



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

December 14, 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 - November 16, 2023

- 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. **REZ2023-00037, AUSTIN HAMLIN HOMES, INC. (DEVONWOOD SUBDIVISION)**

Requests an amendment to the proffers approved with rezoning request C-3-99(c), Georgia L. Waldrop, on GPIN 7802-56-3961, zoned RC(c), Rural Conservation District with conditions, and located on the west line of Devonwood Road (private road) approximately 0.4 miles south of its intersection with Mountain Road (U.S. Route 33). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Magisterial District: South Anna

- B. **REZ2023-00036, JOYCE H. MITCHELL**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7873-82-6666, consisting of approximately 7.16 acres, and located on Mitchell Trail (private road) approximately 1,500 feet west of its intersection with Mount Hope Church Road (State Route 602). The subject property is designated on the General Land Use Plan Map as Rural/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 3.58 acres. (PUBLIC HEARING)
Magisterial District: Beaverdam
- C. **REZ2023-00038, SEVEN CONNIE HALL, L.L.C.**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7823-10-2480, consisting of approximately 17.6 acres, and located on the south line of Connie Hall Road (State Route 781) approximately 100 feet west of its intersection with Woodman Hall Road (State Route 674). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one (1) additional building lot for a gross density of one (1) dwelling unit per 8.8 acres. (PUBLIC HEARING)
Magisterial District: Beaverdam
- D. **REZ2023-00032, LAWSON DOWELL**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7799-80-1562, consisting of approximately 20.59 acres, and located on the west line of Mount Hermon Road (State Route 656) at its intersection with Clay Springs Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of three (3) building lots for a gross density of one (1) dwelling unit per 6.86 acres. (PUBLIC HEARING)
Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARINGS

- A. **CUP2023-00016, MEGA RV STORAGE 2, L.L.C.**
Requests a Conditional Use Permit in accordance with Section 26-174.13 of the Hanover County Zoning Ordinance to permit vehicle storage on GPIN 7778-96-4124, consisting of approximately 9.06 acres, zoned M-2(c), Light Industrial District with conditions and located on the south line of Cobbs Road (State Route 801) approximately 0.43 miles west of its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business Flexible. (PUBLIC HEARING)
Magisterial District: South Anna

B. **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

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

VII. Miscellaneous

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