sell my acreage on seaton road it's adjacent to the pickle court i feel like it's going to devalue my property and because of the lighting and the noise and the traffic so I oppose what I like pickleball and maybe on a small scale it's okay but I don't want to see six to ten I mean ten quarts over there on 53 acres that just seems to be too much for me and I'm really concerned about

[03:10:52] it because I like for it to stay as rural as possible I'm concerned about the development here That's all I need to say I guess Anyway, thanks for listening to me and I agree with all these people that have opposed it. So anyway, thank you. Thank you, ma'am Jane Kirchner from South Anna district. I use Taylor Greene often over there for Master Gardner events and I just want to say that I Agree with the folks that are very concerned about what's happening here as you know pickleball is super super loud

[03:11:32] The lights will disrupt the night sky. There's no question and I'm hoping that maybe you could find a way to Look at this differently and maybe put the pickleball courts inside in a building. You wouldn't have the lights that would diffuse some of the noise, but I think the The points have been brought up about what this effect will have on the neighbors and also the the ambiance at that park Right now is a concern. So thank you very much. Thank you, ma'am. Anyone further? Anyone further?

[03:12:03] All right. We'll close the public hearing. Director Reed Miller, you want to address those concerns and speak to some of those issues, please? Yes, sir. We'll start with noise first. So the vegetative buffer will help mitigate some of that noise.

[03:12:18] The fencing around the courts will also have wind screening. That also serves as a mitigating factor. Nothing will eliminate the noise completely. However, we did measure to the nearest residents, and if memory serves me correctly, I think it was over 600 feet. So there is quite a bit of distance between the nearest corner of the courts and the closest private residence Um, also the the pickleball industry Yes, sir.

Are you saying I'm sorry, man, we normally don't do she's saying that director reed miller was wrong on the distance I got I got you just

[03:12:55] Go ahead director. Thank you. It is open area. There's not a lot of trees there to to to dampen the sound But, of course, with the vegetative buffer and what we're adding, that will help. The pickleball industry is also very well aware that the noise from the sport is a limiting factor. And we hear this very early on in the sport.

[03:13:13] The noise was a huge nuisance to neighbors, people nearby. Paddles are being designed to be less clanky, if you will. There was a very distinct sound coming off of a pickleball paddle early on that made it very loud and to some very obnoxious.

[03:13:30] I think to others that's what drew them to the sport. Paddles are being designed to be less noisy. I don't want to say there's no noise. This is an athletic activity. It's a sport. People will be making noise. You'll hear tennis shoes squeaking. You will hear the ball in the paddle making sound.

[03:13:46] There's no way to mitigate it completely with the exception of building a full building. That's not what we've budgeted for here, unfortunately. So there will be some noise. However, when we looked at comparisons on decibel levels for up to six courts, we didn't do a full 10 court analysis, but up to six courts, the average decibel level coming from a pickleball court was less than what you would get on a two lane state roadway like route 54. So essentially the noise from the courts is no louder or actually less loud than what you have from average traffic on route 54. Now pickleball

[03:14:23] noise may be a little more constant, a little more regular, but it's not out of place in this area where you already have soccer games, you do have an active dog park, you do have an active roadway that are creating similar noise levels. One of the other topics mentioned bringing the courts to the back of the park. That is certainly something we looked at. There is open acreage in the back of the park. However, the main concern there was the unevenness of the natural grade. We would have had to do significant site work to bring that up to a level standard, and we would have had to build

[03:15:01] separate parking in the back of the park to serve the courts. So for that reason, just trying to be good fiscal stewards with county taxpayer dollars, we chose the site in the front that's more level, was already graded for athletic purposes. That's saving a substantial amount of money versus if we had to go to the back of the park, do lots of excavation, bring in lots of fill to level that area to accommodate courts and parking. Let's see. The lighting, I will touch on the lighting.

[03:15:33] I know lighting, whenever you hear a 50-foot-tall light pole, that is very concerning to most nearby neighbors. However, I'd like to point out, in working with our lighting company and having installed lights on some of our recent athletic facilities and the pickleball courts at Pole Green, we've learned that the higher the lights go, it allows the lighting to be pointed downward.

[03:15:54] The shorter the poles are, they're more lateral in nature, and you end up inevitably with more light spill or light pollution. So by getting them up to that 45 to 50-foot level, it allows these LEDs to be directed downward on the courts. And that's what allows our photometric plan to show such a sharp drop-off in lighting levels from the edge of the court to the surrounding area.

[03:16:17] And as mentioned by Mr. Pompey, all of the lighting will have house-side shields. It's all directional. It's all pointed down at the courts. When you look at the photometrics, there's very little spillover. It doesn't mean you won't be able to look across the street and see that there's a lighted court. You

absolutely will. But I know there's always a fear that, you know, there's a light, a light's going to shine in my window or it's going to spill into my property.

[03:16:38] That's really not the case with these lights. And we've seen that firsthand with the new system at the existing courts at Polk Green Park. So there was some other questions about the trees and the fence and some of the maintenance issues.

[03:16:57] Can you address that? Yes, sir. The fence, I have been given information that the fence that surrounds that property was not on the park property, that the fence was actually privately owned therefore we have not maintained it however I would love to explore that further if that truly is on the county property then we're happy to repair it and we will take care of that quickly but it was my understanding that that was not a county owned fence it was actually part of the private property but it sounds like that is not correct information and where that property is located there is no planned buffer screening there or there wasn't any during the dog park project I can see where that could be a concern

[03:17:36] We're happy to visit that and establish an additional vegetative buffer in that area to the northwest there of the property, kind of behind the office building. We could establish a buffer there as well. But we do have staff that maintain the park. The park is mowed weekly.

[03:17:51] We try to keep up with litter. In our observations, we have seen the nighttime facilities being used, and we've heard positive feedback from our community on the dog park lighting. Of course, that just opened recently, and we've been in the summer months where it's naturally light longer in the day.

[03:18:09] As we move into the winter months, I think you'll see quite a few people using the dog park after dark and taking advantage of that lighting. So I'm happy to address some of those maintenance concerns that were brought up. I will certainly work with the gentleman who spoke to those, and if there's anything we can mitigate quickly, we'll jump right on that.

[03:18:31] Ms. Pritchard. I've just got a couple comments. Thank you. I think everybody up here and probably most people out there know that I'm the least athletic human you will ever meet and you will never catch me on a pickleball court. But it does seem to me that if you're athletic enough to go play pickleball, you're probably athletic enough to walk from the front parking lot to a field at the back.

[03:18:55] And I wonder if we couldn't further explore that. I think I'm of divided mind here. There are a number of people who lived here before the park was here, and I have a great amount of sympathy. I think there's some people who moved here knowing that there was a park, and there's some issues that come with that.

[03:19:17] But as much, I would really like to investigate whether we couldn't move it to the back, and I don't think we need another parking lot to do that. And I would also like to talk about limiting, making the hours a little shorter. I think if the average person gets home from work at 6 o'clock It might be rushing things to get it closed by 8:00, but by 9:00 should be late enough We want to be good neighbors as well as we want to provide amenities Okay, yes, Miss Lloyd. I'm in agreement with

[03:19:56] Miss Pritchard about the hours. I think 9 o'clock would be better than 10:00. Thank you Yes, ma'am. Mr. Reed Miller at our other facilities like the Little Leagues whether it be football, baseball, what is their cutoff time during the week and on the weekends?

[03:20:18] It's different, right? It varies a little bit from site to site. Part of our goal with these projects was to make things more uniform across the board, and 10 o'clock was that number. Looking at some of our neighbors, I believe one of our neighboring localities, and we're not planning to do this, let me preface it by saying that, but one of our neighbors just extended their lighting time at pickleball courts to midnight to allow for expanded playing time because they were receiving complaints.

[03:20:44] We're certainly not going to do that. We were trying to get everything on an even playing field just so it's uniform across the board, but it varies now. Most user groups are not staying past 9 o'clock. We do have some permits that go as late as 11 o'clock. That's at Pole Green at the softball fields.

[03:21:02] To my knowledge, that is the only activity that's been approved and allowed to go past 10 o'clock. Typically, we don't see activities going much past 9 o'clock, particularly for Little League. I think their latest practice is at 8 o'clock, and that's normally for teenage participants.

[03:21:18] So we see most of our facilities starting to shut down around 8, 30, 9 o'clock organically, and we're not rushing folks out. Adult softball is the only one that goes well beyond that. Yeah, I think it's certainly in all that we do, having some standard is important.

[03:21:36] Yes. Because a sporting event is a sporting event. They're noisy. And they all require lights in the parking lot. So we need to strive for some sort of standard. And I would challenge you all to continue that way.

[03:21:52] Thank you. Yes, ma'am. Anything further? Okay. Thank you, Mr. Readmiller. You may want to be on standby just in case. Okay. Very well. Public hearing is closed. Advocate had time for rebuttal or to answer questions for clarification.

[03:22:11] I'll now turn this over to Mr. Stomas in your district, sir. thank you. So I just want to bring something up. You know, we want to be sensitive to the citizens' concerns and needs, for sure. And this project has kind of been in the works for a little while. And we did have a community meeting. And there was not a lot of participation from opponents. I mean, most of the folks that came were in support of it. And I say all that because

[03:22:45] had this level of opposition been there at that meeting i assume all you were notified i hope if you weren't notified all right well but i'm just the point i'm bringing up is that that's a golden opportunity for us to have addressed a lot of these issues and or you know may not have got gotten this far down the pike had we known uh some of the issues that people because you know those weren't the concerns that were brought up to us at that time but that being said I do think this project's not ready I think there's a lot of opportunity to

[03:23:20] to to research and find out if this is an appropriate location what the hours might be if we can move it back I know people are very excited about getting on the pickleball courts in some areas most of them are not here tonight but with that being said I'm going to go ahead and uh in motion that we defer cup 2026-00006 um i i think we're gonna need some time on this i'm not sure how far to kick that back 60 days let's let's let's start with 60 days and see where we

[03:23:55] get second there's a motion and a second any discussion i'll just make a few comments you know anytime there's there's a change uh people bring up concerns and they're valid in the board along with staff in this case it's hanover county works to to mitigate those uh but there are competing there are competing interests um i do know from the dog park uh and by the way mr reedmiller's probably one of

the best parks and rec directors we've ever had very very engaged um the site work for moving those back but i think we need to be very very prepared we need

[03:24:34] to to talk to some folks uh could be substantial if you go and look at the dog park the topography works for a dog park it does likely at first blush does not work for athletic multi-use fields pickleball courts and those types of things so I think the lighting to Mr. Reed Miller's point we've talked about lighting quite a bit pole green is a little bit different but when you have that low lighting and and it's you try to do downward directional it doesn't work as much when you get

[03:25:09] out of that that photo plane uh it's hard to get to get back in it with lower lighting here you put a couple of poles up uh you can get those those shields on and those types of things so uh it's it's the balance between not having it and having it and mitigating to an acceptable standard so um i think i mean i'm certainly going to support mr stoneman on the uh on the 60 days but i would ask that we diligently uh do this this is a pretty substantial capital improvement project and we've got to get answers pretty quickly because we've got cost estimates in and decide what we're going to do and so Mr. Reed Miller I know you

[03:25:47] will absolutely be available but make sure all of our departments and Aaron I'm going to task you with that tomorrow morning to make phone calls to all the other departments and say hey this is this is what happened and get with all your colleagues start working on that and then obviously read Mr.

[03:26:04] Stoneman in but I'll support the deferral I know Mr. Stoneman has some Questions and I give substantial deference to my to my colleagues. So with that and any other comments mr. Herzberg Thank you, mr. Chairman. I would like mr Stoneman to consider 90 days for the purpose of another parks and recs advisory committee meeting before the 90th day Okay, all right So I'm going to go ahead and and I'd like to at this time since the motion is still mine I'm going to ask to withdraw that motion motion has been withdrawn and then I'm going to

[03:26:44] um got a second all right so it's been withdrawn all right we haven't voted i'm going to go ahead go to vote on it no sir we need a motion all right yeah so i'm going to motion that we defer cup 2026-00006 for 90 days we have a motion in the second any discussion hey none all those in favor please indicate by saying aye aye motion passes mr stoneman all right i'm going to motion that we uh defer se 2026 dash 0009 uh for a period of 90 days

[03:27:21] we have a motion second any discussion seeing that all those in favor please indicate by saying aye aye motion passes those cases are deferred for 90 days with direction to staff um let's go ahead and do uh let's go ahead and do uh cup 2026 two uh and then after that we will take a recess before we no we won't no we won't we're gonna head um we're gonna hit the next two mr pompey uh rez

[03:27:54] 2025 15 and cup 2026 two we'll hit those two and then we will go into a brief recess so let's go to yes sir all right the next planning public hearing is a request also in the beaver dam district on the other side of ashland for a conditional use permit to allow a telecommunications tower this tower will be located along blunts bridge road near its intersection with independence road and blunts road there's a triangle there formed by all three roads and this tower will be in the middle of that this is outside the suburban service area in an area designated rural agricultural

[03:28:30] The property is zoned A1 and most of the surrounding properties are zoned A1 as well. In the A1 zoning district, any tower taller than 140 feet requires a conditional use permit. In this case, the tower

will be 199 feet. For reference and orientation, the AR6 subdivision, the brown on the bottom, is the Steelcroft subdivision.

