



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

June 17, 2021

PLANNING COMMISSION
Larry Leadbetter
Chairman
South Anna Magisterial District
Randy Whittaker
Vice Chairman
Mechanicsville 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
Fredric I. McGhee, Jr.
Cold Harbor Magisterial District

I. Meeting Called to Order – Roll Call

II. Welcome and Pledge of Allegiance

III. Approval of Minutes

IV. Citizens' Time

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

V. Administrative Agenda

- A. **PROFFERED ELEVATION REVIEW**
SPR2021-00016, Right Flank Medical Office Buildings North
GPIN: 8715-47-8101
(COMMISSION ACTION)
Magisterial District: Chickahominy
- B. **PROFFERED ELEVATION REVIEW**
SPR2021-00008 Winding Brook Starbucks
GPIN: 7788-67-3064
(COMMISSION ACTION)
Magisterial District: South Anna
- C. **SUBDIVISION ORDINANCE EXCEPTION**
SOE2021-00002 Dogwood Meadows
GPIN: 7708-45-9084. Relocation of power lines.
(COMMISSION ACTION)
Magisterial District : South Anna

VI. Public Hearings Advertised for 6:00 p.m.

EXPEDITED PUBLIC HEARINGS

A. **CUP2021-00008, BANNER CHRISTIAN SCHOOL (FAIRMOUNT CHRISTIAN CHURCH)**

Request(s) to amend CUP-9-89 AM. 1-16, Fairmount Christian Church, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, to add school-related uses on GPIN 8723-37-7812, consisting of approximately 25.84 acres, zoned A-1, Agricultural District, and M-1(c), Limited Industrial District with conditions, and located on the east line of Creighton Road (State Route 615) approximately 575 feet north of its intersection with Interstate 295. The subject property is designated on the General Land Use Plan Map as Multi-use. (PUBLIC HEARING)

Magisterial District: Cold Harbor

B. **REZ2021-00005, WILLIAM WAYNE LAUTERBACH**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8727-71-1295, consisting of approximately 5.67 acres, and located on the south line of Studley Road (State Route 606) approximately 125 feet east of its intersection with Buck Trail (private road). 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 2.84 acres. (PUBLIC HEARING)

Magisterial District: Henry

C. **REZ2021-00006, 6127 MECHANICSVILLE TURNPIKE, L.L.C.**

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-33-87(c), Frances L. and Wesley F. Dean, on GPIN 8725-72-7537, consisting of approximately 1.61 acres, zoned B-1(c), Neighborhood Business District with conditions. The property is located on the southwest quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Pebblepath Parkway (State Route 2120). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 – 3 Dwelling Units Per Acre). The proposed zoning amendment would permit an existing bank structure to be converted to a veterinary hospital. (PUBLIC HEARING)

Magisterial District: Cold Harbor

INDIVIDUAL PUBLIC HEARING

A. REZ2021-00002, DAVID N. HAMILTON, ET AL.

Request(s) to rezone from A-1, Agricultural District and AR-6(c), Agricultural Residential District with conditions, to AR-6(c), Agricultural Residential District with conditions on GPINs 7871-10-9202, 7871-02-8509, and 7871-11-9890, consisting of approximately 170.81 acres, and located on the east line of Independence Road (State Route 669) approximately 600 feet south of its intersection with Blunts Road (State Route 716). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 27 building lots for a gross density of one (1) dwelling unit per 6.33 acres. (PUBLIC HEARING)

Magisterial District: Beaverdam

B. REZ2020-00043, MARK S. GIRAGOSIAN, ET AL.

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request C-28-15(c), Am. 1-17, C Falls II, L.L.C., and a rezoning from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RM(c), Multi-Family Residential District with conditions on GPINs 7777-98-9007, 7777-98-4439, 7777-97-2718(part) and 7777-88-6696(part), consisting of a 14.08-acre portion of the Chickahominy Falls Subdivision (179.72 acres). The property is located on the southwest corner of the intersection of Cedar Lane (State Route 623) and 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 zoning amendment would permit the addition of 48 lots to a 404-unit subdivision for a total of 452 dwelling units; this represents an increase in the overall density from 2.27 dwelling units per gross acre to 2.52 dwelling units per gross acre. (PUBLIC HEARING)

Magisterial District: South Anna

VII. 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