



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

September 15, 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. Announcements

A. Introduction: Jo Ann Hunter, Senior Director of Community Development

V. Citizens' Time

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

VI. Administrative Review

A. **Proffered Elevation, Layout, and HVAC Screening Review**
Wigeon Capital, SPR2022-00032
GPIN 7787-47-6301
South Anna Magisterial District

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2022-00022, MARY HELEN AND JEFFREY C. CROWDER**

Request(s) to rezone from A-1, Agricultural District to RS(c), Single Family Residential District with conditions on GPIN 7768-45-3682, consisting of approximately 11.74 acres, and located on the north line of Rocky Ridge Road (State Route 648) at its intersection with Doe Crossing Lane (private road). 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 building lot for family for a gross density of one (1) dwelling unit per 5.87 acres. (PUBLIC HEARING)

Magisterial District: South Anna

B. **CUP2022-00015, GAYLE AND JEFF STONEMAN**

Request(s) an amendment to CUP2020-00016, Gayle and Jeff Stoneman, which was permitted in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance. The purpose of the request is to amend the sketch plan to increase the area of the Conditional Use Permit for the recreation facility/event venue to incorporate an existing structure and add a pavilion on GPIN 7822-78-2097(part), consisting of approximately 90.9 acres (CUP area will be limited to a 5.29-acre portion of the subject parcel), zoned A-1, Agricultural District, and located on the north line of Robert Terrell Road (State Route 712) approximately 1,750 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

C. **CUP2022-00014, GENERATION CHURCH**

Request(s) a Conditional Use Permit in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 8714-87-6877(part), consisting of approximately 7.86 acres (CUP area limited to 0.21 acres), zoned B-3(c), General Business District with conditions, and located in the Brandy Hill Plaza Shopping Center on the west line of Lee Davis Road (State Route 643) approximately 550 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. (PUBLIC HEARING) **Magisterial District:**

Mechanicsville

D. **CUP2022-00013, WINDING BROOK EATERIES, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-174.1 of the Hanover County Zoning Ordinance to permit a private tennis facility on GPIN 7788-63-3927, consisting of approximately 1.69 acres, zoned M-2(c), Light Industrial District with conditions, and located on the west line of Lakeridge Parkway (State Route 782) approximately 0.67 miles south of its intersection with Lewistown Road (State Route 802). The subject property is designated on

the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING) **Magisterial District: South Anna**

INDIVIDUAL PUBLIC HEARINGS

A. **CUP2022-00012, ORIANA HARGROVE ALDERMAN**

Request(s) a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit an event venue on GPIN 7853-77-7755, consisting of approximately 105.58 acres, zoned A-1, Agricultural District, and located on the south line of Old Ridge Road (State Route 738) approximately 0.47 miles west of its intersection with New Market Mill Road (State Route 685). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

B. **REZ2022-00019, DAVID N. HAMILTON, ET AL.**

Request(s) to rezone from A-1, Agricultural District and AR-6(c), Agricultural Residential District with conditions, to AR-6(c), Agricultural Residential District with conditions on GPINs 7871-10-9202, 7871-02-8509, and 7871-11-9890, consisting of approximately 170.81 acres, and located on the east line of Independence Road (State Route 669) approximately 600 feet south of its intersection with Blunts Road (State Route 716). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 27 building lots for a gross density of one (1) dwelling unit per 6.33 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

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