



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

June 16, 2022

PLANNING COMMISSION

Randy Whittaker

Chairman

Mechanicsville Magisterial District

Jerry W. Bailey

Vice Chairman

Henry Magisterial District

Alan Abbott

Ashland Magisterial District

Steven F. Hadra

Chickahominy Magisterial District

Edmonia P. Iverson

Beaverdam Magisterial District

Larry Leadbetter

South Anna 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. Administrative Agenda

A. Proffered Elevation Review

1. Winding Brook Retail – Phase I

SPR2021-00037

7788-67-3064

South Anna Magisterial District

V. Citizens' Time

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

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

EXPEDITED PUBLIC HEARINGS

A. **CUP2022-00006, HARMONY VINEYARD CHURCH**

Request(s) a Conditional Use Permit in accordance with Section 26-174.1 of the

Hanover County Zoning Ordinance to permit a church and preschool, on GPIN 7787-59-4265, consisting of approximately 6.3 acres (CUP area limited to 1.13 acres), zoned M-2, Light Industrial District, and located on the west line of Lakeridge Parkway (State Route 782) approximately 340 feet south of its intersection with Cedar Ridge Drive (State Route 1311). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) **Magisterial District: South Anna**

B. REZ2022-00013, D. TODD VANDER POL

Request(s) an amendment to the proffers approved with rezoning request REZ2019-00014, D. Todd Vander Pol, on GPINs 7758-53-1025 and 7758-42-9941, consisting of approximately 3.12 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the south line of Mountain Road (U.S. Route 33) approximately 780 feet west of its intersection with Winns Church Road (State Route 660). The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would allow revisions to the approved building materials. (PUBLIC HEARING) **Magisterial District: South Anna**

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. REZ2022-00005, BRANDY RUN, L.L.C.

Request(s) to rezone from B-2(c), Community Business District with conditions, to B-3(c), General Business District with conditions, on GPIN 8714-87-1851, consisting of approximately 1.11 acres, and located on the east line of Brandy Run Drive (private road) approximately 500 feet south of its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for an automated carwash. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

INDIVIDUAL PUBLIC HEARING

A. 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

B. CPA2021-00001, HICKORY HILL II, L.L.C.

Request(s) to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204, 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 Commercial and Planned Business to Commercial, Suburban General (1.5-3 dwelling units per acre), and Suburban High (3-7 dwelling units per acre) in the area generally between Providence Church Road (State Route 662) and East Patrick Henry Road (State Route 54) just southeast of Woodside Lane and the Town of Ashland boundary. (PUBLIC HEARING) **Magisterial District: Beaverdam**

C. REZ2021-00014, HICKORY HILL II, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, RM(c), Multi-Family Residential District with conditions, and B-2(c), Community Business District with conditions, on GPINs 7880-92-1335(part) and 7880-81-6802, consisting of approximately 52.03 acres, and located on the north line of East Patrick Henry Road (State Route 54) at its intersection with Providence Church Road (State Route 662). The subject property is designated on the General Land Use Plan Map as Planned Business and Commercial (pending concurrent request CPA2021-00001 to change the General Land Use Plan Map to Suburban General (1.5-3 dwelling units per acre), Suburban High (3-7 dwelling units per acre) and Commercial). The proposed zoning amendment would allow 24.24 acres to be rezoned to RS(c) for development of 72 townhomes at a density of 2.97 dwelling units per gross acre, 18.73 acres to be rezoned to RM(c) for development of 131 townhomes at a density of 6.99 dwelling units per gross acre, and 9.06 acres to be rezoned to B-2(c) for three speculative commercial pad sites. There would be a total of 203 residential units for an overall density of 4.72 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Beaverdam**

VII. Discussion Item

A. Comprehensive Plan

1. Update

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