



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

April 21, 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 - March 17, 2022

IV. Planning Commission Reorganization

V. Citizens' Time

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

VI. Administrative Agenda

A. **PROFFERED ELEVATION REVIEW**
SPR2021-0060, WOODSPRING SUITES - WINDING BROOK
Magisterial District: South Anna
(COMMISSION ACTION)

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2021-00024, C FALLS II, L.L.C., ET AL.**
Request(s) an amendment to the conceptual plan and proffers approved with rezoning requests, REZ2020-00043, Betty F. Giragosian, et al., and REZ2021-

00001, Chickahominy Falls Association, Inc., to add GPINS 7787-15-4095, 7787-15-1275, and 7787-16-9031(part), consisting of 8.52 acres, to the Chickahominy Falls Subdivision, and amend the conceptual plan for GPINS 7787-15-2466(part), 7787-15-4510, and 7787-15-4401, consisting of approximately 0.72 acres, for a total of 9.24 acres. The proposal is to rezone the additional 8.52 acres from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and to amend the conceptual plan; the total acreage of the Chickahominy Falls Subdivision would increase to 188.33 acres. The property being added to Chickahominy Falls Subdivision is located at the terminus of Chickahominy Falls Lane (route number pending) 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 16 lots to a 452-unit subdivision for a total of 468 dwelling units; this represents a decrease in the overall density from 2.52 dwelling units per gross acre to 2.49 dwelling units per gross acre. (PUBLIC HEARING) **Magisterial District: South Anna**

B. REZ2021-00017, CHARLES HENRY KING

Request(s) to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPIN 7787-58-4811, consisting of approximately 5.0 acres, and located on the west line of Lakeridge Parkway (State Route 782) approximately 850 feet south of its intersection with Timber Ridge Drive (State Route 1311). The subject property is designated on the General Land Use Plan Map as Limited Industrial. The proposed zoning amendment would allow for development of a warehouse with office space. (PUBLIC HEARING) **Magisterial District: South Anna**

C. CUP2022-00002, ISKCON OF RICHMOND

Request(s) a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 7842-22-0261, consisting of approximately 20.0 acres, zoned A-1, Agricultural District, and located on the west line of Scotchtown Road (State Route 671) approximately 665 feet north of its intersection with Three Oaks Lane (State Route 1030). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: South Anna**

INDIVIDUAL PUBLIC HEARING

A. CPA2021-00002, STEIN INVESTMENT COMPANY, L.L.C.

Request(s) to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map: An amendment to change the land use designation from Suburban General (1.5 – 3 dwelling units per acre) and Suburban High (3 – 7 dwelling units per acre) to Commercial for areas generally located on the north line of Mechanicsville Turnpike (U.S. Route 360) near its intersection with Compass Point Lane (State Route 1075) and Woodbridge Road (State Route

1184). (PUBLIC HEARING) **MAGISTERIAL DISTRICT: Henry**

B. CUP2021-00017, HANOVER EVANGELICAL FRIENDS CHURCH

Request(s) to amend CUP-14-05, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, to amend the Conditional Use Permit to reduce the area of the CUP on GPINs 8725-20-7131 and 8725-30-0083, from 11.67 acres to 5.78 acres, zoned A-1, Agricultural District, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Henry**

C. REZ2021-00025, HANOVER EVANGELICAL FRIENDS CHURCH

Request(s) to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8725-20-7131 (part) and 8725-30-0083, consisting of approximately 5.90 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre) (pending concurrent request CPA2021-00002 to change the General Land Use Plan Map to Commercial). The proposed zoning amendment would allow for development of a self-storage facility. (PUBLIC HEARING) **Magisterial District: Henry**

D. CUP2021-00018, STEIN INVESTMENT COMPANY, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-130.12 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility, on GPINs 8725-20-7131(part) and 8725-30-0083, consisting of approximately 5.90 acres, zoned A-1, Agricultural District (pending concurrent request REZ2021-00025 to rezone to B-3(c), General Business District with conditions) and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre) (pending concurrent request CPA2021-00002 to change the General Land Use Plan Map to Commercial). (PUBLIC HEARING) **Magisterial District: Henry**

E. CUP2022-00003, HANOVER COUNTY BOARD OF SUPERVISORS (PARKS & RECREATION)

Request(s) an amendment to the sketch plan of CUP-27-88, Am. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit governmental buildings, parks, and its related uses on GPINs 7812-52-3457, 7812-63-6314, and 7812-74-6165, consisting of approximately 67.33 acres. The property is zoned A-1, Agricultural District, and located on the south line of Clazemont Road (State Route 715) approximately 375 feet west of its intersection with Mountain Road (U.S. Route 33). The subject property is designated on the General Land Use Plan Map as Rural Village and Agricultural. (PUBLIC HEARING) **Magisterial District: South Anna**

F. REZ2021-00018, RADNEY ROAD PARTNERS L.L.C., ET AL.

Request(s) to rezone from R-1, Single-Family Residential District and B-3, General Business District, to B-3(c), General Business District with conditions, on GPINs 8724-50-7890 and 8724-50-9712, consisting of approximately 2.64 acres, and located on the northeast quadrant of the intersection of Creighton Road (State Route 615) and Cold Harbor Road (State Route 156). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for development of a convenience store with fuel pumps. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

- G. **REZ2022-00002, THE WILTON COMPANIES, INC.** Request(s) to rezone from B-1(c), Neighborhood Business District with conditions to RM(c), Multi-Family Residential District with conditions on GPIN 8706-65-7535, consisting of approximately 6.28 acres, and located on the north line of Hanover Crossing Drive (private road) approximately 675 feet east of its intersection with Chamberlayne Road (U.S. Route 301). The subject property is designated on the General Land Use Plan Map as Suburban High (3-7 dwelling units per acre). The proposed zoning amendment would permit the creation of 30 condominium units for a gross density of 4.78 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

- H. **REZ2021-00013, WILLSON FAMILY, L.L.C.** Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions on GPINs 7768-32-5430, 7768-31-1504 (part), and 7767-39-7416 (part), consisting of approximately 155.1 acres, and located on the south line of Winns Church Road (State Route 660) approximately 1,500 feet west of its intersection with Greenwood Road (State Route 625). 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 261 building lots for a gross density of 1.7 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: South Anna**

VIII. Discussion Item

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

IX. Miscellaneous

X. 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