



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

August 18, 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
- II. Welcome and Pledge of Allegiance
- III. Approval of Minutes
 - A. Approval of Minutes
- IV. Citizens' Time
 - A. *Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes*
- V. Administrative Review
 - A. **Proffered Elevation Review**
Autumn Creek MOB; SPR2022-00029
GPIN 8715-47-6963
Henry Magisterial District
 - B. **Proffered Elevation Review**
Elrod & Dunham Dental Office Expansion; SPR2022-00031
GPIN 8715-46-3926
Henry Magisterial District

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

A. **EXPEDITED PUBLIC HEARINGS**

1. **REZ2022-00016, LAURIANNE B. AND CHARLES P. FREEMAN** Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7799-56-6779, consisting of approximately 11.54 acres, and located on the east line of Mechumps Creek Lane (private road) approximately 0.25 miles north of Mount Hermon Road (State Route 656). 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 family for a gross density of one (1) dwelling unit per 5.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**
2. **REZ2022-00015, LISA G. WAITMAN** Request(s) to rezone from R-1, Single-Family Residential District, to B-2(c), Community Business District with conditions, on GPINs 8705-53-2068 and 8705-52-4989, consisting of approximately 1.57 acres, and located on the east line of Meadowbridge Road (State Route 627) approximately 700 feet north of its intersection with Atlee Road (State Route 638). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for the development of a three (3) unit retail strip center that includes a single drive-through restaurant. (PUBLIC HEARING) **Magisterial District: Mechanicsville**
3. **REZ2022-00012, TL HUNT, L.L.C.** Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-20-04, Am. 1-15, TL Hunt, L.L.C., on GPIN 8706-24-3693(part), consisting of approximately 1.05 acres, to rezone from B-1(c), Neighborhood Business District with conditions, to B-2(c), Community Business District with conditions, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 450 feet north of its intersection with Rutlandshire Drive (State Route 2320). The subject property 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 a restaurant with a drive-through in the proposed B-2 District. (PUBLIC HEARING) **Magisterial District: Chickahominy**
4. **REZ2022-00010, 7147 MECHANICSVILLE TURNPIKE, L.L.C.** Request(s) to rezone from B-1(c), Neighborhood Business District with conditions to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.5 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 350 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family (8 to 15 dwelling units per acre). The proposed zoning amendment would permit the creation of 144 attached units. This development will share an internal road that provides cross access with the Cambridge Square Apartments (GPIN 8714-87-1189). The

total number of dwelling units for both developments will be 351 units on 26.2 acres for a gross density of 13.4 units per acre. (PUBLIC HEARING)

Magisterial District: Mechanicsville

B. **INDIVIDUAL PUBLIC HEARINGS**

1. **REZ2022-00020, C & O REAL ESTATE, L.L.C., ET AL.** Request(s) to rezone from R-1(c), Single-Family Residential District with conditions, B-2(c), Community Business District with conditions, and B-O(c), Business Office District with conditions, to B-3(c), General Business District with conditions, on GPINs 8714-57-1638, 8714-47-9589, 8714-47-8592, 8714-47-8443, 8714-47-9308, 8714-47-9457, 8714-57-0448, and 8714-57-0592, consisting of approximately 1.61 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Bell Creek Road (State Route 642). 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**

VII. Discussion Item

A. **Comprehensive Plan**

1. Update
2. Next Steps

VIII. Miscellaneous

A. **Community Meetings Rule Changes**

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