

**Community Meeting Notes:
REZ2023-00010, North Gayton Company
CUP2023-00004 & SE2023-00010, HCA Health Services of Virginia, Inc.**

A community meeting for REZ2023-00010, North Gayton Company and CUP2023-00004 and SE2023-00010, HCA Health Services of Virginia, Inc. was held by the applicants, at 6:30 p.m. on July 31, 2023, at the Chickahominy Middle School at 9450 Atlee Station Road. The applicant is requesting to rezone from A-1, Agricultural District, and B-3(c), General Business District with conditions, to B-2(c), Community Business District with conditions, approximately 39.18 acres located on the north line of Sliding Hill Road at its intersection with the entry ramp onto I-95 North. They are also requesting a Conditional Use Permit for a helipad and a Special Exception Permit for the height of the proposed structures to be taller than permitted.

Approximately 25 – 30 nearby residents attended. Also in attendance was Delegate Buddy Fowler, Todd Kilduff, Deputy County Administrator, Faye Prichard, representing the Board of Supervisors and Steve Hadra and Randy Whittaker, representing the Planning Commission. Jo Ann Hunter, Director of Community Development, and Claudia Cheely of the Planning Department were also present for the meeting. Ryan Jenson, Stephen Chandler, Tom Stallings, Carl Hultgren and Andy Condlin, Esq., were present representing the applicants.

The applicants discussed generally their plans for the hospital and noted that this location was ideal for easy access for both residents and emergency agencies. They were still in the process of acquiring a certificate of public need from the State's Health Department and expected a response in October. They expect to provide a freestanding emergency room and imaging center as Phase 1. Andy Condlin discussed in more detail the zoning requests and the process. Carl Hultgren, traffic engineer, discussed the roadway improvements planned:

- Left turn lane from Sliding Hill Road into hospital entrance will be extended to have more storage
- Signalized intersection at the entrance; the ER alone will not warrant signalization of this intersection
- Left turn lane from Leadbetter Road to Crosswhitts Lane
- Stripe Crosswhitts Lane
- Restripe Leadbetter Road for new lane configuration at its intersection with Sliding Hill Road

The following questions and concerns were raised:

- What specialties will be in the medical office buildings
 - Too soon to say.
- What about the truck dealership and repair site?
 - That proposed development is moving forward, and the truck traffic should be able to maneuver the area.
- Will the hospital utilize solar panels? The buildings should be designed to support solar panels.
 - The hospital will consider that suggestion?
- What about the natural gas line that crosses the site?
 - The applicants are investigating this and expect they will have to pothole the line. Staff has asked for more specifics in this regard.
 - The applicants plan to work around the gas line so it won't be touched.

- A resident asked about the Atlee Station Road Widening Project, noting that serious work on traffic needs to be done in this area, that this project was requesting two access management exceptions, that 14-hour traffic counts should be completed, and that the current entrance was not built in accordance with the VDOT permit.
 - Carl Hultgren responded that approved development projects had been incorporated into the traffic counts and that 14-hour counts were taken over a period of three days and included AM and PM peak hour counts. Truck traffic was considered in the counts and those vehicles should be able to maneuver the roadway as proposed.
- What is being provided for the pedestrian traffic in the area? The person commenting seemed to be looking for a retrofit of pedestrian connections and improvements along existing roadways.
 - The hospital is providing pedestrian paths throughout the hospital complex that will run to their property boundaries; they do not control properties beyond their boundaries.
- Discussion of current traffic conditions: 1) Industrial Park at closing time empties to I-95 and will be going by this site (500 vehicles counted) during the PM peak hour; 2) weekend traffic from I-95 an issue almost every weekend due to drivers trying to avoid something that happens on I-95; and 3) Atlee Station traffic moving towards I-95 backs up during the AM peak.
 - The hospital signal will be timed with the Leadbetter Road signal to move traffic through the area.
- Has the hospital looked for alternative locations such as Montpelier or the Doswell area?
 - The proposed location was preferred when emergency agencies were polled because this site is closer and provides the best access. Hanover Fire and EMS have indicated they support this location.
- Vehicles exiting I-95 and I-295 will have to quickly cross over three lanes to get to the left turn lane at the hospital entrance.
 - Yes, but the distance to do that maneuver should be adequate.
- Crosswalks at the intersections were suggested.
 - Crosswalks on busy six-lane roads would be difficult to cross and not provide connections to different uses.
- Questions about traffic counts and backups to I-95.
 - The daily trips for a 60-bed hospital and medical office building were 4,000 trips, 2,000 in/2,000 out.
 - With a 150-bed hospital, the trips would be 9,000 per day, 4,500 in/4,500 out.
 - The TIA does not show there will be a queue that will back up to I-95.
- What utilities will be needed?
 - They will work with the County on the sizing of public utilities.
- Will the hospital provide mental health services?
 - Not with the 60-bed phase.

- Statement that a new hospital is not needed to close to Memorial Regional and others
 - They have received great support from the community and Hanover's Fire and EMS Department for a hospital at this location.
- How is the hospital going to staff the hospital with all the staff shortages in the area?
 - For nursing, the HCA has its own nursing school that it draws from.

This case is tentatively scheduled for the September 21, 2023, Planning Commission meeting.