



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

August 17, 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: July 20, 2023

IV. Deferral

A. Deferral of Ordinance 23-10, Warehousing, Storage, Wholesaling, and Distribution

V. Citizens' Time

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

VI. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. **REZ2023-00020, KRISTEN K. AND TYLER S. DURMAN (LAKEVIEW ESTATES)**

Request an amendment to the proffers approved with rezoning request C-32-98(c), M.R. and J.C. Saunders, on GPIN 7850-34-1969, zoned RC(c), Rural Conservation District with conditions, and located at the terminus of Lakeview Farms Place (private road) approximately 4,100 feet north 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

- B. **REZ2023-00017, LAKERIDGE COMPANY LIMITED PARTNERSHIP**
Requests an amendment to the Planned Unit Development (PUD) master plan approved with rezoning request, C-14-85(PUD) Amendment, on GPIN 7787-46-5340, consisting of approximately 13.92 acres, zoned R-5(PUD), Multiple-Family Residential District Planned Unit Development. The property is located on the west line of Lakeridge Square Court (State Route 837) approximately 680 feet south of its intersection with Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Multi-Family. The proposed zoning amendment would allow for the development of a new clubhouse. (PUBLIC HEARING)
Magisterial District: South Anna
- C. **REZ2023-00018, MAY LYNN AND JASON GONZALEZ**
Request to rezone from R-4, Residential Cluster Development District, to RS, Single-Family Residential District, on GPIN 8714-12-0377, consisting of approximately 0.21 acres, and located on the southwest quadrant of the intersection of Brook Way (State Route 1455) and New Hunter Road (State Route 1458). The subject property is designated on the General Land Use Plan Map as Multi-Family. This rezoning request is running concurrently with a Special Exception request for a home occupation in an accessory structure. (PUBLIC HEARING)
Magisterial District: Mechanicsville
- D. **CUP2023-00005, PRODUCTS PIPELINE SOUTHEAST-PPL ET AL.**
Request to amend CUP-21-95, Thomas E. Stanley (Plantation Pipeline Company), in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance, which permitted a pump station for the transmission of petroleum on GPINs 7860-90-9715 and 7860-70-7067(part), consisting of approximately 21.60 acres, zoned A-1, Agricultural District, and located on the east line of a private drive which intersects with the south line of Yowell Road (State Route 665) approximately 2,500 feet west of its intersection with Elmont Road (State Route 626). The proposed amendment would allow for the installation of a new electrical enclosure to replace obsolete equipment. (PUBLIC HEARING)
Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

- A. **REZ2023-00016, PAGE R. AND STEPHEN C. DAVIS**
Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8737-16-7046, consisting of approximately 5.19 acres, and located at the terminus of Williamsville Acres Lane (private road) approximately 1,100 feet east of its intersection with Williamsville Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 2.6 acres. (PUBLIC HEARING)
Magisterial District: Henry

B. 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

C. 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

D. ORDINANCE 23-10, WAREHOUSING, STORAGE, WHOLESALING, AND DISTRIBUTION

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-117, 26-120, 26-127, 26-130, 26-163, 26-165, 26-172, 26-174, and 26-183 and to add Section 26-297.1, to revise the definition of truck terminals and to define warehousing, storage, wholesaling, and distribution to codify when such uses are permitted as conditional uses or permitted uses in the M-1, Limited Industrial District; M-2, Light Industrial District; and M-3, Heavy Industrial District. (PUBLIC HEARING)

E. ORDINANCE 23-11, VEHICLE STORAGE

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-127, 26-172, and 26-174, to define vehicle storage and allow it as a conditional use in the M-2, Light Industrial District. (PUBLIC HEARING)

VII. Miscellaneous

- A. Comprehensive Plan Update: Continuation of the August 10, 2023 Discussion**

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