

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2025-00014, FARLEY FARMS, L.L.C. AND BRANDON HUFF
Due Date: 07/18/2025

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, July 16, 2025, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

Hanover County,
 Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

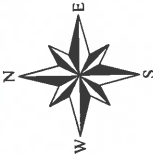
REZ2025-00014

Farley Farms, L.L.C., et al.

Rezone A-1 to M-2

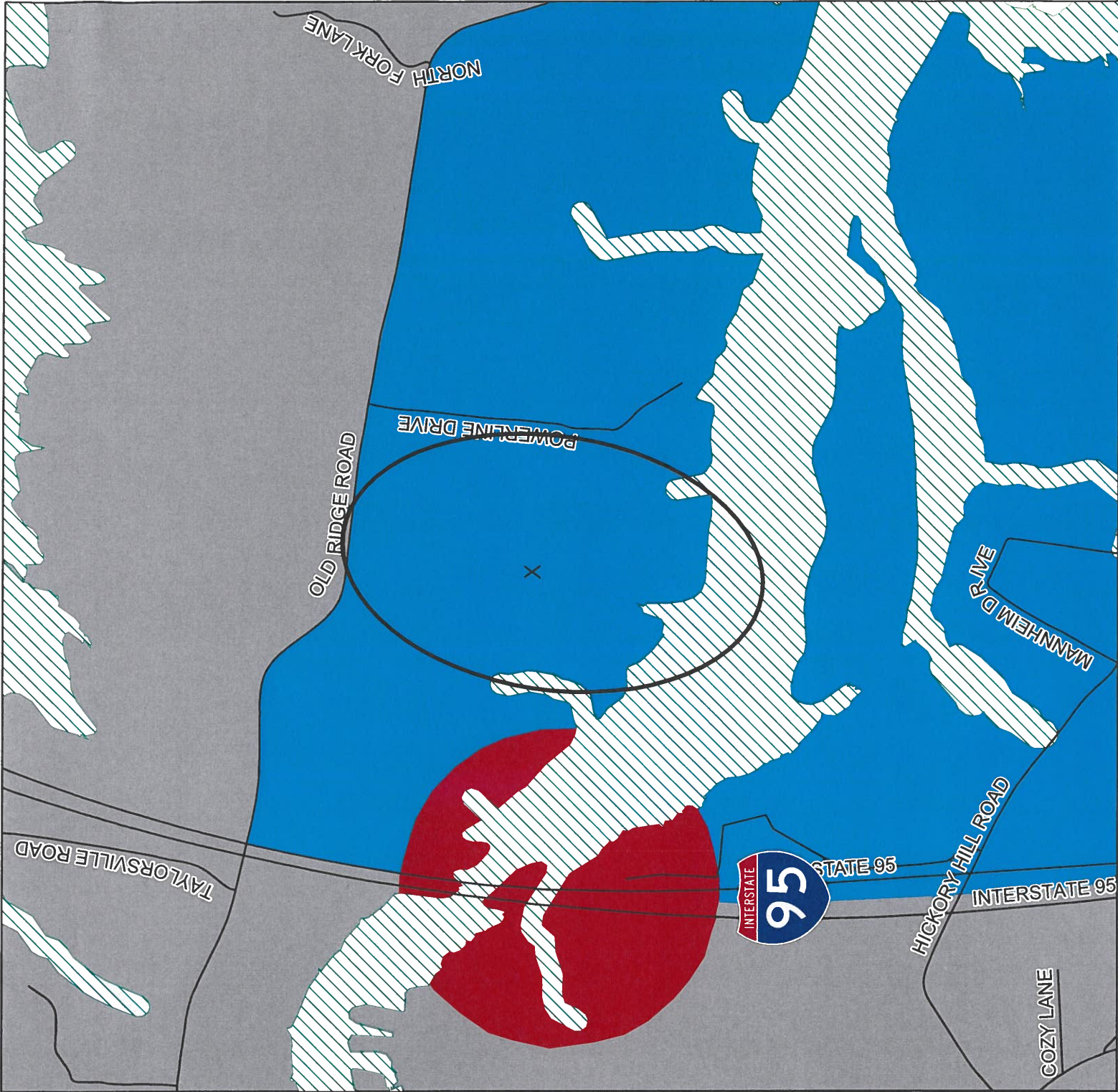
Employment Center & Natural
 Conservation Land Use

GPIN's: 7881-69-6763 & 7882-50-6221
 Beaverdam Magisterial District



1 inch = 1,300 feet

July 01, 2025



Hanover County,
Virginia

General Parcel Map

Legend

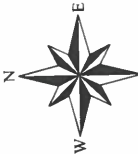
- Roads
- Water
- Structures
- Parcels
- Trees

REZ2025-00014

Farley Farms, L.L.C., et al.

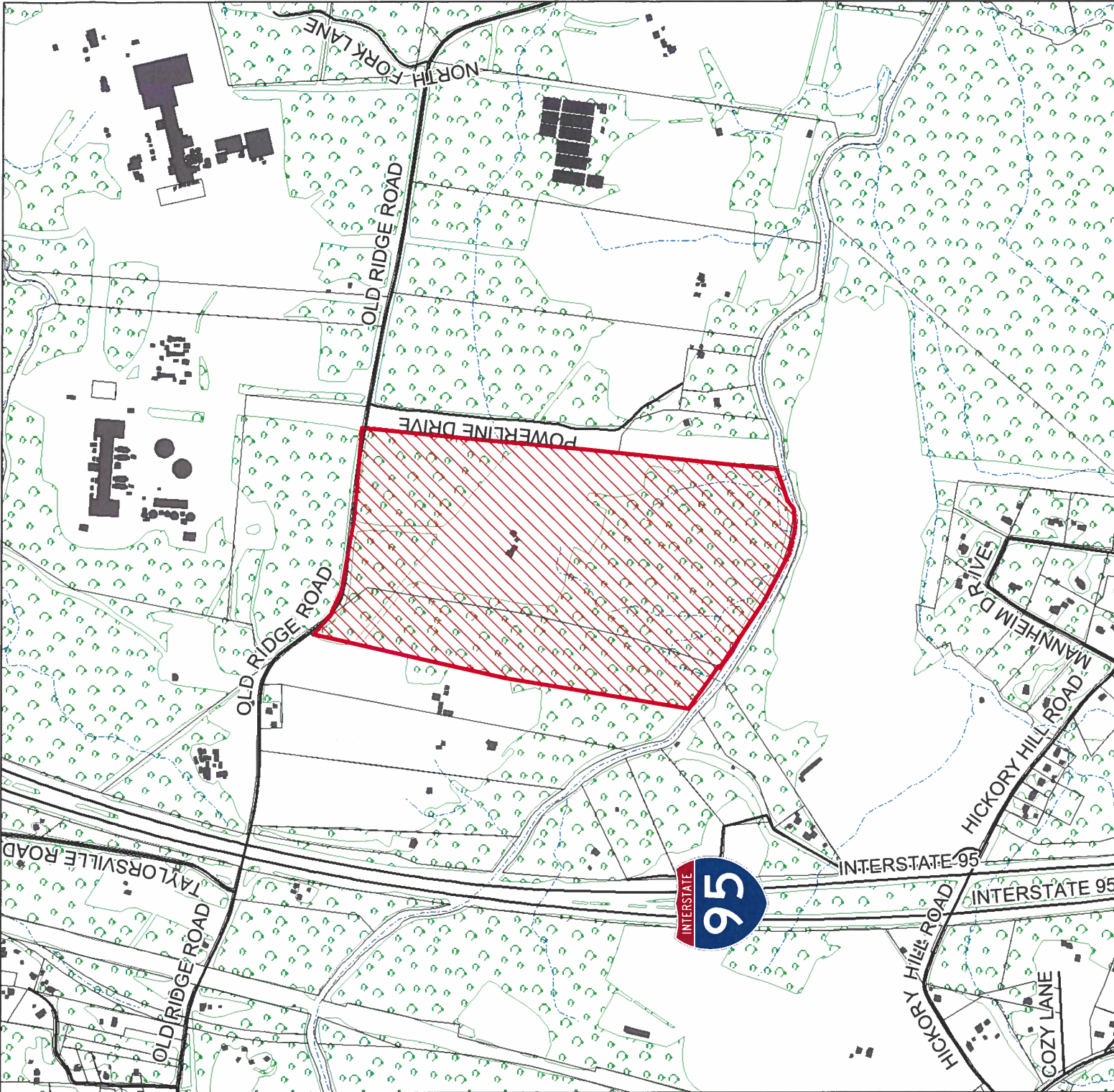
Rezone A-1 to M-2

GPIN's: 7881-69-6763 & 7882-50-6221
Beaverdam Magisterial District



1 inch = 1,300 feet

July 01, 2025



Hanover County, Virginia

Zoning Map

Legend

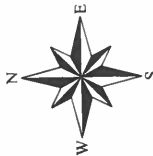
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2025-00014

Farley Farms, L.L.C., et al.

