



MACHINE TRANSCRIPT • CORAGGIO CONSULTING

Hanover County Board of Supervisors Meeting, Wednesday, September 23, 2026

Date Wednesday, September 23, 2026
Place Hanover County Board of Supervisors, Virginia
Length 1h 39m (video)

- Official meeting video (CivicClerk): <https://hanovercova.portal.civicclerk.com/event/1586/media>
- Official agenda (CivicClerk): [https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream\(fileId=5827,plainText=false\)](https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream(fileId=5827,plainText=false))
- Official minutes (CivicClerk): [https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream\(fileId=5896,plainText=false\)](https://hanovercova.api.civicclerk.com/v1/Meetings/GetMeetingFileStream(fileId=5896,plainText=false))

Machine transcript (speech-to-text) produced by Coraggio Consulting. Not an official county record. Names and numbers may be misspelled; check the video at the timestamp before quoting.

Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-22. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:04:11] good evening we're now called the september 23rd 2026 hanover county board of supervisors meeting to order as is customary we'll open with an invocation led by mr hersberg and the pledge of allegiance by mr hudson mr hersberg thank you mr chairman let us pray heavenly father we thank you for hanover county we thank you for our meeting tonight and we ask you to bless our meeting we pray

[00:04:45] for wisdom and peace and discernment understanding and self-control help us to do good in jesus name amen please join me for the pledge of allegiance if you're able i pledge allegiance to the flag of the united states of america and to the republic for which it stands one nation under god

[00:05:10] indivisible with liberty and justice for all thank you mr hersberg thank you mr hudson next item on the agenda is consideration of amendments to the agenda the chair recognizes vice chair stoneman mr stoneman thank you mr chair at this time i move that the board of supervisors amend the agenda to add an additional item titled 8b for the purpose of discussing personnel matters relating to the office of the county attorney as a closed session we have a motion there's a second is there any discussion

[00:05:48] all those in favor please indicate by saying aye aye any opposed motion carries the agenda is amended vice chair stoneman oh sorry all right so uh at this time i'd like to uh consideration amendments to the agenda um i'd like to add uh uh that we move um the committee re-committee appoint mr chuck reese to the transportation committee representing the south and a magisterial district for a term ending march

[00:06:25] 31st, 2028. Second. We have a motion to second. Any discussion? All those in favor, please indicate by saying aye. Aye. Motion passes. Thank you, sir. Next item on the agenda is comment period for chair and board members. I want to welcome all of our engaged Hanover Citizens Academy participants. Thank you so much for being here. If you're here, would you please stand if you're able? I recognize you. Thank you all for being here. Mr. Badeski and I had an opportunity to welcome these folks uh the other night and uh it was very engaging no pun intended it was very

[00:07:04] engaging uh had an opportunity to get here where everybody was from some background and then uh i stepped out and let the program get underway so uh did john do a good job the rest of the evening okay good look at that yeah um well thank you so much for being here as i've said many many times it is an engagement program. It's designed to provide information to the citizens. It's designed to get feedback from the citizens. There have been a number of board initiatives that have come out from the Engage Handover Academy that the board has taken under consideration and actually

[00:07:41] implemented. I often tell folks what it's not is a propaganda session to come out and tell you how great your government's running. You're the judge of that. So we thank you for being with us Through this entire program under some of you have been through the sheriff citizens police academy and some of the fire academy So we have some some faithful faithful warriors out there On the trifecta of those academies. So thank you for that. I have been told that we may re-implement the The citizens planning Academy as that's moving forward. So

[00:08:14] Director Hunter will be working on that. So thank you all with that. Are there any other board comments miss Pritchard? I'd just like to note once more that my AirPods are hearing aids. I promise I'm not listening to the game, as though I would.

[00:08:31] Thank you, Ms. Pritchard. Okay, with that, Mr. County Administrator, comment, sir? Thank you, Mr. Chair. I'd also like to echo your comments in welcoming the Engage Hanover Citizens Academy folks. I think it was the cookies they were clapping for more than our presentation.

[00:08:50] But really do thank you for taking your time. I said last week you could be anywhere else and you're taking your time away from your families and friends to join us And we look forward to learning with you this this This program some have already said you're looking forward to going into the fire Academy Or another program after this and some have done some of those programs prior So thank you for your time and engagement. I do want to also recognize, you know, last year we had a tragic accident occur at the

[00:09:24] Ashland ABC store. A raccoon caused some some major damage to that ABC store. However, we did not miss an opportunity to recognize such a tragic accident in our community by creating a campaign through the trash panda campaign. Many of you know what I'm talking about.

[00:09:46] Some many of you bought t-shirts. So much that that we had raised over \$275,000 from our community to support animal protection in our community and this passed several weeks ago our

communications Department and animal protection was recognized with a 3CMA Savvy Award for that work. So thanks to the team for your hard efforts and a well-deserved recognition, but really thanks to our community. I know I just Everyone's wondering what tragic accident I was talking about. It was a happy accident and just really proud of the team

[00:10:23] That was able to recognize that in our community coming together and to support animal protection a couple Announcements. I have just on upcoming events There's a number of fall activities remind everybody about Hanover tourism website and app. There's a lot of fall activities for families A number that are coming up on October 10th is our farm tours throughout the county with many farm and ag producers.

[00:10:53] Please take the opportunity. I got to tell you, the farmers in our community are going above and beyond to make this day special for our community. Take an opportunity to go out and visit and learn about our farms and our community and agritourism. Green Top brings in over 30,000 people to their outdoor festival.

[00:11:13] and that's coming up on october 3rd and 4th please take the opportunity to join join that it's an amazing activity in our community and supporting one of our local businesses regional recovery day for families and individuals in recovery is october 3rd that this year will be held from 12 to 3 at monroe park vcu campus there's a lot of vendors and activities for families encourage folks to support that program. And this year is the first year that Hanover is partnering with the Richmond region to host the PGA Corn Ferry

[00:11:51] tournament. If you're not familiar with the Corn Ferry, many of you may have heard of the Dominion Cup that used to be in the Richmond region. And that went last year was the final year of that. The Richmond region is hosting what's called the Corn Ferry tournament. If you're a golf aficionado you may know So all the folks that are moving up into the PGA have had to either play in to get their PGA card or they play in what's called the Corn Fairy series of tournaments.

[00:12:18] We actually are the final and culminating tournament of that. So folks that will be moving up into the PGA will earn their PGA card at this tournament. And that is being held at the Federal Club. It's actually a week-long activities from the 5th through the 11th, with the tournament being four days, the 8th through 11th, at the Federal Club.

[00:12:41] And so this is on Route 33. Just want to remind folks to be patient, as there will be higher traffic counts through those four days. This is all nationally televised on the Golf Channel as well. So Hanover will be getting some national recognition and encourage folks to turn out.

[00:12:57] All that information is on our website. That's all I have today, Mr. Chairman. Thank you, Mr. County Administrator. The next item on the agenda is Citizens' Time. Citizens' Time is a time where anyone who wishes to address the board on any matter within the board's authority is welcome to come forward. We do ask that you state your name, the district that you live, or the entity that you represent.

[00:13:16] While presentations are not permitted during Citizens' Time, you're free to have a presentation. If you'd like to submit that before your comments or after your comments, Dr. Brown will be down here and he will take that. We'll make sure that it's entered into the public record and that all board members have a copy.

[00:13:32] You're certainly free to email your comments after you give those comments or any presentation as well, and we will enter those into the public record. While you're not required to fill out a card, these cards are helpful in following up with citizens that may have concerns or have comments that they want addressed, and we can also get it to the individual board member for that district if it's a district-specific matter.

