



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

October 19, 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. Amendments to the Agenda
- IV. Approval of Minutes

- A. Approval of Minutes - September 21, 2023

- V. Citizens' Time

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

- VI. Deferral Requests

- A. **REZ2023-00010, NORTH GAYTON COMPANY, L.L.P., ET AL.**
Requests to rezone from A-1, Agricultural District, and B-3(c), General Business District with conditions, to B-2(c), Community Business District with conditions, on GPINs 7787-86-4095 (part), 7787-76-4465 (part), 7787-86-1578, and 7787-86-9633, consisting of approximately 39.18 acres, and located on the north line of Sliding Hill Road (State Route 656) at the on-ramp to Interstate 95. The subject property is designated on the General Land Use Plan Map as Industrial and Highway Commercial. The proposed zoning amendment would allow for development of regional hospital campus. (PUBLIC HEARING)
Magisterial District: Ashland

- B. **CUP2023-00004, HCA HEALTH SERVICES OF VIRGINIA, INC.**
Requests a Conditional Use Permit in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance to permit a heliport on a hospital campus (pending approval of concurrent rezoning request, REZ2023-00010, North Gayton Company, L.L.P., et al.) on GPIN 7787-76-4465(part), consisting of approximately 0.54 acres, and located on the north line of Sliding Hill Road (State Route 656) at the on-ramp to Interstate 95. The subject property is designated on the General Land Use Plan Map as Industrial and Highway Commercial. (PUBLIC HEARING)
Magisterial District: Ashland

VII. Public Hearings

EXPEDITED PUBLIC HEARINGS

- A. **REZ2023-00029, RCI BUILDERS, L.L.C. (STEPHENS ACRES)**
Request an amendment to the proffers approved with rezoning request C-32-02(c), Virginia M. and Thomas A. Stephens on GPIN 8747-00-4873, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of a private access easement that intersects with the north line of Studley Road (State Route 606) approximately 700 feet west of its intersection with Hanover Town Road (State Route 604). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)
Magisterial District: Henry
- B. **REZ2023-00021, LIVING TRUST OF WINFRED AND MARY HALL**
Requests an amendment to the conceptual plan and proffers that were approved with rezoning request C-12-08(c), Winfred L. Hall, on GPIN 7825-98-5516, consisting of approximately 10 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Tyler Station Road (State Route 658) approximately 400 feet south of its intersection with Hawkins Estate Road (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

- A. **REZ2023-00012, KENWOOD UNITED METHODIST CHURCH**
Requests to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, on GPINs 7778-65-6209 and 7778-65-3028, consisting of approximately 7.52 acres, and located on the south line of Cobbs Road (State Route 801) approximately 650 feet west of its intersection with Old Scotland Road (State Route 2259). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5-3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of twenty (20) building lots. (PUBLIC HEARING)
Magisterial District: South Anna

- B. **REZ2023-00023, 7147 MECHANICSVILLE TURNPIKE, L.L.C.**
Requests to rezone from B-1(c), Neighborhood Business District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.49 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 360 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would permit the creation of 97 senior apartments. (PUBLIC HEARING) **Magisterial District: Mechanicsville**
- C. **CUP2023-00006, PEARSONS CORNER ASSOCIATES R.L.L.P.**
Request a Conditional Use Permit in accordance with Section 26-120.6 of the Hanover County Zoning Ordinance to permit a convenience store with more than eight fueling positions on GPIN 8707-62-4673(part), consisting of approximately 5.3 acres, zoned B-2, Community Business District, and located on the northwest quadrant of the intersection of Chamberlayne Road (U.S. Route 301) and New Ashcake Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING)
Magisterial District: Beaverdam
- D. **ORDINANCE 23-16, CONDITIONAL USE PERMIT AND SPECIAL EXCEPTION EXTENSIONS**
An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-327 and 26-339, to establish limitations on the number and duration of extensions of Conditional Use Permits and Special Exceptions in situations where substantial construction or use has not been initiated within one year of approval.
(PUBLIC HEARING)
- E. **ORDINANCE 23-18, OWNERS' ASSOCIATION AND PRIVATE ROAD STANDARDS**
An Ordinance to amend the Hanover County Code, Chapter 25, Subdivision Ordinance, Section 25-56 to abolish the requirement of establishing an owners' association for lots served by a private road or access drive when no more than 4 lots are being created.
(PUBLIC HEARING)

VIII. Miscellaneous

- A. Nomination of Planning Commission representative to the Roads Committee

IX. 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