



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

July 15, 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. Consideration of Amendments to Planning Commission Rules Regarding Virtual Attendance

B. Comprehensive Plan Process Update

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

REQUESTED DEFERRAL

- A. **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-1(c), Limited 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 76 single-family lots for a gross density of 2.4 dwelling units per acre on 32.03 acres. Various light industrial 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

EXPEDITED PUBLIC HEARING

- A. **CUP2021-00007, COOL SPRING BAPTIST CHURCH**
Request(s) to amend CUP-15-99, Am. 1-10, in accordance with Section 26-20.21 and Section 3.5.14 (repealed R-1 zoning district) of the Hanover County Zoning Ordinance, to amend the sketch plan to add a pavilion and recreational sports fields on GPINs 7796-84-7981, 7796-84-9625, 7796-84-0139, 7796-84-2248, 7796-84-1701, 7796-84-3898 and 7796-74-8576, consisting of approximately 23.58 acres, zoned A-1, Agricultural District, and R-1, Single Family Residential District, and located on the west line of Atlee Station Road (State Route 637) at its intersection with Giles Farm Road (private road). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3.0 dwelling units per acre). (PUBLIC HEARING)
Magisterial District: Chickahominy

INDIVIDUAL PUBLIC HEARINGS

- A. **ORDINANCE 21-06, RC, RURAL CONSERVATION DISTRICT AMENDMENTS**
An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-42 through 26-46, Sections 26-49 through 26-51, and Section 26-54, to allow for the creation of one conservation lot in the RC Rural Conservation District under certain specified conditions, and to provide for the uses allowed as permitted uses, conditional uses, and with a special exception, on the residential lots, the preservation lot, and the conservation lot, if any, within an RC Rural Conservation District. (PUBLIC HEARING)

B. ORDINANCE 21-07, SUBDIVISION PERFORMANCE AGREEMENT AMENDMENTS

An Ordinance to amend the Hanover County Code, Chapter 25, Subdivisions, Section 25-69, to amend the terms of the standard performance agreement to change the amount of time allowed for completion of subdivision improvements from 18 to 24 months from the date of subdivision recordation, and to allow, after consideration of factors listed in the ordinance, the director of planning to grant one 3-month extension and the Planning Commission to grant any additional extensions. (PUBLIC HEARING)

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