



Board of Supervisors
1800 Sandy Hook Road

Meeting: 05/05/26 03:00 PM
Department: Planning & Zoning
Goochland, VA 23063

Category: Reports

Prepared By: Maria Harwood
Department Head: MinuteTraq Admin

**SCHEDULED
INFORMATION ITEM**

(ID # 6647)

PLANNING AND DEVELOPMENT ACTIVITY

| | | |
|--------------|---|----------|
| Strat Goal 1 | Efficient, effective, and transparent government; emphasis on customer service excellence | |
| Strat Goal 2 | Balanced development that contributes to the welfare of the community and preserves its rural character | X |
| Strat Goal 3 | Excellence in Financial Management | |
| Strat Goal 4 | High Quality Core Services including Education, Public Safety, and Community Health | |
| Strat Goal 5 | Positive Work Environment with a Highly Qualified, Diverse Workforce | |

Board Action Requested

None-Information Only

Summary of Information

District 1

PRE-2026-00003 Application by Paul Busch requesting to renew conditional use permit (CUP) cases CU-2019-00021 and CU-2021-00006 for mining operation on 678.628 acres at 4489 Shannon Hill Road on Tax Map Nos. 3-1-0-5-0, 3-1-0-4-0, 3-1-6-0, 4-1-0-18-0, 3-1-0-4-A and 3-4-0-A-0. The properties are zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-283.F. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 1/29/2026

Case Planner: Ben Ellis

District 1

PRE-2026-00004 Application by Scott and Valarie Turner requesting to rezone 5 acres from Agricultural, General (A-1) to Agricultural, General (A-1) to waiver public road standards, at 4337 Tabscott Pines Road on Tax Map No. 4-1-0-57-0. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/2/2026

Case Planner: Keri Ragland

District 1

PRE-2026-00013 Application by Kimberly Hill requesting to renew conditional use permit (CUP) case CU-2020-00012 for a campground and public assembly place on 96.324 acres at 5847 and 5831 Clover Hill Lane on Tax Map Nos. 10-1-0-25-E, 10-1-0-25-0 and 10-1-0-23-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-290. The

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Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/27/2026

Case Planner: Adam Barber

District 1

PRE-2026-00019 Application by Rachel Adams requesting a conditional use permit (CUP) for public assembly place on 10.03 acres at 3706 Broad Street Road on Tax Map No. 13-10-0-5-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-290. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 4/15/2026

Case Planner: Ben Ellis

District 1

PRE-2026-00020 Application by Horsepen Creek Solar, LLC requesting a conditional use permit (CUP) for a solar energy facility, principal on 235.57 acres at Shannon Hill Road and Martin Road on Tax Map Nos. 4-1-0-41-0 and 1-4-0-2-0. The properties are zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 4/17/2026

Case Planner: Jamie Sherry

District 2

PRE-2025-00029 Application by Richard Dane (DMC Ventures LLC) requesting to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area. A community meeting was held on March 12, 2026, by Richard Dane (DMC Ventures LLC) for a preapplication to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales. There was 1 citizen in attendance in addition to Planning Commissioner Kemmerly. Discussion included the history of the business at this location. Attendees were supportive.

Application Date: 8/6/2025

Case Planner: Adam Barber

District 2

PRE-2025-00032 Application by Four L Corporation requesting to renew conditional use permit (CUP) case CU-2014-00003A for storage of biosolids on 110.3 acres in the vicinity of/accessible through 2801 Chapel Hill Road which is located 1.3 miles northwest of the site on Tax Map No. 28-1-0-122-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-281.A. The Comprehensive Plan designates this area as Rural Enhancement Area. A

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community meeting was held by Owen Lanier (4I Corp) on February 12, 2026, at 6pm at 2748 Dogtown Rd. to discuss renewal of permit CU-2014-0003A approved in 2019 for routine biosolid storage in the A1 district (PRE-2025-00032). The applicant stated the request for renewal would also include expansion of the covered storage area and a ten (10) year CUP rather than a five (5) year permit to better align with the associated DEQ permit timeline. Eight (8) citizens attended, including the applicant. There was discussion on the nature of treated biosolid material and how it is derived from sewage sludge, discussion on the location, history and operation of the routine storage site and roles and responsibilities of the County and DEQ for regulation and enforcement of a routine biosolid storage use. Concerns were raised about offensive odors and noise from trucks unloading product, and trucks operating outside of permitted hours. Comments included concerns related to the field application of biosolid materials in the vicinity of the project area. The applicant and staff clarified the CUP renewal relates only to routine biosolid storage and not field application of that product. It appeared from the questions and comments provided that three (3) citizens in attendance were opposed to the proposal.