[00:13:55] So you're not required to fill one out, but it certainly does help. We have two folks that have pre-registered. I'm going to ask Mr. Matt Parker, if Mr. Parker's here, to come forward. And then Mr. Bob Nelson. And then I also have Donna Zamorski. Is there anyone else who wishes to speak at Citizens' Time in addition?

[00:14:12] Okay, two. Very well. Thank you all for being here. I'll start. Each speaker will have three minutes. Mr. Parker. Is Mr. Parker here? One more time. Mr. Parker. Okay, if he comes in, we'll check. Mr. Nelson. I think I saw Mr. Nelson. Thank you for being here.

[00:14:31] Get this done in three minutes. Good evening, Chairman Davis and Board Supervisors. My name is Bob Nelson. I reside in the Ashland District. A large area between Hickory Hill Road and Old Ridge Road is proposed for removal from the SSA. Economic development opposes it. I support the removal based on a two-page email that Steve Herzog wrote in December 2023 for the nearby TRAC project.

[00:14:54] He calculated that the estimated \$11 million in sewer and water improvements for TRAC would result in an annual rate increase over five years of 5% to 7.7% if cash-funded and 5 to 6.4 percent if debt-funded. Rates would continue to be affected thereafter.

[00:15:13] An estimated after 40 years, \$7.5 million of the estimated \$11 million cost would still need to be recovered, and the cost estimate has increased to \$16 million in recent budgets. Water and sewer customers will be subsidizing track to the tune of \$16 million. Subsidizing economic development on the backs of water and sewer customers is uneconomic development.

[00:15:39] Mr. Herzog went on to note that the water investment for TRAC could serve other customers but would only provide a county benefit if the Verdon Quarry project was constructed, which is highly unlikely. The sewer investment for TRAC would likewise provide little county benefit.

[00:15:55] TRAC uses the remaining capacity at the Ashland Wastewater Treatment Plant and there are no plans or funding for major improvements at the Doswell Plant. Sewer and water infrastructure for development of the Beaver Dam 1 area does not exist.

[00:16:14] The \$16 million investment for TRAC supports TRAC, not major new development in the area. Removing the Beaver Dam 1 area from the SSA is no different than removing the large area in the South Anna District and justified for the same reason.

[00:16:31] major costs to improve the county water and sewer system to serve an area which is environmentally problematic for large development. My last comment is a general one. In order to limit the residential impact of removing areas from the SSA, a rural high land use designation should be created with a maximum density of eight residential units per 25 acres, or eight for 25. Areas removed from the SSA would be considered for this designation. The AR-6 and RC zoning districts. Oh, 30 seconds.

[00:17:10] Thank you. The AR-6 and RC zoning ordinances would be modified and become appropriate zoning districts for rural high land use. I have 10 copies of Mr. Herzog's email for the board. Thank you very much. Thank you, Mr. Nelson. Mr. Morski, thank you for being with us. Please state your name for the record for the entity that you represent in the district that you live. Thank you.

[00:17:37] Good evening. Donna Zamorski, Beaver Dam District. I'm here in opposition to the Iron Horse Data Center proposal and to urge caution and restraint in your consideration and deliberations for this proposed site. The proliferation of data center proposals in Virginia and in Hanover County in particular are bringing into clear focus issues regarding power, water usage, and pollution with respect to noise, air, and water. I find it hard to believe that these projects are moving forward without more state and local guidelines in place. Just this past week, Governor Spanberg reissued

[00:18:16] her data center accountability framework to lay out some reasonable steps with regard to transparency, protecting the environment, lowering energy costs, and prioritizing people. This will be taken up by the General Assembly in the coming year. At the local level, this body formed a committee to examine the pros and cons surrounding the data center issue.

[00:18:39] That effort is projected to take 12 to 18 months to complete. While these foundational efforts are commendable, the rules and guidelines that will be generated will nevertheless be coming years too late if Iron Horse is approved.

[00:18:55] I believe this guidance should have been in place long before soliciting and considering data center development proposals from developers. County guidelines need to address the cumulative connection of data centers to the grid, the power, and the many impacts on air quality, water supply, electric bills, and people and communities who live here in Hanover County.

[00:19:19] There isn't just local opposition anymore. State senators from both parties are now calling for a statewide moratorium on new data center approval until Virginia knows whether its water and power systems can actually accommodate them.

[00:19:34] If state leaders are saying we need to pause and take stock, you should not be recommending new capacity before the question can be answered with any degree of certainty. The Iron Horse proposal is tenuous at best. The project has already been deferred twice, including one time an hour before its own hearing.

[00:19:54] A project this size with unresolved water, sewer, power grid, and environmental and pollution impacts deserves complete answers before a vote. and not a promise for recommendation that assumes the required answers will be made available.

[00:20:11] You have 30 seconds. I'm concerned about the proximity of the proposed Iron Horse site to residential communities. It is documented that there's the low-frequency hum, that the cooling equipment that runs day and night. It will affect people, pets, wildlife, visitors to Taylor Park, and citizens who live nearby, including me, one mile away.

[00:20:35] You already voted down a similarly sized project on Mountain Road, and nothing of those questions have been answered, only the location and developer has changed. Please vote no. Thank you very much. Thank you for being with us. Next speaker, please. Next speaker, thank you for being with us.

[00:20:54] Ashley Covington, Cold Harbor. So I want to start by commending you again. Establishing a study on the hyperscalers was the best move this board has made on this issue. You recognize that these facilities are fundamentally different from traditional data centers.

[00:21:11] You want facts before decisions. That is leadership. But your own appointees ignored you. Last month, the Planning Commission voted 5-2 to approve the Iron Horse hyperscalers less than one month into your 12-18 month study. They didn't wait for facts.

[00:21:28] They didn't wait for the water answers. They didn't wait for the cumulative impact review. They said they knew better. They were appointed by you, and they undermined your thoughtful consideration of the hyperscaler issue. If you are serious about studying these facilities before approving more, you should be asking serious questions about who you have placed on the planning commission, because five of them just said publicly that they don't care what the study finds.

[00:21:55] And your study is more urgent than you may even realize. exist to serve AI, and the AI industry is now openly admitting it has lost control of what it is building. In July, OpenAI ran an experiment with over a thousand AI agents. They were supposed to be isolated. The agents built their own message boards. One agent found a loophole to leave messages. Within hours, hundreds had found it. They were actually given an impossible task, so they cheated, they collaborated. Then, according to OpenAI's report, about 700 of them worked together to hack

[00:22:32] into a company called Hugging Face. OpenAI called it a warning shot. Their report said agents are now able to work around technical controls, collaborate through unapproved channels, and take dangerous actions that no human directed. And now the engineers are scared. A researcher who worked at Anthropic resigned with this warning.

[00:22:55] The people building AI earnestly believe it could kill us all by the end of the decade. Within hours, Anthropic's CEO called for the industry to slow down. Altman and Musk agreed. These are not outsiders. These are the people building the technology.

[00:23:13] When the engineers say slow down, we should listen. If the AI industry says it cannot control what it is building, Why are we speeding up constructions of the hyperscalers that serve it? Hyperscalers are not built for our emails. They are built for AI.

[00:23:30] And if the AI industry slows down, what are we left with? Empty shells, thousands of acres of concrete, depleted aquifers, paved farmlands, tax breaks for an industry that walked away, leaving local governments to try to clean up. The infrastructure being built to serve AI is not neutral.

[00:23:48] It is a physical commitment to a future where these systems are everywhere, controlling everything, whether we have decided it is safe or not. Please take the time to research. Thank you so much. Thank you, ma'am. Next speaker, please. Please come forward, state your name, the district that you live, or the entity you represent.