[03:28:52] So it's just northwest of Ashland. Here's an aerial view of the property. and I'll show the sketch plan later, but the red is the cup area where the tower will be. The property is primarily wooded. There's an existing house on the same parcel on the southern end of that parcel along Independence Road. This tower will be located closer to the northern part of the property with access of a blunts bridge road. So again, this is northwest of Ashland. The applicant indicated that this site was chosen to address wireless coverage and a lack thereof and a capacity gap in the area. Most of the property is wooded and the applicant is proposing to preserve the vegetation immediately surrounding

[03:29:28] the tower compound that's within the cup area. And there's some photo simulations that the applicant submitted I'll show that demonstrate that this tower will be visible from other properties and public roads. Here's the sketch plan as I mentioned and we saw on the aerial. The existing house on the property is on the southern part of that property, the lower part of the screen.

[03:29:49] The access will be off of Bluntsbridge Road and this access aligns with an existing access off of that roadway and then the access will go back with the compound or the cup area about 185 feet from bluntsbridge road the cup area itself which includes the access the tower and the surrounding compound are about a half acre in size and there'll be a six foot wooden fence around that compound area so next i'll show the photo simulations as you saw this is between three

[03:30:23] roadways. There are views from Blunts Bridge Road, Blunts Road, and Independence Road, and you can see that the tower is visible from many of these vantage points. These photo simulations were done in the winter, which exacerbates the visibility of this tower, but you can see they will be visible from the reference points on Blunts Bridge Road, Blunts Road, and these two are both from Blunts Road, and then Blunts Bridge Road. From Independence Road, this particular vantage point is a little less visible with the existing vegetation, but you can see from many of those vantage points it is

[03:30:57] visible. And then here's some other viewpoints from Independence Road. A community meeting was held on May 6th. The applicant was there and staff participated, but no members of the public attended. The planning commission held a public hearing and there was opposition from two speakers. There were concerns about how this particular proposal may impact property values, the visibility of the tower as shown on the photo simulations, the vegetation that surrounds the compound, and just in overall opposition to this particular location for those different factors. After the public

[03:31:32] hearing, the Planning Commission recommended approval with a vote of 6-0. There are 13 conditions recommended in the staff report. The maximum height is 199 feet. The tower structure, that pole must be a neutral non-glossy color so it blends in with the landscape.

[03:31:49] The auxiliary buildings, any buildings within that compound area must be neutral earth tone colors again to blend in with the landscape. The existing vegetation within the cup area that's outside of the access road and compound must be preserved to help maintain or reduce the visibility. If the tower is not used for 18 months, it must be removed. A certification of the tower is built to code. No lighting on the tower. No signs and no advertising on the tower itself. Maintenance activities, unless there's an emergency, are limited to 7 a.m. to 11 p.m. A reclamation plan

[03:32:26] must be right with site plan review identifying how that site will be reclaimed once the tower is removed the tower must be screened with a privacy fence no taller than seven feet operation of the tower cannot interfere with our communication systems the county and the standard regulation with all or the standard condition with all conditional use permits development must adhere to all applicable regulations the applicant's representative is here tonight they don't have a powerpoint plan but are available to answer any questions

[03:32:57] the board may have any questions for mr pompey seeing the applicant present wish to make a presentation is the applicant present oh there we are okay presentation sir very well let's record reflect afghan does not have a presentation but will be available for questions we're now open to public hearing is anyone here who wishes to speak in favor in favor anyone in opposition anyone in opposition seeing them we will close the public hearing i can't imagine you have a rebuttal sir

[03:33:35] but i have to ask okay very well mr stoneman this is in your district sir all right uh since this is a project that uh meets need in the community uh i'm going to move at this time that we approve cup 2026-00002 as submitted second we have a motion we have a second is there any discussion seeing none all those in favor please indicate by saying aye aye any opposed motion carries

[03:34:03] let me see we've got yeah yeah okay this board is going to be in recess this board is back in

[03:43:24] session when mr pompey's ready it's your pleasure mr pompey i meant that genuinely take you're working on something um the next two planning public hearings will be a joint presentation and a joint public hearing since they are related they involve a proposed residential development in the South Anna district on Cedar Lane. The proposed residential development, I'll give the details on the development later in the presentation, but it's in the suburban service area, which is the 22% of the county that's designated for higher intensity development.

[03:44:01] This part of the suburban service area along Cedar Lane is designated suburban neighborhood residential, which recommends single-family residential development at densities of one and a half to three units per acre. The properties are currently zoned A1 and RS, And they total just over 35 acres.

[03:44:23] And you can see by the zoning, this is kind of in an area where the suburban service area currently transitions from existing single-family residential development zone RS in the beige to lower-intensity residential development in the A1 zoning district. This is an aerial view of the property.

[03:44:39] There's existing open areas along Cedar Lane and more wooded areas towards the rear of the property as you move away from Cedar Lane. And then there is a transmission line that runs along the western boundary of the property. And this is a view from Sierra Leone.

[03:44:54] You can see the open fields towards the front of the property. This is the conceptual plan in the RS zoning district. The ordinance requires submittal of a conceptual plan. This conceptual plan shows 63 lots at an overall density of 1.73 units per acre.

[03:45:13] The lots range from just under 5,000 square feet to 6,000 square feet. There's over 22 acres of the site as open space and then two access points from Cedar Lane. That area on the left side or the western side of the property, that's where the transmission lines are and our wetlands in that area, and those are included in the open space.

[03:45:36] In terms of landscaping, the conceptual plan shows different landscaping features that meet or exceed ordinance requirements. In all of our RS zoning districts, a 50-foot thoroughfare buffer is required, and the applicant is showing that 50-foot buffer with a robust package of landscaping along the roadway. This is an open area, so the additional landscaping helps screen the development from view. And then there's an additional 50-foot setback from that to the lot. So you can see the dotted line up there is the 100-foot setback from Cedar Lane, the ultimate right-of-way of that roadway, and then

[03:46:14] the green is the 50-foot landscape buffer along Cedar Lane. Adjacent to the existing sections of Chickahominy Falls, there's a 25-foot tree preservation buffer. That's at the lower portion of the development behind that stormwater management pond. And then adjacent to some existing residential along Cedar Lane. There's a 15 foot buffer with landscaping and a privacy fence to provide a transition from this higher intensity development to the existing single family home that's on a larger lot. There are street trees along all the streets within the development as

[03:46:52] required by the RS ordinance and then additional landscaping around the stormwater ponds as recommended in the conference of plan and then a connection to the fall line trail. So overall there's different landscaping to help this project blend in with the surrounding area. Elevations are required with any RS applications. A minimum of three design elements must be included in any of the elevations submitted, and that's reviewed at the time of building permit review. As you saw on the conceptual plan, there are some lots where the sides face Cedar Lane.

[03:47:24] No lots back directly to Cedar Lane, but you will see the sides of these homes. Those sides that are oriented towards Cedar Lane must include additional architectural features to help create a more attractive streetscape. Because this particular lot or particular development exceeds 40 lots, it generates more than 380 trips per day. A traffic impact analysis was prepared. In this case, the TIAA was completed for 78 lots. The number of lots has been reduced to 63, so it over estimates the number of trips that this development may generate if proposed. But with

[03:47:59] the TIA 804 daily trips were proposed. All the study intersections operate at acceptable levels of service, and there were no warrants met for turn lanes, and the entrances meet VDOT spacing requirements. So no improvements are proposed to Cedar Lane itself, but the applicant is proffered right-of-way dedication along that roadway to accommodate any future widening. This particular development is not age-restricted. It's market housing, so it may generate students that have impacts on the county school system based on population projections. This development with

[03:48:36] 63 homes is anticipated to generate 33 additional students. All the schools that this development would send students to Elmont Elementary, Liberty, and Patrick Henry High are all currently well under capacity so those schools could accommodate additional students. As I mentioned, this area is designated suburban neighborhood residential, which is one and a half to three units per acre at 1.73 units per acre with detached single-family homes.

[03:49:03] This aligns with that designation. In the 2023 comprehensive plan, we also included some design recommendations, not just use recommendations, but guidance on how development should be designed. This has and meets many of those design-based recommendations with more than 15% open space provided, all single-family detached residential uses, landscaping and amenities around the stormwater ponds, sidewalks on both sides of the street throughout the development, preserving

vegetation where possible, and then the enhanced landscape buffer and increased setbacks along Cedar Lane. Since the March Planning Commission meeting,

[03:49:43] the applicant has revised the plans to address public feedback and concerns that this development may or may not be compatible with the surrounding area. The number of lots was decreased. The lots and the cul-de-sacs were shifted farther away from Cedar Lane, so there's a 100-foot minimum setback from the ultimate right-of-way.

[03:50:01] The eastern entrance was shifted some so that the lights from that road would not shine into an existing residence. That was a concern that the neighbor brought up at the community meeting as well as the Planning Commission public hearing. And then wider lots, 60 feet wide, were located closest to the roadway to Cedar Lane to help provide a transition from those existing homes into the development.

[03:50:24] At the community meeting in February, there were comments and concerns about increased traffic this development may bring along Cedar Lane, questions as to whether this was part of Chickahominy Falls or not. The applicant is the same developer of Chickahominy Falls as this particular development, questions and concerns about lot sizes and density, comments on the buffers along Cedar Lane and the buffer between this development and Chickahominy Falls, potential impacts on schools, and the locations of the entrances that I mentioned.

[03:50:52] one neighbor was concerned about lights from the previously proposed entrance location impacting their property, but it has been shifted. The applicant is proffered five proffers, which are typical of RS requests, preservation of trees in the open space areas, the elevations and those elevations facing Cedar Lane, having certain elements, the use of brick or stone foundations, recreational amenities, and dedication of right-of-way along Cedar Lane. Adherence to the conceptual plan is required by ordinance. So that's not a proffer, but they must adhere to that per the ordinance. So that's the rezoning to accommodate the proposed development.

[03:51:32] The proposed development involves adjusting lot lines for an adjacent property that was zoned RS as a family division. So to accommodate those adjustments and lot lines, the proffers have to amended from the family RS division and some properties zoned A1 will be added to that RS family division. So this is a lot of zoning technicalities for this next case that's a component of the project, but the first rezoning is for the development itself and this is a related rezoning. The outcome has to be the same. Whether the other rezoning is approved or denied, this

[03:52:11] would have the same result because they're interrelated. So as I mentioned, some properties zone A1 to RS to go with this family division that was approved in 2008. And the 2008 rezoning required access from a certain roadway. That easement is going to be removed because the rear lot, which I'll show you, already has access to Cedar Lane. This component of the request does not involve new lots or new units. It's just amending the proffers and doing a land swap to accommodate

[03:52:43] the first part of the rezoning request. So these are the parcels involved and then this shows how this proposal relates to the previous request. So the yellow area that's part of the previous zoning request where the 63 lots are proposed. The purple area on the map that would be rezoned from A1 to

[03:53:12] RS and then combined with the lot in green. So they would have the same proffers and that's from the 2008 RS rezoning. The blue area will be added to the rear lot where there's an existing home.

[03:53:33] That rear lot per the 2008 rezoning was supposed to access this road, but it already has access to Cedar Lane using this easement. So this easement, which was never built, will be vacated and the proffer amended to allow that so basically you have some area from this adjoining parcel going to these existing lots that were created through family division in an rs rezoning 2008 and this you know addresses the land swap between different parcels and this is what they'll look like and how it relates to that other other subdivision so again the blue area will go to

[03:54:11] this existing lot where there's an existing house on cedar lane and then the existing house at the rear will have a larger lot. And this involves amending some of the proffers from 2008. There was a joint public hearing and comments on this case at the Planning Commission regarding the larger 63-lot residential proposal. Three people spoke in opposition. They were concerned about traffic and again the headlights coming from those proposed entrances onto existing single-family homes, tree preservation and buffers, the density and the size of the lots with concern being it was

[03:54:48] too dense or too small lots for the area, and then the suburbanization of this area as well. The Planning Commission recommended denial of the overall rezoning with a vote of 7-0.

