



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

December 9, 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. Citizens' Time

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

IV. Approval of Minutes

A. Approval of Minutes

- 1. September 16, 2021
- 2. October 21, 2021
- 3. November 18, 2021

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

EXPEDITED PUBLIC HEARINGS

A. **CUP2021-00014, CALDWELL PARTNERS, L.L.C.**

Request(s) to amend CUP-12-97, Am. 1-01, in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance, which permits telecommunication facilities, on GPIN 8707-60-1621(part) and 8706-69-3782(part), consisting of approximately 31.81 acres (CUP area limited to 1.89 acres), zoned B-3(c),

General Business District with conditions, and RM(c), Multi-Family Residential District with conditions, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 1,250 feet north of Blythe Road (state route number pending). (PUBLIC HEARING) **Magisterial District: Chickahominy**

INDIVIDUAL PUBLIC HEARING

- A. **ORDINANCE 21-13, MONTPELIER-DR. STANLEY’S OFFICE OVERLAY HISTORIC PRESERVATION DISTRICT**
AN ORDINANCE amending Ordinance 98-15, which established the Montpelier – Dr. Stanley’s Office Overlay Historic Preservation District, to (1) provide that any uses requiring a Conditional Use Permit or Special Exception within the district shall be developed in substantial conformity with a sketch plan approved by the Board of Supervisors and (2) to update numbering and nomenclature in the ordinance to reflect current provisions of the Hanover County Zoning Ordinance. (PUBLIC HEARING)

VI. Discussion Item

- A. Comprehensive Plan
1. Updates
 2. Next Steps

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