[00:24:08] Thank you for being with us. Rob Wilhoit, Chickahominy District. A couple of things. The raccoon. My brother lives in Anchorage. When it's broke, he asked me, what is going on in Hanover? I didn't send it to him. So that raccoon has been made famous, not just in Virginia, but counties worldwide.

[00:24:29] The other thing, I don't know how much y'all had to do with Ag Day coming up, but I cannot wait. And anybody that follows me knows exactly which farm I'm going to on the first one with the little

fluffy fellas. So I hope that that's not going to be a one and done.

[00:24:46] I hope it continues to grow so that we can showcase Hanover for its ag roots. The last thing and the most important thing is the Route 30 Gateway Project. It's making its way through. And as a travel softball grandfather, I can tell you there is money to be made in softball tournaments.

[00:25:11] That's what I would like to see when this project comes together is a four to six field sports complex with concessions with restaurants around it to support King's Dominion and hotels. because right now that area right there, it's got nothing to support King's Dominion except an old run-down truck stop, I think a Burger King the last time I was through there.

[00:25:34] So as this project works its way through, I hope that when it finally gets to planning and to you all, that that's what y'all will support is a sports complex so I don't have to travel so stinking far because softball is not cheap, and I'm not the first line paying for all this.

[00:25:51] Thank y'all very much. Thank you for being with us. Next speaker, please. Thank you for being with us. Please state your name, the district that you live, or the entity you represent. Good evening.

[00:26:07] My name is Steve Dills, and I'm from the Chickahominy District. I came here tonight prepared to talk about what we are doing to our countryside, to our county, to the Hanover that we so much love. Strangely enough, I'm not actually talking about data centers anymore. I'm talking about the decisions that have been made time and time again while families across this community have stood before you asking you to listen.

[00:26:30] I'm talking about decisions whose consequences may not be fully understood for years. Decisions that will shape what our children inherit from us. And yet, again and again, we are reassured. Everything is fine. Guess what?

[00:26:47] Everything is not fine. Look around this room tonight. There aren't many people here. That doesn't mean that the people that aren't here don't care about Hanover. They're working. They're raising families, helping with homework, which I should be doing, caring for parents.

[00:27:04] They're trying to pay bills. They're just trying to live their lives. And if something brings them to this room six months from now or five years from now, their voice matters just as much as anyone else's. But what I'm hearing is something even more troubling.

[00:27:21] I'm hearing elective representatives asking where all these people were years ago. Where were they during comprehensive plan meetings? Where were they before all these projects arrived? Where were we? I'll tell you where I was.

[00:27:39] I was finishing college. I was pinching pennies living off of ramen and trying to build a better life. Later, I was financially recovering after a tenant destroyed my home. I was raising a family, working, struggling, and living. Where were you?

[00:27:56] I'm willing to bet you were living too. That's what citizens do. We live our lives, we raise children, we work. We struggle, we care for our families, we volunteer for our communities. And sometimes, something happens that makes us realize we need to stand up and be more involved.

[00:28:14] And when that happens, our elected representatives should welcome it. Instead, I'm hearing language that belittles people for becoming engaged in their own government. And what concerns me most is that younger people in our community are hearing that.

[00:28:31] What are we teaching here? That if they're not at the right meeting five or ten years ago, they missed their opportunity to participate? That the price of admission to democracy is already having participated? There is no expiration date on becoming an engaged citizen.

[00:28:50] You are elected to represent the people of Hanover today. Those who agree with you and those who don't. Those who have attended meetings for 20 years and the person nervously walking through those doors for the very first time tonight. Representation is not simply the power to make decisions for the people.

[00:29:07] It is the responsibility to carry the people's voice into those decisions. Our voices do not belong to you. We entrusted them to you. So please stop asking where we are. We are here now. And when citizens care enough to stand up, organize, research, attend meetings, and speak, and that is not something the government should present.

[00:29:29] That is democracy working exactly as intended. We appreciate it. Thank you. Thank you. Anyone further? Anyone else? Yes, ma'am, come on. We got you. Thank you for being here. Is Mr. Parker here?

[00:29:45] Did Mr. Parker come in? My name is Janice Grant, and I live in the Henry district. I'm not sure, I just got this notice about adjacent property owners.

[00:30:01] I live in Battlefield Green Subdivision, and we have the Battlefield Commons, and we have the Fast Mart, and I got a notification that they want to do something with the land that's beside the Battlefield Commons and back behind the Fast Mart, and I'd like to know what that is, because when they built the Battlefield, well, first off, when they built the Southern States there and then they built the Battlefield Commons. They built a berm back behind my house and they don't maintain it. I went to the Planning Commission two years ago because the berm is all the time grown up. They don't

[00:30:39] take care of it and it's but then it was supposed to be inspected every three years and it hadn't been inspected until the last time it was expected was 2016. so i'm wondering if this new whatever they're going to do with this 1.76 acres if that's going to commute have more problems with that berm that's back behind my house that's really not maintained so thank you are you are you done yes okay um first of all i'm going to ask you get with ms hunter uh and we'll get you that information do you have a pen on you no

[00:31:18] Mr. Chair, I believe she's here for the case. I understand, I understand. Give me one second. Get that information, and if you are here for that case, you're going to want to hang around. You can speak there at public comment time for that.

[00:31:34] But, Dr. Brown, would you write down my cell phone number, 804-439-2289? That's my cell phone number. I want you to stay here for the public hearing on that case, but then you can also give me a call tomorrow, And I'll talk to you a little bit about burn maintenance, get some more information on that, see what we're looking at there.

[00:31:56] Okay. So we can address that. Okay? All right, thank you. You're very welcome. Anyone else? Citizens' Time. Seeing none, we will close Citizens' Time. The next item on the agenda is a consent agenda. Have all board members had an opportunity to review the amended consent agenda?

[00:32:14] Are there any board members who wish to remove anything from the consent agenda? Is there a motion to approve or deny the consent agenda? Move that we approve it. Motion to approve. Ms.

Pritchard, is that a second? Yes. Second. We have a motion and a second. is there any discussion all those in favor on the amended consent agenda for approval indicate by saying aye aye any opposed motion carries next item on the agenda item number six there's a public hearing from the department of public utilities it's a verizon wireless lease agreement uh potential for antenna installation on creighton road water tank uh director longshore uh from public utilities

[00:32:53] with us thank you director good evening mr chair members of the board again matt longshore director of public utilities uh tonight for the first public hearing i'm happy to present the proposed verizon wireless lease agreement and again this is for cellular antennas for the creighton road water tank for a quick overview verizon initially approached dpu back in 2024 about leasing space for cellular antennas on top of the creighton road water tank we've been in

[00:33:30] conversations with Verizon since then, as well as their representatives and our own attorney's office to make sure we came up with language in the agreement that's amenable to all parties involved. Verizon has signed this agreement, as well as the memorandum of lease. That's in your board packet for review tonight. And additionally, all technical aspects of the antenna installation will be reviewed and inspected by our internal engineering department, as well as our tank Management Company Southern Corrosion. So a few images in front of you. On the left is the site

[00:34:07] location. This site is located on the northwest corner of the Cold Harbor Road, Creighton Road intersection. In the middle there is an elevation detail that shows what the antennas would look like on top of the tank. And on the right is a picture of what the tank currently looks like with the corral already on top. And it's worth noting there's been cellular antennas on this tank before. It's just not there right now. So a few technical details is the existing height of this tank is 160 feet tall. The antenna height with the mount it would go on would be about nine

[00:34:47] feet tall, bringing the total structure height with the antennas to 169 feet. The antenna color, as you can see on the photo in front of you is light gray and Verizon has proposed having six antennas on the tank. This will be in addition to other supported equipment on the ground that includes a generator, networking equipment, and surge protectors. A few highlights of the lease agreement. The initial term will be effective for five years with an additional four year, four additional five-year renewal terms, bringing the total term of the agreement to

[00:35:24] 25 years the initial rental fee for this lease agreement will be thirty one thousand two hundred dollars per year with a two and a half percent yearly escalator and that brings the total 25 year lease value to just over one million dollars the request of the board tonight is to approve the authorization for the county administrator to execute the lease agreement and the memorandum of lease so with that i'll be happy to take any questions from the board are there any questions for director longshore mr hersberg thank you mr chairman thank you for your presentation do you

[00:36:02] know if this would be 5g service i do not know that uh we do have a representative from verizon here tonight to answer any uh technical questions really i'm not sure if you can answer the 5g service i would imagine since that's the standard now it would include that my name is who silva I decided to research for Verizon Wireless, and the answer to that is yes.

