



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

May 18, 2023

PLANNING COMMISSION

Jerry W. Bailey
Chairman
Henry Magisterial District
Steven F. Hadra
Vice Chairman
Chickahominy Magisterial District
Alan Abbott
Ashland Magisterial District
Edmonia P. Iverson
Beaverdam Magisterial District
Larry Leadbetter
South Anna Magisterial District
Fredric I. McGhee, Jr.
Cold Harbor Magisterial District
Randy Whittaker
Mechanicsville 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. Request for Deferral - REZ2023-00006, M. Garland Anderson II

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2023-00008, KDG CONTRACTING CO., INC. (WINDING CREEK ESTATES)**

Request(s) an amendment to the proffers approved with rezoning request C-18-00(c), Dorothy Anne Jennings, on GPIN 7811-60-6215, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Wedged Stone Drive (State Route 1090) approximately 1,900 feet south of its intersection with Bethany Church Road (State Route 610). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: South Anna**

B. **REZ2023-00009, BELLINGHAM FAMILY TRUST, L.L.C. (LAKEVIEW ESTATES)**

Request(s) an amendment to the proffers approved with rezoning request C-32-98(c), M.R. and J.C. Saunders, on GPIN 7850-33-1924, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Lakeview Farms Place (private road) approximately 3,500 feet northeast of its intersection with Greenwood Church Road (State Route 657). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: South Anna**

INDIVIDUAL PUBLIC HEARING

A. **REZ2023-00002, LIDL US OPERATIONS, L.L.C.**

Request(s) to rezone from B-1(c), Neighborhood Business District with conditions, to B-3(c), General Business District with conditions, on GPIN 8724-39-5325, consisting of approximately 6.0 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 150 feet east of its intersection with Adams Farm Road (State Route 830). The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1.5 to 3.0 units per acre). The proposed zoning amendment would allow for the development of an automobile dealership. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

B. **REZ2023-00006, M. GARLAND ANDERSON II**

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 6798-27-2530, consisting of approximately 44.4 acres, and located on the north line of Pony Farm Road (State Route 702) approximately 0.8 miles east of its intersection with Gallop Lane (private road). The property is bisected by the Hanover/Goochland County line. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would allow for the development of a business/industrial park. (PUBLIC HEARING) **Magisterial District: South Anna**

VII. Miscellaneous

A. Special Meeting of the Planning Commission on the Comprehensive Plan: August 10, 2023

B. Approval of Resolution of Appreciation of Service - David P. Maloney

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