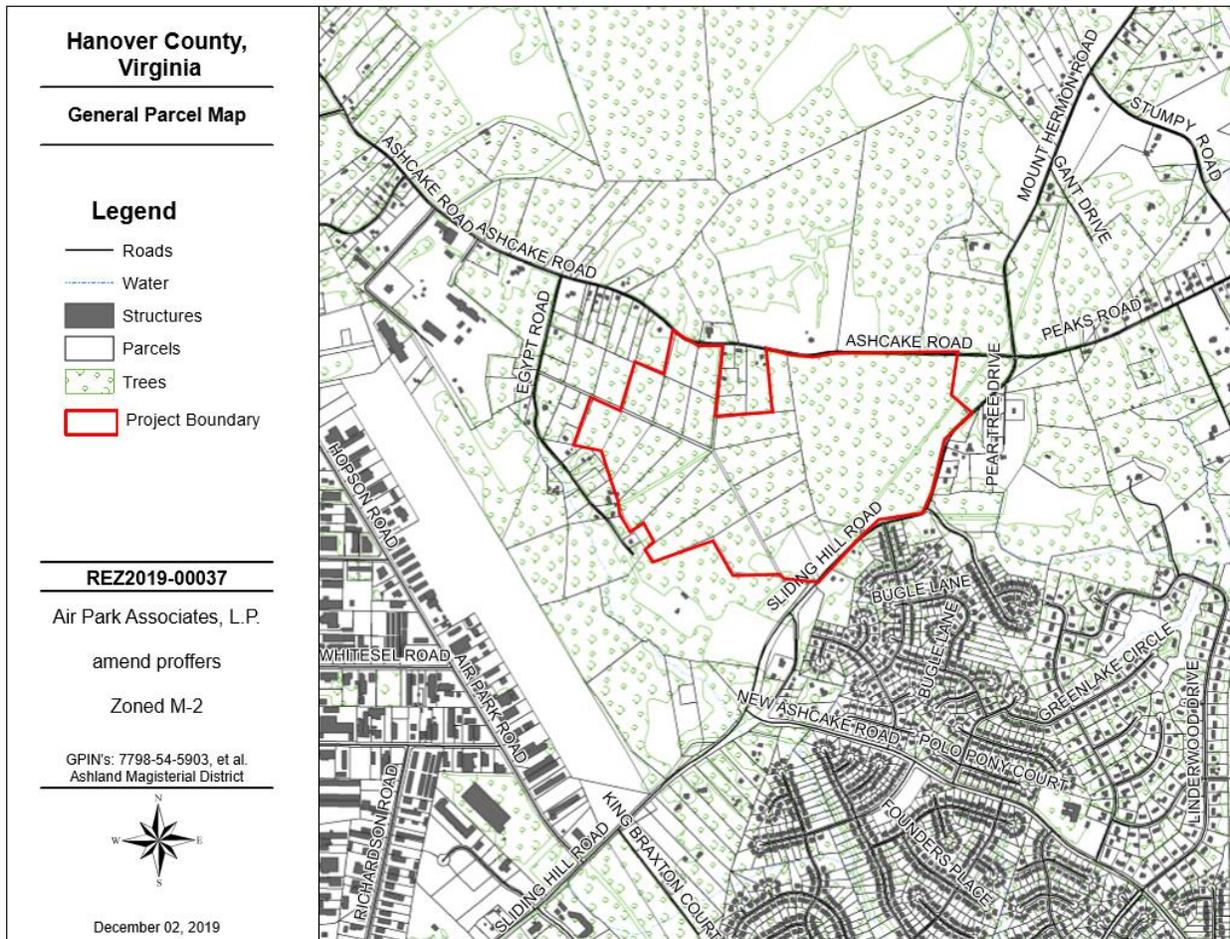


**Air Park Associates/Wegmans Project
Frequently Asked Questions
January 30, 2020**

Where is the property?

The property consists of 217 acres, generally located in the southwest corner of Ashcake Road and Sliding Hill Road.



What is the property currently zoned?

The property is currently zoned M-2(c), Light Industrial District. The property was zoned to the M-2 district by the Board of Supervisors in 1995. As part of this 1995 approval, the Board accepted certain proffered conditions which govern development of the property, in addition to the requirements of the Zoning Ordinance.

What uses of the property does the 1995 zoning allow?

The property can be used for a variety of uses including distribution, manufacturing, contractors equipment storage yard, automobile truck service and repair, farm implement manufacture, storage and repair, and storage of industrial gasses up to 20,000 gallons.

How big a building does the current zoning permit?

Subject to transportation improvements, the current zoning allows the equivalent of 2,258,718 sq.ft. of general office space.

What is Wegmans proposing?

Wegmans proposes to construct a grocery distribution center, consisting of warehouse, offices, truck parking, and employee parking. The first three phases are planned for a maximum of 1,300,213 sq.ft. of office and warehouse with the potential for an additional 400,000 sq.ft. located elsewhere on the property.

How much traffic generation does current zoning permit?

With the four lane improvements to Sliding Hill Road from New Ashcake Road to its intersection with Atlee Station Road/Leadbetter Road, the existing zoning permits 1,815 trips in the evening peak hour.

How much traffic will be generated by the Wegmans development?

A traffic impact analysis has been prepared which shows Wegmans will generate a total 2,864 vehicle trips per day. 249 trips will occur in the morning peak hour. 263 trips will occur in the evening peak hour which is approximately 85 percent fewer vehicles than permitted under the current zoning. Wegman's own studies show significantly lower traffic generation based on their similar Pennsylvania distribution center.

Can Wegmans build on the property without public input?

