



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

June 15, 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

Fredric I. McGhee, Jr.

Cold Harbor Magisterial District

Randy Whittaker

Mechanicsville Magisterial District

Larry Leadbetter

South Anna Magisterial District

I. Meeting Called to Order – Roll Call

II. Welcome and Pledge of Allegiance

III. Approval of Minutes

A. Approval of Minutes

IV. Presentation of Resolution of Appreciation of Service - David P. Maloney

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. **REZ2022-00030, CHAROL SHAKESHAFT AND DALE MANN**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7789-77-6552, consisting of approximately 14.32 acres, and located on the north line of Mount Hermon Road (State Route 656) approximately 1,200 feet west of its intersection with Cheroy Road (State Route 659). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 4.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

INDIVIDUAL PUBLIC HEARING

A. **REZ2022-00033, YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER RICHMOND, L.L.C., ET AL.**

Request to rezone from M-1(c), Limited Industrial District with conditions, and R-1, Single Family Residential District, to B-1(c), Neighborhood Business District with conditions, on GPIN 7796-94-7576 and 7796-94-6872(part), consisting of approximately 12.75 acres, and located on the south line of Atlee Road (State Route 638) approximately 375 feet east of its intersection with Cool Spring Road (State Route 652). The subject property is designated on the General Land Use Plan Map as Limited Industrial and Suburban General (1.5 – 3.0 dwelling units per acre). The proposed zoning amendment would allow for expansion of the Rutland YMCA, including the addition of outdoor soccer fields. (PUBLIC HEARING) **Magisterial District: Chickahominy**

B. **CUP2022-00022, YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER RICHMOND, L.L.C., ET AL.**

Request a Conditional Use Permit in accordance with Sections 26-110.25 of the Hanover County Zoning Ordinance to allow a recreation facility on GPINs 7796-94-7576 and 7796-94-6872(part), zoned M-1(c), Limited Industrial District with conditions, and R-1, Single Family Residential District (concurrent request to rezone to B-1(c), Neighborhood Business District with conditions), consisting of approximately 12.75 acres, and located on the south line of Atlee Road (State Route 638) approximately 375 feet east of its intersection with Cool Spring Road (State Route 652). The subject property is designated on the General Land Use Plan Map as Limited Industrial and Suburban General (1.5 – 3.0 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Chickahominy**

C. **REZ2023-00003, HICKORY HILL II, L.L.C.**

Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 7880-92-1335(part) and 7880-81-6802, consisting of approximately 52.25 acres, and located on the north line of East Patrick Henry Road (State Route 54) at its intersection with Providence Church Road (State Route 662). The subject property is designated on the General Land Use Plan Map as Planned Business and Commercial. The proposed zoning amendment would allow the development of 150 single-family homes for a gross density of 2.87 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Beaverdam**

VII. Miscellaneous

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