



## **HANOVER COUNTY PLANNING COMMISSION AGENDA**

Hanover County Administration Building  
Board Room

**February 18, 2021**

### **PLANNING COMMISSION**

**Fredric I. McGhee, Jr.**

**Chairman**

Cold Harbor Magisterial District

**Larry Leadbetter**

**Vice Chairman**

South Anna Magisterial District

**Alan Abbott**

Ashland Magisterial District

**Jerry W. Bailey**

Henry Magisterial District

**Steven F. Hadra**

Chickahominy Magisterial District

**Edmonia P. Iverson**

Beaverdam Magisterial District

**Randy Whittaker**

Mechanicsville Magisterial District

- 7:00 p.m.**
- I. Meeting Called to Order – Roll Call**
  - II. Welcome and Pledge of Allegiance**
  - III. Citizens' Time**  
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
  - IV. Public Hearings Advertised for 7:00 p.m.**

### **EXPEDITED PUBLIC HEARINGS**

**1. REZ2020-00041, BLANTON 13359, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 7860-26-5394, consisting of approximately 7.43 acres, and located on the west line of Blanton Road (State Route 666) approximately 121 feet south of its intersection with Winston Road (State Route 696). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a gross density of one (1) dwelling unit per 3.71 acres. (PUBLIC HEARING)

**Magisterial District: South Anna**

**2. CUP2021-00004, CATHOLIC DIOCESE OF RICHMOND, VIRGINIA**

Request(s) to rescind CUP-4-83, Am. 2-98, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, which permitted a church-related retreat facility on GPIN 7822-78-2097, consisting of approximately 90.9 acres, zoned A-1, Agricultural District, and located on the north line of Robert Terrell Road (State Route 712) approximately 1,750 feet west of its intersection with West Patrick Henry Road (State Route 54). (PUBLIC HEARING)

**Magisterial District: Beaverdam**



**3. CUP2020-00016, JEFF AND GAYLE STONEMAN**

Request(s) a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility/event venue on GPIN 7822-78-2097, consisting of approximately 90.9 acres (CUP area is limited to a 3.59-acre portion of the subject parcel), zoned A-1, Agricultural District, and located on the north line of Robert Terrell Road (State Route 712) approximately 1,750 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

**Magisterial District: Beaverdam**

**4. CUP2021-00002, NENA GROVE LANE, L.L.C.**

Request(s) to rescind CUP-20-96, for the former location of the Pamunkey Regional Library (Atlee Library) in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance on GPIN 8706-12-2068, consisting of approximately 0.30 acres, zoned B-2(c), Community Business District with conditions and located on the south line of Chamberlayne Road (U.S. Route 301) at its intersection with Atlee Road (State Route 638). The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

**Magisterial District: Chickahominy**

**5. CUP2021-00003, RESTORATION CHURCH**

Request(s) a Conditional Use Permit in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8706-12-2068, consisting of approximately 5.24 acres (CUP area is limited a 0.30-acre portion of the subject parcel), zoned B-2(c), Community Business District with conditions, and located on the south line of Chamberlayne Road (U.S. Route 301) at its intersection with Atlee Road (State Route 638). The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

**Magisterial District: Chickahominy**

**6. CUP2020-00018, FELLOWSHIP COMMUNITY CHURCH OF MECHANICSVILLE, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-165.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8715-48-9952, consisting of approximately 0.8 acres, zoned M-1(c), Limited Industrial District with conditions, and located on the north line of Bell Creek Road (State Route 642), approximately 500 feet north of its intersection with Autumn Park Way (State Route 1556), in the Bell Creek Suites, Unit K. The subject property is designated on the General Land Use Plan Map as Planned Business. (PUBLIC HEARING)

**Magisterial District: Chickahominy**



## **INDIVIDUAL PUBLIC HEARINGS**

### **1. CUP2020-00015, SPS INVESTORS, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility/event venue on GPIN 7759-12-9081, consisting of approximately 98.98 acres (CUP area is limited to 11.87-acre portion of the subject parcel), zoned A-1, Agricultural District, and located on the south line of Ashland Road (State Route 623) approximately 300 feet west of its intersection with Woodson Farm Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 Dwelling Units Per Acre). (PUBLIC HEARING)

**Magisterial District: South Anna**

### **2. REZ2020-00024, ROXANNE S. AND LAZARO G. PERDOMO, ET AL.**

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, and M-2(c), Light Industrial District with conditions, on GPINs 7787-39-1265, 7788-40-0089, 7788-40-1355, 7788-40-0566, and 7788-40-0850, consisting of approximately 35.65 acres, and located on the north line of Old Keeton Road (State Route 719) at its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 Dwelling Units Per Acre) and Business-Industrial. The proposed zoning amendment would permit the creation of 64 single-family lots for a gross density of 2.0 dwelling units per acre on 32.03 acres. General office, specialty trade, and self-storage uses would be permitted on the remaining 3.62-acre portion of the property that fronts on U.S. Route 1. (PUBLIC HEARING)

**Magisterial District: South Anna**

### **3. CUP2020-00017, RAINBOW TROUT SOLAR PARTNERS, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a solar power facility on GPIN 7830-34-1258, consisting of approximately 84.83 acres (CUP area limited to a 45.24-acre portion of the subject parcel), zoned A-1, Agricultural District, and located on the east line of St. Peters Church Road (State Route 611) at its intersection with Old Mill Road (private road). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

**Magisterial District: South Anna**

## **V. Miscellaneous**

### **A. Approval of Minutes**

### **B. Consideration of Amendments to Planning Commission Rules and Meeting Start Time**