



**ENVISION HANOVER**  
**Community Participation Team**  
**Regular Meeting**  
**Hanover County Government Building**  
**Minutes: January 19, 2023**  
**3:00 p.m.**

**VIRGINIA:** At the sixth meeting of the Envision Hanover Community Participation Team (CPT) held in the Hanover County Government Building on the 19<sup>th</sup> day of January 2023, at 3:00 p.m.

**Present:**

Alan Abbott – Ashland Magisterial District  
Jerry Bailey – Henry Magisterial District  
Rod Morgan – Ashland Magisterial District  
Edmonia Iverson – Beaverdam Magisterial District  
Steve Hadra – Chickahominy Magisterial District  
Kristie Proctor – Cold Harbor Magisterial District  
Scott Macdonald – Beaverdam Magisterial District  
Charlie Waddell – Henry Magisterial District  
Larry Leadbetter – South Anna Magisterial District, Vice Chair  
Patty Thomas - Mechanicsville Magisterial District  
Randy Whittaker - Mechanicsville Magisterial District

**Staff:**

Jo Ann Hunter – Senior Director of Community Development  
Andrew Pompei – Principal Planner and Project Manager  
David Maloney – Planning Director  
Todd Kilduff – Deputy County Administrator  
Linwood Thomas – Economic Development Director  
Steve Herzog – Director of Public Utilities

**I. Call to Order**

Mr. Leadbetter called the meeting to order at 3:01 p.m.

**II. Adoption of Agenda**

Mr. Leadbetter asked members of the CPT if any changes to the agenda were recommended or needed. Mr. Waddell made a motion to approve the agenda as presented, with a second from Mr. Whittaker. The motion passed with consensus.

**III. Citizens' Time**

Mr. Leadbetter asked if any members of the public were interested in providing comments to the CPT.

Ms. Patti Bland commented on the wisdom and necessity of recommending thoroughfare buffers at least 100 feet in width. She also expressed the need for better

site and environmental standards. She stated she had a concern regarding a site on U.S. Route 1 that was stripped of all vegetation.

Mr. Robert Nelson stated he was opposed to adding a new Economic Development Zone (EDZ) between Ashland and Doswell, stating that the only road providing access is Hickory Hill Road and there is no other infrastructure.

Dr. Billie Smith stated staff has done a good job of promoting the Comprehensive Plan Update. She indicated she had concerns about the land use designation applied to her property on State Route 54, which is located about ½ mile east of Interstate 95. The property has been in her family for years and the County needs to maintain areas for revenue. This area is appropriate for economic development due to its proximity to the interstate. Also, the area has over 1,100 acres in Rural Conservation.

Mr. Brad Ashley stated that the County needs to identify large parcels of land for public use, including parks and trails. The County has not purchased any land for this purpose. He also indicated that Ms. Morrison tried to give county land for a park but due to the property being in a conservation area it could not be done.

Seeing no other speakers, Mr. Leadbetter closed Citizens' Time.

#### **IV. Organizational Items**

##### **a. Approval of Minutes: November 30, 2022**

Mr. Leadbetter asked members if they had any revisions to the draft minutes for the meeting on November 30, 2022. There were no changes, and the minutes were approved with consensus.

**CPT Action: Accepted minutes from November 30, 2022, as presented.**

#### **V. New Business**

##### **a. Presentation: Economic Development**

Mr. Linwood Thomas (Economic Development Director) gave a presentation on Economic Development.

Following the presentation, Mr. Leadbetter, Vice Chair went around the room and allowed questions by each CPT member.

Ms. Kristie Proctor: How are smaller localities making economic development work? She questioned if a Regional Industrial Fund would help fund investments in infrastructure and stated that regional and local cooperation is needed to promote economic development.

Mr. Larry Leadbetter: Stated the current plan identifies EDZs, but many of these areas do not have the necessary infrastructure. What are the options for providing infrastructure and what happens if the County does nothing? Staff stated that long- and short-term goals need to be identified for these areas. If nothing is done, by-right residential development will occur and limit future economic development opportunities.

Mr. Alan Abbott: Why was Hylas EDZ removed? Staff responded that it was removed because the area has developed residentially and has limited infrastructure.

Mr. Randy Whittaker: In what ways do you track businesses and what are the stumbling blocks for the County?

Mr. Scott Macdonald: He stated that the Taylorsville Road area of the proposed Old Ridge Road EDZ needs to be relooked at because it has similar characteristics as the Hylas EDZ that was removed.

Mr. Charlie Waddell: He had questions about the rollback taxes program. He also questioned the cost and timeframe necessary to improve sites for designation as Tier 3. He asked if the Economic Development Department has a definition of workforce housing.

Ms. Patty Thomas: What areas of the County that have lost economic development potential are you most concerned about? Also, if money was spent to bring sites up to Tier 3 designation, would that require a tax increase? Staff said investments in studies and infrastructure needed to bring sites up to Tier 3 status can be funded in a variety of ways.

Mr. Steve Hadra: He indicated that identifying locations for economic development does not cost a dime and that is the purpose of the Comprehensive Plan. Also, if you spend money up front you will get a return on the back end.

Ms. Edmonia Iverson: She indicated that the County does not have adequate workforce housing, and that has been an area of discussion for decades.

Mr. Jerry Bailey: He asked if Mecklenburg County have a Regional Industrial Fund. Staff responded that they do.

**b. Presentation: Public Utilities**

Mr. Steve Herzog (Public Utilities Director) gave a presentation on Public Utilities.

Following the presentation, Mr. Leadbetter, Vice Chair went around the room and allowed questions by each CPT member.

Ms. Patty Thomas indicated that the County has done a good job planning for public utilities, but can see the challenges.

Mr. Charlie Waddell had questions about how utilities would serve the new high and middle school site along U.S. Route 360.

Mr. Alan Abbott had questions about the County's water agreement with the City of Richmond.

Mr. Larry Leadbetter expressed the need for infrastructure in the Rt. 33 corridor. If adequate infrastructure for economic development is not provided, housing will be built.

Ms. Kristie Proctor indicated that developers often state utilities is holding back the construction of workforce housing.

Mr. Waddell asked if Hanover County could use Lake Anna as a source of water. Staff responded no.

**c. Comprehensive Plan Update: Upcoming Public Meetings**

Mr. Andrew Pompeii reviewed a summary of the Land Use, Economic Development, and Historic Resource Chapters. These chapters will be presented at public meetings over the next 3 weeks

**d. Recurring CPT meeting time**

There was discussion about scheduling a set CPT meeting. Members indicated they preferred a daytime meeting on Tuesday or Thursdays.

**VI. Adjournment (Next Meeting Date: To Be Determined)**

With no further business, Mr. Leadbetter adjourned the meeting at 5:05 p.m.

**Approved by CPT on February 23, 2023.**