[00:36:30] Every site now takes 5G or C-band in this plant for this water site. Can you state your name again, sir? Rui Da Silva, or Rui Da Silva, spelled R-U-I-D-A-S-L-V-A. I know it's weird.

[00:36:48] Okay. And do you know the area, how far that is projected to serve out from the tower? Is it a mile? And, of course, I'm not an RF engineer, but what I hear from the RF engineers, normally they reach about three miles.

[00:37:03] This thing is a little bit shorter than we normally do. Normally it's a 200-foot tower of around three miles. Depending on the terrain, of course, tree coverage and all that could impact the signal, but around two and a half, three miles. Thank you very much, sir. Yeah, no problem. Any other questions?

[00:37:21] Not for me, sir. I appreciate it. Thank you. Thank you, Rudy. Anything further from board members? Thank you, none. Thank you, Mr. Longshore. Thank you. We will now open the public hearing. Is there anyone here who wishes to speak in favor or opposition of this proposal?

[00:37:40] Anyone? Seeing none, we will close the public hearing. Mr. Herzberg. Thank you, Mr. Chairman. I'm very familiar with this location. It's less than a mile from my residence. I'm very familiar with Verizon Wireless because I have Verizon Wireless.

[00:37:57] I also have Verizon Fios. So this is welcome for the area, and I'm glad to see this occur. And it does not involve building a tower. The tower is already there, so we make use of the existing space.

[00:38:13] It's a good lease, and this is a good improvement for the community. We do have some dead spots down Cold Harbor Road, and I believe with the projections that were made, this will benefit our citizens. So with that, the motion is to approve the county administrator to execute the Verizon Wireless Lease Agreement.

[00:38:37] and Memorandum of Lease for Antenna Installation on the Creighton Road water tank. Second. Second. We have a motion and a second. Any discussion? All those in favor, please indicate by saying aye. Aye. Any opposed? Motion carries.

[00:38:55] Item number seven on the agenda of planning public hearings, Ms. Joanne Hunter, Senior Director, Planning and Community Development. Thank you, ma'am. Good evening, Mr. Chair, members of the board. Joanne Hunter, Director of Community Development.

[00:39:10] first planning public hearing tonight is a special exception in the south anna district the request is to allow an accessory family housing unit the unit would be occupied by the applicant's parents and it does meet all the standards of our accessory housing ordinance property is located off of quaker church road which is just south of west patrick henry road and a recent case in 2025 for an adjacent property was approved for the same use they also have an accessory housing dwelling unit on that property so this shows you a sketch of the

[00:39:50] property and the entranceway off of quaker church road so the house would be the accessory dwelling unit would be located behind the house they would share an entrance drive and the driveway would fork off and go around the house and the accessory dwelling unit would be in the rear. The elevations would match the existing home in color and texture. They're proposing a 651 square foot unit with which would have one bedroom and two

[00:40:22] bathrooms. I did have another slide that showed the tree preservation area which did not get into the presentation but the applicant is proposing to preserve trees along the driveway and all along the rear of the property the proposed conditions is limited to the 654 squeeze 54 square feet that's 25% of the primary dwelling the elevations and colors will be similar to the main

[00:40:59] dwelling this would be valid for three years or until no family member no longer lives there and our standard tree preservation condition and two conditions about meeting building inspections health department requirements and all other development regulations the applicant and his mother-in-law who'll be living in the residence is here they do not have a formal presentation but they are available for questions very well is the applicant here thank you for being here and again just for the for the record Do you have no formal presentation?

[00:41:37] Thank you very much. Okay, we will now open the public hearing if there are no questions for Ms. Hunter or the applicant. Seeing none, public hearing is now open. Is there anyone here who wishes to speak in favor or opposition of this proposal? Anyone? Seeing none, we will close the public hearing.

[00:41:57] Ms. Dibble, this is in your district, ma'am. Thank you, Mr. Chair. I just want to take note that this afternoon we did receive a revised plan. There it is, right there. And I'd ask the applicant to put the driveway on there and try to, as best he could, show the trees that were going to be saved.

[00:42:19] And I'd just like to add one more condition to this particular plat, that the driveway location be located in a manner that maximizes, or minimizes, I'm sorry, minimizes the headlights into the adjacent home.

[00:42:35] So essentially, work with your neighbor and get that driveway. And I know you guys are a close-knit community, so I don't worry about that. But I did at least want to document that, because that was the reason why we wanted to show the driveway, so we could minimize those headlights as you're driving back to that other unit.

[00:42:53] Other than that, I don't have anything more to say, except it's great to see family together. It's great to see our young people taking care of us, older folks. So kudos to you. And with that, I want to recommend approval with the plat that was submitted today and then the additional note on the plat that I just added, SE 2026-00023 for approval.

[00:43:26] Second. We have a motion and we have a second. Just for the record, sir, y'all are, Ms. Dibbles put a provision in there and you're nodding your head, so let the record reflect you're in agreement with that provision because that's included in the motion. work on the driveway is that correct you do if you got something to say yes sir thank you for being with the question one more time so first of all can you state your name uh cameron barner yes sir yes uh you heard mr dibble's proposal about the driveway and the condition that she placed on there to make sure are you in agreement with that because that's what the board will be

[00:44:04] voting on yes sir so but just to clarify that that has it's a poorly drawn picture i'm not an artist at all but um to the uh lot to the right the lot three that you're seeing there roughly is probably about a 10 foot space anyway where there's uh will be still trees saplings um and mature trees that are already blocking and uh like i said the neighbors next door they already understand then they're in agreeance with it um so but that's not an issue that we can make sure that the light pollution would not interfere with our home i'll take that as a yes yeah very well

[00:44:42] 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 thank you sir all right next case thank you miss hunter second public hearing this evening is also in the south anna district this is a rezoning to ar6 for a one lot

create one lot for a family member it's an 11 acre parcel the property has had several family divisions throughout the year throughout the years which has resulted in a unusual lot

[00:45:21] configuration and the remaining parent tract is not large enough for another family division without rezoning to ar6 so if this was approved this would be the last family division that could occur on this property as you can see it is non-usually shaped lot it's located on Bethany Church Road south of route 33 so the blue area into the rear would be the new lot that would be two acres and it would be served by the private road access easement will James Lane that

[00:46:01] serves the other family divisions and the remainder lot which would be nine point three four acres is is currently on developed in a house can be developed on that property so the surrounding properties are zoned a one and they range in size from one acre to 23 acres family division lots are consistent with the pattern of development in the area and also consistent with the comp plan for low-density residential development these are the seven proffers that are standard for family divisions the conceptual plan tree preservation

[00:46:35] right-of-way reservation brick or stone foundations that providing a wetland certification and pre-operable to perennality study and that the family division would stay with a family member for at least five years the applicant is here and I'd be happy to answer any questions no he does not I'm gonna have a presentation the African here yeah I don't see them see African here for this case it's not a requirement you just you'd mention okay

[00:47:12] very well we'll still hear the case we're now open to public hearing is everyone is there anyone here who wishes to speak in favor or in opposition of this proposal. We will close the public hearing. Ms. Dibble, this is also in your district, ma'am.

