



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

May 19, 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

IV. Citizens' Time

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

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2022-00011, EARL AND JANET BINNS, ET AL.**

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPINs 7728-28-1634 and 7728-18-9446, consisting of approximately 16.8 acres, and located on the south line of Pouncey Tract Road (State Route 271) approximately 1,500 feet east of its intersection with Rockhill Road (State Route 622). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one (1) additional lot for a gross density of one (1) dwelling unit per 5.6 acres. (PUBLIC HEARING)
Magisterial District: South Anna

B. **REZ2022-00014, NICHOLAS G. JENNINGS**

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural

Residential District with conditions, on GPIN 7822-96-6649, consisting of approximately 9.43 acres, and located on the east line of Goshen Road (State Route 658) at its intersection with Geese Lake Lane (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 (1) additional building lot for a gross density of one dwelling unit per 4.72 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

C. **REZ2022-00006, MWW REALTY CORP.**

Request(s) to rezone from M-2, Light Industrial District, to M-3(c), Heavy Industrial District with conditions, on GPIN 8705-21-7388, consisting of approximately 4.11 acres, and located on the north line of Meadowbridge Road (State Route 627) approximately 125 feet east of its intersection with Ellerson Station Drive (State Route 1485). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the addition of two propane tanks to an existing industrial site. (PUBLIC HEARING) **Magisterial District: Chickahominy**

D. **CUP2022-00005, MWW REALTY CORP.**

Request(s) a Conditional Use Permit in accordance with Section 26-183.9 and 26-183.13 of the Hanover County Zoning Ordinance to permit petroleum storage and petroleum waste products, on GPIN 8705-21-7388, consisting of approximately 4.11 acres (CUP area limited to 1.62 acres), zoned M-2, Light Industrial District (pending rezoning application REZ2022-00006 to rezone to M-3(c), Heavy Industrial District with conditions), and located on the north line of Meadowbridge Road (State Route 627) approximately 125 feet east of its intersection with Ellerson Station Drive (State Route 1485). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) **Magisterial District: Chickahominy**

INDIVIDUAL PUBLIC HEARING

A. **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 (1.6 to 3 dwelling units per acre). The proposed zoning amendment would permit the creation of 250 building lots for a gross density of 1.6 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: South Anna**

B. **CUP2022-00001, ASHCAKE ROAD LANDFILL, INC.**

Request(s) to amend CUP-8-87, Am. 1-16, in accordance with Sections 26-20.15 and 26-20.26 of the Hanover County Zoning Ordinance, which permitted a construction debris landfill and borrow pit on GPINs 7798-08-2072, 7798-08-7416, 7798-18-4218, 7798-09-5472, and 7798-29-6304, consisting of approximately 232.45 acres, zoned A-1, Agricultural District, and located on the

north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755). The subject property is designated on the General Land Use Plan Map as Agricultural and Suburban General (1.5-3 dwelling units per acre). This amendment includes a plan to close the existing landfill area and convert the borrow pit area to a new landfill area. (PUBLIC HEARING)
Magisterial District: Beaverdam

C. **REZ2022-00004, FRANK AND ANNA B. VOLO, TRUSTEES FOR REV TRUST**

Request(s) to amend the proffers accepted with rezoning, C-3-08(c), and to rezone from B-1(c), Neighborhood Business District with conditions, to B-3(c), General Business District with conditions, on GPIN 8725-93-1796, consisting of approximately 1.66 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,700 feet west of its intersection with Walnut Grove Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for development a variety of commercial uses. (PUBLIC HEARING) **Magisterial District: Henry**

D. **CUP2022-00004, NETWORK TOWERS II, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance to permit a telecommunications tower and related facilities that exceed 140 feet in height, on GPIN 8724-87-4754(part), consisting of approximately 0.12 acres, zoned A-1, Agricultural District, and located on the north line of Walnut Grove Road (State Route 615) approximately 1,500 feet east of its intersection with Creighton Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

VI. Discussion Item

A. Comprehensive Plan

1.
 - Update
2.
 - Next Steps

VII. Miscellaneous

A. Community Meetings

VIII. 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