



## **HANOVER COUNTY PLANNING COMMISSION AGENDA**

Hanover County Administration Building  
Board Room

**March 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

**6:00 p.m. I. Meeting Called to Order – Roll Call**

**II. Welcome and Pledge of Allegiance**

**III. Approval of Minutes**

**VI. Citizens' Time**

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes

**V. Presentation of Proposed CIP**

**A. Capital Improvements Program**

- 1. CIP - Review the proposed FY 2022 through FY 2026 Capital Improvements Program (CIP), as recommended by the County Administrator, and to consider adoption of a resolution setting forth the Planning Commission's recommendations concerning the CIP.**

**VI. Miscellaneous**

- A. Withdrawal of REZ2021-00003, HHHUNT PROVIDENCE, L.L.C., ET AL.**

**VII. Public Hearings**

### **EXPEDITED PUBLIC HEARINGS**

**1. CUP2020-00019, TRUSTEES OF MECHANICSVILLE CHURCH OF CHRIST**

Request(s) an amendment to CUP-25-96, Am. 1-13, Mechanicsville Church of Christ, in accordance with Section 3.5.14 of the Hanover County Zoning Ordinance to permit a church and its related uses on GPIN 8705-50-5896, consisting of approximately 10.10 acres. The property is zoned R-1, Single-Family Residential District, and located on the south line of Atlee Road (State Route 638) at its intersection with Franklin Lane (State Route 1409). 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: Mechanicsville**

## **INDIVIDUAL PUBLIC HEARINGS**

**1. 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**

**2. REZ2020-00012, KAY S. AND GEORGE N. FEARNOW, JR.**

Request(s) to rezone from R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions, on GPINs 8705-92-4426, 8705-92-9448 and 8715-01-5905, consisting of approximately 16.42 acres, and located on the east line of Shady Grove Road (State Route 640) approximately 350 feet south of its intersection with Tipping House Drive (private road). The subject property is designated on the General Land Use Plan Map as Multi-Family (8-15 dwelling units per acre). The proposed zoning amendment would permit the creation of 49 age-restricted townhomes for a gross density of 2.98 dwelling units per acre. (PUBLIC HEARING)

**Magisterial District: Chickahominy**

**3. REZ2020-00035, CAROLYN S. AND EDWARD L. TYLER REVOCABLE TRUST, ET AL.**

Request(s) to rezone from R-1, Single-Family Residential District to RM(c), Multi-Family Residential District with conditions, on GPINs 8715-01-2362 and 8715-01-0051, consisting of approximately 7.45 acres, and located on the east line of Shady Grove Road (State Route 640) approximately 35 feet south of its intersection with Shady Knoll Lane (private road). The subject property is designated on the General Land Use Plan Map as Multi-Family (8 – 15 dwelling units per acre). The proposed zoning amendment would permit the creation of 49 townhomes for a gross density of 6.6 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**