



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

March 21, 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 - February 15, 2024
- V. Citizens' Time

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
- VI. Adoption and Presentation of Proclamations Recognizing Outgoing Planning Commission Members
 - A. Jerry Bailey
Magisterial District: Henry
 - B. Steven Hadra
Magisterial District: Chickahominy
 - C. Randy Whittaker
Magisterial District: Mechanicsville
- VII. Presentation of Proposed Capital Improvements Program (CIP)
- VIII. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. **REZ2023-00039, HILL MANAGEMENT, L.L.C.**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8743-20-2957, consisting of approximately 7.2 acres, and located on the east line of Cold Harbor Road (State Route 156) at its intersection with Mildale Road (State Route 1525). 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. (PUBLIC HEARING)

Magisterial District: Cold Harbor

INDIVIDUAL PUBLIC HEARING

A. **AFD2024-00001/ORDINANCE 24-06, AGRICULTURAL AND FORESTAL DISTRICT AMENDMENT**

An Ordinance to amend AFD-4-78, Old Church – A, to withdraw a portion of GPIN 8756-17-5098, consisting of 59.35 acres, in accordance with the provisions of Chapters 43 and 44 of Title 15.2 of the Code of Virginia. (PUBLIC HEARING)

Magisterial District: Henry

B. **CUP2023-00017, HANOVER COUNTY BOARD OF SUPERVISORS, ET AL. (SHERIFF'S DEPARTMENT)**

Request to amend CUP-21-90, AM. 1-05, Hanover County Board of Supervisors (Sheriff's Office) in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted government facilities, on GPINs 8810-41-8712 and 8810-42-3597, consisting of approximately 367.13 acres, zoned A-1, Agricultural District, and located on the east line of Hanover Courthouse Road (U.S. Route 301) approximately 1,000 feet north of its intersection with River Road (State Route 605). The property is designated as Rural/Agricultural. The amendment would allow for additional buildings for the Sheriff's Department training facility. (PUBLIC HEARING)

Magisterial District: Beaverdam

C. **REZ2023-00049, TL HUNT, L.L.C.**

Requests an amendment to C-20-04(c), Am. 1-15, TL Hunt, L.L.C., to rezone GPIN 8706-24-3693 (part), consisting of approximately 1.70 acres, from B-O(c), Business Office District with conditions, and B-1(c), Neighborhood Business District with conditions, to B-1(c), Neighborhood Business District with conditions, and located on the northwest corner of the intersection of Chamberlayne Road (U.S. Route 301) and Rutlandshire Drive (State Route 2320). The subject property is designated on the General Land Use Plan map as Suburban Center. The proposed zoning amendment would permit a restaurant and other commercial/retail uses. (PUBLIC HEARING)

Magisterial District: Chickahominy

D. **REZ2023-00030, LONEOAK LAND CO., L.L.C.**

Requests to rezone from A-1, Agricultural District, to B-2(c), Community Business District with conditions, on GPIN 7821-59-5952 (part), consisting of approximately 17.33 acres, and located on the south line of Mountain Road (U.S. Route 33) approximately 1,000 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Rural Village. Approval of this zoning amendment and concurrent case CUP2023-00011 would allow for a self-storage warehouse facility. (PUBLIC HEARING)

Magisterial District: South Anna

E. **CUP2023-00011, 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 7821-59-5952 (part), consisting of approximately 17.33 acres, zoned A-1, Agricultural District (concurrent request for B-2(c), Community Business District with conditions), and located on the south line of Mountain Road (U.S. Route 33) approximately 1,000 feet west of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Rural Village. (PUBLIC HEARING)

Magisterial District: South Anna

F. **CUP2023-00013, RICHARD BARRETT**

Requests to amend CUP2020-00011, Carolyn H. and Richard E. Barrett, in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance, which permitted an events venue, on GPINs 8719-65-5010 and 8719-65-2975 (part), consisting of approximately 26.49 acres, zoned A-1, Agricultural District, and located on the south line of River Road (State Route 605) approximately 3,075 feet east of its intersection with Hanover Courthouse Road (U.S. Route 301). The amendment would allow the addition of a covered pavilion and new event spaces. The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Henry

IX. Miscellaneous

X. 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