



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

April 20, 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. Planning Commission Reorganization

V. Citizens' Time

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

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

EXPEDITED PUBLIC HEARINGS

A. **CUP2023-00002, 8130, L.L.C.**

Request(s) an amendment in accordance with Section 26-130.16 of the Hanover County Zoning Ordinance to permit a revision to the elevations approved with CUP2021-00012, 8130, L.L.C., on GPIN 8704-74-6281, consisting of approximately 0.95 acres, zoned B-3, General Business District, and located on the east line of Elm Drive (State Route 1108) approximately 500 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Industrial.
(PUBLIC HEARING) **Magisterial District: Mechanicsville**

INDIVIDUAL PUBLIC HEARING

A. **REZ2022-00027, HOWARDS MILL ROAD, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7729-82-4061, consisting of approximately 161.73 acres, and located on the west line of Howards Mill Road (State Route 673) approximately 550 feet north of its intersection with Stone Horse Creek Road (State Route 670). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 25 building lots for a gross density of one (1) dwelling unit per 6.47 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

B. **ORDINANCE 23-06, ACCESSORY HOUSING UNITS IN CASES OF MEDICAL HARDSHIP**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-21, 26-36, 26-46, 26-60, 26-73, and 26-280 and to add Section 26-280.1 to modify the requirements for accessory housing units to allow for accessory housing units for non-family members in the case of medical hardship. (PUBLIC HEARING)

VII. Miscellaneous

A. Announcements



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