



CORFAC INTERNATIONAL

4801 RADFORD AVENUE • P.O. BOX 6482 • RICHMOND, VA 23230

804.353.7994 • FAX 804.355.7950

WWW.PORTERINC.COM

June 10, 2022

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

RE: 23.16 Acres/ Route 1 & South of Kings acres – 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. I met with Sue 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.

She understood 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.

A particular area of concern we made Ms. Dibble aware of was the need to bring sanitary sewer from the southern King Family side. 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 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 pending the nature, quality, consistent thematic approach and expertise of the development and its end users.

The zoning I discussed with Sue that we would like to see North of Kings Acres would be a proposed but not limited to commercial that allows some type of gas convenience store/fueling station on the corner with the remaining having a zoning that allows for office, retail (outparcels, restaurants, hotels, etc) and light industrial office/warehouse.

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 would be a good use for the property.

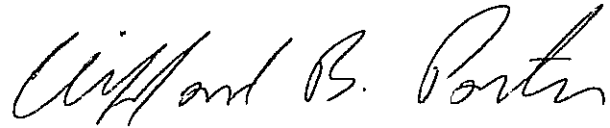
Finally, we stressed the mutual need to capture the momentum and energy generated to the south of the projects and proposed projects for the Rte 1 and I-95 corridor. The groundswell of development will come and pass. We need to capture the moment while it’s here.



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

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Clifford B. Porter". The signature is written in a cursive style with a large, prominent initial "C".

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

cc: Susan Dibble  
Tom Andrews  
Melton Jones  
Warner Jones  
William White  
Colleen Boyd  
Donald Williams