Application Date: 8/26/2025

Case Planner: Adam Barber

District 2

PRE-2025-00047 Application by Monique Morman requesting a conditional use permit (CUP) for an accessory family housing unit, detached on 2.75 acres at 4814 River Road West on Tax Map No. 27-10-0-9-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec.15-285.A. The Comprehensive Plan designates this area as Rural Enhancement Area. A community meeting was held by Monique Morman at the County Admin building in Room 270 to discuss her application for a detached accessory dwelling unit. Five members of the public attended, as well as the Applicant and her family. There was discussion on the size, scope and location of the proposed new dwelling, the capacity of the existing well and septic system, and potential impact on property taxes.

Application Date: 12/17/2025

Case Planner: Keri Ragland

District 2

PRE-2026-00002 Application by Ryan and Kendra Dunn (Project: Dunn Village) requesting to rezone 11.25 acres from Agricultural, Limited (A-2) to Business, General (B-1) for shopping center and amenities, at 2719 Fairground Road on Tax Map Nos. 42-1-0-82-0 and 42-1-0-82-A. The Comprehensive Plan designates this area as Mixed Use Commercial and Village Core. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 1/22/2026

Case Planner: Ray Cash

District 2

PRE-2026-00016 Application by Cellco Partnership d/b/a Verizon Wireless requesting a conditional use permit (CUP) to construct and maintain a 199' self-support lattice tower on 0.241 acres at 1400 Marlin Road on Tax Map No. 50-1-0-5-0. The property is zoned Agricultural, General (A-1). The CUP is required by County Zoning Ordinance Sec. 15-102 in accordance with Sec. 15-288.B. The Comprehensive Plan designates this area as

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Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 3/17/2026

Case Planner: Adam Barber

District 2

PRE-2026-00017 Application by Pocahontas Hill Polo Club, LLC requesting a conditional use permit for an athletic field; other commercial recreation on 90 acres at 1635 Rock Castle Road on Tax Map No. 40-1-0-24-B. The property is zoned Agricultural, General. The CUP is required by County Zoning Ordinance Sec. 15-102. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 3/23/2026

Case Planner: Ben Ellis

District 3

PRE-2023-00061 Application by Amanda Roberts requesting to rezone 54.763 acres from Rural Residential (R-R) to Agricultural, Limited (A-2), to qualify for Assessor's land use program on Bridgewater Bluff on Tax Map No. 32-1-0-70-F. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 12/11/2023

Case Planner: Keri Ragland

District 3

PRE-2024-00048 Application by Samuel Mickey Jr. requesting to rezone 10 acres from Agriculture, Limited (A-2), to Residential, Rural (R-R), to create two additional lots, along Maidens Road approximately ½ mile northwest of River Road West on Tax Map No. 42-1-0-119-A. The Comprehensive Plan designates this area as Rural Enhancement Area. A community meeting was held by Mr. Samuel Mickey, Jr. on October 29th, 2025, for PRE-2024-00048 regarding his request for a rezoning to R-R for an additional lot split. Supervisor Lyle attended the meeting and no other members of the public attended. There was discussion regarding compatibility with surrounding lots in comparison to the zoning, use and lot sizes. There was also discussion regarding the process for a family subdivision versus the need to rezone for non-family lots to be sold. No major concerns were raised.

Application Date: 12/4/2024

Case Planner: Keri Ragland

District 3

PRE-2025-00023 Application by GCJ Holdings, LLC requesting to renew conditional use permit (CUP) case CU-2020-00003 for a campground and public assembly place on 55.331 acres at 1978 Cardwell Road on Tax Map No. 44-1-0-45-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec.15-112 in accordance with Sec.15-290. The Comprehensive Plan designates this area as Rural Enhancement Area. A community meeting was held by Greg Leffel of GCJ Holdings, LLC on March 10, 2026, to discuss a potential application for renewal of a conditional use permit (CUP) for a campground and public assembly place use. The meeting was held at the County Extension office at 2748 Dogtown Rd. Six (6) citizens attended not including

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the applicant. After the applicant's presentation there was discussion on the limited nature of the current operations as compared to the uses approved by the Board, questions about the current location of the subject property boundaries, history of a subdivision and subsequent development of the eastern portion of the subject property since the Property was evaluated in the prior CUP, and discussion on the applicant's business plans for the future. Attendees asked questions but did not voice clear support or opposition for the proposal.