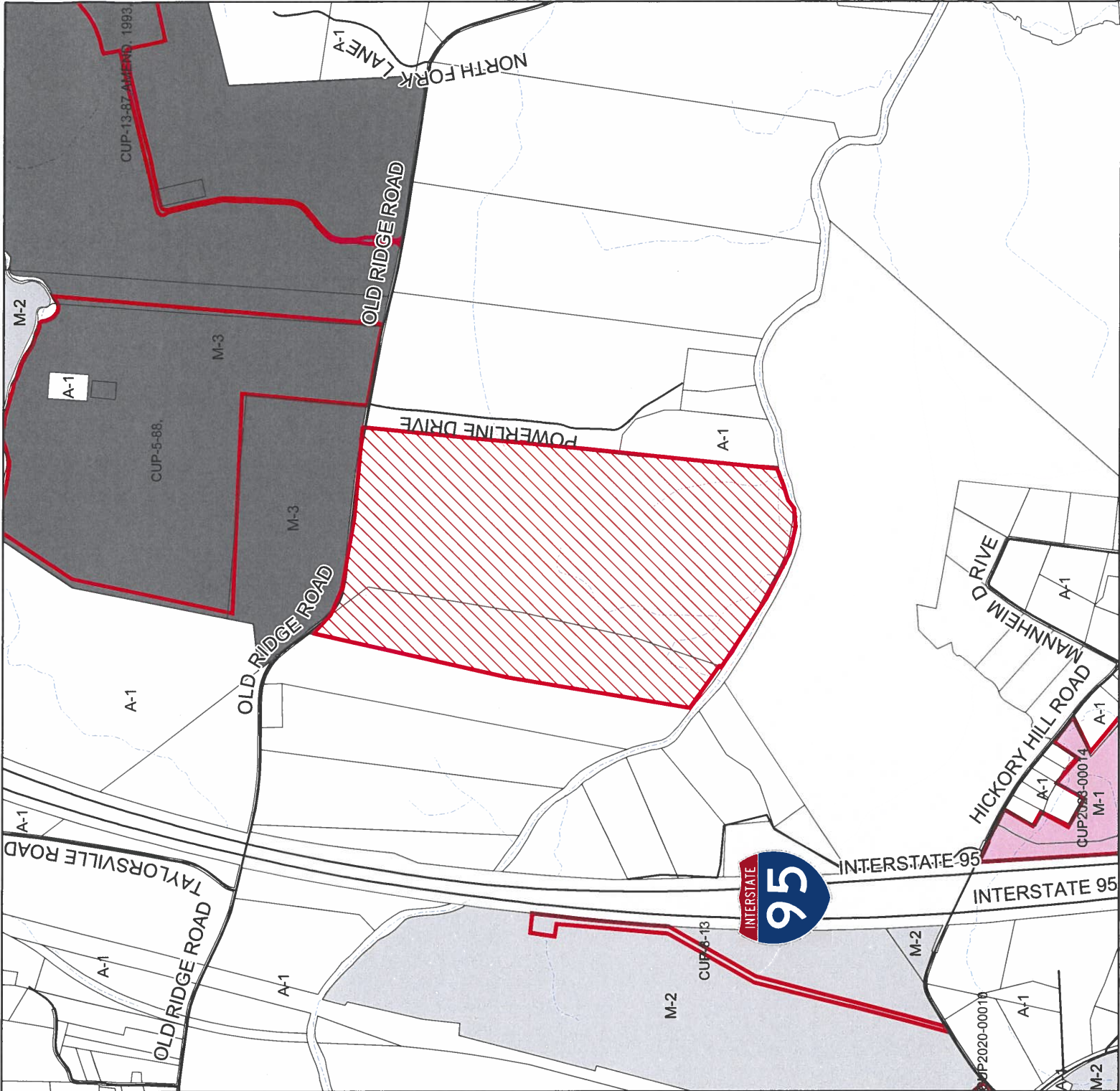
Rezone A-1 to M-2

GPIN's: 7881-69-6763 & 7882-50-6221
Beaverdam Magisterial District



1 inch = 1,300 feet

July 01, 2025



REZ2025-00014



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2025-00014

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

APPLICANT INFORMATION

Owner: Farley Farms, LLC and Brandon Huff

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

Applicant/Contract Purchaser: Old Ridge Road, LLC

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

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 complete Page 4 ☒

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

Deed Book _____ Page _____

Magisterial District Beaverdam

Location Description (Street Address, if applicable) ☒
10165 Old Ridge Road

Total Area (acres/square feet) 205 Acres 204.85 AC

Current Zoning A-1

Requested Zoning M-2

Requested Use Mixed commercial development consisting
of commercial and light industrial uses.

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 [Signature]

Date 6/30/25

Print Name Andrew M. Condlin

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.

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7881-69-6763	Andrew M. Condlin, by POA Print for Farley Farms, LLC Sign 	3391/3023	165.5 147.8	A-1	M-2
7882-50-6221	Andrew M. Condlin, by POA for Brandon Huff Print Sign 	3376/358	38.5 37	A-1	M-2
	Print Sign				
	Print Sign				
	Print Sign				
	Print Sign				
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ATTACHMENTS - For ALL REQUESTS you must submit the following:

- ☒ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- ☒ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- ☒ c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- ☒ d. **Responses to questions on Pages 10 and 11**
- ☒ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)
- ☒ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☒ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)
- ☐ h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- ☒ i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

Date

6/30/25

Print Name Andrew M. Condlin, by Power of Attorney

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email acondlin@rothjackson.com

☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP

\$500

AR-6 (>2 lots), RC, RS, RM, MX

\$1500 + \$75/acre* for 1st 200 acres;
\$30/acre* for acreage>200 acres

B, OS, M, BP

\$1100

Amendment of Proffer or Planned Unit Development

\$1500

*Fractions of acreage are rounded up to the nearest whole number.

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Base Fee _____

Acreage Fee _____

TOTAL FEE _____

Accepted by: _____

HTE #: _____

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OLD RIDGE ROAD LLC
Adjacent Neighbor List

