



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

May 16, 2024

PLANNING COMMISSION
Alan Abbott, Chairman
Ashland Magisterial District
Fredric I. McGhee, Jr., Vice Chairman
Cold Harbor Magisterial District
Brett Heizer
Mechanicsville Magisterial District
Edmonia P. Iverson
Beaverdam Magisterial District
Larry A. Leadbetter
South Anna 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. Amendments to the Agenda
- IV. Approval of Minutes

- A. Approval of Minutes - April 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. **CUP2024-00003, LEBANON METHODIST CHURCH, INC.**

Requests an amendment to CUP-16-00 in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to allow a school within the existing church buildings on GPIN 8708-07-7417, consisting of approximately 5.88 acres, zoned A-1, Agricultural District, and located on the northeast corner of the intersection of Peaks Road (State Route 657) and Stumpy Road (State Route 654). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

B. CUP2024-00001, AMERICAN FLEET HOLDINGS, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-174.14 of the Hanover County Zoning Ordinance to permit vehicle and equipment storage on GPIN 7788-06-2282, consisting of approximately 7.06 acres (CUP area limited to 4.86 acres), zoned M-2, Light Industrial District, and located on the north line of Vermeer Place (private road) approximately 650 feet 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

INDIVIDUAL PUBLIC HEARING

A. CUP2024-00002, OASIS CHURCH

Requests a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church on GPIN 8707-76-4285(part), consisting of approximately 10.17 acres, zoned A-1, Agricultural District, and located on the east line of Chamberlayne Road (U.S. Route 301) at its intersection with Timothy Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Henry

B. REZ2023-00041, CAROL W. AND WALTER J. RAWLS REVOCABLE TRUST

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8743-69-5630, consisting of approximately 19.2 acres, and located on the north line of Rockhill Road (State Route 619) approximately 75 feet west of its intersection with Cohart Lane (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. (PUBLIC HEARING)

Magisterial District: Cold Harbor

C. REZ2023-00042, CAROL W. AND WALTER J. RAWLS REVOCABLE TRUST

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8744-70-0833, consisting of approximately 33.20 acres, and located on a private drive, which is approximately 1,400 feet north of the intersection of Rockhill Road (State Route 619) and Cohart Lane (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 five (5) building lots. (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