

Hanover County Planning Department Application

Request for a Special Exception

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
@rothjackson.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☒

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

Deed Book _____ Page _____

Magisterial District Beaverdam

Location Description (Street Address, if applicable) ☒

10165 Old Ridge Road

Area (acres/square feet) 205 Acres

Current Zoning A-1

Requested Use/Exception Building heights up to 85 feet,
and security fencing up to 10 feet in height.

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
@rothjackson.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. This Special Exception is being requested in order to: Construct buildings up to 85 feet in overall height, and
install fencing around the site up to 10 feet in height for security measures.
See Sheets 9, 10, 12 and 13 of the Conditional Use Permit Set prepared by Timmons Group,
and submitted with associated conditional use permit application.
2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

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 the site are shown on the Concept Plan. See also
associated conditional use permit application.

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to
assure that the proposed use or exception 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 to provide screening. The industrial employment center development is expected to be a low impact use of the site.
See Proffered Conditions for noise mitigation. The proposed uses are consistent with the designations in the County's
Land Use Plan, Planned Employment Center and Economic Development Zone area.

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.