



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

September 21, 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. August 10, 2023

B. August 17, 2023

IV. Citizens' Time

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

V. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. CUP2023-00010, HANOVER COUNTY PUBLIC SCHOOLS

Requests to amend the Conditional Use Permit approved with CUP-4-99, Am. 1-09, to add an additional access drive in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted school facilities on GPINs 8707-55-4759 and 8707-46-1121(part), consisting of approximately 95.28 acres, zoned A-1, Agricultural District, and located on the east line of Learning Lane (State Route 9184) approximately 1,870 feet south of Whippoorwill Road (State Route 653). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 – 3 dwelling units per acre).(PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

A. **REZ2023-00005, KROGER LIMITED PARTNERSHIP I, ET AL.**

Requests to amend the proffers and conceptual plan that were approved for C-4-15(c), Lillie Kreynus, et al., zoned B-3(c), General Business District with conditions, on GPINs 8724-19-9867 and 8724-29-4812, consisting of approximately 16.44 acres and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Lane (State Route 1075). The subject property also has frontage on the west side of Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would amend the elevations and conceptual plan to show adjustments to the parking lot and increase the building size. (PUBLIC HEARING)

Magisterial District: Henry

B. **REZ2022-00018, ZIPPORAH, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to OS(c), Office/Service District with conditions, on GPINs 8715-57-5269 and 8715-57-9602, consisting of approximately 30.16 acres, and located on the north line of Pole Green Road (State Route 627) at its intersection with Hanover Grove Boulevard (State Route 1841). The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would allow for medical buildings and office/service warehouses. (PUBLIC HEARING)

Magisterial District: Henry

C. **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)

D. **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)

E. **ORDINANCE 23-14 SOLAR AND ENERGY STORAGE POLICY**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-19, 26-20, 26-34, 26-44, 26-58, 26-71, 26-99, 26-109, 26-119, 26-129, 26-139, 26-164, 26-165, 26-173, 26-174, 26-182 and 26-183 and to add Sections 26-87.1, 26-152.1, 26-292.5, 26-292.6, and 26-292.7 to permit certain types of Solar Energy Facilities as accessory uses or conditional uses in certain Zoning Districts and to establish site design regulations for such uses. (PUBLIC HEARING)

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