



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

January 19, 2023

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. Presentation of Resolution of Appreciation of Service - Megan Dalzell

VI. Administrative Agenda

A. **Subdivision Ordinance Exception**
SOE2022-00002, W.L. Stinson Inc.
GPIN 7841-16-2043(part)
(COMMISSION ACTION)
South Anna Magisterial District

B. **Subdivision Ordinance Exception**
SOE2022-00003, Rock Creek Partners, LLC
GPIN 8765-30-3783
(COMMISSION ACTION)
Cold Harbor Magisterial District

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

EXPEDITED PUBLIC HEARINGS

- A. **REZ2022-00023, CHRISTI H. AND EDWIN DAVID ADAMS**
Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8733-64-9815(part), consisting of approximately 10.98 acres, and located on the east line of Cold Harbor Road (State Route 156) approximately 0.25 miles south of its intersection with McGhee House Road (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 additional building lot for a family member for a gross density of one (1) dwelling unit per 5.49 acres. (PUBLIC HEARING) **Magisterial District: Cold Harbor**
- B. **REZ2022-00026, GRANDMA MITCHELL’S PLACE, L.L.C.**
Request(s) an amendment to the conceptual plan and proffers approved with rezoning request REZ2020-00019, Grandma Mitchell’s Place, L.L.C., on GPINs 7884-10-0166 and 7884-10-6499(part), consisting of approximately 13.5 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the southwest quadrant of the intersection of Verdon Road (State Route 684) and Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) **Magisterial District: Beaverdam**

INDIVIDUAL PUBLIC HEARING

- A. **REZ2022-00010, 7147 MECHANICSVILLE TURNPIKE, L.L.C., ET AL.**
Request(s) an amendment to the conceptual plan and proffers approved with rezoning request C-11-17(c), MDC Brandy Hill, L.L.C., on GPIN 8714-87-1189, consisting of approximately 19.7 acres, and located on the south line of Brandy Run Drive (State Route 1070) approximately 600 feet south of its intersection with Mechanicsville Turnpike (U.S. Route 360). This amendment includes a request to rezone additional acreage from B-1, Neighborhood Business District, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.5 acres. The total acreage for this request would increase to approximately 26.19 acres. The subject properties are 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 age-restricted apartments. The total number of dwelling units for both developments will consist of 351 units on 26.2 acres for a gross density of 13.4 units per acre. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

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