



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

October 20, 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. Citizens' Time

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

V. Administrative Review

A. **Proffered Layout Review**
SPR2022-00011, Royal Farms Store # 532
GPIN 7788-56-0955 and 7788-57-3120
Ashland Magisterial District

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2022-00025, NORTH CROSS PROPERTIES GM LC (GREEN TOP SPORTING GOODS)**
Request(s) an amendment to the proffers approved with rezoning request C-2-04(c), CF Investments, L.P., et al., on GPIN 7787-54-5339, consisting of approximately 5.69 acres, zoned B-3(c), General Business District with conditions, and located on the north line of Kings Acres Road (State Route 835)

approximately 350 feet east of Lakeridge Parkway (State Route 782). The proposed zoning amendment would amend the proffer related to signage. (PUBLIC HEARING) **Magisterial District: South Anna**

INDIVIDUAL PUBLIC HEARING

- A. **REZ2022-00009, ROSE STUBBS FLEMING, ET AL.**
Request(s) to rezone from B-3, General Business District, and R-1, Single-Family Residential District, to RM(c), Multi-Family Residential District with conditions, on GPINs 8705-84-2275, 8705-84-4273, 8705-84-6144, 8705-84-3039, 8705-83-4904, 8705-83-4862, and 8705-84-9046, consisting of approximately 8.46 acres, and located on the southeast quadrant of Meadowbridge Road (State Route 627) and Shady Grove Road (State Route 640). The subject property is designated on the General Land Use Plan Map as Multi-Family. The proposed zoning amendment would permit the creation of 120 apartment units for a gross density of 14.2 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**
- B. **CUP2022-00016, HANOVER COUNTY SCHOOL BOARD**
Request(s) to amend CUP-5-06, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, to reduce the area of the Conditional Use Permit from 23.1 acres to 19.6 acres on GPIN 8725-04-0233(part), zoned A-1, Agricultural District, and located on the east line of Lee-Davis Road (State Route 643) at its intersection with Laurel Meadow School Road (State Route 9239). 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. **CUP2022-00017, HANOVER COUNTY DEPARTMENT OF GENERAL SERVICES**
Request(s) a Conditional Use Permit in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a fire station on GPIN 8715-84-9477, consisting of approximately 3.49 acres, zoned A-1, Agricultural District, and located on the east line of Lee-Davis Road (State Route 643) at its intersection with Laurel Meadow School Road (State Route 9239). 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**
- D. **ORDINANCE 22-08, BATTERY ENERGY STORAGE SYSTEMS**
An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 5, Site Design Regulations, Division 8, Regulations for Specific Uses, and Article 3, District Regulations, to add provisions regulating the installation and use of battery energy storage systems. (PUBLIC HEARING)

VII. Miscellaneous

VIII. Discussion Items

A. Comprehensive Plan - Quarterly Status Update

IX. Adjournment