GPIN	Property Owner Name	STREET ADDRESS	CITY STATE ZIP
7882-51-2140	MIREH FARMS, LLC	10291 OLD RIDGE ROAD	ASHLAND VA 23005
7882-41-7025	MIREH FARMS LLC		
7882-31-7267	RAPPAPORT MANAGEMENT COMPANY	8405 GREENSBORO DR, 8TH FLOOR	MCLEAN, VA 22102
7881-6-3733	GILAMAN, THOMAS S. & MANNHEIM LLC	P.O. BOX 669	ASHLAND VA 23005
7881-47-4809	LOVING, M. WILSON JR. & DIANE V.	P.O. BOX 669	ASHLAND VA 23005
7881-37-8456	LOVING, M WILSON JR DIANE V.	14321 POPLAR SPRING DRIVE	ASHLAND VA 23005
7881-78-5581	RABUCK, DEBRA	14826 POWERLINE DRIVE	ASHLAND VA 23005
7882-80-1195			
7881-99-3405	BROOKING LLC	14340 MEDLEY GROVE LANE	DOSWELL VA 23047
7882-62-8376	HANOVER 170 LLC	6641 W. BROAD ST. SUITE 100	RICHMOND, VA 2323
7882-52-0565			
7882-34-3335			
7882-62-8376	HSF LLC	P.O. BOX 10294	BLACKSBURG VA 24062-0000
	DOSWELL LIMITED PARTNERSHIP		
7882-73-6614	Property Tax - CTX/JB	700 UNIVERSE BOULEVARD	JUNO BEACH, FL 33408
7882-82-8980	819 VIRGINIA LLC	10026 OLD RIDGE ROAD	ASHLAND VA 23005
7881-78-9229	STOCKBRIDGE, PATRICK J	14818 POWERLINE DRIVE	ASHLAND VA 23005
7881-88-2317	MARKS, CLARENCE H. & RUTH T.	14810 POWERLINE DRIVE	ASHLAND VA 23005
7881-48-3396	SIMON, NATHAN ANDREW		
7881-38-9795	SIMON, HEATHER DIANE	14311 POPLAR SPRINGS DR	ASHLAND VA 23005
	FILIPINO-AMERICAN, OF CENTRAL VIRGINIA INC.		
7881-37-7816		3018 BRETTON LANE	GLEN ALLEN VA 23060
7891-04-4867	BERKMAN, MCKEY WINSTON	303 COLUMBUS AVENUE	BOSTON MA 02116
7881-39-9158	BLUE LINE PROPERTIES LLC	107 N. MACON TERRACE	ASHLAND VA 23005
	THOMPSON, CHRISTIAN L		
7881-39-8745	THOMPSON, CHRISTIEAN SHANE	14281 POPLAR SPRINGS DRIVE	ASHLAND VA 23005
	WEEMS-LEACHMAN, SUSAN ARCHER		
7881-55-1084	TALLEY REVOCABLE TRUST	P.O. BOX 71	ASHLAND VA 23005
7881-55-3362	BAY, MICHAEL	10314 MANNHEIM DRIVE	ASHLAND VA 23005
7881-55-5557	OLIVERI, DANIEL R. DENISE A.	10300 MANNHEIM DRIVE	ASHLAND VA 23005
7881-56-9000	KELLY, KEITH C. CAROL E. R/S	10266 MANNHEIM DRIVE	ASHLAND VA 23005
7881-65-963	10254 MANNHEIM LLC	9106 WOOD IBIS COURT	SPOTSYLVANIA VA 22553
7881-65-9756	WALL, JEFFREY K.	10240 MANNHEIM DRIVE	ASHLAND VA 23005
	SWITZER, MICHELLE DEBORAH		
7881-65-8247	BULTHUIS, ZACHARY DANIEL R/S	10222 MANHEIM DRIVE	ASHLAND VA 23005
7881-64-8802	AVGEROS, TIMOTHY	10206 MANNHEIM DRIVE	ASHLAND VA 23005
	PETREY, RICHARD S.		
7881-64-7488	PETREY, MARY G. R/S	10190 MANNHEIM DRIVE	ASHLAND VA 23005
	SIMMONS FAMILY LIVING TRUST		
7881-64-3574	RW & TA SIMMONS, TRUSTEES	10188 HICKORY HILL ROAD	ASHLAND VA 23005
7881-64-3936	CRISWELL, STEVEN L.	10203 MANHEIM DRIVE	ASHLAND VA 23005
	DAVIDSON, JOSHUA		
7881-65-3530	SEELMANN, MAURA R.	10247 MANNHEIM DRIVE	ASHLAND VA 23005
7881-55-9170	SMITH, BOBBY SHELTON-SMITH, PAMELA	10307 MANNHEIM DRIVE	ASHLAND VA 23005
7881-54-7656	MOORE, EDWIN E. JEAN H.	10321 MANNHEIM DRIVE	ASHLAND VA 23005

June 30, 2025

Andrew M. Condlin
Richmond Office
(804) 977-3373 (direct)
acondlin@rothjackson.com

VIA U. S. MAIL

Interested and Adjacent Neighbors

Re: Old Ridge Road, LLC
Hanover County Rezoning, Special Exception and
Conditional Use Permit Applications

Dear Interested and Adjacent Neighbors:

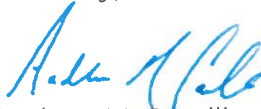
You are receiving this notice because you are either an adjacent neighbor or have shown interest in this project.

We represent Old Ridge Road, LLC (the "Applicant"). We are writing to inform you that the Applicant filed rezoning, conditional use permit and special exception applications for the property located at 10165 Old Ridge Road and the neighboring parcel in Hanover County, GPIN Nos. 7881-69-6763 and 7882-50-6221 (the "Property"), as shown on the map on the reverse side of this page.

The properties are currently zoned A-1 (Agricultural) and the Applicant is seeking to rezone (REZ) the properties to M-2 (Light Industrial) to allow for a mixed commercial development of commercial and light industrial uses. In addition, the applicant has filed a conditional use permit (CUP) to allow certain light industrial uses, and a special exception (SE) to increase allowable height of certain structures. These applications are consistent with the County's Future Land Use Plan designation of Employment Center.

Once the County accepts and reviews these new applications, we will receive County comments in approximately thirty (30) days and then schedule a community meeting to provide you with additional information. In the meantime, if you have any questions, please contact me at 804-977-3373 or acondlin@rothjackson.com.

Sincerely,



Andrew M. Condlin

Enclosure

cc: The Honorable Jeff S. Stoneman, Board of Supervisor
Ms. Edmonia Iverson, Planning Commissioner

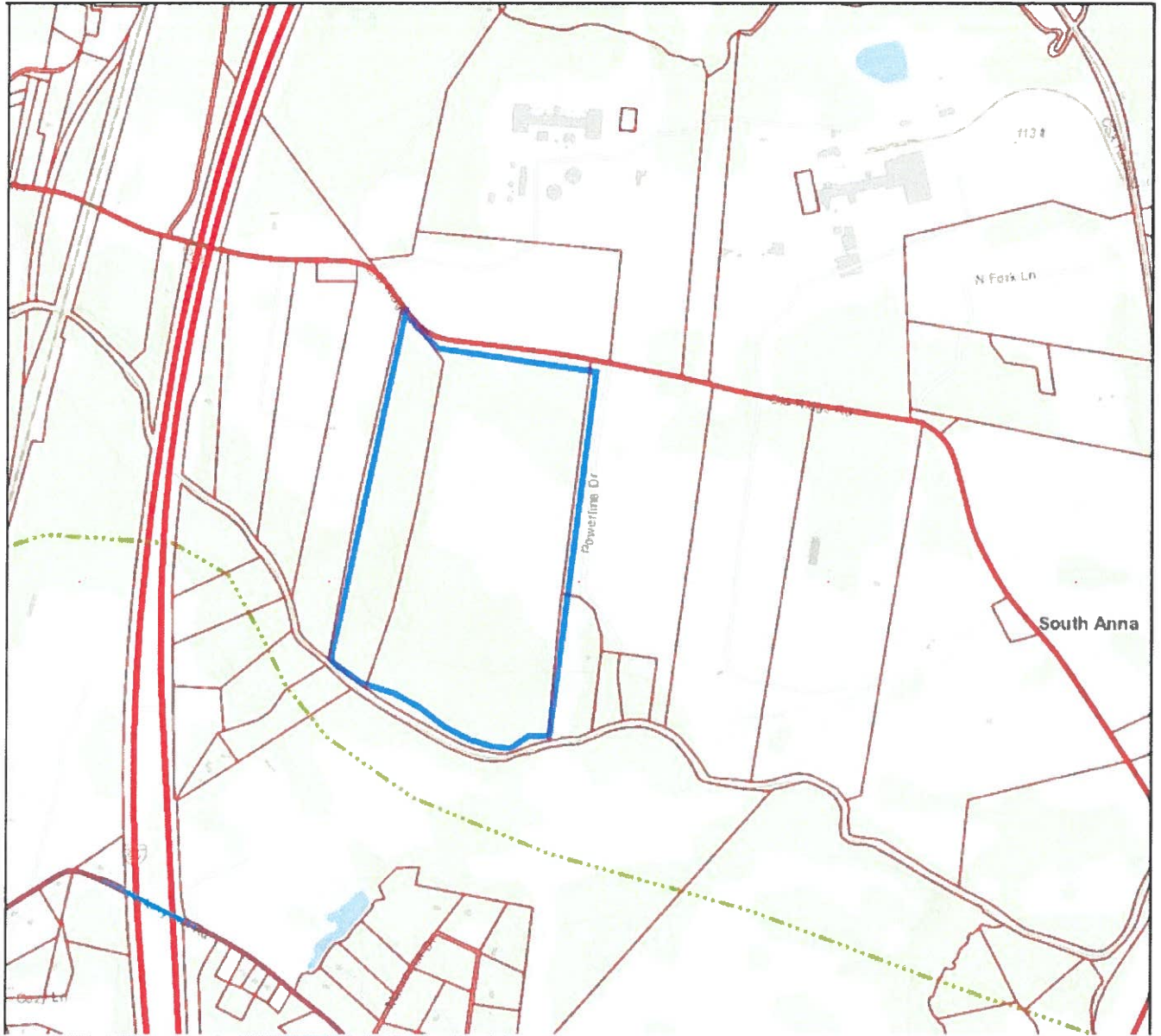
{01729533;v6}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525



{01729533;v6}



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? _____
Employment Center in the Suburban Service Area.
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? _____
Major Collector and Major Arterial, Proposed.
3. Describe in detail the proposed use of the property. 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.

4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? Yes, there are existing overhead 230kV transmission lines on the property. South Anna River adjacent to the properties to the south and existing electric and natural gas transmission lines to the east. Wetlands are on the site, no other environmental considerations observed.

