



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

April 18, 2024

PLANNING COMMISSION

Alan Abbott

Ashland Magisterial District

Brett Heizer

Mechanicsville Magisterial District

Edmonia P. Iverson

Beaverdam Magisterial District

Larry A. Leadbetter

South Anna Magisterial District

Fredric I. McGhee, Jr.

Cold Harbor Magisterial District

William E. Martin

Henry Magisterial District

Clifton L. Parker, IV

Chickahominy Magisterial District

- I. Meeting Called to Order – Roll Call
- II. Welcome and Pledge of Allegiance
- III. Planning Commission Reorganization
 - A. Nominations for Chairman
 - B. Nominations for Vice-Chairman
- IV. Approval of Minutes
 - A. Approval of Minutes - March 21, 2024
- V. Citizens' Time

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

VI. Public Hearings

INDIVIDUAL PUBLIC HEARING

A. **ORDINANCE 24-02 FLOOD HAZARD OVERLAY DISTRICT**

An ordinance to amend the Hanover County Code to relocate floodplain management regulations from Chapter 12 of the Hanover County Code to the Hanover County Zoning Ordinance as follows: (1) by amending the title of Chapter 12, “Floodplain and Drainage Control” to “Drainage Control”; (2) by amending Chapter 12, Sections 12-1 through 12-4, 12-6, and 12-8; (3) by repealing Chapter 12, Article II, Floodplain Management, consisting of Sections 12-11 through 12-23; (4) by amending Section 25-58 of Chapter 25 of the Hanover County Code, Subdivision Ordinance, to update references to the County’s drainage regulations and floodplain management regulations; and (5) by creating a new Division 10, titled “Flood Hazard Overlay District,” consisting of Sections 26-235.1 through 26-235.22 in Article 4, Overlay Districts, of Chapter 26, Zoning Ordinance, to establish a flood hazard overlay district. The Flood Hazard Overlay District shall apply to all properties in the County outside of the Town of Ashland. (PUBLIC HEARING)

B. **ORDINANCE 24-01, RS, SINGLE-FAMILY DISTRICT ORDINANCE AMENDMENT**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, Sections 26-61 and 26-65, to provide that RS Districts that (1) contain an existing single-family dwelling or the property is vacant and (2) were located in commercial and industrial districts created at the request of the Board of Supervisors, are exempt from certain RS District requirements, and to clarify that family divisions are exempt from the requirement that the development be served by public utilities. (PUBLIC HEARING)

C. **REZ2024-00004, HANOVER COUNTY BOARD OF SUPERVISORS**

Request to rezone from M-2, Light Industrial District, to RS, Single-Family Residential District, on GPINs 7778-86-5196, 7778-76-8080, 7778-86-0015, and 7778-75-4776, consisting of multiple noncontiguous parcels totaling approximately 8.37 acres, and located on the north line of Cobbs Road (State Route 801) between Stony Run and existing transmission lines west of U.S. Route 1, including existing single-family dwellings located at 11080 Cobbs Road and 11122 Cobbs Road. The subject properties are designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre) and Natural Conservation Area. The proposed zoning amendment would allow existing parcels to be used for residential purposes (one single-family dwelling per parcel) and would not permit additional divisions. (PUBLIC HEARING)

Magisterial District: South Anna

- D. **REZ2024-00001, WESTMORELAND PROPERTY GROUP, L.L.C.**
Request to rezone from B-3, General Business District and M-2, Light Industrial District to M-2(c), Light Industrial District with conditions, on GPINs 7788-36-2310 and 7788-36-3534, and from A-1, Agricultural District to A-1(c), Agricultural District with conditions on GPIN 7788-36-3069, consisting of approximately 6.85 acres, and located on the south line of Wood Park Court (State Route 1013) at its intersection with Fox Cross Road (State Route 1012). The subject property is designated on the General Land Use Plan Map as Business Flexible. The proposed zoning amendment would allow for the development of office and warehouse space. (PUBLIC HEARING)
Magisterial District: Ashland
- E. **CUP2024-00004, HANOVER COUNTY PUBLIC SCHOOLS (BEAVERDAM ELEMENTARY SCHOOL)**
Requests an amendment to CUP-3-84, Am. 2-07, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building on GPINs 7836-04-2404 and 7836-04-4007, consisting of approximately 20.07 acres, zoned A-1, Agricultural District, and located on the south line of Beaverdam School Road (State Route 739) at its intersection with Halls Hideaway Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam
- F. **CUP2024-00005, HANOVER COUNTY PUBLIC SCHOOLS (BATTLEFIELD PARK ELEMENTARY SCHOOL)**
Requests an amendment to CUP-3-82, Am. 1-97, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building on GPIN 8735-13-6656, consisting of approximately 29.42 acres, zoned A-1, Agricultural District, and located on the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Walnut Grove Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. (PUBLIC HEARING)
Magisterial District: Cold Harbor
- G. **REZ2023-00046, MARIANNE RAE MINTON**
Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7796-55-5154(part), consisting of approximately 7.47 acres, and located at the terminus of Sycamore Grove Way (private road) approximately 230 feet east of its intersection with Halifax Green Drive (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of sixteen (16) building lots. (PUBLIC HEARING) **Magisterial District: Chickahominy**

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