



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

July 18, 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 - June 20, 2024

V. Citizens' Time

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

VI. Administrative Agenda

A. **SPR2024-00009, HANOVER MONTESSORI LLC - MONTESSORI KIDS UNIVERSE**
Architectural Elevation Review
GPIN 7797-08-9059
Magisterial District: Ashland

B. **SOE2023-00001, ROGERS-CHENAULT INC.**
Subdivision Ordinance Exception (UNDERGROUND UTILITIES)
GPIN 8707-70-1506
Magisterial District: Henry

VII. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. **CUP2024-00010, STEIN INVESTMENT COMPANY, L.L.C.**

Requests a Conditional Use Permit in accordance with Section 26-130.12 of the Hanover County Zoning Ordinance to permit a self-storage facility on GPINs 7787-36-4548 (part), 7787-36-4155 (part), 7787-35-4726 (part), and 7787-35-6891 (part), consisting of approximately 2.16 acres, zoned B-3(c), General Business District with conditions, and located on the west line of Lakeridge Parkway (State Route 782) approximately 700 feet north of its intersection with Sliding Hill Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING)

Magisterial District: South Anna

INDIVIDUAL PUBLIC HEARINGS

A. **REZ2024-00003, WILLIAM A. WHITE, ET AL.**

Request to rezone from B-3, General Business District, and A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 7787-34-7059, 7787-34-6294, 7787-34-6349, 7787-33-9986, 7787-43-4803, 7787-33-6669, and 7787-33-4698, consisting of approximately 22.49 acres, and located on the northeast corner of the intersection of Kings Acre Road (State Route 835) and Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for the development of commercial, service, and retail uses. (PUBLIC HEARING)

Magisterial District: South Anna

B. **REZ2023-00011, GIO & SONS, L.L.C., ET AL.**

Request to rezone from A-1, Agricultural District, B-1, Neighborhood Business District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, and B-1(c), Neighborhood Business District with conditions, on GPINs 8707-70-1851, 8707-70-1506, 8707-70-1566 (part), and 8707-70-7925 (part), consisting of approximately 7.82 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 900 feet south of its intersection with Rural Point Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial and Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed zoning amendment would allow for 4.42 acres to be rezoned to RS to permit the creation of 13 age-restricted single-family attached units and 3.4 acres to be rezoned to B-1 to permit restaurant/retail/office development. (PUBLIC HEARING)

Magisterial District: Henry

C. **CUP2024-00007, STRATA CLEAN ENERGY**

Requests a Conditional Use Permit in accordance with Section 26-20.39 of the Hanover County Zoning Ordinance to allow a principal utility-scale solar energy facility, on GPINs 7827-85-7713, 7828-73-9147, 7828-61-0451, 7828-61-8172, 7828-52-0650, and 7827-33-5426, zoned A-1, Agricultural District, consisting of 1,528 acres, and located on the east line of Ben Gayle Road (State Route 682) approximately 950 feet north of its intersection with Beaverdam Road (State Route 715). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

D. **CUP2023-00018, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS DEPARTMENT)**

Requests to amend CUP-21-90, Am. 1-05, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted public facilities, on GPINs 8810-41-8712 and 8810-42-3597, consisting of approximately 367.12 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 on the General Land Use Map as Rural/Agricultural. The amendment would allow for the expansion of an existing transfer station facility. (PUBLIC HEARING)

Magisterial District: Beaverdam

E. **CPA2024-00001, HANOVER COUNTY BOARD OF SUPERVISORS**

Requests to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

Major Thoroughfare Plan: An amendment to remove three concept roads (Woodside Lane Parallel Road, Woodside Lane Extension, and Jamestown Road Extension), which were intended to improve connectivity between Woodside Lane, Jamestown Road, and Hickory Hill Road northeast of the Town of Ashland. (PUBLIC HEARING)

Magisterial Districts: Ashland and Beaverdam

F. **ORDINANCE 24-08, PARKING REQUIREMENTS FOR DATA CENTERS**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 5, Site Design Regulations, Division 4, Parking, Loading and Access Regulations, Section 26-251, Parking Requirements, to provide parking standards for data processing centers. (PUBLIC HEARING)

G. **ORDINANCE 24-09, SHORT TERM RENTALS**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-6, to add a definition of “short term rentals” and to amend Sections 26-18, 26-33, 26-43, 26-57, and 26-70 to allow short term rentals as a permitted use in the A-1 Agricultural District, the AR-6 Agricultural Residential District, the RC Rural Conservation District, the RS Single-Family Residential District, the RM Multi-Family Residential District and, by reference, in the R-1, R-2, R-3, R-4, AR-1, and AR-2 zoning districts. (PUBLIC HEARING)

H. **ORDINANCE 24-10, PUBLIC NOTICE MAILINGS**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 6, Administration and Enforcement, Division 1. Procedural Requirements; Amendments to Zoning Ordinance and Zoning Map, Section 26-304, Notice and Hearings, to allow for notices of public hearings to adjacent property owners on zoning requests to be sent by first class mail instead of certified mail. (PUBLIC HEARING)

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