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VIA ELECTRONIC MAIL OR U.S. MAIL

Interested and Adjacent Neighbors

Project Summary

Re: HCA Hanover – 10054 Sliding Hill Road

You are receiving this Summary because you have either shown interest in past versions of this project or are an adjacent neighbor to the property located at 10054 Sliding Hill Road near Interstate 95 in Hanover County, Virginia.

HCA is now proposing a multi-phased medical complex:

Phase 1 is for a medical office building that will include an outpatient surgery center known as the Middle Virginia Surgicenter;

Phase 2 will add a free-standing emergency room with CT imaging;

Phase 3 will add a 60-bed hospital; and

Phase 4 will add a second medical office building plus, in the future, a possible 90 bed hospital expansion.

The projected timeframe to complete all four phases is 8-15 years. HCA filed an application with the Virginia Department of Health for a Certificate of Public Need (COPN) for Phase 1 on January 30, 2024. The Commissioner's decision could be as early as June or as late as September of this year. Phases 2-4 will also need State COPN approval prior to any development.

The property is currently zoned a combination of B-3 and A-1. It will need to be rezoned to B-2 Community Business District to accommodate all phases of this project. The proposed commercial B-2 zoning is consistent with the County's Comprehensive Plan and the commercial zoning on adjacent properties throughout the corridor.

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