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.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes
2. What provisions will be made to ensure safe and adequate access to the subject property? Ingress and egress located along Old Ridge Road with monitored and secured entry. Entrances are shown on the Concept Plan.
3. How will the traffic impact of this development be addressed?: Traffic Study has been submitted for review to suggest how traffic impacts will be addressed.
4. 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? The development is expected to include employment based uses as per the Proffered Conditions. See also noise mitigation in Proffered Conditions. There are mature trees and vegetation that will remain in place at the site for screening (150' buffer).
5. What type of signage is proposed for the site? Please see the Proffered Conditions.
6. Have architectural/building elevations been submitted with this application? Please see the Proffered Conditions.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources** on both the subject property and adjacent properties, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- | | |
|--|--------------------------|
| 1. Historic Resource/File No. <u>N/A</u> | GPIN <u>7881-69-6763</u> |
| 2. Historic Resource/File No. <u>N/A</u> | GPIN <u>7882-50-6221</u> |
| 3. Historic Resource/File No. _____ | GPIN _____ |
| 4. Historic Resource/File No. _____ | GPIN _____ |
| 5. Historic Resource/File No. _____ | GPIN _____ |

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date**

Signature: Andrew M. Condlin Date: 6/30/21
Andrew M. Condlin by Power of Attorney

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 1,810 vehicles per day and a site peak hour trip generation of 160 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 155 and Page Number 157).

Choose one of the two options below:

- ☐ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- ☒ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- ☒ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- ☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

06-30-25

(Date)

Steve Schmidt, PE, PTOE, AICP

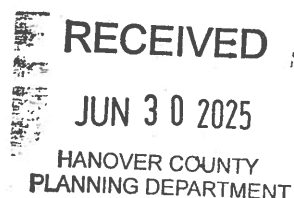
(Applicant/Applicant's Representative – Print Name)

PROFFERS – Case REZ2025-_____

The undersigned, owner of the Property identified as GPIN Nos. 7881-69-6763 and 7882-50-6221 (the “Property”) located in Hanover County, Virginia (the “County”), voluntarily agrees for itself, and its agents, personal representatives, successors and assigns (collectively, the “Property Owner”) that, in the event the Property is rezoned from A-1 to M-2 (+/- 205 acres), the development and use of the Property will be subject to the following proffered conditions which will replace in their entirety, all previous proffers applicable to the Property:

The following proffered conditions will be applicable to the entirety of the Property:

1. Utilities. Public water and sewer facilities will be used for the development of the Property.
2. Utility Lines Underground. All utility lines, such as electric, telephone, CATV, or other similar lines will be installed underground, except (a) for major transmission lines with a voltage of 64 kV or more and (b) existing lines that now traverse the Property.
3. BMPs/Retention Ponds. Any retention pond or BMP facilities on the Property will be maintained in accordance with all applicable laws, rules, and regulations and any wet pond will be aerated.
4. Hours of Construction. The hours of any exterior construction, including operating of bulldozers and other earthmoving equipment, will be limited to between 7:00 a.m. and 7:00 p.m., except as provided in Section 16-4 of the Hanover County Code, and except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions will be posted and maintained at all construction entrances to the Property prior to any land disturbances activities thereon.
5. Construction Entrance. Any construction entrance for use by construction vehicles (not including maintenance and repair) must have a mud wash for the washing of construction vehicle tires as necessary to prevent mud and debris from getting on public roads when leaving the Property.



6. Concept Plan. The Property will be developed in substantial conformance with that certain plan entitled “FARLEY/HUFF SITE, Old Ridge Rd., Ashland, Virginia 23005, Beaverdam, DEVELOPMENT AREA”, prepared by Timmons Group, dated June 30, 2025, and attached hereto as Exhibit A and subject to the requirements and adjustments permitted in the conditions and notes stated therein and these proffered conditions (the “Concept Plan”). All parcel lines, private road locations, access points and entrances, boundaries of buildable areas, accessory use locations, utility locations (including substations), stormwater management facilities, and dimensions of undeveloped areas shown on the Concept Plan may be adjusted for purposes of final engineering of site or subdivision plans (for multiple phases) and to further allow for compliance with the requirements of state and federal agency regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation (“VDOT”), Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, U.S. Army Corps. of Engineers, and the County’s Zoning Ordinance, Subdivision Ordinance, and other applicable design standards, provided that the minimum width of perimeter buffers and perimeter building setbacks remain unchanged. The determination as to whether adjustments are in substantial conformance with the layout illustrated on the Concept Plan will be made by the Director of Planning at his/her discretion.
7. Construction Traffic. Construction vehicles servicing the Property will only be permitted to access the Property by way of Old Ridge Road (State Route 738). Any damage caused to Route 738, between its intersection with the western entrance to the Property and the existing overhead power transmission lines, by any such construction vehicles will be promptly repaired as required by VDOT and the County, including posting a bond of up to \$50,000.00 to ensure the required work is completed and is to be released upon completion of such work.
8. Protective Covenants. Prior to, or concurrent with, the approval of any site plan on the Property, there will be recorded a document in the Clerk’s Office of the Circuit Court of the County setting forth controls on the development, architectural compatibility and maintenance of the Property (the “Covenants”). Different Covenants may be provided for various portions of the Property provided a property owners’ association will be responsible for the maintenance of all common areas within the relevant portion of the Property, as set forth in the Covenants. Notwithstanding the foregoing, if the entire Property (less any areas dedicated to a public entity) is owned in fee by the same owner (but not including any governmental entity or quasi-governmental entity, such as the County, VDOT, Dominion Energy, Inc. (Dominion Power), or Rappahannock Electric Cooperative), the Covenants will not be required as set forth herein.

9. Screening Exterior Mechanical Equipment. Exterior mechanical equipment (including units used for heating, ventilation, air conditioning, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices and similar feature) visible from a public right-of-way will be screened from view by persons on any public rights-of-way immediately adjoining the Property as follows:
- a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.
 - b. Ground-mounted and wall-mounted mechanical equipment. Except for structures enumerated in Section 26-248(a)(1) of the County Zoning Ordinance, mechanical equipment mounted on or near ground-level, or otherwise mounted on a building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporate at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened.
 - c. Planning Director's Review. The method of screening will be submitted at the time of site plan review and line of sight profiles will be provided prior to site plan approvals. Screening for mechanical equipment may incorporate perforated surfaces on screening walls as necessary to permit ventilation of such mechanical equipment while still providing adequate screening.
10. Signs. With the exception of on-site directional signs, all free-standing signs will be monument type with a masonry base. Such signs may be either internally illuminated or lit with down lighting; directional signs will be internally illuminated only. Building or façade mounted advertising signs will not be illuminated. The materials and design of any signs will be compatible with the proposed materials and architectural theme of the proposed structures.
11. Lighting. House side shields must be installed on all lighting fixtures. Lighting will be limited to thirty feet (30') in height and any pole-mounted exterior lighting within two hundred feet (200') of the exterior boundary of the Property will not exceed eighteen feet (18') in height. No wall pack lighting will be permitted on

exterior building walls facing and adjoining property currently used for residential purposes unless required by the applicable Building Code or County Code.

12. Trash Enclosures. Any proposed enclosure area for dumpsters, if provided, that can be seen from a public right-of-way or existing residential homes must be constructed of masonry, tilt, or other cementitious product on three (3) sides that is complementary to the buildings and the fourth side must be gated with an opaque material. Any such trash enclosures will be additionally screened from view with landscaping or other screening materials.

13. Uses. Only the following uses will be permitted on the Property:

- a. Data Center Uses, which means any use of the Property for data processing, which includes data centers, data equipment, data storage and other technological services, for the creation of a technology park for the storage of data, such as data processing centers, internet service providers (ISPs), search portals, and related services, such as offices.
- b. Uses related to Data Center Uses, including, but not limited to (i) electric generation, distribution, transmission and substation facilities (including solar facilities and private power generation plants designed to serve the electricity or thermal needs of any building used for a Data Center Use located on the Property), (ii) energy and fuel storage facilities, (iii) security buildings and facilities, (iv) storage, logistics and maintenance buildings and facilities, (v) water and sewer facilities, (vi) water and sewer treatment facilities, (vii) water storage facilities (storm water, potable and non-potable water) and associated water pumps, (viii) communication, broadband, fiber optic utilities and facilities, and (ix) and other private utilities, all public utilities, and other supporting uses that relate to and support Data Center Uses with approval of a Conditional Use Permit or a Special Exception as applicable and required by the County Zoning Ordinance.
- c. Any use permitted in the B-O Business Office District or the B-1 Neighborhood Business District as authorized by the County Zoning Ordinance.
- d. Any use permitted by a Special Exception or Conditional Use Permit approved by the County Board of Supervisors.

