



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

April 15, 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

- I. Meeting Called to Order – Roll Call
- II. Welcome and Pledge of Allegiance
- III. Approval of Minutes
- IV. Planning Commission Reorganization
- V. Citizens' Time

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

- VI. Administrative Agenda

- A. **Subdivision Ordinance Exception**
SOE2021-00001, Stag's Leap Subdivision
Relocate overhead power lines.
(COMMISSION ACTION)
Magisterial District: Henry

- VII. Public Hearings Advertised for 6:00 p.m.

DEFERRALS

- A. **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
- B. **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

EXPEDITED PUBLIC HEARINGS

- A. **REZ2021-00004, URSULA AND CLARENCE T. HUNTER, SR.**
Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8726-14-1254, consisting of approximately 7.53 acres, and located on the east line of Rural Point Road (State Route 643) approximately 350 feet south of its intersection with Springhill Road (State Route 787). 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 family member for a gross density of one (1) dwelling unit per 3.77 acres. (PUBLIC HEARING)
Magisterial District: Henry

B. CUP2021-00001, WON BUDDHISM OF RICHMOND

Request(s) a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 8735-15-1153, consisting of approximately 5.84 acres, zoned A-1, Agricultural District, and located on the east line of Walnut Grove Road (State Route 615) at its intersection with Old Calvary Drive (State Route 1630). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3.0 dwelling units per acre). (PUBLIC HEARING)

Magisterial District: Henry

C. REZ2021-00001, CHICKAHOMINY FALLS ASSOCIATION, INC.

Request(s) to amend the approved proffers for C-28-15(c), Am. 1-17, C Falls II, L.L.C., et al., zoned RS(c), Single-Family Residential District with conditions, on GPIN 7787-06-8189 (part) and located on the south line of Cedar Lane (State Route 623) at its intersection with Holly Hill Road (State Route 713). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 dwelling units per acre). The proposed proffer amendment would extend the required completion date for construction of the clubhouse and pool to July 1, 2022. (PUBLIC HEARING)

Magisterial District: South Anna

D. REZ2020-00019, GRANDMA MITCHELL'S PLACE, L.L.C.

Request(s) an amendment to the proffers approved with rezoning request C-7-00(c), Emma Lee Davenport, and request to rezone from B-3, General Business District, and M-2(c), Light Industrial District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 7884-10-0166 and 7884-10-6499 (part), consisting of approximately 13.5 acres, and located in the southwest quadrant of the intersection of Verdon Road (State Route 684) and Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Industrial. This amendment would permit the development of a recreational vehicle campground. (PUBLIC HEARING)

Magisterial District: Beaverdam

E. CUP2020-00003, GRANDMA MITCHELL'S PLACE, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-174.1 of the Hanover County Zoning Ordinance to permit a recreational vehicle campground on GPINs 7884-10-0166 and 7884-10-6499(part), consisting of approximately 13.5 acres, zoned B-3, General Business District (pending concurrent rezoning request, REZ2020-00019, to M-2(c), Light Industrial District with conditions), and M-2(c), Light Industrial District with conditions, and located in the southwest quadrant of the intersection of Verdon Road (State Route 684) and Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

Magisterial District: Beaverdam

VIII. Miscellaneous



Hanover County Planning Commission Public Hearing Rules

The purpose of public hearings is to allow the public an opportunity to speak to the Commission on matters within its purview, including rezoning and conditional use permit requests, zoning and subdivision ordinance amendments, and comprehensive plan amendments. Comments made by speakers must relate to the matter being discussed, and all comments must be directed to the Commission. Questions posed by speakers will generally be answered at the end of the hearing by either the Commission or staff.

During the public hearing, members of the Commission may ask questions of speakers to clarify comments or obtain other relevant information. The Commission may also ask any speaker questions for clarification after the public hearing has been closed.

The procedure for a public hearing is as follows:

1. Planning Department staff will give a presentation outlining the request and staff's recommendations.
2. The applicant and/or his representative will have up to fifteen (15) minutes to make their presentation. The applicant or representative of the applicant may reserve up to five (5) minutes of the time allotted for its presentation for use as rebuttal time.
3. After the applicant's presentation, other proponents will have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
4. Thereafter, opponents of the application will also have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
5. Time consumed by the Commission asking questions and a speaker's responses will not count against these limits.
6. Proponents and opponents may not yield their allotted time to other speakers.
7. If the Chairman determines that the issues involved are unusually complex, or that a large number of persons desire to speak, these time limits may be adjusted, provided that the amount of time will be allotted equally to proponents and opponents.
8. After the applicant, proponents, and opponents have spoken, the Chairman will declare the public hearing closed and the Commission will then deliberate and vote on the application.
9. No public hearing may extend beyond two (2) hours unless approved by majority vote of the Commission.

All speakers and others in the meeting room must maintain proper decorum and demonstrate civility toward the Commission, staff, applicants, and the public at large. The Chairman shall be responsible for enforcing the rules of the Planning Commission, including those related to decorum and civility.

All Planning Commission meetings are streamed live. To access the live stream, visit our website at www.hanovercounty.gov.

Hanover: People, Tradition and Spirit