

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE 2023-00023

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: Blenheim Associates, L. P. and South Wales Farm, LLC
Contact Name: Jessica Bennett for Valco Hanover County, LLC and
Address: 3300 E. 1st. Avenue Valco Hanover County Two, LLC
Denver, CO 80206

Telephone No. (303)276-7943
Fax No.
Email Address jessica.bennett@tract.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 [checked]

GPIN(s)(Tax Parcel #'s) See page 4 for all GPINs
Deed Book Page
Magisterial District Beaverdam
Location Description (Street Address, if applicable) [checkbox]
Hickory Hill Road

Area (acres/square feet) 1190.09 Acres
Current Zoning A-1
Requested Use/Exception Section 26-336 Height exception
to provide an inclined plane height restriction that requires
the extra height to be located in the center of the project.

SIGNATURE OF OWNER [checkbox] POWER OF ATTORNEY [checked] CONTRACT PURCHASER [checkbox] (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 [Handwritten Signature] Date 9/15/23
Print Name Jeffrey P. Geiger
Signature Date
Print Name

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Jeffrey P. Geiger
Address: Hirschler
P. O. Box 500
Richmond, VA 23218

Telephone No. (804) 771-9557
Fax No.
Email Address jgeiger@hirschlerlaw.com

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

SEP 05 2023

SUGGESTED CONDITIONS FOR
SPECIAL EXCEPTION FOR HANOVER COUNTY TECHNOLOGY PARK
(Case No. _____)

The following special exception with respect to height is approved for use within Hanover County (the "County") Tax Parcels 7881-62-7381, 7881-90-1327, 7890-29-5185 and 7891-01-7827, consisting of approximately 1,182 acres, all as generally depicted on the Concept Plan (collectively, the "Property"). "Concept Plan" shall mean that certain plan entitled "Tract Technology Park, Hanover County, VA, Overall Concept Plan", prepared by Timmons Group, dated August 31, 2023, as amended, which is attached hereto as **Exhibit A.**

Height Restriction

No portion of a building shall penetrate an inclined plane originating from the 150' building setback line and extending over and across the Property at an inclination of three foot horizontal for each one foot vertical, but not exceeding (a) 140' for up to 4 buildings, and (b) 110' for the remainder.

[EXPLANATORY NOTE: 150' + 420' = 570' being the start line for the max 140' in height; height increases to the max between 150' and 570']

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**HANOVER COUNTY
PLANNING OFFICE**