[03:55:05] Because they recommended denial of the overall zoning, they recommended denial of the related case that involves moving around some property lines from that family division. So this case involves two motions the price case ending in 15 that is a motion to approve or deny the overall 63 lot development whatever motion that takes and is approved the same motion would need to occur for the cedar lane case which is the lot line adjustment and as these two cases are interrelated the applicant is here tonight and they do have a presentation planned i'd be happy

[03:55:44] answer any questions the board may have prior to their presentation thank you sir are there any uh any questions from mr pompey all right very well uh we will do actually we're not going to uh yeah we'll combine the uh because we've got 22 and 15 together right so i'm going to combine the public hearing but require two votes so uh the applicant uh can will that work for your comment sir or do

[03:56:21] do you need 20 well here's what i'll do it since i i'll come i'm going to combine both of them i'll give you 30 minutes give you some more time since we're going to combine them and that way you don't have to run through two and you can speak to either uh 25 15 or 25 22 or combine them but you'll have 30 minutes no carryover time but you will have five minutes uh for rebuttal uh at the end unless you would rather have your carryover time sometimes you work out better okay then we'll do it do it that way uh mr stonewood get the clock ready uh thank you we now open the public hearing

[03:56:59] the applicant yes sir thank you for being with us just a little help with instruction sure sure this won't count against your time and as a reminder board member comments or questions do not take away from the applicant's time and that's the laser pointer if you use that point to the big screen okay all right good evening um mr chair vice chair members of the board i'd like to thank you for your consideration tonight. My name is Roger Glover. I'm owner and founder of Cornerstone Homes and the Crescent Group. We've been building in the Richmond area for 25 years. Our flagship

[03:57:35] community, our active adult, and we are primarily an active adult builder, is Chickominy Falls, which is here in Hanover. A little bit on Cornerstone, we've been Virginia's only exclusive 55-plus active developer and builder. We're based in Richmond. We're celebrating 25 years in business. We've built over 3,000 active adult homes and we've completed 600 of those in Hanover in the last six years. So we're not new to Hanover. We see Hanover is a great place to work, a great place to live, and for us especially a

[03:58:14] wonderful place for people to retire. Chick-Omni Falls, which is basically immediately adjacent to Cedar Crossing, the community we're proposing, it's been Richmond's first and only master plan 55 plus agrihood. We've got a working farm resort style amenities. When we're finished we'll have over 600 active adult homes. Chagami Falls has been recognized and we've received numerous local, state, and national awards for our community design,

[03:58:50] for resort style amenities, for our active adult plans, and also for our community involvement and engagement and activities. I bring that up not because Cedar Crossing should be approved because of Chick-Amming Falls, but this is the clearest example of what we build, how we develop, how we maintain those things, and our commitment to Hanover County and to being a quality builder for Hanover County now and hopefully with the opportunity to do it more often.

[03:59:24] The zoning case, really technical when you look at how we're putting together, but the way I see it, these are tandem cases. They're attached at the hip, and basically these two cases move together to make one community. Here's our color remedy of our concept plan, the Meadows at Center Crossing.

[03:59:46] Essentially, we look at this as a total of about 42 acres because it combines the two again. We're asking for 63 single-family active adult homes. When you add those together, when you take 63 and divide it by the 42 it really works out to be more like 1.5 acres for all that you see up here that we're developing of course we have amenities for being grill walking trails i'll go with it in a minute this location though i would like to point out is within the suburban service area not on the edge but the suburban service area extends out cedar lane another four

[04:00:25] miles. And on top of that this area has been designated for low to medium residential for over 50 years. The amenities that we're gonna do, we have a couple large ponds, a lot of natural open space, approximately 22 acres of open space. Almost 50% of our total development is going to be open and green.

[04:00:50] We'll be building a community pavilion, grill and recreation. We, similar to what we've done in other similarly sized active adult communities, which has been well received within the communities. Plus, it's not a huge maintenance burden on the HOA. We'll be providing walking trails woven throughout the community. We also have a connection to Fall Line Trail, which is a wonderful amenity. As a matter of fact, it's a wonderful amenity not just for Cedar Crossings, but for the entire county of Hanover. I don't know if anybody's been on it,

[04:01:24] it is really nice. We'll also be providing special access and invitation to our Woodside Farms for the residents at Cedar Crossing. Now I would like to point out that although Woodside Farms has been central to the fabric of Chickahominy Falls, it's still a separate, legally separate and distinct entity in operation. Just like Woodside Farms, I'm sorry, just like Chickahominy Falls and Cedar Crossing will be separate communities with completely separate HOAs. The nice thing I would like to see happen is that both residents from both communities

[04:02:00] meet and greet at Woodside Farms with the activities and things we do there and events we have there and maybe make new friends and have new experiences together. Our home design I'll start with a design for the 55 plus buyer. At this point right now we are designating this as an active adult age targeted community.

[04:02:23] We have not offered age restricted. For me, there's not a lot of difference. I've been doing 3,000 of these over 22 communities. About half of them are age restricted. The other half are age targeted.

They're all designed pretty much the same way, especially homes, community rules and regulations. For instance, no sandboxes, no basketball courts, and the home designs are specifically 455 plus. So my experience has shown me there's very little difference between age restricted nature target with regards to any school-aged children more specifically we do detached single-family homes here we're not going to have any attached product primary single floor

[04:03:01] where we do go to a second floor is bonus space we're committed to construction you know good construction quality materials all these homes will have two car attached garage and our floor plans are open they're flex usually two or three plans and again all designed for the 55 plus buyer You saw some pictures earlier in Mr. Pompey's presentation.

[04:03:26] Again, a lot of these homes are going to be similar, if not identical, to what we've already been building in Chickahominy Falls. And I must say have been very well received. And they are definitely designed for the 55 plus, all the way down to a number of universal ADA, if you will, design features within the house.

[04:03:45] We've been working on this for a while, for many moons. And through the collaboration with staff, feedback from the community, we've made quite a bit of change from the onset. We've reduced the total lots from 80 to 63. That's a 21% reduction.

[04:04:03] The lots closest to Cedar Lane have been pushed back an additional 50 feet from where we were, and they've been made larger. We now have no homes at the rear end face on Cedar Lane. The buffer we expanded from 50 to 100 feet and actually from the side of the road We're 164 feet before you reach a building So we've doubled the distance of the buffer and we've tripled the amount of landscaping and planting that we're going to do in that buffer With regards to landscaping I'd like to point it out in staff report

[04:04:38] You know as they know the enhanced buffer helps preserve the viewshed maintain the visual character along cedar lane so That was something we did work on that was something that definitely came up in the planning commission and with our neighbors We also relocated the eastern entrance 40 feet. We could have pushed it further We would have but that was a limit that vdot allowed us to do and that was to address the headlight issue Talking about the buffer by comparison This is

[04:05:13] cardinal commerce center buffer granted this has been in place so it's three to four maybe four years little more four years maturity but this is both the eastern and the west perspective on cedar lane and you can see this is a humongous a mountainous warehouse building and you can see already the degree of which the landscaping and the additional landscaping that i think miss dibble was very much responsible for requiring them to do you can see already the impact it's done to sort of, not necessarily block, but it's definitely creating a buffer

[04:05:50] and a nice, you know, landscape buffer down the side. One thing I'd point out, it's, as you can see this white line right here, that's about 20, 22 feet. Our homes, the top, the extent of our homes, which are primarily one story, are from 21 to 26 feet.

[04:06:11] So the majority of our homes won't even be above that white line. It was pointed out, yes, in March, we did not fare well with the Planning Commission, as that was obvious in the vote.

[04:06:30] I would like to make the point, though, that since then, based on what we learned at the Planning Commission, working additionally with staff and also with our neighbors, this plan is not the

same plan that we presented at the Planning Commission. we have won't be to death but we have the wider cedar lane lots the ones the stars we pushed those all back we made those larger we decreased the density not just from the onset but we decreased the density since the planning commission we've increased the buffer like i said we've doubled the distance uh and the width and tripled the planting materials and we relocated the uh

[04:07:08] the entrance um i'd like to go on i'm gonna read this if you don't mind because this relates to specifically the staff report and i don't want to sort of be inaccurate so your staff found that this plan and its use amenities open space community character transition school impact and transportation align again aligns with the intent and standards of your comprehensive plan and the rs zoning district staff made the following statement on page nine quote since

[04:07:44] planning commission meeting the buffer has been enhanced with additional plannings increased building setbacks wider perimeter lots helping preserve again the view shed and maintain maintain the core's visual character along cedar lane and i i can i can say i respect that um um we've got a lot invested along cedar lane it was not very pleasurable for us when the warehouse came across the street and I spent a lot of time as well with our landscape architect to

[04:08:19] really see how we can beef this up with more using indigenous plants and using hardwoods and evergreens that can create that same kind of buffer that I think will make this a nice view and you will not probably not notice the homes and on top of that will end up blocking the power station in the back more More specifically, we did meet with a couple of our most closest neighbors in terms of proximity.

[04:08:49] First, with the Bookheimers, with Duane and Julie, they were contiguous to us on the same side of Cedar Lane. You can see here, what we did is when we moved the entrance 40 feet, which was the max VDOT would allow us to move it in that direction.

[04:09:11] We end up here in the light gray going ahead and deciding it would be best for us and for the Bookheimers just to go ahead and give them, deed them over that entire land. Then with the new property line, we're going to fence it and add additional landscaping.

[04:09:28] Also since we're going to have public water, we're going to provide them with public water. Across Cedar Lane with Stephen Wright and Courtney Strickland, we moved the entrance since Planning Commission 40 feet, which you could, to help reduce any type of headlights.

[04:09:49] And we also met with them on site, brought our landscape architect and worked out a screening plan to help screen if there is any additional lighting still to help screen that on their property.

[04:10:08] Those are sort of more of the micro-specific issues. I wouldn't mind now changing gears a little bit and talking more on a macro level. This location, these properties have been basically committed by the county and its comprehensive plan since 1972, over 50 years, to be basically medium to low density residential.

[04:10:33] So in '72, '94, 2012, and '23, four generations of comp plan review, discussions, and ratification all included this property and you can see it's pretty much in the middle of what the county is identified as a suburban um suburban you know service area also in the same comprehensive plan it's documented that the county's need especially especially comes to senior household

[04:11:09] is a great need Hanover is seeing the second highest growth in senior households in the entire region 36 growth since 2010 um documented in the plan looking for low maintenance one level living that allows residents to age in place.

[04:11:25] That's what I've been doing for 30 years. And obviously encouraging, this will encourage Hanover, you know, Hanover residents have contributed to Hanover for years to be able to stay in Hanover, and that's what we'd love to do. I will say for us, in our survey show over the years I've been doing this, that about 60% to 70% of our buyers end up being local, either from the same county or from the same area, And that's what I would see would continue to happen here.

[04:11:58] I know that when you guys are analyzing, evaluating the merits of the case, you don't want to just focus on the physical impact. But when the physical impact is positive and you're looking at a plan that's comprehensive, compliant, and an active adult concept that has worked already, it might be, I think, I would say that could be a real win-win for the county.

[04:12:25] Obviously, when you change use, the tax revenue is going to change. For Cedar Crossing, the tax is around \$12,000 real estate tax. They would go up to \$270,000 estimated upon completion. Chicago New Falls, obviously many more homes, that would end up being maybe \$3 million of annual tax revenue.

[04:12:44] The reason I think that's extremely important when it comes to what's going here is that these are active adult communities. So whereas they contribute a large part of their real estate taxes to the school system, typically it's around 50%, but they have little to no school-age children that are impacting or costing the school system anything.

[04:13:08] I understand that in Hanover, average student cost is \$13,000 to \$15,000 per year per student. If this was not age-targeted, age-restricted, then you're probably looking at, well, let's just talk about Cedar Crossing, 34 times that.

[04:13:26] So basically, if this was not an age-targeted community, which I suggest will have very few to no school-age children, you would be seeing a deficit of only collecting 268 real estate taxes and paying out \$300,000 to \$400,000.

[04:13:43] So for both these communities, it's a huge gain for the county. Either it increases your general budget, or it's a huge windfall for the school system. One other point on the tap fees, and the reason I brought those up, when complete, if Cedar Crossing is approved, there'll be about \$1 million in water and sewer tap fees.

[04:14:09] And the reason I bring that up is those fees will more than come. Really, there's very little cost associated with this community for those fees. And I know that because we've already extended the sewer lines. We made them deeper, larger, and extended them so they could access this property and other property around it.

[04:14:31] And it was expensive, but we got reimbursed by the county for that additional cost. The county has also spent a couple million, if not more, on upgrading the water line in front of this property as well. So in both cases, the infrastructure is already there. A million dollars is coming in, and that pretty much can go just to your general budget for use.

[04:14:50] It's not going to be consumed by additional costs if you're even making it available. Just one like to go over this just one more time But I do think it's indicative of what we're doing and how we're

staying well within the comprehensive plan and the purpose of this This area the and the plan the comprehensive plan as it is would allow for 125 homes on this on this acreage We're only asking for 63. You could do townhomes Theoretically, we're only wanting to do active adult single-family detached.

[04:15:30] Again, the density up to three. Our combined density is 1.5. Open space is four times what's required. We've already talked about the setback and buffers. So, Mr. Chair, Mr. Vice Chair, members of the board, Cornerstone is committed and proven Hanover Community active adult builder.

