



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

February 16, 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. Administrative Agenda

A. **Subdivision Ordinance Exception**
SOE2022-00005, John Thiel
GPIN 8708-92-5825
Henry Magisterial District

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

EXPEDITED PUBLIC HEARINGS

A. **CUP2022-00021, GWATHMEY BAPTIST CHURCH**
Request(s) to amend the approved sketch plan approved with CUP-3-17, Gwathmey Baptist Church, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, which permitted a church on GPINs 7779-52-5865 and 7779-52-5429, consisting of approximately 3.5 acres, zoned A-1, Agricultural District, and located on the northeast quadrant of the intersection of Center Street Road (State Route 663) and Gwathmey Church Road (State Route

707). The subject property is designated on the General Land Use Plan as Suburban General (1.5 to 3 dwelling units per acre). The proposed amendment would allow for a church building expansion. (PUBLIC HEARING) **Magisterial District: South Anna**

B. CUP2022-00023, MEADOWBRIDGE SDA CHURCH

Request(s) a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church expansion on GPIN 8715-25-1826, consisting of approximately 10.45 acres, zoned A-1, Agricultural District, and located on the north line of Pole Green Road (State Route 627) approximately 575 feet east of its intersection with Antique Lane (State Route 305). The subject property is designated on the General Land Use Plan Map as Multi-Use. (PUBLIC HEARING) **Magisterial District: Henry**

C. REZ2022-00031, RICHARD AND ANITA WARD

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 7830-11-3705, consisting of approximately 8.44 acres, and located on the east line of St. Peters Church Road (State Route 611) approximately 0.2 miles north of its intersection with Auburn Mill Road (State Route 675). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one (1) building lot for a gross density of one (1) dwelling unit per 4.22 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

INDIVIDUAL PUBLIC HEARING

A. REZ2023-00001, TERESA E. AND EDWARD L. WATTS

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request, REZ2021-00023, Morse Code, L.L.C., et al., on GPIN 7788-35-0330, consisting of approximately 3.26 acres, currently zoned M-3(c), Heavy Industrial District with conditions, and located on the north line of Morse Code Drive (private road) approximately 1,050 feet east of Old Telegraph Road (State Route 661). The subject property is designated on the General Land Use Plan Map as Business-Industrial. (PUBLIC HEARING) **Magisterial District: South Anna**

B. REZ2021-00013, WILLSON FAMILY, L.L.C.

Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions on GPINs 7768-32-5430, 7768-31-1504 (part), and 7767-39-7416 (part), consisting of approximately 161.1 acres, and located on the south line of Winns Church Road (State Route 660) approximately 1,500 feet west of its intersection with Greenwood Road (State Route 625). 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 176 building lots for a gross density of 1.1 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: South Anna**

C. **ORDINANCE 22-07, ZONING PERFORMANCE AGREEMENTS AND BONDING**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-68, 26-78, and 26-96, to modify the requirements in the RS Single-Family Residential District, the RM Multi-Family Residential District, and the MX Mixed Use District regarding the timing of the installation of street trees, pedestrian paths, and sidewalks within these zoning districts. (PUBLIC HEARING)

VII. Miscellaneous

A. **Status Update: REZ2022-00026, Grandma Mitchell's Place, L.L.C.**

VIII. Adjournment