- e. The manufacturing, compounding, processing, packaging or treatment of the following:
 - i. Containers, boxes, baskets, or products of similar nature, but not plastic products.
 - ii. Cosmetics.
 - iii. Electrical lighting equipment.
 - iv. Electronic and computer products.
 - v. Fabricated sheet metal products.
 - vi. Fiber and filament, artificial.
 - vii. Fiber, fabric.
 - viii. Medical equipment and supplies.
 - ix. Pharmaceuticals and medicines.
 - x. Textile and fabric finishing.
 - xi. Textile furnishings.
- f. Agriculture and forestry, as permitted in the A-1 agricultural district.
- g. Drafting services.
- h. Dwellings for resident watchmen and caretakers employed on the premises.
- i. Nursery for growing or propagation of plants, trees, and shrubs.
- j. The permanent placement or removal of clean earth fill, including all related excavation and filling activities, provided:
 - i. If the placement or removal is done in connection with the development of a property and the clean earth fill is being relocated on the same property, such placement or removal shall be permitted when it is done in furtherance of an approved site plan or construction plan.
 - ii. If the placement or removal is done in connection with the development of another property and the clean earth fill is either being transported to or from the property, such placement or removal shall be permitted when the source and destination of the clean earth fill are properly permitted with the applicable state and local regulatory authorities.
 - iii. If the placement of fill is not being done in furtherance of an approved site plan or construction plan and the average depth of

clean earth fill being added is greater than one (1) foot, the property owner shall record a plat, approved by the director of public works, showing the locations where the fill has been placed. This plat shall be recorded in the office of the clerk of the circuit court of the County, within thirty (30) days of the conclusion of the placement or filling activities on the property.

- k. Railroad spur tracks.
- l. Research and testing in the physical, engineering and life sciences (but not testing of combustion engines or explosives).
- m. Self-storage warehouse facility, in accordance with the standards of Section 26-297 of the County Zoning Ordinance.
- n. Telecommunications towers and related facilities, but not towers:
 - i. Greater than fifty (50) feet in height, on properties that are located within the “FAA Part 77 Area” as depicted on the public works facilities plan in the County comprehensive plan, and
 - ii. Greater than one hundred feet (100’) in height on all other properties.
- o. Warehousing, storage, wholesaling, and distribution with a gross warehouse area less than seventy-five thousand (75,000) square feet in a single structure, or less than one hundred thousand (100,000) aggregate square feet in multiple structures shown on a single site plan. Such use shall be developed in accordance with the standards of Section 26-297.1 of the County Zoning Ordinance

14. Elevations.

- a. Buildings used for Data Center Uses will (1) generally be in conformance with renderings entitled “Data Center Examples,” prepared by Timmons Group, dated June 30, 2025, and attached hereto as **Exhibit B** with respect to quality of design, massing, architecture, and variety of features and (2) principal building facades will meet the following standards:
 - i. For the purposes of this subsection, the term “principal building facades” will include all building facades substantially visible to

abutting public roads or adjacent to planned or existing residential or agricultural districts.

- ii. Principal building facades will avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements (with such features occurring at least once every 150 horizontal linear feet):
 - 1. change in building height
 - 2. building step-backs, projections or recesses
 - 3. fenestration
 - 4. changes in building material, pattern, texture, color
 - 5. use of accent material
 - 6. overhangs
 - 7. canopies or porticos
 - 8. arcades
 - 9. variations in the roof line
- iii. Principal building facades will use one or more neutral colors (such as taupe, tan, brown, beige, ivory, cream, white, black, grey) with accent colors to complement the dominant building color. High contrast colors will be avoided.
- iv. When a building has more than one principal facade, such facades will be consistent in their design, materials, details, and treatments.
- v. Each building containing a Data Center Use will include at least one main entrance feature. Main entrance features must either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material. Architectural features used to meet this requirement can also be counted towards the requirement listed in subsection (ii) listed above.
- vi. Building elevations must be submitted with the site plan application for each building. In the event a building's architectural style is not in accordance with the foregoing, deviations may be approved by the Planning Director, upon the Planning Director's finding that the deviations are generally in keeping with the spirit and concept of the illustrations.

- b. Buildings used for warehousing, storage, wholesaling, and distribution will generally be in conformance with renderings entitled “Warehouse Examples,” prepared by Timmons Group, dated June 30, 2025, and attached hereto as Exhibit C with respect to quality of design, massing, architecture, and variety of features.
- 15. Building Materials. Exposed exterior wall surfaces (above finished grade) of all individual buildings (excluding rooftop screening materials for mechanical equipment) must be constructed with one or more of the following siding materials: decorative concrete block (including, without limitation, split face block, smooth face block, fluted block, and ground face block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, stucco, synthetic stucco, glass block, cementitious siding, insulated panels, concrete tile, or ceramic tile, unless other material is approved at time of site plan review. In no case will unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal be permitted. For purposes of these proffered conditions, “wall surfaces” will not be deemed to include columns, pilasters, trim, gutters, accent materials, architectural features, windows, doors, bay doors, piers, wall sections and headers near roll up doors and loading doors. For buildings containing Data Center Uses a minimum of 50% of the principal building façade(s) that can be seen from public rights-of-way will consist of brick, brick veneer, stone, cultured stone, stone veneer, concrete (both precast and cast-in-place), decorative metal panels or anodized aluminum and/or glazing systems as finish materials.
- 16. Building Standards. In all instances, any building, including any energy storage standalone structures, on the Property will be constructed to NFPA code sections 75, 76 and 855, as applicable, as well as all other applicable codes, including the applicable provisions of the Virginia Uniform Statewide Building Code in effect at the time of building permit application.
- 17. Building Setbacks. Any building will be set back at least two hundred feet (200’) from the exterior boundary lines of the Property, which such setback will be measured from the ultimate right-of-way line of the Property after any right-of-way dedications (the “Setback Line”). The Setback Line is more particularly shown on the Concept Plan as “200’ SITE SETBACK” and is intended that no building setback will be required by this proffer with respect to any internal parcel, lot, property or boundary line, regardless of fee ownership.
- 18. Buffers. The exterior boundary lines of the Property will contain a buffer a minimum of one hundred fifty feet (150’) in width as generally shown on the Concept Plan as “150’ Landscape Buffer.” Any trees within such buffer will remain

undisturbed; provided, however, this will not prevent the removal of trees necessary for the construction of drainage or utility improvements, access drives, or the planting of other trees pursuant to an approved landscape plan. This buffer will also include a thoroughfare buffer along Old Ridge Road (State Route 738) which will be provided and designed in accordance with the standards set forth in the County Zoning Ordinance. No buffer will be required by this proffer with respect to any internal parcel, lot, property or boundary line, regardless of fee ownership.

19. Buffer Protection Measures. If any construction activity or other land disturbance on the interior of the Property comes within twenty feet (20') of the interior edge of any portion of a buffer then in order to protect that portion of the buffer, a temporary construction fence, with a minimum height of four (4) feet, shall be installed along the interior edge of that portion of the buffer (i.e. where the 150' Landscape Buffer is 150' as set forth above, the temporary construction fence will be installed 170' in from the boundary line of the Property to protect that portion of the buffer). The temporary fence may be removed upon completion of the applicable construction or other land disturbance activity.
20. Security and Fencing. Fencing, security gates, and guard buildings may be installed to surround the perimeter of the Property or any portion thereof, but will be installed within the Development Area as shown on the Concept Plan. Security fencing will also be installed around the perimeter of any substation serving the Property unless prohibited by Dominion Energy, Inc. (Dominion Power) or Rappahannock Electric Cooperative. Fencing will appear generally as shown on the renderings entitled, "FARLEY/HUFF SITE, Old Ridge Rd., Ashland, Virginia 23005, Beaverdam, FENCE EXHIBIT", prepared by Timmons Group, dated June 30, 2025, and attached hereto as Exhibit D. The design and final location of the perimeter fencing and security fencing must be approved at the time of site plan review and approval.
21. Noise Control. For any Data Center Use or private power generation plant, the applicant will engage a certified professional to conduct a noise study for any building in the Property within thirty (30) days of the date such building becomes operational. The noise study will include recommendations for any necessary mitigation measures required to ensure conformity with the County Noise Ordinance. Such recommended mitigation measures will be implemented within sixty (60) days after the noise study, unless a particular mitigation measure will be implemented within a longer period of time as approved by the Planning Director. Any required mitigation measures may be noted on the approved plans as an administrative amendment. In addition to the foregoing, physical sound attenuation on any mechanical equipment (including but not limited to ground supported

barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) will be installed for any building used for Data Center Uses that is located within one thousand two hundred feet (1,200') of any adjoining residential home existing at the time of approval of this rezoning application by the County Board of Supervisors and that is either (i) installed on the rooftop of such building or (ii) installed on the exterior side of such building and directly facing such residential home, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations. Testing of any back-up generators on the Property will be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise required by applicable state or federal law or regulation. There will be no exterior alarms or speaker systems permitted on any building located on the Property except for emergency alarms and alarms or beepers located on vehicles.

