

**To: Hanover County Planning Commission**

**Cc: Mr. David P. Maloney, Director – Hanover County Planning Department**

**From: W. Weedon Cloe III, Resident of Forest Lake Hills – Ashland District**

**Re: Proposed Wegmans Distribution Center – Buffers and Berms**

**Date: 17 February 2020**

The natural and landscaped buffers proposed in the request for rezoning case (REZ2019-00037) for the Airpark Associates LLC site are insufficient along Ashcake Road and portions of Sliding Hill Road. Substantially increased natural and landscaped buffers are merited given the size and scope of the 1.1 million square foot building and its appurtenant parking/structures relative to the proximity of neighboring residential areas.

1. Immediate Adjacent Neighborhoods:
  - a. Brown Grove (including Egypt Road)
  - b. Foxhead
  - c. Somerset
2. Site = 217.3 acres, LOD = 133.3 acres = 61.3% of parcel cleared at project completion
3. Buffers:
  - a. Current proposed buffers
    - i. Sliding Hill Road: Variable width 25 – 500+ Natural Area (incorporating portions of wetlands along Sliding Hill Road)
    - ii. Ashcake Road: 50 foot Thoroughfare and Screening Landscape Buffer
    - iii. Adjacent Interior Private Lots: 20-40 foot Industrial Landscape Buffer
    - iv. Adjacent Lots along Egypt Road: 20-40 foot Industrial Landscape Buffer
  - b. Requested buffers
    - i. A minimum 150-foot variable width naturally forested buffer around the periphery of the contiguous parcel. The buffer should be left in a natural state and augmented where thin with native species canopy and understory trees. Buffer shall serve to:
      1. Provide a visual screen
      2. Attenuate light and noise pollution
      3. Provide a habitat corridor for wildlife
      4. Reduce the need for onsite storm water management practices by providing conserved areas where runoff can be directed
      5. Provide space to compensate for future road widening and alignment projects while retaining adequate screening
  - c. Requested berm
    - i. Provide an earthen berm around the periphery of the contiguous parcel to further attenuate noise pollution. As per Section 26-264 of the County Code, the berm shall have a minimum height of three (3) feet and a gradient of no more than 3:1. Preferably, a six (6) – eight (8) foot berm would further aid in attenuating onsite noise at ground-level.