[00:47:29] Thank you, Mr. Chair. I've been in conversation with this applicant and the family member, and this is a large parcel, as Ms. Hunter said, that has been subdivided over the years. So I would call this one a family compound. So the lot sizes are compatible with the other lots, and there were no objections by any of the neighbors. So I'm glad we don't have a family feud. So I'm glad we don't so um with that being said i think this is this is this is a great example of a family and i'm

[00:48:02] proud to uh support this one rezoning 2026-00024 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 Hutter the next public hearing is also to create one lot for a family member this is in the Chickahominy district and it's within the suburban service area so it is the RS zoning instead of the ar6 you can see it's within an area that's

[00:48:40] designated on the comprehensive plan for residential development and it backs up to the garrison merit manor subdivision and the access would be off a triple t t lane which has at serves academy drive so you can see it's a wooded lot there is one lot on the property they proposing to create a new lot in front and the mother would be moving into that property if the lot is created each lot would be 2.75 acres in the RS district the minimum lot size for

[00:49:18] family division is one acre so it meets all of the requirements and it is served by a 50-foot access easement and again these are all the same conditions uh same proffers that are for the family divisions as we just reviewed be happy to answer any questions any questions for ms hunter seeing none we will open the public hearing is the applicant present sir do you have a statement or any presentation sir

very well let the record reflect the applicant is present does not have a statement or presentation the public hearing is now open is there anyone here who wishes to to speak in favor or opposition of this case.

[00:49:57] Anyone? We'll now close the public hearing. Ms. Floyd, this is in your district, ma'am. Thank you so much. I'm glad to see families staying together, so I am in support of this. I'd like to move a motion to approve, REZ 2026-00018.

[00:50:18] Second. There's a motion and a second. Any discussion? Hearing that, all those in favor, please indicate by saying aye. Aye. Any opposed? Motion passes. - Thank you.

[00:50:36] - Continuing along in the same manner. So this is also an RS rezoning to create one lot for a family member, this time in the Cold Harbor District. This property is located off of Creighton Road, just south of Walnut Grove Road. There is agricultural zoning, but also residential R1 zoning in the vicinity.

[00:50:58] It is located where a planned round, just south of where a planned roundabout will be located Creighton and Walnut Grove Road we did verify that no this would not impact the roundabout and that the access easement that would serve these two lots would not have any negative impacts on the roundabout so this is it's a wooded on developed lot at 2.89 acres this is a view of the property from Creighton Road they're proposing it to split it in half with a shared driveway between the two

[00:51:35] lots lot a and b both of them are just under one and a half acres each and the both lots would be for the applicants granddaughters and it does meet all requirements of the RS district and they are reserving right-of-way along Creighton Road to meet the future major thoroughfare plan for that road at the Planning Commission this was approved and no one spoke at the public hearing the applicant is available but does not have a presentation very well any questions for Ms. Hunter? Is the applicant present? Wonderful. Thank you. For the record, you don't

[00:52:14] have a presentation or a statement? Thank you for being here. We're now open to public hearing. Is there anyone here who wishes to speak in favor or opposition to this case? Seeing none, we will close the public hearing. Mr. Herzberg, this is in your district, sir. Thank you, Mr. Chairman. I'd like to point out that Barbara Van Steenberg, the applicant, has lived adjacent to this parcel for close to 40 years, and it is her wish and desire to be able to divide this parcel adjacent to her for her family members. And this is a good application to support. It is good to keep

[00:52:52] family members together when we can, and the lot sizes are certainly consistent with the county comprehensive plan and other lot sizes in the area. So the motion is to approve REZ 2026-00020. 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. Thank you, Ms. Hunter.

[00:53:27] The next two public hearings are related to special exceptions for signage. The first one is in the Mechanicsville district for a property at Mechanicsville Turnpike so the property is located along Mechanicsville Turnpike at the Creighton Court Shopping Center this is the shopping center where American Family is and the former Kroger building was to orient you it is zoned commercial so the sign on your left is the proposed sign and the sign to the right of that is the

[00:54:07] existing sign they are very similar but they are just a little more updated so they would be building the sign in the same location as the existing sign and using the same base the new sign is slightly taller at 10 feet where the previous one was 8 feet but the sign area is slightly smaller at 77 and a half square feet where the previous one was 80 square feet so this is a picture of the building and the existing

sign where it's located on the site plan it's not interfering with any of the site distance triangles the conditions for

[00:54:44] this would be to obtain a sign permit for the new structure that the existing site the proposed sign would be built on the same base as the existing sign and then adherence to all other regulations and there is a representative here for the applicant but he has no formal presentation very well thank you miss Hunter, any questions for Ms. Hunter? Very well. Is the applicant present? No presentation? Very well.

[00:55:09] Let's reflect. The applicant is present, available for questions, but no presentation. We're now open to public hearing. Is there anyone here who wishes to speak in favor or opposition of this proposal? Anyone? Seeing none, we will close the public hearing. Mr. Hudson, this is in your district, sir.

[00:55:26] Thank you, Mr. Chair. I always appreciate good businesses going through the process. So with that, I will motion that we approve SE 2026-00021.

[00:55:42] We have a motion. 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 carries. Thank you, Ms. Hunter. Next public hearing is also a special exception for signage.

[00:56:02] This is for the Memorial Regional Medical Center located in the Chickahominy District. So Bon Secours is an existing hospital and medical center on multiple parcels located at the intersection of Meadow Bridge and Attlee Road. They're requesting this special exception to update their signage to have a more cohesive sign program across their medical campus, improve directional ability around the campus and new branding for the hospital.

[00:56:34] So they are proposing two larger and taller monument signs, a wall sign, which there previously had been none, and a larger directional sign. So the property is zoned commercial.

[00:56:50] Most of the adjacent properties along Meadow Bridge Road are also commercial. And then the hospital is surrounded by residential uses. so the red dots deterrent show where all of the signs are going to be but I'm going to generally review what the proposals are so they are adding two new site entrance signs one at Meadow Bridge Road and one at Attlee Road they'll have a wall sign on the building and then the B the D's and E's are the new directional or identification signage so we'll review them for you so the first

[00:57:26] one a is the Meadow Bridge Road entrance sign that sign would be a hundred and sixty-six square feet and eight and a half feet tall that is on a four-lane road so the Attlee Road entrance which is a two-lane road they're proposing a sign of 97 square feet and six and a half feet tall and then the C is an example of the wall-mounted sign to show you how they would look on site the top two boxes are the existing sign on Meadow Bridge Road with the new shot sign

[00:58:02] showing what it would look like it is outside of the site distance triangle and then the bottom two is the existing sign on Attlee Road with what the proposed sign so you could see they didn't really have a consistent branding throughout their signage previously and this would be adding that there's currently no wall sign on the existing hospital so they'd be proposing that signage for the hospital building and then these are examples of what the directional signage and identification signs which look like there's about 88

[00:58:38] of those signs internal in on the campus to provide directions along the campus and those signs range in height from I mean size from 30 to 72 square feet and 5 to 13 feet. So the conditions

proposed are that all signs must be located outside of the site distance triangle. For two of the signs they have to use the existing bases due to utilities and easements surrounding the signs. That they will have landscaping and maintain the landscaping at the monument signs at both the Attlee Road and the Meadow Bridge Road entrance and that adherence

[00:59:16] to all other requirements be happy to answer any question the applicant is here but has no formal presentation very well any questions for Ms. Hunter yes ma'am thank you Ms. Hunter can you go back to the slide that shows the entrance signage so would the proposed sign at the Attlee Road entrance would it have to have better landscaping than what we have in that picture the first one is arguably a very nice sign with the brick columns and the second one I just can't quite see

[00:59:54] it does it does it maintain any of the same base and and must it be landscaped better than what the condition just requires landscaping it does not provide us a standard but I'll let the applicants speak to it I think they're going to try to maintain the existing landscaping but the applicant can probably address that better okay they will maintain the existing and if it it's damaged during the install, then it'll be replaced with something similar.

