

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: _____

Please type or print in **black ink**.

APPLICANT INFORMATION

Owner/Applicant: Old Ridge Road, LLC

Contact Name: Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

Address: 1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Telephone No. 804-977-3373

Fax No. _____

Email Address acondlin

@rothiackson.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☒

GPIN(s)(Tax ID #'s) 7881-69-6763 and 7882-50-6221

Total Area (acres/square feet) 205 acres

Magisterial District Beaverdam

Location Description (Street Address, if applicable) ☒

10165 Old Ridge Road

Total CUP Area (acres/square feet) 205 Acres

Current Zoning A-1

In accordance with Article 3, Division ☒ Section 26-174

§ 1, 4, 12 of the Ordinance the following use is requested:

Public wastewater lift station, substation, private power generation

plant, Tier 2 Battery Energy Storage Systems, accessory and

supplemental solar (see page 10 - #1)

SIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☒ CONTRACT PURCHASER ☐ (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature Jared B. Anderson

Date 12/23/25

Print Name Jared B. Anderson by Power of Attorney

Signature _____

Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Andrew M. Condlin

Address: Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Telephone No. 804-977-3373

Fax No. _____

Email Address acondlin

@rothiackson.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Public wastewater lift station, substation, private power generation plant, Tier 2 Energy Battery Storage Systems, accessory and supplemental solar.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

Please refer to the corresponding rezoning application. The rezoning is to allow for commercial and light industrial uses in the Development Area as shown on the Concept Plan. BMP Area and other environmental area in the rear of site are shown on the Concept Plan. Specific potential uses are set forth in the ("Proffered Conditions") accompanying the rezoning application.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) There are mature trees and vegetation that will remain in place at the site for screening (150' buffer).

The development is expected to include employment based uses as per the Proffered Conditions.

See noise mitigation in Proffered Conditions.

The proposed uses are consistent with the Planned Employment Center and Economic Development Zone area designation of the County's Land Use Plan.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) No.

5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.