Application Date: 6/24/2025

Case Planner: Adam Barber

District 3

PRE-2025-00041 Application by Barklie Estes requesting a conditional use permit (CUP) for contractor storage, small on 6 acres at 2515 Broad Street Road on Tax Map No. 31-1-0-52-0. The property is zoned Agricultural, Limited. The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec. 15-283.I. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 10/27/2025

Case Planner: Adam Barber

District 3

PRE-2025-00043 Application by Eleven 36, LLC requesting to rezone 4.438 acres from Agricultural, Limited (A-2) to Industrial, General (M-2) for office, warehouse, boat and RV storage lot, at 1136 Broad Street Road on Tax Map No. 45-1-0-127-B. The Comprehensive Plan designates this area as Industrial. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 11/19/2025

Case Planner: Adam Barber

District 3

PRE-2026-00014 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres, at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-416. The Comprehensive Plan designates this area as Semi-Public. Applicant has scheduled a community meeting for Monday, May 11, 2026, at 6:00 p.m. at 1981 Cardwell Road.

Application Date: 3/2/2026

Case Planner: Keri Ragland

District 3

PRE-2026-00018 Application by Maiden Venture LLC requesting a conditional use permit (CUP) for a worship center on 21.1 acres on Broad Street Road 0.57 miles northwest of Maidens Road on Tax Map No. 31-1-0-69-B. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 4/7/2026

Case Planner: Ben Ellis

District 4

PRE-2025-00012 Application by Saquib Samee requesting to rezone 5.963 acres from Residential, General (R-3) and Business, General (B-1) to Business, General (B-1), with proffered conditions for general business use at 1600 Whippoorwill Road and 12855 Broad Street Road on Tax Map Nos. 58-12-0-B-0 and 58-12-0-A-0. The Comprehensive Plan designates this area as Commercial. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/27/2025

Case Planner: Ray Cash

District 4

PRE-2023-00016 Application by Michael and Wilma Hicks requesting renewal of conditional use permit (CUP) case CU-1987-00017B (ordinance amendment TBD) at 1556 Whippoorwill Road on Tax Map Nos. 58-2-0-12-0 and 58-2-0-13-0. The property is zoned Residential, Neighborhood (R-N). The Comprehensive Plan designates this area Suburban Residential. A community meeting was held on April 24, 2023. Three citizens attended. No concerns were raised at this meeting.

Application Date: 2/28/2023

Case Planner: Jon-Mikel Whalen

District 4

PRE-2025-00037 Application by Ricky Core requesting a proffer amendment to rezoning case RZ-2017-00006 proffer #18 (Project: Readers Branch) to change that the stub road connection requirement only be applicable to residential properties only on 4.34 acres, on Tax Map No. 58-55-3-D-0. The property is zoned Residential, Planned Unit Development (RPUD). The Comprehensive Plan designates this area as Suburban Residential. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 9/18/2025

Case Planner: Ray Cash

District 4

PRE-2025-00039 Application by Quarry Hill Estate, LC requesting to rezone 7.5 acres from Agricultural, Limited (A-2) to Industrial, Limited (M-1) for outdoor storage, at 2020 Quarry Hill Road on Tax Map No. 48-1-0-67-0. The Comprehensive Plan designates this area as Flexible-Industrial. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 10/1/2025

Case Planner: Ben Ellis

District 4

PRE-2026-00005 Application by Jesika Cardani requesting to renew conditional use permit (CUP) case CU-2002-00003A for a detached gift shop on 1.77 acres at 1840 Manakin Road on Tax Map No. 47-1-0-28-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Single Family Residential, Medium Density. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 1/30/2026