[01:00:30] Thank you. Thanks. Anything further? Ms. Dibble. I just had one quick comment. I think that what you're proposing is a far cry better than what's out there. You can see it better, and it's most important when you visit a hospital that you get where you need to be.

[01:00:49] It looks more up-to-date. The other one is a little aged, so I really like it. like the colors so thank you that's all thank you anything further very well the applicant is here uh does not have a presentation available for questions uh we will now open a public hearing is there anyone here to speak in favor or opposition to this proposal anyone seeing none we will close the public hearing miss floyd this is in your district now thank you well when it comes to medical we want everyone to know where they're going absolutely so i would like to motion to

[01:01:27] approve se 202 5-0 0 0 3 3 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 aye any opposed motion carries thank you miss honor pardon me public hearing is a conditional use permit amendment um for a fast mark facility located in the henry district property is a convenience and gas store that's

[01:02:04] concurrently operating the applicant is requesting to update the colors of the exterior of the building from their previous brand of beige and blue to their new branding of black and red the cup before this property did have a condition that had required substantial conformity with the elevation so that's why they need to get this cup amendment you'll have seen that some of the other Fastmarts in the county have already changed this branding but this one does require to go through the Cup amendment. So the property is located in a

[01:02:41] commercial area. It's the existing site at Old Calvary Drive and Mechanicsville Turnpike. This is the top is their new branding which is the black and red. The bottom left is what it previously looked like the tan and red and what's being proposed the paint the proposed elevation does include the paint and material upgrades we have pointed out that painting the brick and metal roof will require continued maintenance and repainting however it is part of their

[01:03:18] new branding did you want to show some of the pictures of some other commercial uses in the general vicinity they are of more of a colonial nature so the black would be different than than other

businesses in the area but we do have six proposed conditions many of these are carried over from the previous CUP and then a few new ones just that if the use is a convenient store with fueling stations the change is limited to the material and paint improved paint improvements no structural improvements they're showing a new sign on the

[01:03:56] elevations that would need a building permit and that after they complete the improvements they would notify the planning department for inspection and all other regulations must be adhered to. This did go to the planning commission and it was approved 7-0 and no one from the public hearing.

[01:04:16] No one spoke at the public hearing. Applicant is here, does not have a formal presentation but is available for questions. Very well. Any questions for Ms. Hunter? Thank you ma'am. The applicant is here. Thank you very much. Yes, sir. Have a comment, please. Yes. Hamilton Ramos for GPM. Just one small technical detail on the application that was pointed out to me by our legal department this morning is the application to the applicant is listed as GPM comma. This

[01:04:48] is a lawyerly thing. So it should be LLC not L dot L dot C dot. They just wanted me to point that out so because it's going to be recorded so um yeah that's pretty much it very well let's reflect that director of community development will make that change um before i open up the public hearing ma'am this was the case that the sign that likely you saw um on for for the property near battlefield green uh right so what this is this is a conditional use permit just to change the colors of their building it doesn't diminish your concern about other things in the area and i

[01:05:26] want to talk to you about that. But this likely wouldn't have any effect on the berm. This is an aesthetic. Of course. No, we understand completely. So what I want to say is happy to have you speak on that. But the regulation on speaking at the public hearing would be to address the matter before the board. And this is a matter of changing the aesthetics on a building. So that is a separate issue. We're happy to hear you speak on that. As far as the issue that you brought up during citizen's time, which was appropriate to bring up then, we'll contact you and talk to you

[01:06:02] about that because that berm issue at Battlefield Commons or behind Battlefield Commons wouldn't be connected to this case. Thank you so much. Very well. We'll now open the public hearing. Is there anyone here to speak in favor or opposition to this proposal? Anyone? Very well.

[01:06:23] We will close the public hearing. I move to approve Conditional Use Permit 2026-00009-GPM6, LLC, with no dots. Is there a second?

[01:06:39] Second. I have a motion and a second. Any discussion? All those in favor, please indicate by saying aye. Aye. Motion passes. Thank you. I will say the LLC comment makes my little English teacher heart warm. We always put dots in there, are we not supposed to have?

[01:06:55] period okay the final public hearing tonight is a proffer amendment for a two lot subdivision located in the cold harbor district and the request is to addressing uh reducing the cash proffer and the minimum house size property is located on mcclellan road you can see you've got the land use plan it's designated for agricultural for this property and the all of the vicinity

[01:07:28] property was zoned ar-6 in 2005 for a two lot subdivision but there are other ar-6 rezonings that are also in the immediate vicinity so the two lots are the one that's going through the proffer amendment is circled in red the one just to the south of that which is at the corner of McClellan Road and Black Creek

Drive that is the other lot in that subdivision and that is an already improved developed lot so that shows the two lots it's called Robbins view

[01:08:02] subdivision so this as zoning request was approved in 2005 and at that time the cash proffer was nine thousand seven hundred and forty one dollars with the cost of living increase since 2005 the current proffer amount on the property would be 17,105 at the time the cash proffers and 2005 they were submitted for roads public schools parks libraries fire stations and rescue squads in 2012 the board did eliminate the previous cash proper policy and only does it for

[01:08:42] roads but that's for lots the subdivisions of 40 or more lots this is a two lot subdivision so it doesn't fall under that category the original request was the applicant had requested to eliminate the cash proffer i'm working with the board member and the planning commission member we did look at what are the transportation proffers that we have received for nearby rezoning and the applicant has offered thirty two hundred dollars which is similar to what we have gotten for other transportation proffers this is the existing lot that is on lot

[01:09:20] two of that two lot subdivision the current proffer says that the house size would be 2500 square feet when the applicant first came in they were requesting to eliminate the house size entirely and working with the applicant they have changed their request to 2 000 square feet for the minimum lot size I just want to point out that the lot to the house size is 3,080 and we looked at some of the lots on adjoining and the a other our AR subdivision AR6 subdivisions and the house ranges size do range from about

[01:09:57] 1,200 to 3,000 square feet so these are the existing proffers as I said the applicant is proposing changes to proffers five and seven again changing the road improvement, reducing that proffer to \$3,200 and reducing the house size to 2,000 square feet. This act did go to the Planning Commission. It was approved 6-1 and no one from the public hearing spoke. The applicant is here.