[04:15:56] Your own staff found stated that our zoning requests and proffers all align with your suburban residential land use policy for this property we're only asking for 63 lots not 120 plus plans keeping four times open space that ordinance would normally require we've met and voluntarily made specific commitments to our neighbors that we felt like we were most infected and just more generally speaking this project sits inside the suburban service area specifically so land outside it can stay rural. We're the argument for the comprehensive plan

[04:16:33] working as intended not working against it. So please on behalf of Corn St. Holmes and Crescent Group I ask that you approve the zoning of these two cases and I'd also like to thank you for your time. I'd like to thank staff. Not always they were very easy or not undifficult on us I would say but they're they were unbelievably responsive and extremely professional. And I'd also like to thank The members of the community that provided us feedback. Thank you very much. Thank you, sir

[04:17:06] Is anyone here to first of all there any questions for the applicant anything for the applicant? Okay, I know you said that this project is no, it's it's separate from Chickahominy Falls But you brought it up as you showed some pictures of Chickahominy Falls and in the farm out front I wrote about it a day and it looks significantly different than that Nice picture that you had there. And so we bring up view shed and things like that It doesn't give me confidence that that will carry over to another project

[04:17:46] Because that is you know, you got the berms there the construction material the piles of dirt You know the ragweed on the berms and stuff like that So just uh curious is is that standard going to be carried over? No, well the farm like I said is completely separate from Chicago Falls. You know, obviously I'm involved with all this and The berm has been a discussion with my farmer there because he thinks that it should be born a natural state. So After just what you said We'll see that burn being maintained differently. I don't know that I

[04:18:26] Disagree with you and obviously it was easier for me just to let him agree that his natural native approach Was best for that area, but we're probably gonna be making an adjustment on that. We've really focused on the farm itself Honestly trying to grow organic vegetables and not lose your shirt Is extremely difficult. So we have sort of restricted or reduced a little bit there we're doing all vegetables and that area is becoming more of a nursery but there are some

[04:19:01] ways and as Ms. Dibble has been on me more than once as well about different things we can do but I tend to agree with you on that. That's just so you wouldn't be above the comment about the warehouse crying about that and then you know theirs looks really wonderful now and you got what you got. So yeah it was um that's a that is still a one land. Yep. Uh and it is you know we're trying to operate as a farm and I like to see you know continue and sustain uh and uh so it doesn't quite have the budget maybe other other places do um but we we can work on that and I can

[04:19:38] assure you that's completely different from the landscape and the way we'd handle the buffer along Cedar Lane in front of Cedar Crossings. Anything further? Thank you, Mr. Glover. Thank you. Anyone here to speak in support? Anyone? Yes, sir. Please come forward, state your name, the district that you live, or the entity you represent. You have three minutes, sir.

[04:20:07] Good evening. I'm John Price, my wife, and I live right there on Cedar Lane, right next to Elmark School. My kids went to school there, and my son still lives around the corner with grandkids and stuff. We drive up and down Cedar Lane every day.

[04:20:24] back and forth of work um i own five businesses in hanover um one of them is a crane business we set uh trusses on chickahominy falls we do that and we also make uh powder coated handrails um for the houses and stuff um this is great use i own the farm or the property 11149 cow field so we had our cows there forever and um be honest with you the taxes has gone up and we got moved to

[04:20:56] house but this this uh this whole property this is great use single family um chick comedy falls is a great thing they did um crescent homes and cornerstone homes and crescent um they built 55 plus and my wife we went and bought one moved my wife's mother there she's 90 and we got

[04:21:31] and it's great because we were only four minutes from her when the tv controller don't work we can go you know rescue her so but uh and that happens a lot but um we're all for we're all for this thing i think it's great use of my of my cow field and uh for me these guys do a great job um i'm looking at the american dream to own a single family home maybe a picket fence and a golden retriever single family homes on my property i think it's great i drive there every

[04:22:09] day so i can i can think of a lot of worse things could happen to my cow field and i'm sad to have pulled my cows off of there but in a way without progress and moving forward my crane business us in hanover county if we don't have developers like these guys you know doing this we go out of business i gotta you know they just support the family you know the hanover county small businesses so i'm i'm forward for for sure great use of my property thanks a lot thank you sir anyone else

[04:22:48] to speak in favor anyone to speak in opposition please come forward state your name the district that you live or the entity that you represent you have three minutes thank you for being with us i'm kevin hedrick from the south anna district as you all know we have discussed this previously and the planning board denied it unanimously.

[04:23:23] I hope you all have the same fortitude in your decision for this hearing as well. As Mr. Ledbetter plainly stated in the planning committee, we should be getting less dense, not more dense. I have lived on the corner of Bazille Road and Cedar Lane for close to 30 years now, and I have seen firsthand how this quaint, quiet neighborhood has been bastardized into something it never was intended to become.

[04:23:43] I have a few philosophical points to make, hopefully to influence you, to motion for your denials should you need influencing. Martin Heidegger wrote an essay titled, The Question Concerning Technology. Here we must first define technology. Heidegger does not mention technology just to mean electronics, computers, or advanced circuitry, but instead it is any object or system which forces the manipulation of the natural world.

[04:24:06] A factory is technology, a road is technology, and a business itself is technology. People generally believe technology to be two things, an instrument of human activity and or a means to an end,

but neither of these have been proven to be true in practice.

[04:24:22] Technology is not an instrument or a tool that humanity wields, but rather a condition, an event in which humanity exists. And because of this event, we have rearranged our entire world. Trees are no longer trees, metals in the earth are no longer metals, and land is no longer land.

[04:24:37] But they are now resources and staging grounds for technology. The question has changed from what is this to what is this used for. Humans ourselves have become a resource. The market does not care for your thoughts, feelings, or emotions. The market sees you as an instrument with the potential to fuel a piece of technology.

[04:24:56] We drill for oil to build more things, but now we have more things, so we must drill for more oil. This is not a means to an end. Progress produces itself, but then it requires itself, and so it must consume itself again and again. Today, we are so dependent on technology that this loop closes itself, so we dedicate ourselves as resources to keep it going.

[04:25:17] But in doing so, we have relinquished control of the circuit. We cannot turn it on or off. We are now just in it. You were voted in to work for the people, not the corporations. You build more homes, move more people into the area, and you still see fit to increase the tax rate on people already living here, year over year.

[04:25:36] At some point, we have to question, is your agenda based off of benevolence, or is it based off of greed? I will leave you with a quote from Edward Abbey. Growth for the sake of growth is the ideology of a cancer cell. Thank you. Next speaker.

[04:25:54] Please come forward, state your name, the district that you live, or the entity you represent. Thank you for being with us. First off, I am not a public speaker. I am scared to death.

[04:26:10] Good evening. My name is Jennifer Melton, and I live on the corner of Bazile Road and Cedar Lane, directly across the street from the proposed new subdivision. My family has owned that land and the lot right beside it on Bazile Road for a century. My grandparents worked hard every day of their lives to build a small farm.

[04:26:29] My mother grew up there, I grew up there, my children grew up there, and my grandchildren are now growing up there. My parents met at a house down the end of Bizziel Road. Daddy would fly over in his airplane because it was cheaper than, the gas for the airplane was cheaper than the phone call to tell my mom when he was coming to pick her up for a date.

[04:26:49] He'd write it on a note, drop it from the airplane in the field where my house now stands. We have so many wonderful family members of where we live, and it's always been, Hanover County has always been an amazing place to raise your children. When I had my first daughter, I lived in Louisa, and I immediately moved back to Hanover because I wanted her to go to Hanover schools.

[04:27:09] I wanted her to live in Hanover County. If this development is allowed to move forward, it will ruin our rural life. How much is too much? How far are you willing to allow subdivisions and warehouses and general development erode away at our beautiful Hanover County?

[04:27:26] Because once it's destroyed, we can't get it back. It's gone. Will you continue to allow more subdivisions to be built on viable farmland? Will you continue to allow more subdivisions to creep up Cedar Lane and further until we're another short pump? Schools will be overloaded. Traffic will become so

much heavier. When will it end? People move to Hanover for its slower pace and rural lifestyle. With the price of houses and land in Hanover, they surely pay for it because it's expensive to live here. I've heard two versions of the planned development. Now it's the 55 plus housing, touted as affordable housing. In my book,

[04:28:05] \$400,000 to start with is not affordable. My daughter won't be able to even live in Hanover County. She'll never be able to buy a house here. She'll never be able to rent here because it's gotten so outrageously expensive because of these developments. I have so many issues. The traffic, the schools, the noise, the loss of our beautiful landscape. Just to name a few, the buffer is little compensation. Look at the buffer where Cedar Lane, I'm sorry, Chickahominy Falls section four is it's a few pine trees maybe a couple of hardwoods and that's it you have 30 seconds ma'am

[04:28:43] i'm sorry um uh traffic is my biggest point um i cannot tell you how many times motorcycles and sports cars have gone up and down that particular stretch um at least 80 miles an hour we've complained about it so many times and my last point is my house sits on basil cedar lane is to the right. And that's where my bedrooms are. Where this development is coming in. Your final thoughts, ma'am. Are going to shine their lights into my bedroom. And no one has contacted me about any of that. They contacted other neighbors, but not me. Thank you, ma'am. Thank you. You're

[04:29:21] welcome. Next speaker, please. Rob Wilhoit, Chickahominy. Y'all knew as soon as he mentioned cows. I was not going to let that go. And it's a shame that he had to move his cows. But it's happening all across this country is agriculture is not being supported in the name of development.

[04:29:50] Cedar Lane, and I know it because I go where that warehouse is, I do business in there, and I've seen the traffic. The traffic is the biggest concern I've got with this whole project on that road, minus the density. But if we're going to tout Hanover as agricultural rule, that his cow should be able to afford to stay in that field.

[04:30:15] So I would hope that this project would be denied. Thank you. Next speaker, thank you. Hi, Nicole Tomlin, South Anna District.

[04:30:36] This area has grown exponentially. In a mile strip of cedar and Route 1, there's already three well-established neighborhoods on the right, Elmont Woods, Stoney Run, and Cedarley. In addition to that, on the left-hand side, they built Chickahominy Falls. Now they're constructing a second Chickahominy Falls.

[04:30:53] If we add this one, that would be number six in such a short span of an area. And don't get me started on the large industrial complex at Cedar and Route 1, the CCC building. The truck traffic and congestion has become a nightmare at that intersection. When can we stop?

[04:31:09] As it was stated at the previous meeting by the developer, people don't speed that much down this road. And I'm here to tell you that is a blatant lie. It is a daily occurrence where vehicles travel well in excess of the speed limit. Now they want to add more construction noise, which we already hear all day, every day, even on Sundays.

[04:31:28] You want to add noises of a completed neighborhood, as well as lights from a potential entryway and exit. We want to keep the night skies we have. More traffic to the area inevitably pours to more traffic on our quiet side road, Bazille. Whether it's wrong turns, turnarounds, leading to an unsafe situation for anyone walking or riding a bike down Bazille.

[04:31:51] What happened to three-bedroom ranchers? the most desirable home style in America. Last time I checked, \$450,000 is not affordable to most people. Don't bring the city to Hanover. Leave Hanover as it is. If you want less land, Henrico and the city are available. Thanks. Thank you, ma'am.

[04:32:08] Anyone else? Good evening. I am representing our church, Jesus Range International Church. And I'm the pastor.

[04:32:26] What was your name, sir? Mario Palma, Mechanicsville. And when the Crescent Group had reached out to us, our church leaders had met and discussed about selling the property to them.

[04:32:44] And we had decided to sell it because, you know, we believe that the Crescent Group could turn it into a nice, wonderful community, you know, having seen their success at the Chichahomini Falls.

[04:33:00] so we had decided to sell it to them and then we you know originally we we thought of constructing a church building in the property but it's too huge too large and it will cost us a lot of you know money to develop it so we believe that it will be of bitter use that you know the Christian group could turn it into a nice community and also the church will be having you know an

[04:33:34] initial fund that could be used in constructing our church building in in another place because we have another church property which is much closer to all the most members of the church and so we believe that the Christian group we'll turn this you know one of those properties belong to the church and we believe that they will turn it into a nice wonderful community i wish i could afford to get another home in that

[04:34:10] development so thank you thank you anyone further for or against very well we'll close the public hearing mr glover do you wish to have five minutes for rebuttal yes yes certainly please just a few you back sure again thank you for your time appreciate the comments I understand the folks that live here their commitment to the rural nature and the character they've experienced we did do we I think we made substantial changes in terms of increasing the buffer by two tripling

[04:34:49] the landscaping moving the homes back when you talk about density this is density when you combine the two cases is actually lower than any other project out here recently developed. It's less than Cedar Lee right across the street in terms of total density.

[04:35:05] Again, our lots are a little bit smaller because we're doing an active adult. They don't want big yards to take care of. Plus, these are all going to be maintenance provided by the HOA. So that's another point in terms of maintaining the area, especially the berm and whatnot. That's all going to be under the control of the HOA, not up to individual lot or homeowners to take care of their individual lots it'll all be maintained in perpetuity by the HOA so and as far as any we had several public meetings coordinated by the county plus we offered anyone that came to us with a concern we met with

[04:35:43] them and addressed their concerns so we did not go out and seek anybody along Cedar Lane to see if there's something we could do for them I don't mean that in a mean way we just we felt like we responded to those that were concerned anyone that expressed a concern to us we met with them so again thank you for your time i hope you'll find uh to uh hope you'll approve the case thanks thank you sir public hearing is closed i will now send both of these cases to uh miss dimble south ana district yeah thank you

[04:36:21] mr chair um i think that mr glover has done a excellent job in documenting that the plan that that we have here is significantly different than what we had at the Planning Commission. And I think as

everyone knows, Mr. Ledbetter and I worked very closely together.