Wegmans can build on the property, in conformity with the Zoning Ordinance, and the conditions of the 1995 zoning approval without further public hearing or input. Wegmans is required to obtain site plan approval for development of the property, which is an administrative function of the Planning Department. Staff is aware that Wegmans may request a Special Exception Permit to allow the maximum height of the building to be increased in order to accommodate installation of rooftop cooling units. Should Wegmans request a Special Exception, a public hearing will be held on the request by the Board of Supervisors and public comment will be accepted.

What zoning conditions is Wegmans proposing to change?

Wegmans proposes to amend conditions of the 1995 rezoning to bring the requirements more in line with today's standards. Wegmans proposes to make adjustments to the proffers governing traffic, buffers, landscaping, light pole height, and historic cemeteries and artifacts.

Where can I get a copy of the plan?

As Wegmans and the County work through the rezoning process, the conceptual plan is being refined. Please contact planninginquiries@hanovercounty.gov to request the latest version.

What is the process to address environmental effects?

There are numerous regulations in place to protect the environment, including historic and archeological resources. Hanover County is responsible for enforcing Virginia's erosion and sediment control regulation and stormwater management regulation. Other environmental and historic resources regulations are administered by Virginia and Federal agencies. Permits issued by various Virginia and Federal agencies are required for projects and are only granted after analysis by the appropriate agencies. The U.S. Army Corps of Engineers, Virginia Department of Environmental Quality and Virginia Department of Historic Resources websites have information about the review and permitting processes.

How is noise from the development regulated onsite?

The Hanover County Noise Ordinance, which is located in Chapter 16 of the Hanover County Code, regulates noise that affects neighboring properties.

How can I get more information regarding the operations of the facility?

Attend the Community Meeting to be held on February 6, 2020. Representatives from Wegmans will be available at the meeting to answer questions.

What actions regarding the Wegmans project has the Board of Supervisors held to date?

The Hanover County Board of Supervisors approved a performance agreement with Wegmans on December 11, 2019 and gave Cecil 'Rhu' Harris, County Administrator authority to execute the document on behalf of the Board.

What is the total value of the incentive package?

The State will provide \$2.35 million through the Commonwealth Opportunity Fund and Hanover County will match the State's incentive. Hanover is also providing \$1.5 million for infrastructure and transportation improvements. Lastly, beginning in 2020 with the start of operations, Hanover County will provide a rebate on the merchants capital tax for approximately 10 years, which is estimated to total approximately \$570,000 over the 10 year period. The total estimated incentive for the project which including State and local incentives is estimated to \$6,770,000.00. All these incentives are based on Wegmans completing certain milestones regarding the development of the property, construction of the building(s), and initiation of operations.

When will the public hearings be held?

At least two public hearings will be held. The Planning Commission will hold the first public hearing and make a recommendation on the case to the Board of Supervisors. The Board of Supervisors will also hold a public hearing and will make a final decision on the case.

The public hearing schedule is as follows:

Planning Commission – Thursday, February 20, 2020 at 7:00pm

Board of Supervisors – March, 2020 (date to be determined)

Who makes the final decision on whether the rezoning is approved?

The Board of Supervisors will make the final decision whether to approve or deny the rezoning amendment application, following a public hearing on the matter.

If the Board denies the zoning, then will that prevent Wegmans from coming?

No. The currently zoning of the property will permit Wegmans to use it for a regional office and distribution as planned. The zoning amendment is intended to modify the zoning to ensure cultural and historical resources that may be located on the property are more appropriately managed, to better address expected traffic impacts, and allow greater public input on screening, buffering, and other site development standards.

Why did Governor Northam announce that Wegmans was coming rather than Hanover County ?

During the site selection process, States and localities across the United States are required to sign confidentiality agreements long before they are made aware of the name of the company that is looking at their community. In this case, Hanover County and the State executed a confidentiality agreement on February 1, 2019 with a site selection firm representing Wegmans. The County and Board of Supervisors were not aware of the name of the company until shortly before the end of the site selection process. Wegmans was looking in multiple localities and had not made a final decision until shortly before the Governor's announcement. The Governor and Hanover County will not make an announcement on a project until the prospect or company is ready to choose a final location

What is Wegmans proposed construction schedule?

Wegmans has set forth in the performance agreement their objective of breaking ground in the Spring of 2020 and being fully operational by early 2022.

Where can I express my input on the project?

There are multiple ways to make your opinions on the project known:

1. Attend the Community Meeting at 6:30pm on February 6, 2020 at Oak Knoll Middle School (10295 Chamberlayne Road, Mechanicsville, VA 23116). Representatives from the Planning Department, Economic Development, and Wegmans will be present at the meeting and accept citizen feedback.
2. Contact your Planning Commissioner and Board member. ([Planning Commissioner Contacts](#); [Board Member Contacts](#))
3. Send your comments to the Planning Department to be included with the staff reports to the Planning Commission and Board of Supervisors. Comments should be sent to the following email address planninginquiries@hanovercounty.gov. All correspondence received prior to the issuance of the staff report will be included with the packet. Any correspondence received between the issuance of the staff report and the public hearing will be copied and provided to the Board or Commission at the meeting.
4. Attend the Planning Commission public hearing, scheduled for 7:00pm on February 20, 2020 in the Board Room of the Administration Building (7516 County Complex Road, Hanover, VA 23069)

5. Attend the Board of Supervisors public hearing, scheduled for March, 2020 (date to be determined).

I have further questions on the project. Where should I go next?

If your question had not been addressed above, please send your question to the following email address planninginquiries@hanovercounty.gov . Staff will review and provide a response in a timely manner and as information becomes available.