[01:10:30] They do not have a formal presentation but are available for questions. Any questions from Ms. Hunter? Mr. Hudson. Thank You Mr. Chair. Ms. Hunter, what amount what was the amount the proffer that the existing lot owner paid I have that information so lot to the building permit was issued in 2007 and they prayed a proffer amount of ten thousand nine hundred and eighty five dollars

[01:11:03] thank you ma'am that's all mr. chair I got I'm working applicant present I can

[01:11:49] have a statement let's reflect the applicant is present does not wish to have uh does not wish to enter a statement on record or have a presentation we're now open to public hearing is there anyone here who wishes to speak in favor or opposition to this proposal please come forward state your name the district that you live or the entity that you represent you have three minutes my name is larry lieber i live in the cold harbor district my property is located on the across from this piece of property that property is part of a two

[01:12:27] subdivision to property subdivision at the time that mr hopper built his house on lot number two he complied fully with the profits and all that one at that point reducing the size of the house also does not make sense because houses recently built in a new subdivision are going from 350 all way up to a million dollars so as to say the houses surrounding it are smaller does not really come to play. I'm talking about what's going on with the land now. In addition, you can see based upon

[01:13:03] the map, the majority of that lot is in a wet area, which should probably be classified as protected property, because that's actually the headwaters of Black Creek, which runs into the Pamunkey,

which runs into the James and the Chesapeake Bay. So that being said, I am opposed to any changes from the original proffer since it was adhered to by the other previous owner in lot number two. Thank you, Mr. Lieber. Appreciate it. Thank you. All right. Next speaker,

[01:13:39] please. Yes, I'm Cameron Hopper. I am lot two. And I did pay the \$10,000 for that. And I would like to note way back in 2006, that lot number one was cleared by the owner. And then from that moment on for 20 years nothing happened so unfortunately the lot itself has really degraded and so it's made it very difficult no one none of the owners since then have touched the lot

[01:14:15] I paid the 10,000 I really don't have an issue personally with it being lowered but I do have an issue with them bringing the lot size down to 2,000 square feet with a lot that is trying to be sold for 140,000 plus you have to put well and septic in which will probably bring that lot value up to or the lot cost up to about 200. It doesn't make economic sense to put a 2,000 square foot house. It doesn't it doesn't work out numbers wise to sell a house that you would have to sell that

[01:14:52] property with a house on it for probably 650 to 700,000 minimum and I don't think anybody is going to pay that kind of money for a 2,000 square foot house, which in turn will affect the value of my home and the value next door. They're also 3,000 square feet. I have a full basement under mine and the property that applied for the subdivision has a 3,700 square foot home. So they all have so that whole line is got 3,000 minimum and it's really what you need to build in order to make

[01:15:28] the numbers work on that property. So I am adamantly against bringing it down to \$2,000. What you do with the proffers, I don't mind. But the \$2,000, I am against. Thank you. Thank you, sir. Next speaker, please.

[01:15:45] My name is Bill Spruill. I have a lot that's going to run. Our property lines run next to this lot that you're proposing. And all I've got to say is that we are very against what's going on with that. Appreciate y'all. Thank you, Mr. Perl. Anyone further? Very well. The applicant does have

[01:16:16] an opportunity to make any rebuttal statements. Please state your name, the district that you live, or the entity you represent. My name is Garrett Trump. I live in Midlothian, so not around, well, pretty close here, but I represent my seller who's selling this lot. And so I appreciate y'all's comments on that. I totally get it. I'm here trying to do my job, trying to make the lot as marketable as possible so someone can come in and build it. Like he was saying, it's changed hands

[01:16:54] a lot in the last 20 years, and no one has been able to come in and actually build it. I don't disagree about the economy's scale of a 2,000-square-foot house. We just wanted to have some people have flexibility, and a lot of people that we're interested in a lot were looking to build smaller properties. Cost of building is very expensive, and then when you get into how it's going to affect the pricing of other houses. It's all about price per square foot. So I don't think it would make any effect on any other houses nearby, because that square footage would be taken

[01:17:30] into account. Whether someone were to build a 2,000 square foot where it made sense for them, I think would be up to that end buyer. But I'm not sure that would be like a good reason to not pass it forward, because that's just like on the person who buys it and builds it.

[01:17:49] So, yeah, that's what I guess I got to say. Does anyone have any questions? Any questions for the applicant representative? Thank you, Mr. Trump. Sorry. Yes, hold on. Yeah, Mr. Hudson. Since arguably

I'm experienced in this area, just kind of doing the math, roughly it should be an \$800,000 home built on that property.

[01:18:21] And 2,000 square, I mean, they're going to have to shove a whole lot of really, really, really cool stuff in it to get there. Again, that's just my comment. I understand that you have a fiduciary responsibility, likely, to your client.

[01:18:41] So I don't find fault with you for that. But as it sits right now, I will not be able to support it. Thank you, Mr. Chair. Can I say something? Yeah, you can address that. Ms. Thompson, you okay if he addresses that? Yeah, I was just going to say I totally agree.

[01:18:59] Like, I think math makes sense for that. really we weren't even going to touch the square footage um and when I was talking with everyone with the planning commissioner uh they were like is there anything else like you want to adjust and I was like well this is something people said they're like well you can lower it down we originally went to 1600 square foot um and there was a lot of pushback from neighbors and I like I looked at like nearby properties and like we saw there it was 1200 square foot to like you know 3800 square foot and so I was like 1600 you know I know a couple people that were interested wanted to build a 1500 square foot house um you know whether that makes sense from

[01:19:36] like a money standpoint probably not but like again that's kind of on them um and so then we had people come up and kind of say like we feel like that's too small we're like okay that's cool um let's find something that like you know the planning commission felt good about and so we kind of came around to 2000 um so yeah that's my comment on that so sir we are considering 2000 tonight correct right i'm glad you understand i'm letting you know like from the board's standpoint you said well maybe that's not what we're considering is 2000 so if you say yeah okay

[01:20:12] yeah no i was just talking i was telling you how we started at 1600 no i no i appreciate the background but you i got the impression that you're saying yeah it makes sense you know maybe if it if it didn't get all the way reduced to 2000 that might be what we are considering is a reduction to 2 000 so yeah the votes based on what's what's before us tonight unless it was amended and i don't have any indication for me that it'd be amended so we're going to consider t-zone all right thank you sir all right very well anything further thank you sir we're now close the public hearing well no if you've got a question for for miss hunter go ahead and do that

[01:20:50] now before we go to motions we do the board will now open the public hearing reopen the public hearing yes ma'am you have three minutes please state your name the district that you live my name is Gwendolyn Strain, the South Anna District, and I noticed that my concerns have already been addressed in 0023, and all I really would like to know is how this particular amount of property is adjacent to ours. On 23? Yeah, it was the first one that you had. Yes, ma'am. We can get

[01:21:23] you a staff on that. We're on a public hearing for rezoning 2026-16 now, but Dr. Brown, now say again ma'am say again i didn't hear you i thought it was just open for public comment at this point on this on this particular case but if you have a case if you have a question about a previous case uh get with dr brown we'll get your contact information we'll even speak to you tonight get you with with the director to answer your question thank you thank you ma'am thank you for being here again we'll close the public hearing on rez 2026 0016 there is a question for staff

[01:22:03] from Mr. Hudson from Mechanicsville District. Mr. Hudson. Thank you Mr. Chair and Ms. Hunter and you may not be able to answer this question but do we have any idea how many lots that are in this scenario that folks could come back to us and say hey we don't want to we want to pay less now or we don't want to pay any or we want to change we want to downsize our the minimum square footage requirements. So I don't have that number off the top of my head but we track that in our office and I can provide that to you and to the rest of the board.

[01:22:40] So our existing lot inventory is about 1,600 lots. That does include some A1 subdivisions and things like that, which we hope that's about a 70-30 split. So probably about 70% of 1,600 are lots that are holding out that still have proffers.

