



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

February 15, 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 - January 18, 2024

- 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. **REZ2023-00043, JACK B. AND SANDRA P. LAWSON**

Request to rezone from A-1, Agricultural District and AR-6(c), Agricultural Residential District with conditions, to A-1(c), Agricultural District with conditions, and AR-6(c), Agricultural Residential District with conditions, and includes a request for an amendment to the conceptual plan and proffers approved with rezoning request REZ2020-00010, Jack B. Lawson, et al., on GPINs 8726-79-1433, 8726-79-8604, and 8726-79-8322, consisting of approximately 13.64 acres, and located on a private drive which is approximately 300 feet south of its intersection with Buck Trail (private road) approximately 0.5 miles south of its intersection with Studley Road (State Route 606). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Henry

INDIVIDUAL PUBLIC HEARING

A. REZ2023-00040, DOMINION PARK CORPORATION

Requests to rezone from M-2, Light Industrial District, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 8704-82-9503 and 8704-91-5998(part), consisting of approximately 4.8 acres, and located on the south line of Elm Drive (State Route 1108) at its intersection with Stonewall Parkway (State Route 1131). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for development of commercial vehicle storage with a service and business office. (PUBLIC HEARING)

Magisterial District: Mechanicsville

B. CUP2023-00015, KRISTY AND SHAWN CAMERON

Request a Conditional Use Permit in accordance with Section 26-174.13 of the Hanover County Zoning Ordinance to permit commercial vehicle storage on GPINs 8704-82-9503 and 8704-91-5998, consisting of approximately 41.79 acres (CUP area limited to 4.8 acres), zoned M-2(c), Light Industrial District with conditions (pending concurrent rezoning REZ2023-00040) and located on the south line of Elm Drive (State Route 1108) at its intersection with Stonewall Parkway (State Route 1131). The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING)

Magisterial District: Mechanicsville

C. CUP2023-00009, CEP SOLAR, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-20.39 of the Hanover County Zoning Ordinance to permit a solar facility on GPINs 8810-46-3320 and 8810-75-0503, consisting of approximately 315.5 acres (CUP area limited to 203.4 acres), zoned A-1, Agricultural District, and located on the south line of Normans Bridge Road (State Route 614) approximately 0.75 miles east of its intersection with Hanover Courthouse Road (U.S. Route 301). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

D. REZ2023-00024, WESTHAVEN PROPERTIES, L.L.C., ET AL.

Request to rezone from A-1, Agricultural District, and B-2(c), Community Business District with conditions, to B-2(c), Community Business District with conditions, and RS(c), Single-Family Residential District with conditions, on GPINs 8725-60-4751, 8725-61-0081, 8725-61-6020, 8725-60-1789, and 8725-60-0751, consisting of approximately 17.6 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,100 feet east of its intersection with Creighton Parkway (State Route 615). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for restaurant, office, and retail uses, as well as fourteen (14) residential townhomes. (PUBLIC HEARING)

Magisterial District: Cold Harbor

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