[04:36:40] We talked two or three times a week. And both of us were disappointed with the plan that arrived at the Planning Commission. It wasn't the density that we were looking for. And we had also been contacted by the bookcomers in addition to Ms. Strickland across the street.

[04:37:04] And I apologize, but I have not heard from that neighbor, but not to discount you. We just haven't heard from you. So I apologize for that, because I certainly would have taken care of that. So I think, again, I think that, you know, we look at the comp plan, And this area is in accordance with the comp plan, which allows for one and a half to three units per acre.

[04:37:36] I don't know how much closer we could get to the lower end, which was one of our goals, than 1.1 units per acre. We can't get any closer than that. As far as how far will these subdivisions creep up Cedar Lane, not much farther because the sewer is out of the ground now.

[04:38:01] So this is kind of the end of the line as far as this particular sewer run. So you do not have to worry about this creeping up Cedar Lane because there's no more sewer left. Let's see here. As far as the viewshed, very concerned.

[04:38:20] I'm always concerned about the viewshed. And we have a very significant buffer, three times what is required. I'm very pleased with what we've done in front of those ugly warehouses, but I think that it is effective.

[04:38:36] And Mr. Glover has pointed out that those buildings are 40-some feet tall, and his homes are between 21 to 28 feet tall. So I think that's going to be a good protection of the viewshed, because right now it's just an open field.

[04:38:55] It's just an open field. As far as what we've done with the bookcomers, they have indicated to me that the bookcomers are in the large white house to the east of the property, and the developer is giving them half an acre of property.

[04:39:14] Their driveway is right on the edge of their lot, so they're doing sort of a land gift of half an acre, And that will help their curb appeal and help them out as far as maintaining a nice house.

[04:39:31] And we also add the landscaping and a fence. And we have also pushed the lots back away from the road. And it may not sound like anything on paper, but it does make a difference that you're not riding along Cedar Lane looking at the backyard of a bunch of houses.

[04:39:54] you're looking at the side of some nice architectural structures we are maintaining could we go to the layout plan the rendering is there another one that's more rendered yeah that

[04:40:28] one so when you look at the amount of land overall that we are maintaining especially the existing trees is significant and I'm not sure that we could do this with another type of development but again we've hit the target of 1.5 which is it's a minimum really is a minimum and then mr. Glover pointed out I think that Cedar Lee is

[04:41:01] right at one point where did I put that Cedar Lee or Chick Falls is 2.55 and and then Cedar Lee is closer to 1.89. So we're hitting in right at 1.5 in somewhat of a transition zone.

[04:41:21] This is the end of the sewer, and I think we've got a good product. There's also concerns about the school, so I would ask Mr. Glover so that we can protect the tax revenue that you did project.

[04:41:38] Would you be agreeable tonight to make a proffer that this absolutely will be age-restricted so that we can be assured that that tax profits would be protected? As I mentioned before with my communities, there's very little difference between the age target and age-restricted because of our home plans, because of community design.

[04:42:07] So for me, it really is not a huge difference other than now I, when I first run the community, When the community HOA takes over, we're going to have to deal with HUD and deal with the HOPPA law to ensure that it is a 55-plus. On top of that, we'll do this proffer like we did at Chickahominy Falls.

[04:42:26] The typical 55-plus requirement is 80% of the homes have to have one resident over 55. It doesn't really address school-age children. We'll add to that proffer that no individual under 19 can stay there more than 90 days like summer.

[04:42:45] So that we can ensure that you do not have the possibility even within age-restricted community to have a school-aged child That's perfect. I think that's exactly what would we would need for this to address that concern that folks had Can I redo the math on the on the fiscal impact?

[04:43:07] Just now I'm serious, but that does that would pretty much ensure that will be no school-aged children So you're looking at all that tax revenue going straight to the general budget and not half of it being consumed by the school budget. Okay. Thank you for that. I really appreciate that.

[04:43:24] Again, we do have a hundred foot setback. We have pushed these homes back. We have reduced. We started at close to 80 lots and we're down to 63 now so that we can hit that minimum density. I would be correct, Ms. Hunter, in that...

[04:43:47] They're probably addressing the proper change now administratively miss hunter would be be we'd be correct that with the Composite plan designation of one and a half to three. We could not go any lower The RS district has a base density of one unit per acre. So that's as low as it could go Okay, so we've got this thing. We've tweaked it down as low as we can

[04:44:23] I think we've worked very well with the neighbors that we were aware of that had concerns I appreciate you moving that road that would be the Eastern Road 40 feet so that that minimize the effect across that street and I guess with that being said, I think we have a good project It's it's what the comp plan calls for and I'll also note that if you take a drive through Chickahominy Falls There's not one unit for sale resale not one

[04:44:58] So this is a product that people want it's an attractive product and I love the street trees I love the landscaping out front and I think that we have protected the book commerce Very well, and I appreciate you for that and for getting us to that minimum density So that we can really now We're starting to transition after this to the much larger lots that are existing down cedar lane so that we don't have that creepy as everybody worries

[04:45:33] about that but again there is no more sewer so it's not going to creep and with that being said i will move approval of rezoning 2025 i would like to ask one thing of mr glover if i make this motion i need you to get with that homeowner and work this out absolutely have no problem doing that can we make that some sort of a requirement of the site plan how can i how can i

[04:46:08] make sure i get this done i can't make that a proffer is there any way i can make that done to make everybody know that it's going to happen um i'll make sure it's done within 90 days let me know it's

done i'll ask you all to let me know let keep me in the loop how about that okay yeah so we will we will address that so um uh sorry for that interruption but i'd like to move for

[04:46:37] approval of rezoning 2025 to 00015 john and jerry price with the change in proffer to age with the revised proffer as submitted we're gonna we're gonna take we're gonna take an in-place recess i'm gonna ask you to withdraw your motion so you make sure you got it right and then we'll come back because i want to make sure they have it okay will you withdraw your motion so we don't

[04:47:17] go into recess with the emotional too i'll withdraw very well we'll take a recess till i get a thumbs

[04:47:22] up from them thank you mr walter would you assist and i don't we don't necessarily have to have the

[04:48:32] email just get it drafted up i appreciate that you had it we we work around that too just get it added in here you sure sure we'll just get a authorized representative to sign yes ma'am

[04:48:53] All right, ladies and gentlemen, we are back in session.

[04:49:30] Ms. Dibble has an announcement. Yeah, I think I'm going to go in another direction. This doesn't seem to have been worked out beforehand, so I'd like to defer for 30 days, and I'd like to have the adjacent neighbor worked with and come back with a resolution that is agreeable.

[04:49:56] And we will also address the proffer at that time as well. So my motion would be to defer rezoning 2025-00015. Second.

[04:50:13] We have a motion to second. Is there any discussion? I just have a comment, Mr. Chair, if I may. Certainly. I was just having a side conversation with Mr. Herzberg. When I was a kid, I used to eat at the Snow White Inn on Route 1. And Harriet and her mother ran Snow White Inn.

[04:50:33] Well, Harriet and R.C. Roberts ended up moving on Cedar Lane. And I was a poor kid trying to make my way through school, and so I did odd jobs for them as they got older. And I remember Harriet telling me then in 1998, 97, 98, 99, that all that then she knew was going to go away.

[04:50:54] I don't represent the South Anna District. I don't pretend to. I'd love to have some of you folks come out and protest all these people that want to cram apartments down our throats. Y'all come on down and help us out. So it is conflicting to me that when a potential project has been a possibility since 1972, we're talking about the man taking away his cows.

[04:51:25] I'm going to go ahead and say it. I imagine he's took away his cows because he's going to make his family rich. And that's his right to do that. I don't fault him for it. I'm not upset with anyone, but what I want people to understand is that when you're in this seat, it is conflicting. It is difficult.

[04:51:43] And we truly want your concerns to be addressed. It's regrettable for me. Again, I represent Mechanicsville. You may be able to call 100 people and say, don't vote for that no count. I don't know. But that's not a factor for me.

[04:52:00] But what I'm just trying to convey is that there's no doubt that the above-ground septic tank at the corner of Cedar Lane and Route 1, I didn't do it. It's ugly.

[04:52:17] think about it every time I drive by there. But it's there. And I guess what I'm saying is that I'm just conflicted because in my view, there's just no way that folks in the community couldn't have come to

repeated community meetings for comprehensive plans again and again and again.

[04:52:43] And if any of you all were here earlier, we're pulling stuff out of the comp plan and changing things uh in my district i don't know what the people of south end i want but in my district i heard loud and clear from from our schools to our our fire and ems and our public safety standpoints that in in my district we simply can't handle any more uh multi-family uh residential rental mr stoneman may want some in beaver dam that's his prerogative i doubt he does but anyway

[04:53:18] So I don't say a whole lot in our meetings, but I just felt compelled to let people know because I'm the guy that everybody wanted to remove that voted for a data center a couple months ago that literally checked all of the boxes. Once again, in the South Anna district, and I'm going, where were they at?

[04:53:37] These things have been there for years, and then all of a sudden, it's apocalyptic. So just my comments, Mr. Chair. Thank you, Ms. Dibble, and everyone for your time. Yes, sir. Anything further? All right. There's a motion to defer for 30 days on the table.

[04:53:56] Any further discussion, motion, and a second. All those in favor, please indicate by saying aye. Aye. All opposed, no. No. Madam Chair, poll the board. Leadership last. Ms. Pritchard? No.

[04:54:12] Ms. Floyd? Aye. Ms. Dibble? Aye. Mr. Herzberg? No. Mr. Hudson? Aye. Mr. Stoneman? No. Chair Davis?

[04:54:27] No. All right. This is a pickle. so it hasn't been deferred uh i am going to cannot discuss public business outside of public forum i am going to take a recess uh give miss dibble a chance maybe to speak with uh mr glover and then we'll come back but we are still in a public hearing i ask board members not to discuss

[04:54:51] case or public business uh we'll stand in recess it's a lot for the dummy but ain't much for the

[05:02:17] Robert. Okay, ladies and gentlemen, this board is back in session. We are going to pass by for an indefinite amount of time these two cases. Apparently, there's a landowner authorized signature on their way to the meeting. Law requires that proffers must be in writing and consented to with an endorsement by those who have proper authority to consent, and uh one of those individuals uh been told is on their way to the county complex now

[05:02:51] so we have two other zoning cases uh that we're going to hear um or land use cases conditional use 2025 20 ladies and gentlemen in gallery i'm going to i'm going to need y'all to thank you um and you're going to do a joint presentation mr pompey yes sir all right and for the record i am going to uh we're going to have a joint presentation on uh conditional use permit 2520 and special exception 2614 we'll have a joint presentation we'll have a joint public

[05:03:26] hearing and then we will have uh separate votes as required uh if all board members are ready all right thank you mr pompey um thank you mr chair as you mentioned these two cases will be a joint presentation and joint public hearing they're interrelated cases that relate to a proposed warehouse in the South Anna District farther north closer to Ashland off of Route 1 along Lewistown Road. In the M2 zoning district, warehouses over 75,000 square feet require conditional use permits. That's one part of this request. One of the mitigating measures that the

[05:04:05] applicant's proposing is a 20-foot sound wall. Walls over seven feet in the M2 zoning district require a special exception. So that's the second part of the request and we'll get into more details and

move along. So the current proposal is for 130,000 square foot warehouse building and their associate employee and truck parking areas. This particular parcel was rezoned to M2 in 2019 to allow commercial and industrial development. The parcel, the zoning case extended to Route 1. So the 7-Eleven that exists at the intersection was part of this zoning request and a variety of industrial uses are permitted by right in the M2 zoning district. But this

[05:04:43] particular use, again, a warehouse over 75,000 square feet requires special approval through a conditional use permit. It's a speculative warehouse. No tenant has been identified. It could be a single user or up to three tenants. And again, the special exception is for a 20-foot sound wall that'll be at the rear of the site, and you'll see that sound wall on the sketch plan.

[05:05:05] There have been some revisions since the May Planning Commission meeting to address some of the feedback received during the public hearing. The building has been reduced in size from over 150,000 square feet to 130,000 square feet. Because of the reduced building size and other reduction in impervious cover, the stormwater basin has also been reduced in size and relocated farther from the rear property line. There were previously three entrances and exits shown on the sketch plan at the Planning Commission. One of those has been removed, so now there's only two entrances shown to Lewistown Road. This was reviewed by the Planning Commission three times, and we'll get into the

[05:05:42] Planning Commission recommendation later in the presentation. But this is where the site is located in regards to the general land use plan, part of our comprehensive plan. Again, this is in the suburban service area, the 22% of the county that's designated for residential, commercial, and industrial growth. That blue color is business flexible, which recommends a mix of industrial and commercial uses along the Route 1 corridor. The property, again, is zoned M2, and it's been zoned M2 since 2019. Many of the properties along or near the Route 1 quarter are zoned to one of our industrial or business zoning districts. So the light gray is M2. You see some darker gray,

[05:06:22] that's M3, including the parcel on the opposite side of Lewistown Road. And the blue is B3. Once you move away from Route 1, there are some residential and agriculturally zoned parcels. So in this case, there's agriculturally zoned parcels A1 to the west and the south, and then industrially zoned parcels to the north and the east.

