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HANOVER COUNTY

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BUSINESS MANAGER

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

April 10, 2025

Roger C. Brown
9001 Lydell Drive
Henrico, Virginia 23228

RE: Approval of REZ2024-00022, Brown Grove Baptist Church Ashland

Dear Mr. Brown,

At their meeting on March 26, 2025, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request to rezone from M-2(c), Light Industrial District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7798-35-4883, consisting of approximately 2.0 acres, with conditions 1 through 6 as set forth in the attached Ordinance for REZ2024-00022, Brown Grove Baptist Church Ashland.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Gretchen Biernot, Current Planning Manager, or me at (804) 365-6171.

Sincerely,

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

JMH/abw

cc: Faye O. Prichard
Richard W. Paul
Jessica Crews

Planning Commission
Tim O'Keefe
Assessor

Erin Baber
Jason Hazelwood
Kimberlee Daniels

Brown Grove School Memorial Conceptual Plan

Prepared By: Roger Brown

Date: February 1, 2025

Legend



Access and Parking



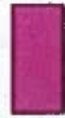
Vegetative Screening



Natural Buffers



Industrial Buffer



Memorial Location



Path to Memorial

7798-35-5193

ASHOAKE ROAD RT 657

50'

Align with Church Entrance

40' Right-of-way Dedication

22'

91'

27'

18'

10'

110'

30'

50'

25'

94'

7798-35-7825

7798-35-4883

40'

100'

