



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

August 10, 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. Citizens' Time

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

IV. Public Hearings

- A. **CPA2023-00002, HANOVER COUNTY BOARD OF SUPERVISORS**
Request(s) 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:

Community Facilities Plan: An amendment to add a new school complex, which would include a middle school and high school to replace the existing Mechanicsville High and Bell Creek Middle school buildings, in an area generally located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 0.85 miles east of Walnut Grove Road (in the vicinity of Arnold Road – private road) and on the south line of Pole Green Road (State Route 627) at its intersection with Williamsville Road (State Route 615) (PUBLIC HEARING) **Magisterial District: Henry**

- B. Hanover County Comprehensive Plan Five-Year Update (Envision Hanover)**
An amendment to the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018 with subsequent amendments, pursuant to Section 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The Board of Supervisors authorized commencement of the Comprehensive Plan Update (also known as Envision Hanover) on June 23, 2021. Since then, proposed revisions have been prepared based upon feedback provided at approximately 20 in-person meetings and through various other virtual and in-person events held since January 2022. The proposed amendments include revisions to text and maps. The proposed changes are contained in the draft document dated July 25, 2023 and accompanying map book dated July 25, 2023. Additional information regarding the planning process can be found at www.envisionhanover.com.

V. Administrative Agenda

- A. Solar and Energy Policy (Discussion continued from July 20, 2023)

VI. Miscellaneous

VII. 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