[05:06:43] And here's an aerial view of the property. It's undeveloped and wooded and consists of multiple parcels. You can see the residential development to the south, zoned A1 along Delwood Road. Some residential homes to the east, zoned A1. And then across the street are existing industrial operations that are zoned M3 and M2.

[05:07:03] And this is the view of the site and Lewistown Road adjacent to the site. The site is at the end of Delwood Road, and this is looking down towards the site. And then this is the sketch plan that, again, has been revised since the Planning Commission meeting.

[05:07:21] The building is now 130,000 square feet. It sits back 69 feet from Lewistown Road and the ultimate right-of-way, 100 feet roughly from the eastern property line. And then those green areas are tree preservation and undeveloped areas.

[05:07:36] There's a 20-foot industrial buffer along the eastern and southern property lines. that's required by ordinance. Whenever an industrially zoned property adjoins A1 or any other residentially zoned property, a buffer 20 to 40 feet wide is required with plantings. The narrower you get, the more

plantings that are required. So that's required in this case. And then those green areas, per the conditions of the sketch plan, the darker green that is, are required tree preservation areas. The gray, those are the paved parking, employee parking on the eastern side and the front of the building and the truck and loading areas to the rear.

[05:08:11] the red the red line is the sound wall just this afternoon there was a revised sketch plan that you all have in your folder of planning cases where that red line that notes the sound wall was extended along to the corner of the building so this curve it extends along the curve and that's what's shown in your pack and I'll show a close-up of that in a moment these are the building elevations the building can be up to 41 feet and they've incorporated some neutral earth tone colors that align with the 7-Eleven and help the site blend in with the woods. And there's

[05:08:49] some additional stone features at the building entrance. The loading bays are at the rear of the building, so they don't face Lewistown Road, but they are closer to the residential properties to the rear. This is a photo that provides an example of the 20-foot PVC sound wall that's addressed in the special exceptions shown on the sketch plan. It'll be a tan color. And again, between the loading areas and those properties along Delwood Road. Traffic impact analysis was submitted, was required at the time of rezoning in 2019 and looked at a variety of industrial uses

[05:09:25] and updated. TIA was submitted as part of this use and showed that the warehouse use actually generates fewer trips than the previously assumed light industrial development. I'll show an example of that in another slide. However, there are concerns from the community about traffic impacts and whether or not Lewistown Road can adequately accommodate the proposed development.

[05:09:47] There are conditions that limit site traffic and require some improvements to the adjacent segment of roadway, which we'll go over later in the presentation. But this is the data from the traffic impact analysis. So when the 2019 study was done, we were on the 10th edition, and that estimated that a 160,000 square foot building would generate 800 trips if used for light industrial purposes.

[05:10:10] With the latest addition of the ITE, the 12th edition, that estimates a 160,000 square foot light industrial building will generate 576 trips. Warehousing generates 152 trips, but is a different kind of traffic. There are more trucks, there are less employees and standard cars entering the site, and the traffic is distributed throughout the day. So instead of having more employee cars, you have more trucks, and it's throughout the day. The applicant has agreed to no more than 325 trips per day, and that's one of the conditions. The TIA looked at

[05:10:49] the new entrances that were proposed from Lewistown Road. Originally, with this case, there were three entrances. That has been reduced to two entrances since one entrance has been removed. So now two total from Lewistown Road. With the conditions, if this case were approved, the applicant would have to widen Lewistown Road to a 12-foot travel lane from the center of the road at a paved shoulder plus an unpaved shoulder and then new asphalt with a sidewalk as well along

[05:11:20] the roadway. By right, warehouses have to meet certain use standards that were recently adopted by the county. Warehouse developments requiring a CEP may modify those standards. So those standards address setbacks, buffering, landscaping, and those kinds of things. As part of the CEP request, there are some modifications to the by-right standards. A lesser setback from the right-of-way, 69 feet roughly versus 150 feet. A 100-foot setback from the western property line roughly versus 300 feet. And then the standard thoroughfare buffer along Lewistown Road, whereas

[05:11:59] the ordinance use standards require an industrial buffer which is denser plantings along major thoroughfares. So there are a couple different impacts of this particular use that could occur. Visual impacts and noise. There are some conditions that propose mitigation to these conditions and some of these conditions have even changed further since this afternoon. But the loading docks and truck parking is to the rear of the building. There are enhanced design standards, including materials and colors that reflect comprehensive plan recommendations and recommendations in the

[05:12:35] U.S. Route 1 small area plan, a requirement to screen mechanical equipment, and limits on the height of lighting and requirements that they be shielded. Construction hours are limited, and then the sound walls proposed on the rear to reduce noise impacts on residential neighborhoods. This is part of the U.S. Route 1 Gateway Small Area Plan, which looked at recommendations regarding uses and design standards for the Route 1 Economic Development Zone.

[05:13:01] During that process, there were some concerns about industrial uses and excess warehouse development. In the plan, there are some specific recommendations for this type of development and how it can be improved and blended with the surrounding area. In terms of compatibility with the surrounding area, there is residential to the rear and then industrial on the other side of Lewistown Road. The existing industrial is a little bit smaller in scale in terms of the individual buildings and uses. Most of the buildings on the north side of Lewistown Road are roughly 40,000 square feet, whereas this building is proposed to be 130,000

[05:13:36] square feet. The use itself is in alignment with the comprehensive plan recommendations for this area as is the zoning district. It does have some enhanced architecture versus the standard warehouse building to address comprehensive plan recommendations and there is a sidewalk that will be constructed on Lewistown Road if this project's approved that'll be constructed by the developer and there's tree preservation areas. It does not completely align with some of the transitional recommendations in the comprehensive plan on how industrial uses can transition to adjacent residential uses. There have been three planning commission public hearings in a community

[05:14:14] meeting. Some of the concerns include increased traffic, particularly truck traffic along Lewistown Road, and there's some queuing issues already from other industrial operations where trucks back up on the road, so there's concern about additional truck traffic, the questions and concerns about potential tenants, the view from Lewistown Road and adjacent properties, wetland and stormwater impacts, noise and light impacts, the proximity of the building development in Stormwater Ponds, Delwood Road, and there have been revisions throughout the process to address those concerns, and then air quality and health impacts. The staff report laid out 13 recommended conditions

[05:14:51] based on feedback received since the staff report has gone out. There's a memo in your packet or on your desk that includes some recommended changes to the conditions, and the applicant has submitted that revised sketch plan. I'm going to go through the conditions in the staff report and then highlight some of the changes in the memo that the board may consider moving forward. So the first condition limits the use to 130,000 square feet for warehousing provided that it does not exceed 325 average daily trips. The maximum building height is 41 feet right-of-way dedication which

[05:15:28] is standard for all of our zoning cases. Road improvements along Lewistown Road must be completed prior to issuance of the certificate of occupancy that include the wider lanes, the new pavement, and the improved shoulders. Tree preservation, the mature trees outside the building envelope

and those tree preservation areas that are shown in the sketch plan must be preserved. Lighting is limited in height with house side shields required. Mechanical equipment must be screened. The parking and drive aisle must be screened as shown in the sketch plan. That sketch plan shows screening as required per ordinance along the western property line signage

[05:16:07] is limited to monument size and the number and size of the building mounted signs is limited as to what's allowed by ordinance there are construction hours with no construction on Sunday noise mitigation that wall in the rear the sound wall must be constructed in certain instances traffic management if there are issues with traffic on Lewistown Road the planning director may require the implementation of a traffic management plan to help mitigate and ensure that any traffic issues that arise are addressed in the standard condition with all our development regulations. Those are the conditions that were in the staff report, but since then there are some

[05:16:43] recommended changes. The applicant submitted a revised sketch plan that includes two primary changes. One, extending that sound wall farther west around the curve, and then there's additional notes regarding tree preservation and limits of clearing in the bottom left corner of the plan to help ensure that those existing trees that are shown as being preserved will be preserved.

[05:17:14] And then there's four revisions to the conditions that are accepted. Condition one, limited traffic to 325 average daily weekday trips. There's a suggestion to remove the word average, so it's just 325 daily trips. The condition in the staff report related to the sound wall said the sound wall was only needed if the business or tenants in the building operate at certain times. The proposed change would require construction of the sound wall regardless of the tenant prior to

[05:17:48] issuance of a CO for the building. A new condition number 13 talks about enhanced industrial buffer anytime industrial development or industrial zoning abuts residential zoning districts including A1. An industrial buffer is required. The width of that buffer can be 20 to 40 feet. The wider you are, the less plantings you need. The sketch plan shows a 20-foot buffer that meets the industrial buffer requirements, which would be required regardless. That's the densest planting that is required of any of our industrial buffers. The proposed condition would increase the evergreen

[05:18:23] trees by 25% adjacent to the residential parcels on Delwood Roads. There are two parcels on Delwood Road, the end of that road, that have existing residences along those residences. This condition would require additional evergreen trees. The standard is one evergreen tree per seven linear feet. That would increase by 25%. And then the western entrance on the sketch plan is shown to accommodate large trucks the new condition 14 required that the eastern entrance closest to

[05:18:56] route one have similar design features so again that memo shows the proposed changes to the conditions which are more restrictive in a lot of regards regarding noise and traffic and planting requirements and then that new sketch plan as well the wall itself since it's over seven feet requires a special exception. The only condition is that the 20-foot sound bearer be installed in accordance with the specifications provided and that it must be maintained and repaired as

[05:19:31] needed. The Planning Commission held multiple public hearings on this request. At the latest public hearing, there was one speaker in support and four speakers in opposition. There were concerns about the hours of operation, and like the community meeting, there were concerns about traffic impact, existing road conditions, noise, and the use in general. And so the planning commission, after hearing those concerns, recommended denial with a vote of seven to zero.

[05:19:59] That concludes staff's presentation. This would require two motions, a motion for the conditional use permit to allow the use, then the special exception to allow that sound wall that's taller than permitted. The applicant's representative is here tonight, and they do have a presentation plans. Any questions for Mr. Pompey? Mr. Herzberg. Yes, sir. Thank you, Mr. Chairman. Thank you for your presentation.

[05:20:23] I just would like some clarification on the walls because I heard 20 feet, but if we need a special exception for a wall taller than permitted, which is 45 feet. Building height is 45 feet. Fences can be up to 7 feet or wall like freestanding walls.

[05:20:47] So in M2, the building can be up to 45 feet. They're only going to be 41 feet, so they don't need a special exception for that. Fences and walls that aren't part of a building can only be up to 7 feet, so they're getting a special exception for that wall to be up to 20 feet.

[05:21:05] Okay, so I just want to make sure I have it correct. I think I understood what you said. The building height does not need a special exception because it's less than 45. That's correct. Okay. The special exception is for the 20-foot, it's called a wall, but is it a fence?

[05:21:26] They refer to it as a sound wall, but we consider walls and fences the same thing. I was trying to find a picture of the wall, but anyway, since it's above 7 feet, that fence wall structure requires a special exception. Okay, and so that 20-foot structure is being called a sound attenuating wall.

[05:21:47] the benefit to that would be more I don't know if you can comment on this or not the the height of the wall would be designed to provide higher sound attenuation that's that's correct and the applicants representative could probably speak more to that but that's that's the intent that's okay thank you that's all thank you mr. chairman certainly sir anything further miss Pritchard thank you mr. chair I am generally not a fan of long construction hours but at the same time I understand the shorter the hours are

[05:22:26] the longer the construction process takes and I'm all for industrial buildings on industrial properties so there's not a lot of objection here but the end time for construction is 7:00 p.m. but if you finish at 7:00 and then you're on the lot for a while doing cleanup is there a way we could say that you have to be gone at 7 o'clock because people live can we do that well I mean we can do anything we want to y'all can say yes so i guess it could say all right ladies and gentlemen

[05:23:05] we're in a public meeting this we add i'm kind of talking to miss hunter as well can we add respectfully mr pompan to help you out here that's probably not for you to answer um so i wouldn't i wouldn't struggle or dash too long for miss richard although you you give a lot of deference to the board and we appreciate that uh but if i was you i'd shuttle past that right to the applicant yep that's just my recommendation it's up to you I'll take your recommendation um that might be a discussion for the applicant but I think it's appropriate to address a board for the applicant to address a board member I think she deserves an answer directly from the

[05:23:41] applicant while that's taking place maybe you could think of some language to craft to maybe kind of get two parties to kind of come in the middle and then make the decision but I know what you're asking I generally support this project but I want to give as much deference to the people around it as possible and and I just think that's the decent thing to do to be gone at an hour so that people can live their lives so we can the applicant can answer some of those questions and if it comes to it we can look at some

language that makes it clear that 7 p.m. means off the site and not just put your hammer down I'd much rather they said yes then make you make them I have

[05:24:20] a question mr. Pompey if you go to what's our exhibit - I guess that's the wall i just want to see exactly what i'm what i'm looking at here um so it necks down it's it's 30 feet i guess then opens up kind of on a bell curve going to 50 feet i just want to see it's right there uh where the 12 parking space okay yeah so so all right so the the the wall comes around that what i call the bell curve uh but it doesn't go all the way it's not going to it's not going to jut out in that space right there that last uh parking spot it's going to start short of that

