



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

January 18, 2024

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 - December 14, 2023

- V. Citizens' Time

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

- VI. Administrative Agenda

- A. **PRP2023-00002, HICKORY GROVE**
Preliminary Plat Review
Magisterial District: Beaverdam

- VII. Public Hearings

EXPEDITED PUBLIC HEARINGS

- A. **REZ2023-00031, JASON J. BRUCE AND NICHOLAS B. BRUCE**
Request to rezone from B-3(c), General Business District with conditions, and A-1, Agricultural District, to B-2(c), Community Business District with conditions (concurrent with CUP2023-00012), on GPIN 7758-52-9854, consisting of approximately 3.37 acres, and located on the north line of Winns Church Road

(State Route 660) approximately 200 feet east of its intersection with Mountain Road (U.S. Route 33). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. The proposed zoning amendment would allow a self-storage warehouse facility. (PUBLIC HEARING)

Magisterial District: South Anna

B. CUP2023-00012, MILE BRANCH INVESTMENTS, L.L.C.

Request 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 7758-52-9854, consisting of approximately 3.37 acres, zoned B-3(c), General Business District with conditions, and A-1, Agricultural District (concurrent rezoning request for B-2(c), Community Business District with conditions), and located on the north line of Winns Church Road (State Route 660) approximately 200 feet east of its intersection with Mountain Road (U.S. Route 33). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING)

Magisterial District: South Anna

INDIVIDUAL PUBLIC HEARING

A. REZ2023-00033, C FALLS, L.L.C., ET AL.

Requests to rezone GPIN 7777-88-6696, consisting of approximately 60.62 acres, from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and to amend the conceptual plan and proffers approved with rezoning requests, REZ2020-00043, Betty F. Giragosian, et al., REZ2021-00001, Chickahominy Falls Association, Inc., and REZ2021-00024, C Falls II, L.L.C., et al., on GPINs 7777-87-2594(part), 7777-97-0838(part), 7777-98-0248(part), and 7777-98-7289(part). The total acreage of the Chickahominy Falls Subdivision would increase from 188.33 acres to 249.16 acres. The property being added to the Chickahominy Falls Subdivision, which is located on the south line of Cedar Lane (State Route 623) approximately 50 feet west of its intersection with Elmont Woods Road (State Route 1321) and is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5-3 Dwelling Units Per Acre). The proposed zoning amendment would permit the addition of 169 dwelling units to a 468-unit subdivision for a total of 637 dwelling units. (PUBLIC HEARING)

Magisterial District: South Anna

B. 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

C. **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

VIII. Miscellaneous

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