



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

September 16, 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. Preliminary Plat Amendment
PRP2021-00001 - McGhee's Outlook
GPIN 8743-05-7192

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

EXPEDITED PUBLIC HEARINGS

- A. **REZ2021-00009, DIAMOND GROUP, INC.**
Request(s) to rezone from RC(c), Rural Conservation District with conditions to A-1, Agricultural District, on GPIN 8742-55-3529, consisting of approximately 159.5 acres, and located on the south line of Fox Hunter Lane (State Route 613) approximately 128 feet west of its intersection with McClellan Road (State Route 628). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)
Magisterial District: Cold Harbor

B. REZ2021-00007, CAROLINE AND SCOTT MECHLING

Request(s) to remove GPIN 7812-83-8088 from the Montpelier-Dr. Stanley's Office Historic Preservation Overlay District, approved with rezoning C-14-98(c). The property consists of 2.0 acres and is currently zoned A-1/HPO(c), Agricultural District/Historic Preservation Overlay District with conditions, and is located on the east line of Mountain Road (U.S. Route 33) approximately 600 feet south of its intersection with Woodman Hall Road (State Route 674). The subject property is designated on the General Land Use Plan Map as Rural Village. (PUBLIC HEARING)

Magisterial District: Beaverdam

C. CUP2021-00010, CAROLINE AND SCOTT MECHLING

Request(s) a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit an event venue on GPIN 7812-83-8088, consisting of approximately 2.0 acres, zoned A-1/HPO(c), Agricultural District/Historic Preservation Overlay District with conditions, and located on the east line of Mountain Road (U.S. Route 33) approximately 650 feet south of its intersection with Woodman Hall Road (State Route 674). The subject property is designated on the General Land Use Plan Map as Rural Village. (PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

A. REZ2021-00011, SCANNELL PROPERTIES, #400, L.L.C., ET AL.

Request(s) an amendment to the proffers approved with rezoning request C-15-15(c), Richard E. Holland, Jr. Properties, L.L.C., on GPINs 7787-08-9698(part), 7787-17-9892, and 7787-17-2488(part), consisting of approximately 60.39 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the west line of Washington Highway (U.S. Route 1), approximately 900 feet north of its intersection with Old Telegraph Road (State Route 661). The subject property is designated on the General Land Use Plan Map as Planned Business. (PUBLIC HEARING)

Magisterial District: South Anna

B. 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)

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