22. Open Space. No less than ten percent (10%) of the Property will be open space, buffers and undeveloped land not consisting of buildings, structures, parking areas and drive aisles.

23. Transportation Improvements.

a. Entrances. Entrances will be installed at the general locations shown on the Concept Plan. The final locations and design of the entrances will be completed as required during the site plan review and approval process, subject to the approval of VDOT.

b. Internal Roads. Roads internal to the Property will be private.

24. Right-of-Way Dedication. The Property Owner will dedicate right-of-way along the south side of Old Ridge Road (Route 738) adjoining the Property where right-of-way is needed for future road widening of sixty (60) feet from the centerline of Route 738. Dedication will take place when requested by the County and will be free of cost.

25. Building Height. No building on the Property shall exceed 110' in height (including any rooftop screening or parapet walls). This proffered condition is subject to the approval of a Special Exception by the County Board of Supervisors.

[Signatures on following page.]

Andrew M. Condlin, by Power of Attorney
Date:

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

I, Tracy Gibrall Craddock, do hereby certify that Andrew M. Condlin has
acknowledged the foregoing Proffers before me, this ____ day of _____, 2025.

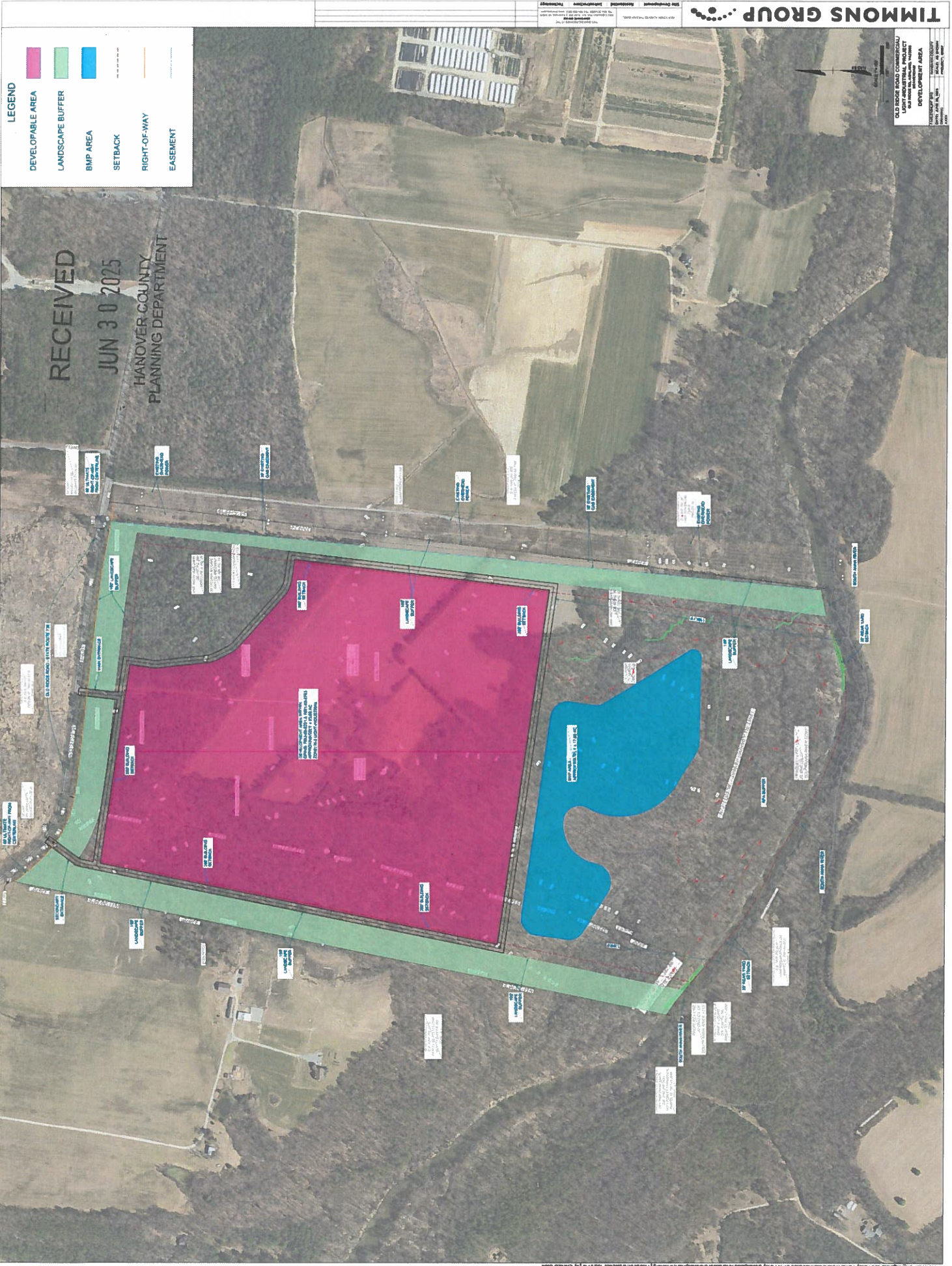
_____(SEAL)
Notary Public

My commission expires: _____

Notary registration number: _____

EXHIBIT A

OLD BRIDGE ROAD COMMERCIAL
LIGHT INDUSTRIAL PROJECT
DEVELOPMENT AREA
TIMMONS GROUP
10000 W. 100th St., Suite 100
Overland Park, KS 66213
Tel: 913.241.1000
Fax: 913.241.1001
www.timmonsgrp.com



- LEGEND**
- DEVELOPABLE AREA
 - LANDSCAPE BUFFER
 - BMP AREA
 - SETBACK
 - RIGHT-OF-WAY
 - EASEMENT

EXHIBIT B

EXHIBIT B

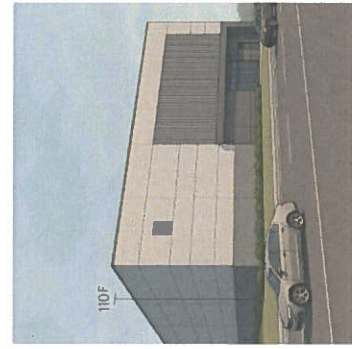
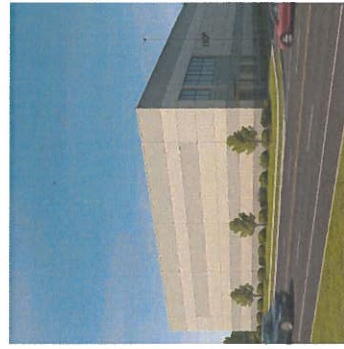


EXHIBIT C

EXHIBIT C



ARCHITECTURAL REPRESENTATION NOTE:
THE INCLUDED RENDERINGS AND ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE IMAGES ARE INTENDED TO CONVEY THE GENERAL CHARACTER, MASSING, AND ARCHITECTURAL STYLE OF THE PROPOSED DEVELOPMENT. FINAL BUILDING DESIGN, MATERIALS, AND ELEVATIONS WILL BE REFINED DURING THE DETAILED SITE PLAN PROCESS AND WILL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE REQUIREMENTS, PROPERLY FORTH CONDITIONS (IF ANY), AND DESIGN GUIDELINES IN EFFECT AT THAT TIME. DETAILED ARCHITECTURAL ELEVATIONS AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE FORMAL SITE PLAN APPLICATION.

**OLD RIDGE ROAD COMMERCIAL
LIGHT INDUSTRIAL PROJECT**
OLD RIDGE RD., ASHLAND, VA 23005
854VERDAM

WAREHOUSE EXHIBIT

FAIRVIEW PLUM SITE	HANDOVER COUNTY
DATE: JUNE 30, 2024	SCALE: AS SHOWN
DRAWING 13 OF 14	PROJECT: 603467

Size Development	Residential	Infrastructure	Technology
100% (100% of 100%)	100% (100% of 100%)	100% (100% of 100%)	100% (100% of 100%)

EXHIBIT D

PERIMETER/SECURITY FENCE EXAMPLES



NOTE:

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA". FENCE SHALL BE UP TO 10' IN HEIGHT, SUBJECT TO AVEA. A SPECIAL EXCEPTION, FENCE TYPE TO BE APPROVED BY PLANNING.
2. FENCING IMMEDIATELY ADJACENT TO PUBLIC OR PRIVATE STREETS SHALL NOT BE CHAIN-LINK, WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILARLY VISIBLY INTRUSIVE DETERRENCE DEVICE.
3. THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT WILL BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE.

