



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

July 20, 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. Citizens' Time

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

V. Administrative Agenda

A. Solar and Energy Policy (Presentation, Public Comments, and Discussion)

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

EXPEDITED PUBLIC HEARINGS

A. **REZ2023-00014, RCI BUILDERS, L.L.C. (GUM TREE WOODS SUBDIVISION)**

Requests an amendment to the proffers approved with rezoning request C-55-05(c), Judson T. Vaughan, Jr., on GPIN 7872-64-8195, zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Old Ridge Road (State Route 738) approximately 500 feet west of its intersection with Locust Level Drive (private road). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: Beaverdam**

INDIVIDUAL PUBLIC HEARINGS

A. **CUP2022-00024, HANOVER 7, L.L.C.**

Request a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 7747-59-0428, consisting of approximately 10.0 acres, zoned A-1, Agricultural District, and located on the west line of Cauthorne Road (State Route 624) approximately 400 feet north of its intersection with Nash Lane (private road). The subject property is designated on the General Land Use Plan Map as Planned Business. (PUBLIC HEARING)

Magisterial District: South Anna

B. **CUP2022-00018, NORTH LAKE II, L.L.C.**

Request a Conditional Use Permit in accordance with Section 26-277(e) of the Hanover County Zoning Ordinance to permit a destination commerce sign on GPIN 7789-51-4882(part), consisting of approximately 765 square feet, zoned B-3(c), General Business District with conditions. The CUP area is located adjacent to I-95 on the subject parcel located on the east line of Harley Club Drive (State Route 2029) approximately 1,300 feet north of its intersection with Northlake Park Drive (State Route 2028). The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)

Magisterial District: Ashland

C. **CPA2023-00003, I-64 INDUSTRIAL, L.L.C.**

Request to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows: General Land Use Plan Map: An amendment to change the land use designation from Agricultural to Business-Industrial for areas generally 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). This area abuts the Goochland County boundary and is south of Turkey Creek. (PUBLIC HEARING)

Magisterial District: South Anna

D. **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. Joint BD/PC Comprehensive Plan Workshop, July 26, 2023
- B. Comprehensive Plan Public Hearing, August 10, 2023

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