N

7798-35-7553

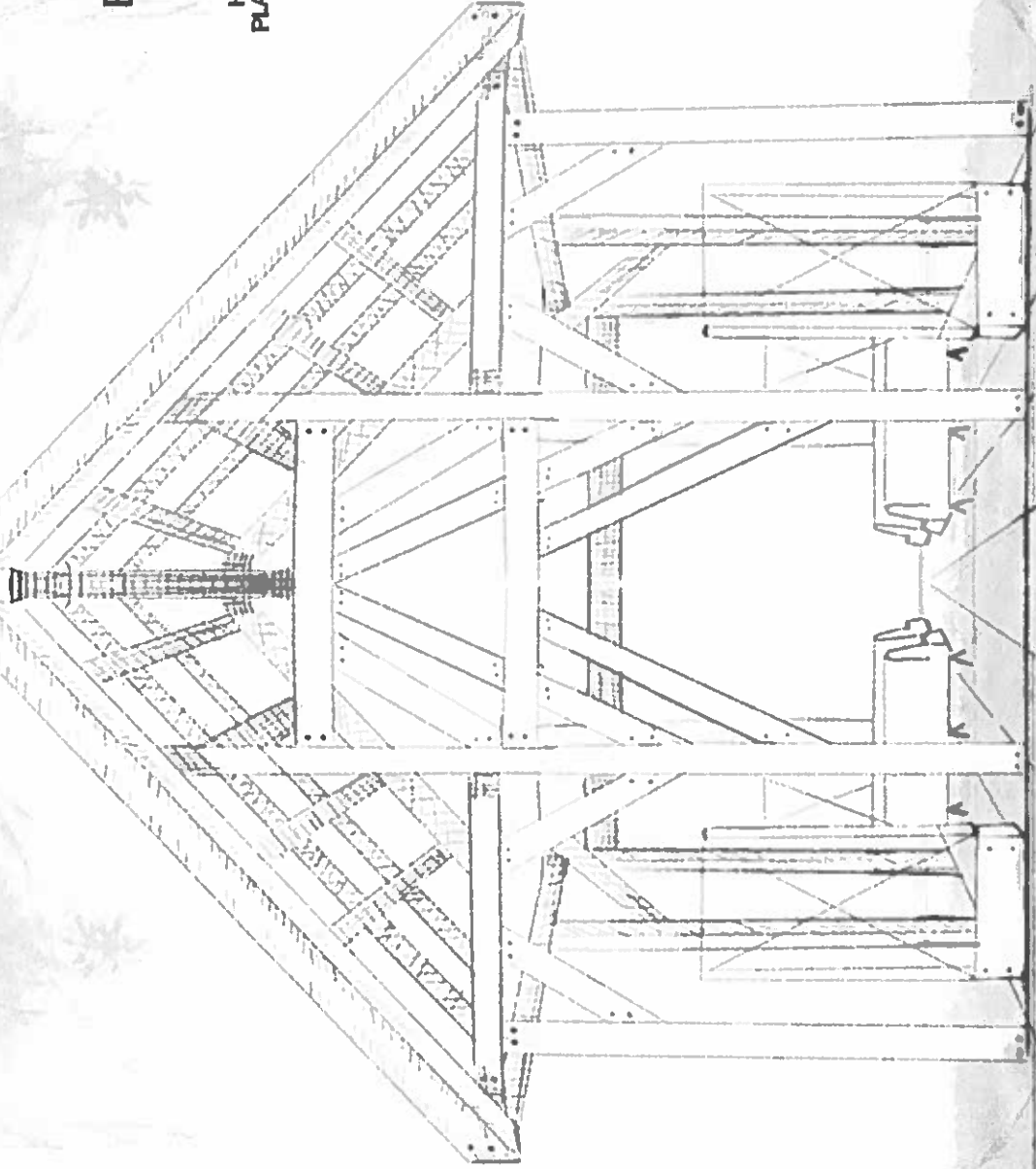
1 inch = 50 feet

Brown Grove School

RECEIVED

NOV 19 2024

HANOVER COUNTY
PLANNING DEPARTMENT



ORDINANCE REZ2024-00022

OWNER OF RECORD: BROWN GROVE BAPTIST CHURCH ASHLAND

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of March 2025, and advertised in the Mechanicsville Local once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN(s) 7798-35-4883, consisting of approximately 2.0 acres, and located on the south line of Ashcake Road (State Route 657) approximately 0.4 miles east of its intersection with Egypt Road (State Route 741), from M-2(c), Light Industrial District with conditions, to M-2(c), Light Industrial District with conditions, subject to the following conditions, which were proffered by the Applicant on February 5, 2025, and accepted by the Board:

1. Conceptual Plan. The property will be developed in substantial conformity with the conceptual plan titled, "Brown Grove School Memorial Conceptual Plan," prepared by Roger Brown, dated February 1, 2025 (the "Conceptual Plan").
2. Natural Buffer. A 30' natural buffer along Ashcake Road and a 100' natural buffer along the rear of the property will be provided as shown on the conceptual plan. Existing trees of 5 inch caliper or greater within the natural buffers must not be removed with the exception of dead or diseased trees or parts thereof. This will not prevent the removal of trees necessary for the construction of the driveway.
3. Right-of-way Dedication. The Property Owner agrees to dedicate no less than forty (40) feet of right-of-way from the centerline of State Route 657 (Ashcake Road) to the Property, for future widening, when requested by the County or VDOT, free of cost, and free of encumbrances interfering with the use of road purposes.
4. Planning Inspection. Following completion of all improvements shown on the conceptual plan, including the driveway, parking lot, path, and memorial structure, the Property Owner will request an inspection from the Planning Department within thirty (30) days to verify that the site has been developed in substantial conformity with the Conceptual Plan.

5. Lighting. All lighting will be limited to 20 feet tall, directed downward, and contain house side shields.
6. Signage. One freestanding sign will be permitted and limited to a maximum of four (4) feet tall with a sign face area limited to twenty (20) square feet.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Ms. Faye Prichard, seconded by Ms. Danielle Floyd, the members of the Board of Supervisors voted to approve Ordinance REZ2024-00022, as follows:

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

Public Hearings:

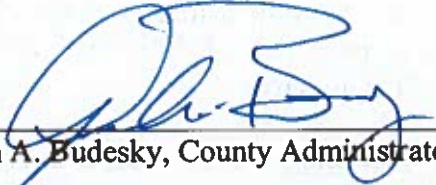
Planning Commission: February 20, 2025

Board of Supervisors: March 26, 2025

Adopted: March 26, 2025

This is to certify that the above is a true copy of REZ2024-00022, adopted by the Hanover County Board of Supervisors on March 26, 2025.

Dated: March 27, 2025



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