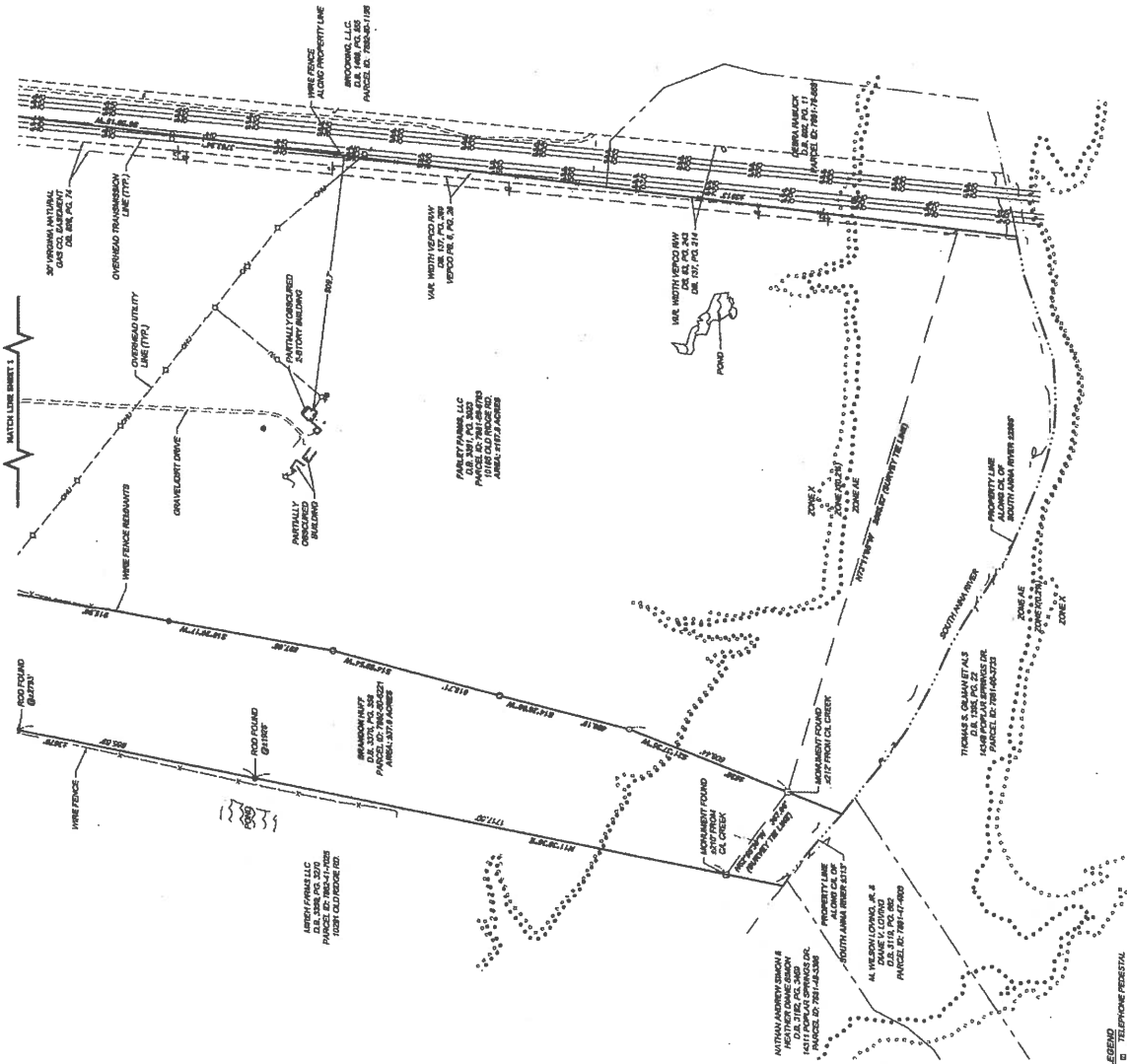
OLD RIDGE ROAD COMMERCIAL LIGHT INDUSTRIAL PROJECT OLD RIDGE RD, ASHLAND, VA21818 STANTON	FENCE EXHIBIT	
	PARCELSHIP SITE	HANCOCK COUNTY
	DATE: JAN 30, 2005 ORANGE 9 OF 14	SCALE: AS SHOWN PROJECT: 00407

ALTA LAND TITLE SURVEY
OF TWO PARCELS OF LAND
LOCATED SOUTH OF OLD RIDGE
ROAD TOTALING ±204.8 ACRES

OLD RIDGE ROAD COMMERCIAL LIGHT-INDUSTRIAL PROJECT OLD RIDGE RD., ASHLAND, VAD 896 SEASIDEAM	SURVEY ALTA (METES & BOUNDS)	HANDOVER COUNTY
		SCALE: AS SHOWN
PARLIMPAUR BTH		
DATE: JUNE 30, 2005		

CURVE	HAULAGE#	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	597.86'	66.71'	44.88°	8°33'45"	S80°11'12"E	66.67'
C2	597.86'	63.10'	31.88°	8°00'45"	S80°55'17"E	63.07'
C3	597.86'	57.04'	187.58°	3°46'33"	S81°38'57"E	57.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°25'00"E	118.51'
L2	S34°27'19"E	110.85'
L3	S88°10'28"E	18.87'
L4	S35°46'19"E	200.85'
L5	S58°10'22"E	77.34'
L6	S60°24'32"E	86.12'
L7	S63°30'33"E	94.82'
L8	S75°46'14"E	240.57'



- LEGEND**
- | | |
|----|---------------------------------|
| 1 | TELEPHONE PEDestal |
| 2 | ELECTRIC PEDestal |
| 3 | UTILITY POle |
| 4 | GUY ANCHOR |
| 5 | UTILITY VAULT |
| 6 | IRON ROD FOUND |
| 7 | IRON PIPE FOUND |
| 8 | CONCRETE MONUMENT FOUND |
| 9 | UNDERGROUND FIBER OPTIC MANHOLE |
| 10 | UNDERGROUND GAS MANHOLE |
| 11 | ROLLBOX |
| 12 | MAILBOX |
| 13 | IRON ROD SET |

Farley Huff Property

Traffic Impact Analysis

Hanover County, Virginia

* Full Traffic Analysis
in TrakIT

Prepared By:

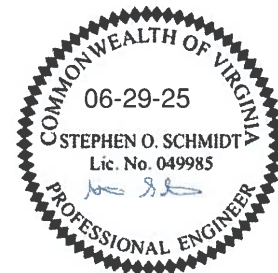
Timmons Group
7053 Celebration Park Avenue
Suite 300
Richmond, Virginia 23225
(804) 200 - 6502



Project Manager – Steve Schmidt, PE, PTOE, AICP

Analyst – Zachary Holder

July 2025



1 EXECUTIVE SUMMARY

This report presents the findings of the traffic impact analysis (TIA) prepared in support of the proposed development of the Farley Huff Property in Hanover County, Virginia.

1.1 PROJECT OVERVIEW

The project site is located east of I-95 and south of Old Ridge Road, with two (2) entrances off Old Ridge Road as shown in Figure 1-1 (all figures are located at the end of their respective chapter).

The proposed rezoning of the site from A-1 (agriculture) to M-2 (light industrial) will allow for a number of industrial type uses including data centers, warehousing, and distribution. To represent a conservative (i.e. worst case analysis), the development was assumed to consist of 1,000,000 sf of distribution, which is the highest trip generating use in the M-2 zoning district. All other uses (data centers, warehousing, etc.) will generate less traffic than the assumed distribution center.

Access to the site will be provided by two (2) proposed full-access entrances on Old Ridge Road. A site layout is shown on Figure 1-2. For the purposes of this analysis, the development was assumed to be built in one (1) phase and occupied by 2030.

When complete, at full capacity the proposed 1,000,00 sf of distribution will generate 1,810 daily trips, 150 AM peak hour trips (122 in and 28 out), and 160 PM peak hour trips (62 in and 98 out).

A traffic study analyzing the potential impact of the proposed development was performed for the 2025 existing traffic volumes, the 2030 background traffic volumes, and the 2030 total future traffic volumes, which includes site traffic generated by the proposed development.