[01:23:01] But I could get you that exact number. And I would like to have that for moving forward. just what i haven't spoken to them about it as you all can in the room can see but i i know that we are cognizant uh as a board that what potentially we could be taking away from our infrastructure improvements uh and our overall tax base i mean um so anyway thank you both thank you mr chair anything further this is in mr hersburg's district the cold harbor district

[01:23:38] Mr. Herzberg. Well, thank you, Mr. Chairman. I'd like to show appreciation to Mr. Lieber, Mr. Sprua, Mr. Hopper for coming out this evening. It's good to see you all here. So there's two issues. The first is the cash proffer. And so the Board of Supervisors amended the cash proffer policy back in 2012 and allowed for these proffers to be removed. I told Mr. Garrett that I don't support the cash proper being removed because we recently had a road repair and improvement to

[01:24:11] McClellan Road and after some consideration if this were to come before the board today the cash proper would probably be around \$3,200 so I'm going to support the cash proper at \$3,200 before today every other cash proper that the applicants have come for come before the board for have been removed to zero but not this one i recommend the 3200 on the uh square footage so we

[01:24:45] could go all night talk about marking conditions and different uh housing and needs and and many different things uh me personally i don't have an issue with the 2 000 square foot but it's important to recognize that this is a two parcel subdivision and the other owner was required to build his home to 2,500 square foot. And I think when all my experience on the board, when there is a subdivision

[01:25:22] and there's a request to change something in the subdivision, the other owners in the subdivision have to agree whether it's an HOA or not this was in writing and we only have one other owner and the owner the other owner in subdivision is opposed and if the owner in the subdivision was okay with it that would be different because we now have a hundred percent support to amend the square footage proffer in the subdivision here the percentage is zero and so that makes it not possible for me

[01:25:59] to support that request. So the motion is to approve REZ 2026-00016 while maintaining the request for the \$3,200 cash proffer, but eliminating the request for the reduction

[01:26:28] in the square footage. So the chairs received a motion to approve the cash proffer reduction to \$3,200, and that's the only approval before the board, and subsequently, if the reduction in square footage did not get approved, then that would remain the same.

[01:26:52] So, you are, your motion is to approve the reduction to the cash profit of \$3,200 as the board receives, as the chair receives that, is that correct? That is correct, Mr. Chair. Is there a second? Second. We have a motion and a second. Any discussion? I have a comment.

[01:27:11] Mr. Herzberg, I think, hit the nail right on the head, getting into home prices and those types of things. There are nuances there, and I don't know that in all cases that that's part of the board's decision. I think in this case, what sticks out to me, the cash profit reduction, there's a lot of discussion about cash profits.

[01:27:31] In 2012, the board removed the standardized cash profit policy. It was just standardized. So if there was a subdivision and it could be justified that the cash proffer should be \$10,000 a home and that there was data supporting that, then that was fine.

[01:27:51] We just got rid of the standardization. Many of them were reduced to \$2,309 at that time. But I agree with Mr. Herzberg that whatever they've worked out, I did the gentleman, the neighbor's numbers.

[01:28:09] That cash proffer today, the \$10,987, would be about \$17,750.48. But Mr. Herzberg's done his math on all of that. Got no issue there. The reduction in the square footage is, I think, you're spot on there.

[01:28:29] We've approved this, we being Hanover County, by a previous board. And I've always tried to maintain what a board says on Wednesday night should hold on a Thursday morning. And there are times where changes can and should take place. And, you know, you say, well, this is only 500 square feet.

[01:28:46] And if this was 10,000 square foot home and they wanted to bring it down to 9,500, there's some nuances. But the consistency of the subdivision, this is what was applied for, seems to be inconsistent to reduce it down to 2,000 square feet.

[01:29:04] That means people can start getting into discussions, well, what if they had a bunch of outbuildings and ran the price up? I'm not sure that's really what we're here to consider. What was considered at the time, what was applied for, and Mr. Herzberg and I have had this discussion because he's had this issue in his district, and maybe we see some things a little bit differently, but we've had subdivisions come back and say, we don't want this amenity placed in there, walking trails, and so on and so forth.

[01:29:28] And the entire neighborhood says, yeah, we don't want that anymore because the developers come in and maybe cut some deal. And even though it's 100% of the neighborhood who says, I don't want it, The issue lies with that's what was approved, that was looked at at the time. So there are times for discretion.

[01:29:44] There's time for nuances to take place, and you consider those nuances. But in this case, I'm going to fully support the motion to simply reduce the cash proffer to \$3,200. With that, there's a motion to second any further discussion. All those in favor, please indicate by saying aye.

[01:30:02] Aye. Any opposed? No. Madam Secretary, poll of the board. Leadership last, please. Ms. Pritchard? Aye. Ms. Floyd? Aye. Ms. Dibble? Aye. Mr. Herzberg? Aye. Mr. Hudson? No.

[01:30:18] Mr. Stoneman? Aye. Mr. Davis? Aye. Motion passes. Are there any announcements? Mr. County Administrator? Mr. County Attorney? Mr. Chairman, I know the board is aware of this, but I do want to just let the public know that one of our staff members, her last day is at the end of this week, Elena Hernandez.

[01:30:37] She is going on to a good opportunity for her in Chesterfield, but I do just want to Publicly acknowledge acknowledge the good quality work that she has performed for the county attorney's office for the past seven years She will be missed not only by the clients that she serves, but also the members of the office I have said this before and I don't hand this out easily but she has been a friend to the county

attorney's office in addition to being an employee and she's been a friend to this county attorney and we will miss her I echo those comments. Mr. Hernandez joined us in

[01:31:12] 2019 and was kind of a quiet warrior. We didn't often see her, but those who needed her, she was there working very very diligently and as we say, we always want to celebrate when somebody Sees an opportunity. We don't want to rain on that parade, but we also want to let folks know How much they'll be missed. So Elena did a fantastic job for this county. So those sentiments are echoed by the board

[01:31:40] Seeing no further announcements, I move that the Board of Supervisors move this meeting into closed session pursuant to the following authority, Virginia Code 2.2-3711-A1, discussions of personnel matters relating to the office of the county attorney. I'm going to ask board members to go to closed session upstairs.

[01:31:58] I would ask the county administrator and county attorney if they would be on standby, should the board need to have any conversations with either one of those. uh pursuant to uh this motion and the items identified as we went into closed session that is a motion is there a second second we have a motion a second in discussion all those in favor

[01:32:17] please indicate by saying aye this board is in closed session come back have a seat please very

[01:33:05] well all right this board is an open session this board did not go into close well we did go into closed session so i want to certify miss dibble has a question for a constituent and i want to make sure that we do not have any business discussed other than what was identified in closed session. So, I move that the Board of Supervisors certify that during the previous brief closed session, only public business matters as were lawfully exempted from the Open Meeting Requirements to Freedom of Information Act, and only such public business matters as were identified in the motion of closed session were discussed. Second. We have a motion and a

[01:33:44] second. Any discussion? All those in favor, please indicate by saying aye. Aye. Any opposed? Motion

[01:33:48] carries this board's an open session right steve bills yeah i don't know i move that the board of

[01:37:24] supervisors move this meeting into closed session pursuant to the following authority virginia code 2.2 3711 a1 discussion of personnel matters relating to the office of the county attorney second we have a motion second in discussion all those in favor please indicate by saying aye Any opposed? Motion carries.

[01:37:57] I move that the Board of Supervisors certify that during closed session only public business matters as were lawfully exempted through the Freedom of Information Act were actually discussed.

[01:38:14] 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. The time is 8.26. This board is adjourned. That didn't take long.



Coraggio Consulting · aguyonx.com