



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

March 17, 2022

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

A. Approval of Minutes - February 17, 2022

IV. Citizens' Time

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

V. Presentation of Proposed Capital Improvements Program

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2022-00001, HELEN S. AND SAMUEL E. HOUCHINS**

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7798-95-3915, consisting of approximately 10.0 acres, and located on the south line of Peaks Road (State Route 657) at its intersection with Creek Wood 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 gross density of one (1) dwelling unit per 5.0 acres. (PUBLIC HEARING) **Magisterial District: Ashland**

B. REZ2022-00003, RODNEY CHENAULT

Request(s) to rezone from R-1, Single-Family Residential District to RS(c), Single Family Residential District with conditions on GPIN 7796-92-1630, consisting of approximately 0.91 acres, and located on the south line of Craney Island Road (State Route 1208) approximately 300 feet east of its intersection with Thomas Avenue (State Route 1209). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre). The proposed zoning amendment would permit the creation of one additional lot for a gross density of 2.2 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

INDIVIDUAL PUBLIC HEARINGS

A. REZ2021-00023, MORSE CODE, L.L.C., ET AL.

Request(s) an amendment to the proffers approved with rezoning request, C-5-13(c), Am. 1-19, on GPINs 7788-24-0799, 7788-25-4072, 7788-35-0330, and 7788-34-3970, consisting of approximately 13.73 acres, currently zoned M-3(c), Heavy Industrial District with conditions. This amendment also includes a request to rezone GPIN 7788-14-9733, consisting of approximately 1.2 acres, from B-3, General Business District, to M-3(c), Heavy Industrial District with conditions. The property is located on the east line of Old Telegraph Road (State Route 661) at its intersection with Morse Code Drive (private road). The subject property is designated on the General Land Use Plan Map as Business Industrial. (PUBLIC HEARING) **Magisterial District: South Anna**

B. REZ2021-00016, SHELLY J. AND RAYMOND B. SHELTON, ET AL.

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request REZ2020-00015, Eddie A. Blunt, et al., on GPIN 7778-55-9634, consisting of approximately 16.47 acres. This amendment includes a request to rezone additional acreage from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 7778-55-5906 and 7778-55-4553, consisting of approximately 8.73 acres. The total acreage for this request would increase to approximately 25.2 acres. The property is located on the north line of Cobbs Road (State Route 801) approximately 1,500 feet east of its intersection with Elmont Road (State Route 626) and 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 7 lots to a 42-lot subdivision for a total of 49 lots. This represents a decrease in the overall density from 2.88 dwelling units per gross acre to 1.94 dwelling units per gross acre. (PUBLIC HEARING) **Magisterial District: South Anna**

VII. Discussion Item

A. Comprehensive Plan

1. Updates

2. Next Steps

VIII. Miscellaneous

IX. Adjournment



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