

## BOARD OF SUPERVISORS

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F. MICHAEL HERZBERG IV - VICE-CHAIR  
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SEAN M. DAVIS  
HENRY DISTRICT

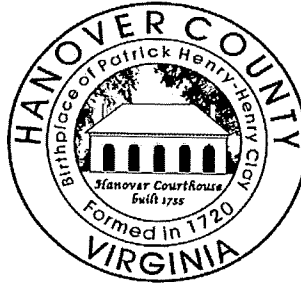
DANIELLE G. FLOYD  
CHICKAHOMINY DISTRICT

RYAN M. HUDSON  
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ASHLAND DISTRICT

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COUNTY ADMINISTRATOR



## HANOVER COUNTY

ESTABLISHED IN 1720

[www.hanovercounty.gov](http://www.hanovercounty.gov)

## PLANNING DEPARTMENT

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COMMUNITY DEVELOPMENT

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CODE COMPLIANCE SUPERVISOR

ERIN M. BABER  
BUSINESS MANAGER

P. O. BOX 470  
HANOVER, VIRGINIA 23069  
PHONE 804-365-6171

January 31, 2024

I-64 Industrial, L.L.C.  
c/o Andrew Condlin, Esquire  
Roth Jackson Gibbons Condlin, PLC  
1519 Summit Avenue, Suite 102  
Richmond, Virginia 23230

RE: Approval of CPA2023-00003, I-64 Industrial, L.L.C.

Dear Mr. Condlin:

At their meeting of January 24, 2024, the Hanover County Board of Supervisors voted to **ADOPT** a Resolution to **APPROVE** an amendment to the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, to revise the General Land Use Map as follows:

An amendment to change the land use designation from Rural/Agricultural to Limited Industrial for areas generally located on the north line of Pony Farm Road (State Route 702) approximately 0.8 miles east of its intersection with Gallop Lane (private road).

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,

Jo Ann M. Hunter, AICP  
Senior Director  
Planning and Community Development

JMH/abw

cc: Susan P. Dibble      Richard W. Paul      Andrew Pompei  
Tim O'Keefe      Jason Hazelwood      Jessica Crews  
Sharon Brumfield      Kimberlee Daniels

**Board Resolution**  
**CPA2023-00003, I-64 Industrial LLC**

**WHEREAS** the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction, and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

**WHEREAS** the Hanover County Board of Supervisors adopted a Plan on June 28, 1972, and amended the Plan periodically from 1982 through 2023; and

**WHEREAS** on June 28, 2023, the Board of Supervisors directed the Planning Commission to submit Comprehensive Plan Amendment CPA2021-00002 to public hearing; and

**WHEREAS** on August 17, 2023, following an advertised public hearing and consideration of information provided by the staff and public comment, the Planning Commission reviewed the proposed amendment and recommended **APPROVAL** of Comprehensive Plan Amendment CPA2023-00003, an amendment to change the General Land Use Plan designation from Rural/Agricultural to Limited Industrial for an area between Turkey Creek and the Goochland County boundary west of Oilville Road (State Route 617) and east of Pony Farm Road (State Route 702); and

**WHEREAS** on January 24, 2024, the Board of Supervisors held an advertised public hearing to receive public comment regarding Comprehensive Plan Amendment, CPA2023-00003.

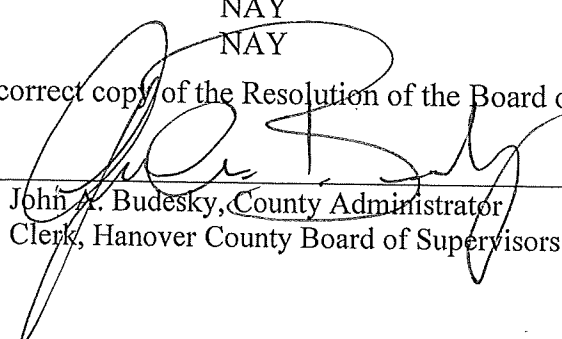
**NOW, THEREFORE, BE IT RESOLVED** by the Hanover County Board of Supervisors that Comprehensive Plan Amendment, CPA2023-00003, is hereby **ADOPTED** as an amendment to the adopted Hanover Comprehensive Plan, 2023 (General Land Use Plan), redesignating to Limited Industrial (copy of the revised plan map is attached) the area generally located between Turkey Creek and the Goochland County boundary west of Oilville Road (State Route 617) and east of Pony Farm Road (State Route 702) in the **South Anna Magisterial District**.

On motion of Ms. Dibble, seconded by Mr. Davis, the members of the Board of Supervisors voted to **APPROVE** CPA2023-00003, as follows:

Ms. Dibble – Chair	Vote:
Mr. Herzberg – Vice-Chair	AYE
Mr. Davis	AYE
Ms. Floyd	AYE
Mr. Hudson	AYE
Ms. Prichard	NAY
Mr. Stoneman	NAY

The undersigned certifies that this is a correct copy of the Resolution of the Board of Supervisors.



















Dated: January 24, 2024

  
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John A. Budesky, County Administrator  
Clerk, Hanover County Board of Supervisors

# Hanover County, Virginia

## Land Use Map

### Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

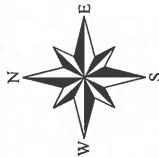
**CPA2023-00003**

I-64 Industrial, L.L.C.

Comp. Plan Amendment  
(Staff Recommendation)

GPIN: 6798-27-2530

South Anna Magisterial District



1 inch = 800 feet

May 23, 2023