Case Planner: Adam Barber

District 4

PRE-2026-00007 Application by Asgard Broad Steet Properties I, LLC (Project: Tuckahoe Creek Village) requesting to rezone 20.74 acres from Residential, Limited (R-1), Residential, General (R-3), Business, General (B-1) to Interchange Commercial, District (B-3) for office, retail, fast food and convenience store, at 12638, 12642, 12650, 12662, 12700, 12680 Broad Street and 1691 Dorothy Lane on Tax Map Nos. 48-3-D-4-A, 59-1-0-1-0, 59-1-0-3-0, 59-1-0-5-B, 59-1-0-6-0, 59-1-0-5-A, and a portion of 59-1-0-7-0, 59-1-0-8-0, 59-1-0-9-0, 59-1-0-10-0, and 59-1-0-11-0. The Comprehensive Plan designates this area as Suburban Residential and Commercial. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/9/2026

Case Planner: Ray Cash

District 4

PRE-2026-00008 Application by CLM Acquisitions, LLC requesting to rezone 10.68 acres from Agricultural, Limited (A-2) to Industrial, Limited (M-1) for warehouse, office and outdoor storage, at 2308 Ashland Road on Tax Map Nos. 48-5-0-2-0 and 48-1-0-50-0. The Comprehensive Plan designates this area as Flexible. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/11/2026

Case Planner: Keri Ragland

District 4

PRE-2026-00012 Application by KRLB Real Estate Holdings of Rockville, LLC requesting to rezone 17.969 acres from Agricultural, Limited (A-2) to Industrial, General (M-2) for light industrial uses or single one-story warehouse, on Ashland Road, approximately 1000 ft. southwest of Johnson Road on Tax Map No. 48-20-0-B-0. The Comprehensive Plan designates this area as Flexible. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/25/2026

Case Planner: Ben Ellis

District 4

PRE-2026-00015 Application by Guy and Eva Hansen requesting a conditional use permit (CUP) for an accessory family housing unit, detached on 3.65 acres, at 1451 Hockett Road on Tax Map No. 58-1-0-91-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec.15-285.A. The Comprehensive Plan designates this area as Suburban Residential. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 3/11/2026

Case Planner: Ben Ellis

District 4

PRE-2026-00011 Application by Tyler J. McCormick requesting a conditional use permit (CUP) for retail use on 10.441 acres at 1151 Shallow Well Road on Tax Map No. 56-1-0-77-B. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural

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Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/24/2026

Case Planner: Keri Ragland

District 5

PRE-2025-00042 Application by Emerson Companies (Project Name: Mosaic) requesting to rezone 15.694 acres from Agriculture, Limited (A-2), to Residential Planned Unit Development (RPUD) for age-restricted town homes at 1051 Hockett Road on Tax Map Nos. 58-10-0-5-0 and 58-11-0-B-1. The Comprehensive Plan designates this area as Single Family Residential, Low Density. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 11/4/2025

Case Planner: Keri Ragland

District 5

PRE-2025-00044 Application by Megan Hopkins requesting a conditional use permit (CUP) for retail use and restaurant on 1.24 acres at, 819 River Road West on Tax Map No. 62-1-0-2-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 11/26/2025

Case Planner: Keri Ragland

District 5

PRE-2025-00045 Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A. The property is zoned Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as Commercial. Applicant has scheduled a community meeting for Tuesday, April 28, 2026, at 6:00 p.m. at 504 Wilton Road.

Application Date: 12/17/2025

Case Planner: Adam Barber

District 5

PRE-2026-00009 Application by Hannah Minch requesting to rezone .791 acres from Residential Office (R-O) to Business, General (B-1) for veterinary hospital, at 12550 Patterson Avenue on Tax Map No. 64-4-1-34-0. The Comprehensive Plan designates this area as Single Family Residential, Medium. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/23/2026

Case Planner: Ben Ellis

District 5

PRE-2026-00010 Application by Hannah Minch requesting a conditional use permit (CUP) for a veterinary hospital on .791 acres at, 12550 Patterson Avenue on Tax Map No. 64-4-1-34-0. The property is zoned Residential, Office (R-O). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as

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Single Family Residential, Medium. Applicant has not scheduled a community meeting, which is required prior to filing a formal application.

Application Date: 2/23/2026

Case Planner: Ben Ellis

New Plans of Developments: Filed 3/4/2026 – 4/13/2026

District 1

District 2

POD-2026-00010 Application by Brendan Gill with Atlantic Tower, LLC for a 190' above ground level Self Support Tower.

District 3

District 4

District 5

POD-2026-00009 Application by Georgie Alvis with Dewberry for biopharmaceutical manufacturing facilities with associated uses including a substation, parking areas, and water quality treatment.