



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

November 16, 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 - October 19, 2023

V. Citizens' Time

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

VI. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. **REZ2023-00034, C. LESTER JONES, JR. AND DEBORAH M. JONES
REVOCABLE TRUST**

Request to rezone from M-2, Light Industrial District, and A-1, Agricultural District, to A-1, Agricultural District, on GPINs 7817-12-8058 and 7817-22-3632, consisting of approximately 16.64 acres, and located on a private drive, which is located on a private driveway located 650 feet west of its intersection with Tyler Station Road (State Route 658) approximately 0.5 miles south of its intersection with Tyler Station Meadows Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARINGS

- A. **REZ2023-00019, ROSE STUBBS FLEMING, ET AL.**
Request to rezone from B-3, General Business District, and R-1, Single-Family Residential District, to B-2(c), Community Business District with conditions, on GPINs 8705-84-2275, 8705-84-6144, 8705-84-9046, 8705-84-3039, 8705-83-4904, and 8705-84-4273, consisting of approximately 7.83 acres, and located on the southeast quadrant of the intersection of Meadowbridge Road (State Route 627) and Shady Grove Road (State Route 640). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. The proposed zoning amendment would permit the development of a self-storage warehouse and two office structures. (PUBLIC HEARING)
Magisterial District: Chickahominy
- B. **CUP2023-00007, MILE BRANCH INVESTMENTS, L.L.C.**
Requests a Conditional Use Permit in accordance with Section 26-120.13 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility on GPIN 8705-84-9046 and parts of GPINs 8705-84-2275, 8705-84-6144, 8705-84-3039, 8705-83-4904, and 8705-84-4273, consisting of approximately 6.03 acres, zoned R-1, Single Family Residential District and B-3, General Business District (concurrent rezoning request for B-2(c), Community Business District with conditions), and located on the east line of Shady Grove Road (State Route 640) approximately 350 feet south of its intersection with Meadowbridge Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING)
Magisterial District: Chickahominy
- C. **REZ2023-00004, ANTIQUE LANE HOLDINGS, L.L.C.**
Request to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 8715-15-0495, 8715-15-2204, 8715-15-3249, 8715-15-2585, and 8715-15-2746, consisting of approximately 6.17 acres, and located on the north line of Antique Lane (State Route 305) approximately 100 feet northwest of its intersection with Pole Green Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for the development of a self-storage facility. (PUBLIC HEARING)
Magisterial District: Henry
- D. **CUP2022-00011, CHABERTON SOLAR LEATHERMAN, L.L.C.**
Request a Conditional Use Permit in accordance with Section 26-20.38 of the Hanover County Zoning Ordinance to permit a principal small-scale solar energy facility on GPIN 8743-79-7331, consisting of approximately 40 acres, zoned A-1, Agricultural District, and located on the north line of Rockhill Road (State Route 619) approximately 950 feet west of its intersection with Swans Lane (State Route 1016). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Cold Harbor

- E. **CUP2022-00020, SPRING RUN SOLAR, L.L.C.**
Requests a Conditional Use Permit in accordance with Section 26-20.38 of the Hanover County Zoning Ordinance to permit a principal small-scale solar energy facility on GPIN 8756-17-5098, consisting of approximately 169.93 acres (CUP area limited to 59.35 acres), zoned A-1, Agricultural District, and located on the north line of Spring Run Road (State Route 628) at its intersection with Old Spring Garden Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Henry
- F. **REZ2023-00022, CHARLESTON RIDGE 2, L.L.C.**
Requests to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPINs 7787-94-2650, 7797-05-1648, and 7787-94-6457, consisting of approximately 39.65 acres, and located on the west line of Atlee Station Road (State Route 637) approximately 400 feet south of its intersection with Kings Acres Road (State Route 835). The subject property is designated on the General Land Use Plan Map as Multi-Family Residential. The proposed zoning amendment would allow the development of 162 apartments. (PUBLIC HEARING)
Magisterial District: Chickahominy
- G. **REZ2023-00035, BLENHEIM ASSOCIATES LP, ET AL.**
Request to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 7881-90-1327, 7890-29-5185, 7891-01-7827, 7881-62-7381, and 7881-44-0826, consisting of approximately 1,211.65 acres, and located on the south line of Hickory Hill Road (State Route 646) at its intersection with Old Ridge Road (State Route 738). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for development of a data center technology park. (PUBLIC HEARING)
Magisterial District: Beaverdam
- H. **CUP2023-00014, BLENHEIM ASSOCIATES, L.P. ET AL.**
Request a Conditional Use Permit in accordance with Sections 26-165.1, 26-20.12, and 26-20.37 of the Hanover County Zoning Ordinance to permit a public wastewater lift (pumping) station, substations, and a Tier 2 battery energy storage system on GPINs 7881-90-1327, 7890-29-5185, 7891-01-7827, 7881-62-7381, and 7881-44-0826, consisting of approximately 1,211.65 acres, zoned A-1, Agricultural District (pending rezoning request for M-1(c), Limited Industrial District with conditions), and located on the south line of Hickory Hill Road (State Route 646) at its intersection with Old Ridge Road (State Route 738). The subject property is designated on the General Land Use Plan Map as Employment Center. (PUBLIC HEARING)
Magisterial District: Beaverdam

VII. Miscellaneous

A. Approval of the 2024 Planning Commission Meeting Schedule

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