The analysis indicates the traffic generated by the proposed development does not have a significant impact on the surrounding roadway network. No improvements are needed to accommodate the traffic beyond the 200 foot eastbound right turn taper into the western site entrance.

1.2 STUDY LIMITS

As agreed during scoping coordination, the study limits include the following one (1) existing intersection:

1. U.S. Route 1 (Washington Highway) and Old Ridge Road (unsignalized)

In addition, the study includes two (2) proposed site entrances on Old Ridge Road.

In accordance with the scoping coordination, analyses were completed for the following scenarios:

1. 2025 Existing Traffic Conditions;
2. 2030 Background Traffic Conditions (without development of the site); and
3. 2030 Future Traffic Conditions (with development of the site)

The following steps were taken to determine the potential traffic impacts associated with this project:

1. Data Collection – Existing AM (7-9 AM) and PM (4-6 PM) peak hour traffic counts were collected at the existing study intersections on Tuesday, April 29, 2025.
2. Traffic Growth – A 0.5% annual growth rate was applied to existing traffic volumes to account for development outside the study area. A review of VDOT data shows a negative growth rate for traffic on Old Ridge Road; however, a 0.5% growth rate was used to be conservative.
3. Background Developments – No background developments are expected to impact the development of the site.
4. Trip Generation – Traffic generated by the proposed development was estimated using the 11th edition of the Institute of Transportation Engineers' *Trip Generation Manual*.
5. Traffic Distributions – The distribution of trips generated by the proposed developed were based on the existing traffic volumes, the nature of the use, and local knowledge.
6. Site Traffic Projections – Future traffic volumes were determined by combining the 2030 background traffic volumes with proposed new trips generated by the site to create the 2030 total traffic volumes used in the analysis.
7. Traffic Capacity Analysis – Level of service calculations for existing, background, and future conditions were performed using SYNCHRO Version 11 with SimTraffic for unsignalized intersections.
8. Queuing Analysis – The 95th percentile queue lengths (SYNCHRO) and maximum queues (SimTraffic) were reviewed at the intersections listed above.

1.3 PRINCIPAL FINDINGS

Under 2025 Existing Conditions:

All approaches to the Route 1/Old Ridge Road operate at LOS D or better in both peak hours.

- The north and southbound lefts operate at LOS A in both peak hours with all queues contained within the available storage.
- The eastbound approach (single lane) operates at LOS B in both peak hours with maximum queues of 62 feet.
- The westbound approach (single lane) operates at LOS B in the AM peak hour and LOS D (27.6 sec/veh of delay) in the PM peak hour with maximum queues of 84 feet.

Under 2030 Background Conditions:

All approaches to the Route 1/Old Ridge Road continue to operate at LOS D or better in both peak hours.

- The north and southbound lefts will operate at LOS A in both peak hours with all queues contained within the available storage.
- The eastbound approach (single lane) will operate at LOS B in both peak hours with maximum queues of 65 feet.
- The westbound approach (single lane) will operate at LOS B in the AM peak hour and LOS D (29.3 sec/veh of delay) in the PM peak hour with maximum queues of 88 feet.

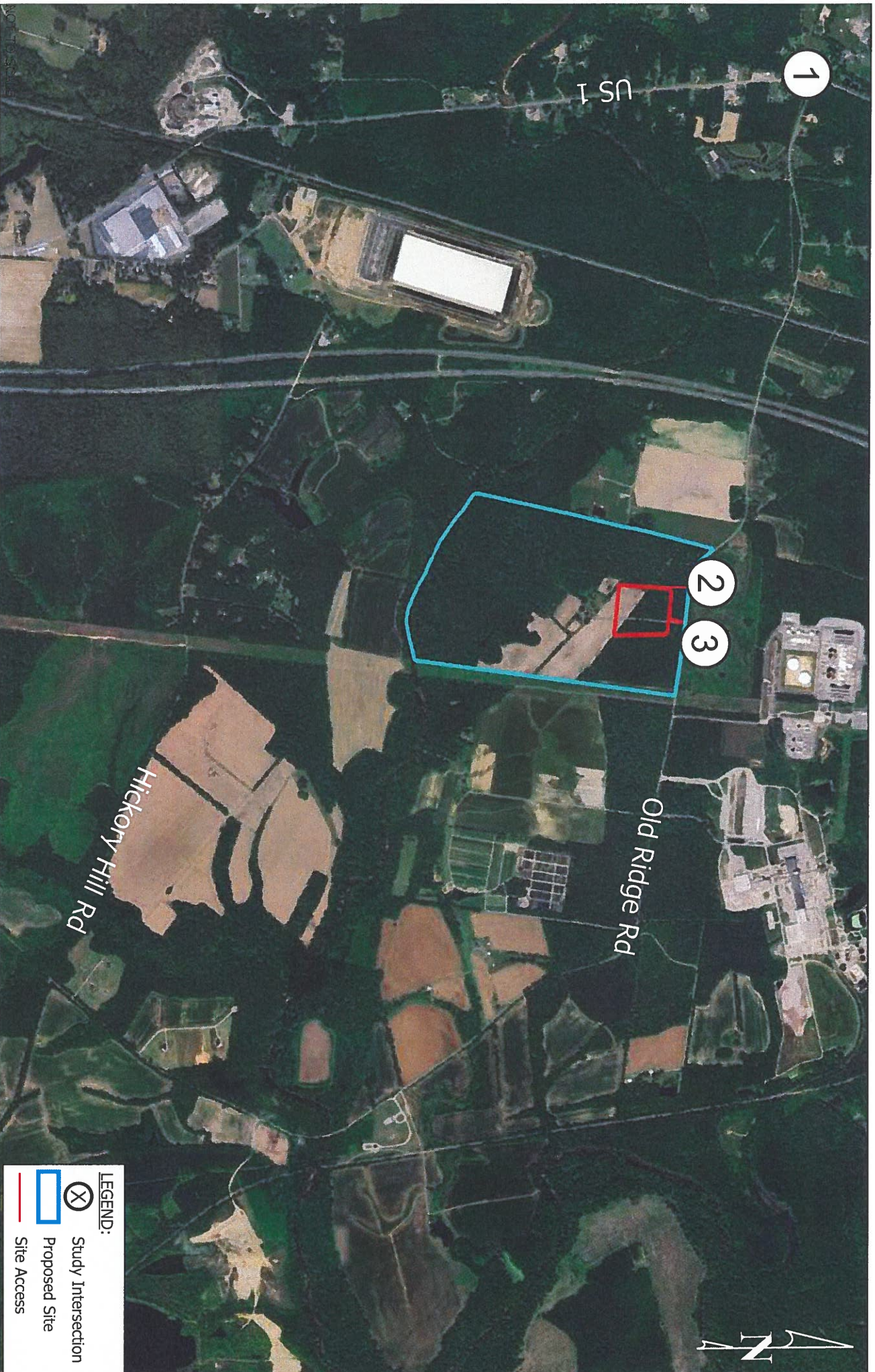
Under 2030 Total Conditions (With Development):

With the addition of the proposed development traffic volumes, under 2030 future conditions, most approaches experience similar levels of service, delay, and queueing as under background conditions. Specifically:

1. All approaches to the Route 1/Old Ridge Road continue to operate at LOS D or better in both peak hours one exception.
 - The north and southbound lefts will operate at LOS A in both peak hours with all queues contained within the available storage.
 - The eastbound approach (single lane) will operate at LOS B in both peak hours with maximum queues of 66 feet.
 - The westbound approach will operate at LOS C in the AM peak and LOS E in the PM peak with a delay of 45.3 sec/veh and a maximum queue of 145 feet (or 6 vehicles).
 - A traffic signal will not be warranted at the intersection at the MUTCD signal warrant 1 requires either 600 mainline/150 side street or 900 mainline/75 side street vehicles for each of eight hours of the day.
 - In the PM peak hour, the intersection has 899 mainline and 158 side street volumes (including all rights). If even a small portion of right turns are excluded (which is required), the warrant will not be met.
 - All other hours of the day will have less volume on all approaches and will not meet the warrants.
2. All approaches to the Old Ridge Road/Site Entrance intersections will operate at LOS B or better with minimal queueing.
3. No improvements are required at the study intersections beyond the 200 foot eastbound right turn taper into the western site entrance.

1.4 RECOMMENDATIONS

No improvements are required at the study intersections beyond the 200 foot eastbound right turn taper into the western site entrance.



Surrounding Roadway Network and Site Location

Farley/Huff Site
Hanover County, Virginia

Conceptual Layout

Farley/Huff Site

Hanover County, Virginia