[05:24:55] correct that's correct yeah okay perfect um you know one of the things is the applicant may be considering this you know i do understand construction times uh maybe this is something we talk about i can talk with my esteemed colleague about i do understand you know the construction timing um particularly starts and stops but generally that's because of the impact that the construction is having generally noise vehicles so on and so forth you know somebody's

[05:25:28] there on the lot cleaning up you know that's very different than running construction material in and out at eight o'clock at night saying I'm not really constructing so I'm trying to balance out too I see exactly what Miss Pritchard's talking about and we have had some of those issues in the past where somebody does finish construction say at you know seven o'clock uh but then all of the vehicles leave uh at 9 30 and while that's they've met kind of the the intent not the spirit but on the flip side i do know where some folks say well i stopped all the hammering the jack

[05:26:04] you know the jack hammers all the forklifts all of that stopped but you know i have crews there just kind of sweeping and cleaning and i want to yeah and i want to balance that you know because i do understand that if you've got you know evening crews that come in clean up job sites or whatever is that construction so um i think that might be something that uh we can talk to the applicant about and you can pay close attention to the to the conversations uh with that if there are no more questions from mr pompey we'll open the public hearing if the applicant's here uh you have two cases sir we're going to combine those if it's your preference we'll combine them i'll give you 30 minutes for a presentation instead of 20 for each individual one if you'd like to

[05:26:43] combine um because you can speak to to both of them uh and then we'll handle it that way would you care for that i would say combine but i don't think i'll i'll need you have about two 30 minutes okay okay thank you sir thank you sir um mr mr chairman uh members of the board my name is noah klein i'm with the law firm inventable uh here on uh tonight on behalf of the applicant uh you've heard um mr pompey's presentation it was very thorough i don't see the need to reiterate what you already heard. I do have a bunch of slides here. I'm probably going to use maybe three of

[05:27:20] them. This is a project that sort of a long time in the making. You heard we had several meetings with the Planning Commission, the community meeting. This is an area that is planned for industrial. It was identified to us by Economic Development, and I think for a very good reason.

[05:27:41] It is in the light industrial part of the small area plan for Route 1, in a corridor that is largely characterized by light industrial development. And so it's a really ideal site. And we're very happy to be in front of you.

[05:27:58] There's a lot of work that's been put into this project. And I'll just quickly move past. You're familiar with the site. Again, the site context, you've seen this already. Again, that area in blue or purple is business flexible.

[05:28:15] That includes our property, which is that unimproved piece in the middle off of Lewistown. It includes all the properties below us, north of us. And again, there's a very good reason why Economic Development identified this site. And again, part of that small area plan for Route 1 that I believe was just recently approved.

[05:28:34] So we are proposing, we are now proposing 130,000 square foot warehouse. It is different than what we submitted, and we'll talk about that in a second. Just a couple points.

[05:28:52] We have very strong support from our neighbor on the western side. One of the issues identified with staff had to do with transitions and identified the setback modification that we're seeking to the western property line.

[05:29:07] We've been increasing that setback, but also our neighbor is someone who's been supportive, who's hung through with this project through all the various planning commission meetings, has sent some nice correspondence about this project, and I believe he's here tonight. So that is who we are referring to when we look at the western side.

[05:29:26] The setback of the building from the southern piece along Delwood, along the Delwood Court property lines, we're actually exceeding the building setback requirement in the south, and you'll see on the updated sketch plan what that looks like.

[05:29:43] So, here's some evolution of site changes. If I could extend that screen even further, I'd add the updated sketch plan that you all have in front of you that was just worked out this afternoon, already rendered moot some of my presentation. But the original submission was for 160,000 square foot building, three entrance design, 56 loading bays, with proposed trip count of 576 weekday trips.

[05:30:11] The 160,000 square feet was not just something we picked out of a hat. That was what this property was scoped for when it was rezoned back in 2019 to the M2 category. It was scoped 460,000 square feet of industrial development.

[05:30:31] The projected trips associated with that development was 804 average weekday daily trips. We are now at a place where we are capping ourselves at no more than 325. And so that was our original submission. We obviously have been working on this to get it to a place that we hope that it can find support and that's something that y'all can be proud of.

[05:30:56] We did reduce it following our initial meeting to 151,000 square feet. We reduced the height by right is 45 feet for the building height. We reduced that to 41 feet. We did add the sound barrier. And I'll say this about the sound wall since that came up.

[05:31:12] Normally what happens is that you condition or you proffer if it's rezoning that you'll do some type of acoustical study. And if that acoustical study determines that you need a sound barrier or sound wall to mitigate sound impacts, then you put it in because it's a pretty costly item but we we agreed to do it we further revised the condition today to to say we will put it in there as a condition of certificate of occupancy no studies no ifs um no contingencies uh we reduced the vehicle trip count in the may revision

[05:31:47] increased setbacks and buffering and now we are in front of you with the plan that you see up there that again it's been updated since this presentation was submitted to the planning office at noon 130,000 square foot building increased open space reducing limits of disturbance we took out third access point further increased setbacks of our stormwater pond by pretty significant degree reduce our impervious footprint and read to reduce our cap on weekday daily trips this

[05:32:22] This layout again is a little outdated, but you have the revised sketch pan in front of you. It's largely the same except for we've rounded out the right-hand turn out of the easternmost access point after a very good comment about ensuring that trucks, it's not as a sharp turn out of the site.

[05:32:47] We added the sound wall, extended the sound wall. We actually adjusted our proposed sanitary line, which is going to connect to Lewistown, provide sanitary to Lewistown. We went ahead and amended that so we could extend the sound barrier and not have a conflict with the easement.

[05:33:06] And aside from that, it's largely the same plan. I'll show you, and this is, I think the last slide I'll show you. Here's just across the board, reduction in size and scope. You can see the original pond design, which is really close to Delwood Court, and that pond location is really any development of the site is going to have a pond in that area because that's where it's the topography and the flow of the water, that's where it collects.

[05:33:32] But we were able to really kind of go back to the engineering table and redesign things to add more distance from the folks along Delwood Court. So just overview of the changes, we increased that western setback by 66% from when we submitted it.

[05:33:54] The building footprints have been reduced 20%. Loading positions have been reduced 43%. That rear setback for the pond has been increased by 288%. The building height's been reduced. The average weekday trip cap has been reduced, and we've eliminated entrance and exit point.

[05:34:12] And the last thing I'll say is, at least so far this presentation, is the applicant is someone who is, you know, worked with economic development, is committed to investing, building in Hanover.

[05:34:30] This is not a project, and the applicant representative is here. This is not a project where we're seeking a conditional use permit, seeking an entitlement, and then the property is going to go to market within a month. the applicant who is seeking this approval from you all is the same entity that's going to be operating, maintaining, and running this facility. So all of the changes that you see, all of the various conditions that have been put in, the sound wall really trying to work with the property owners to really scale back the property from what it was scoped for, which was a much larger

[05:35:10] building um all the commitments that are being made right now are being made by the by the entity that's going to be operating and running this facility and they've been working and working to get this project right they believe in in in the county they believe in the investment they're making and again very happy to um to be in front of you to present this application and i'm happy to answer any questions that you have any questions for the applicant okay so did you want to address

[05:35:42] construction so construction look i think we we would if the concern i would say is at seven o'clock that not everyone has has left the site we could reduce that to six o'clock to make sure that i think that hold on sir if you're going to if you go speak just so we get it on the record yeah yeah i was just going to offer up that we would be to end construction hours at 6 p.m so that everyone is off the site by 7 okay everything is wound down and it's quiet

[05:36:16] after 7 p.m. that's more than fair yes yeah sorry it's joe fiero with aries the applicant developer and long-term holder of the asset all right if uh staff wants to prepare that we appreciate it in construction at six instead of seven uh and who's an authorized signer these are as i think the county attorney could probably weigh in but these are conditions so oh you're right this is a condition of profit very well thank you yeah we just used to get people signed everything tonight i'm used to signing things too yeah yeah no we're there okay uh very well thank you sir

[05:36:55] oh oh miss dibble uh yeah miss kline we talked about some additional screening adjacent to the folks on the residential side yes and and so that was one of the conditions that mr pompey raised that was presented in the i think the memo that was sent to you all which is we are enhancing the buffering standard along the 20-foot industrial buffer along delwood uh that for the properties

[05:37:29] that abut delwood so the 20-foot industrial standard has a planting standard i think the staff pointed that out in the um in the memo and then there's an increase of about 25 percent uh which is what's uh the proposal from staff so my concern was in a very specific area to protect these folks and the homes that they live in, especially the young man and his wife.

[05:37:56] They just bought this house, had no idea that this was behind them. They have a little 10-month-old baby, and now they are adjacent to a industrial development. That was why I asked for the wall to be extended, because nobody ought to have to hear the beep beeps and the diesels at all.

[05:38:18] They just shouldn't. So that's why we wanted the wall up there, period, and I appreciate you for doing that. But I still would also like to add a double, an additional row of evergreens in the areas that we discussed before.

[05:38:39] And we're amenable to that. I think we're trying to work out with staff some condition language. We're happy to continue just honing that language to get there. I would, if I make a suggestion, um, so that rather than sort of identifying or updating the plan, I would suggest maybe the condition language would say that, you know, additional concentration of evergreens in locations, you know, through consultation with planning director at the time of site plan.

[05:39:16] Just have that in the, maybe propose that in the condition. Just have consultation. I thought I was very specific on the phone with you. Yes. Yes. So we're not specific anymore. We're just volleying it over to the planning office and hoping that they remember when the plan comes in three or four months from now. My job is to protect those homeowners, and they're expecting a double row of evergreens in the areas that we discussed. I can work out. We can have that discussion with staff and see what language

[05:39:51] works there, but we're happy to do it. Okay. Well, we'll wait for you. We'll go ahead and Defer and once you get that worked out, you know, come on back. I think we will put We'll add double will add double rows. I will we're prepared to to add that to the condition language Can we add it to the plan and a highlighter of where it is?

[05:40:23] Mr. Pompey since these since these are conditions We couldn't go ahead and include that in the motion and we will Make the changes and and have them resubmit another it's basically from the existing garage Eastern for 150 feet and then from the corner the eastern corner of the rear property line

[05:41:00] 100 feet in a western direction so that those folks and their living environment are protected It's really it's wooded, but it's very spindly. It's old and it's not much there in the wintertime Do you have those conditions that make sense? Do you have those?

[05:41:25] The The revised condition number 13 would say in addition to the industrial buffer that's shown on the sketch plan double row of evergreen trees must be installed as Shown in the red line on the sketch plan and the sketch plan will be revised to show where those double evergreens are from the existing garage on that southwestern parcel is that what that red line is yeah that's

[05:42:03] what the red line is okay on the lot to the right you start at the corner of the property line and go west 100 feet like there yeah that's it where am i looking hold on where are you yeah oh i see i just couldn't tell where you drew the line i got you so it's 100 feet right there okay and then that's the garage to the east on that property so you said 150 feet

[05:42:41] 150 feet yeah east from the garage that will protect their living outside living space so yeah condition so i'm going to repeat that so in the memo condition 13 would say in addition to the 20-foot industrial buffer adjacent to 10-499 Delwood Road and 10-504 Delwood Road,

[05:43:12] a double row of evergreens will be provided 100 feet from the eastern property line on the southeastern parcel and then 150 feet west from the garage on the southwestern parcel.

[05:43:32] And the sketch plan will be revised to show this area. And not necessarily adding to your formula calculation, the number of trees, but making sure we get them where they're needed. Understood. I think your formula's fine, but I want to make sure that we get them where they're needed.

[05:43:53] Understood. Okay. Very well. Anything further for the applicant? Very well. This is a public hearing. Is there anyone here who wishes to speak in favor? Yes, sir. Please come forward. State your name, the district that you live, or the entity you represent.

[05:44:09] Thank you for being with us. Excuse me. My name's Andy Oromiak. I own the property directly adjacent to the west. I'm a business owner here in Hanover. I rent space in the industrial park, and I have for 15 years.

[05:44:29] And my intention is to build a small building for my business on my piece of property. So I like the improvements. I strongly support the project, and I hope it gets approved. Thank you, Mr. Farmer. Anyone else in favor? Anyone else?

[05:44:46] Anyone in opposition? Please come forward. Yes, thank you for being here. Please come forward, say it's your name, the district that you live, or the entity that you represent. You have three minutes. Thank you for being with us. Good evening. My name's Audrey Griffel, and I'm from the South Anna District.

[05:45:04] And thank you, Ms. Dibble, for what you just did, because that's my property right there behind where the 100 is. However, you just saw the confusion and the kind of, well, last-minute memos and all sorts of stuff that has happened through the course of this project that has made all of us feel very uncomfortable with this project, with the applicant.

