



R E A L T Y

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June 10, 2022

David Maloney  
Deputy Director of Planning  
Hanover County Planning Department  
9097 Atlee Station Rd, Suite 604  
Mechanicsville, VA 23116

RE: Route 1 south of Kings Acres Rd 37.8/ Proposed new 2023 Comp Plan

Dear David:

I called Susan Dibble (as you suggested) to arrange a meeting to discuss the Kings Acres sites, we are currently marketing. Welford King, one of the owners and spokesperson for the 37 acres to the south with 43 years of service at VDOT (by way of background, he was involved in design and construction) attended the meeting with Sue that we had on May 24, 2022. In essence, it is our understanding this letter will serve as our comments to the “Envision Hanover” initiative for consideration when developing the new Comprehensive Plan.

Sue explained that the current 2017 Comprehensive Plan calls for commercial and business centric development in the general area. It is our understanding from our conversation that the new plan would also recommend commercial development, while reflecting a harmonious continuation of the proposed development happening at Virginia Center Commons in Henrico County.

Welford explained how their property had been in the King family for generations (since the early 1900s) but that they would like to see the property sold and developed. The site has significant challenges but still presents commercial opportunities for the right end-user(s) along with future sustainable revenue for the County. We recognize VDOT will not permit direct ingress or egress to Rte. 1 to the southern site due to the following: existing topography, the alignment and configuration of the existing intersection, as well as necessary access to an on-site active family graveyard. Any proposed future development must consider the need for maintenance and access by immediate and extended family members to the graveyard. Incidentally, this is one of the few recognized gravesites of Native Americans in the region.

There is a 230 KV Dominion Virginia Power line that divides the southern property as well as the Chickahominy RPA zone and wetlands at the rear of the site. We recognize the Dominion Virginia Power line will not allow the construction of any permanent structures within their easement; however, we are also aware this area can be useful for site access, parking, and greenspace for future development adjacent to this easement. This is especially noteworthy as the lower portion of that easement (due to its proximity to the current crossing into Virginia Center Commons, its topography and sightline from Telegraph Road, even with its constraints) make it a viable candidate for some form of commercial or light industrial development.



A particular area of concern we made Ms. Dibble aware of was the need to bring sanitary sewer from the southern King Family side into the major portion of the site along Kings Acres Road. The main sanitary sewer trunk line runs adjacent to the Chickahominy River with the Kings having a connection at an existing utility access hole. The sewer must be extended uphill from this connection to service the development of the Kings site along their frontage on Kings Acres Road as well as their relatives site north of Kings Acres Road. From previous inquiries on our behalf, it is recognized that extending the sewer will be costly to any future developer. With that cost in mind, we posed the question to Sue Dibble, is there a possibility Hanover County would assist in participating financially in defraying this cost as an inducement to development in this area. She indicated the County might consider, pending the nature, quality, consistent thematic approach and expertise of the development and its end users.

The zoning we discussed with Sue that we would like to see moving forward would be a flexible zoning that would allow Commercial as well as Light Industrial Office/Warehouse with outside storage to take advantage of the land that would otherwise be unusable due to the power line constraints. A portion of this site would make an ideal self-storage site. We feel that outside storage should be permissible with the lack of visibility due to its lower topography from Route 1 and the preserved woodlands along the Chickahominy River to the South.

I also spoke with Linwood Thomas who stated that there is a current demand for office/warehouse and felt that would office/warehouse/flex space/self-storage would be a good use for the property.

We would request that as you move forward with the new Comprehensive Plan, the Planning Department would keep these uses in mind.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Clifford B. Porter". The signature is written in black ink and is positioned above the typed name.

Clifford B. Porter, CCIM, SIOR  
Porter Realty Company Inc.

cc: Susan Dibble  
Welford King