[05:45:43] At each of the planning meetings, things like this would happen. and there would be lack of clarity. They couldn't explain the traffic. And there's a reason why the Planning Commission voted unanimously against it. And yes, I know there have been some changes, but at the end of the day, it is still a huge warehouse that's being fit into a pretty small

[05:46:13] space on a very narrow road and is right adjacent to a lot of us who live there. I'd like to also say, and I love what Mr. Hudson said earlier about confliction, we have no issue with having businesses

next to us. We all have businesses next to us on Delwood Road. I have a towing company literally within feet behind a fence behind me. And they're fine because they're to scale.

[05:46:51] They fit there. They're not ginormous like this project. They even have, they work in the middle of the night sometimes. They're a towing company. I never have problems with them. I never have problems with noise. I never have problems with anything. But this group, the only reason they've kept making these concessions is because the Planning Commission kept saying, this is not going to work. And I think it's really interesting at the May meeting where they

[05:47:25] unanimously voted against it, Mr. Ledbetter even gave the applicant a moment to say, would you be interested in making it smaller? So they had reduced it by 5%. So it was 95% as big as the original. And Mr. Ledbury, before he brought it to a vote said, would you be willing to make it smaller? Like, oh, I don't know, 130,000 feet. And the applicant said no. And all

[05:48:02] along, I feel like the applicant has made lip service to being concerned about those of us who live there. I'll be done. Yes, I'll be done in a second, but hasn't really, really listened. There's been no reaching out to us and trying to make commitments.

[05:48:21] Ma'am, your final thoughts, please. I'm sorry? Your final thoughts, please. Anyway, I just urge you to go with what the Planning Commission did all their due diligence, did a thorough job, and they said no. Thank you, ma'am. Thanks. Next speaker, please.

[05:48:40] Hi, I'm Brandon Tothill. I live a little bit down the road, a little bit. The other person that lives right across the street for her wasn't able to come tonight. so i'm sure he is glad to have it here he never knew that it was going to be built here at all which i wish he would know but we had people that lived there before move out because they did not want it there and now he did not want that either so it is a big thing i'm glad that you guys have listening to us about the sound and everything putting up more wall putting up more trees thank you guys for at least listening to that they are just trying to do it as big as they can do it

[05:49:20] they're just doing oh we were doing 151 they only did a little bit and then he said 130 he just wanted to do 130 now so they're just doing as big as they can get it so they're going to keep on doing this until they're going to keep on fighting for it so i don't want to keep on going on i just want you guys to deny it because they did seven deny so they're just going to keep on doing this until they get what they want so that's what i'm going to say thank you guys for listening to us tonight yes thank you thank you sir anybody further anyone very well we'll close the public

[05:49:55] carrying the applicant you have five minutes of rebuttal or address time would you care to use any of it to say anything to the case thank you mr. chairman i'll say briefly that the um you know this was a project that was again it was submitted much larger based on what was scoped out previously the condition use permit process came into effect in in in the county in the last four or five years i think that the condition use prop commission use permit process really worked in this case to get a project from where it started to where it is right now, and we're proud of that.

[05:50:35] Thank you, sir. We'll now close the public hearing. Ms. Dibble, this is in your district, ma'am. Thank you, Mr. Chairman. I would have to echo the residential neighbors' thoughts in that you have been ignored in this process too much, and it was the legwork of myself and Mr. Ledbetter that got us where we are, and that's a shame.

[05:51:09] It really is. But I do believe that, number one, the wall was written up as an option. It's no longer an option. That sound wall is going to go up. And the reason we curved it around was to protect you guys on the western part of your road because it could, you know, sound doesn't just travel straight back.

[05:51:34] It could easily have gone around and you could have heard that. and you really shouldn't have to live next door to rumbling trucks and beeps 24 hours a day. So we've given you that. I do also want you to know that they could buy right, they could build a warehouse.

[05:51:57] How big of a warehouse could they build? 100,000? They could build one warehouse up to 75,000 square feet or two buildings that total up to 100,000 square feet by right? So that is by right without coming here.

[05:52:16] That means they could just plop that building down and we don't have any way to help you with the sound wall. We don't have any way to give you some extra buffering so you could sit out and enjoy your yard. So there's a bit of a trade-off. We've got a nice, good-looking building.

[05:52:34] We got a lot of area that's being saved. I would like to add one note to the plan. When you're looking graphically at that dark green existing, I'd like to add under that designation zero clearing in this area.

[05:52:55] So it's crystal clear that everything in that dark green is to remain untouched. No selective clearing, no grading, none of that. And I believe that's the intent, so I don't think I'm adding any burden there.

[05:53:13] I'm also real concerned. We've got a big issue up at the corner of Route 1 and Lewistown Road where the trucks that come out of the gas station take up the whole road. So I believe that your entrance to the west is designed and fanned out so that the trucks can begin their turn and stay in that right hand lane but I guess this is more of a note to the staff please make sure that the exit on the eastern exit makes sure it's designed

[05:53:53] so that they I think I don't think the radius is flattened out enough because we've got right now we've got trucks coming out of other businesses when they exit they take up the whole road so they take up the incoming and the outgoing so we want to try to keep traffic flowing and i think we've hit it on one but we haven't hit it on the other um i also ask that the building lights they were proposed the lights that are on the building to be 35 feet and i've taken those down to 25s

[05:54:27] again to help you folks uh on the on the building height i just want to be clear because we're dealing with another situation right now in another warehouse the building height is 41 feet and you are allowed to have a four foot parapet above that and any and all hvac units that go on the roof need to be no taller or have an aggregate height of 44 feet so if you have a

[05:55:00] 41 foot building you can't put an eight foot hvac you can't put a 15 foot you can only put a forefoot. So be very careful with that and make sure you understand that when you're getting the building built. What else? I think that's pretty much it. We have shrunk the building down considerably and I appreciate that. I think that now we are protecting the folks that live next

[05:55:37] door and we're going to follow through and make sure that things are planted and the wall is done exactly like we need it to to protect your residences and again it's it's disappointing to me that you were not included um and it's a shame that Mr. Ledbetter and I had to do the leg work but it wasn't going to

be unnoticed by me so um and I did call the young man I know he's at the beach um on family vacation but he and I spoke and he was he was okay with what we wanted to do

[05:56:16] So with that being said, I'd like to

[05:56:38] If you could just let me pause and read this

[05:56:54] Could we add a note regarding Making sure that the exit maneuvers at both entrances stay in the right-hand lane

[05:57:19] You see how one's flatter than the other one allows you to start your turn so you can obviously stay in that right-hand lane And the other one you could probably go out and take up the whole road

[05:57:40] Exiting I think they have plenty of room to do that. It's just a sister something that we'd like to have excellent. Thank you, sir Yes, ma'am, okay

[05:58:19] Let's see I will move that we approve CUP 25 00020 with the revised sketch plan received July 22nd 2026 and revisions to the conditions as outlined in the memo dated July 22nd 2026 and an additional note on the sketch plan that no grading or selective clearing may occur in the area labeled existing vegetation to remain A revision to condition number 10 requiring that the construction end at 6 p.m. Monday through

[05:58:56] Friday in a condition that adjacent to GPN 7788-03-5918 extending 150 feet eastward from the detached garage and GPN 7788-04-7164 extending westward 100 feet from the northwest corner of property a double row of evergreen trees be revised with the sketch plan to reflect that change and revise the sketch plan such that the entrances are

[05:59:29] modified such that exiting trucks can remain in the in can we add only the eastbound lanes when turning right without crossing the double line I think you're okay with that can I second that not yet I want to see it you give me the Oh, we got okay chairs received a motion and your boards received a motion. Is there a second to that motion? Second, sir We have a motion in a second. Any discussion? I have a comment. I know for those who are sitting in this room

[06:00:09] The desire is to say don't approve it and then you think that you've got to win also know that when you see policymakers up here trying to explain a situation, it can often seem like we're speaking down to you. I want to echo what Ms. Dibble just said, because it happens so very often. When you have by-right property, there are things that applicants can do by-right. They have the right to do it. And on many, many occasions I have seen, since I've been on the board, where bad plans did get turned down.

[06:00:49] Bad plans got turned down. The applicant wasn't willing to work on anything, or there was a lot of community opposition and they just walk away from it and then in short order the applicant starts preparing for their by right use and you say well Davis I know that that you're just stating that because you're here and and Ms. Dibble just said that I can tell you in my district we had a group of soccer fields that were supposed to be placed on some property community uh outpouring was was against the soccer fields uh and it was before I was on the board and the gentleman who owned it with a consortium of other investors said, you know, I'm going to back away. I own a

[06:01:28] business in this county and I don't want to upset anybody. A number of years later, his investors told him, we're selling the property and we're going to sell it to a rural retail company. And people came up and said, we'll fight that too. When I explained to them that will not come across my desk, it was zoned for

that type of business before I was born. And they went and they started building it then they said they were going to do a sports center where people were going to train they said well we'll fight that so it's not going to happen all this came together they said i tell

[06:02:05] you what davis we're willing to negotiate let's go back to the soccer fields and it was over there were no soccer fields and and it was so difficult for them to understand they said what can we do they talked to the owners of the property and they said we're moving forward on this so when you get the rare opportunity to look at something that's by right and in this case the parameters are pretty pretty tight you can get a total of 100,000 square feet and no conditions we'll never hit the board or you can say okay we'll do the trade-off get an extra 30,000 square feet and you can start adding

[06:02:43] double rows you can start adding sound attenuation extensions and those types of things that's what you have to balance so I know it seems kind of flippant to say well it could be worse in this case by law it could be much worse so I'm not telling you that you're getting something great it's not what I'm saying what I'm saying is you're faced with the decision of 100,000 square feet of warehouses they may not be adjoined still 100,000 square feet of warehouses with none of the things that were just put in there or 130,000 square feet and you start putting a substantial amount

[06:03:20] of conditions in there and that's what we have so I know it's difficult and I encourage folks to go and look at the planning ordinances and come and talk to us when you're faced with these situations because it happens every day and I have seen it on two occasions and I'll end with this. Mr.

[06:03:37] Herzberg's called me and there was a project that was turned down and the owner of the property starting to put up fences and do some different things and he has every right to do it and the neighbors are not happy about it but it's on his property and he has a right to do it and they've come to Mr. Herzberg for some help and he has no legal authority to help him at all. None. So that's what we deal with here situations not of our making but where we try to help as best we can knowing what an applicant has a right to do or if they voluntarily come in and put in for a conditional use permit and by definition it has conditions on that use and special exceptions

[06:04:16] you tend to get a better project that does allow for community input where in the other case there is none so with that we have a motion in a second is there any further discussion all those in favor please indicate by saying aye aye any opposed motion carries miss dibble go to se's i move

[06:04:49] approval of se 2026 dash zero zero zero one four lewis town road independent owner llc second we have a motion and a second is there any discussion all those in favor please indicate by saying aye aye any opposed motion carries next item on agendas um rez 2025 15 uh and rez 2025 22.

[06:05:18] uh miss dibble miss hunter have we received the revised proffers we have received the revised proffers andrews bringing up language now it's our typical age restrictive restriction proffer and And all copies have been signed by the property owners.

[06:05:44] Okay, so our outstanding issue is still the adjacent property owner across the street.

[06:06:03] I'm thinking. Sure. I'm undecided. Do you want a recess? Could I have a recess? Absolutely. This board will stand in recess until we reconvene. Actually, at this time I move that we extend the Board of Supervisors meeting until 12 a.m. should be needed. about till 12 a.m. unless further extended by an act of the board um is there a second second there's a motion to second any discussion all those in favor please indicate by saying aye aye board meeting's been extended we are in recess

[06:06:34] board is back in session uh miss mcgee tell me when we're live thank you mr chair hold on one

[06:16:53] second miss devil give me just a moment oh sorry yep i was in power i know i'm not bear with me Well, this board is back in session. Ms. Dibble. Yes. Thank you, Mr. Chair For those of you that are in the audience and watching we have

[06:17:31] Received a revised proffer signed sealed and delivered Going into the record. I also understand that The developer would like to make a statement at this time. Thank you. So we'll allow mr. Glover You have three minutes, sir. Thank you very much Not much of a statement.

[06:17:53] It's simply going to be clearly seeing the position that's been taken so far. It would be best if we withdraw our case. And sorry for the additional time we kept everybody here. Okay, thank you, sir.

[06:18:09] It's boards and recess.

[06:18:29] All right, I need everybody seated. Bear with me, sir, respectfully.

[06:18:48] We're going to move forward. No, no, no, Mr. Glover, please stay at the podium. Okay, I'm getting ready to handle. Mr. Glover, you just made a statement. For the record, sir, are you withdrawing REZ 2025-00015?

[06:19:12] Yes, and the companion case. Say again? And the companion case. So my follow-up question is, for the record, Mr. Glover, are you withdrawing REZ 2025-00022? Yes, I am. Very well. Ladies and gentlemen, the applicant has a right to withdraw their case. There is no case before the board to be voted on.

[06:19:31] Thank you, Mr. Glover. The next item on the agenda is announcements. Does any board member have announcements? Hearing none, Mr. County Administrator, Mr. County Attorney. Time is 10-15. We will adjourn this board meeting and reconvene at the next regularly scheduled board meeting for Hanover County Board of Supervisors here at this building.

[06:19:50] We are adjourned.



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