



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

September 19, 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 - August 15, 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. **CUP2024-00013, SUPERIOR SIGNS L.L.C.**

Requests to amend the sketch plan and conditions approved with CUP-12-02, Hanover-Route 1 Property, Inc., in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance, to allow two freestanding monument signs using alternative materials on GPIN 7788-07-7454, consisting of approximately 7.35 acres (CUP area limited to 1.4 acres), zoned B-3, General Business District, and M-2, Light Industrial District, and located on the south line of Cobbs Road (State Route 801) at its intersection with Washington Highway (U.S. Route 1). (PUBLIC HEARING)

Magisterial District: South Anna

B. REZ2024-00006, JUDITH H. SMITH, ET AL.

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7844-30-3479, consisting of approximately 4.16 acres, and located on the north line of Annfield Road (State Route 735) approximately 1,900 feet east of its intersection with Coatesville Road (State Route 671). 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 for a family member.

(PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

A. REZ2024-00008, HONEY MEADOWS HOMEOWNER'S ASSOCIATION, INC.

Requests to amend the conceptual plan approved with REZ2019-00033, Commonwealth Lands, L.L.C., on GPIN 7797-70-5108, consisting of approximately 1.5 acres, zoned RS(c), Single-Family Residential District with conditions, and located at the southwest quadrant of the intersection of Meadow Pond Drive (State Route 2385) and Honey Meadows Road (State Route 2380).

The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed zoning amendment would eliminate a pedestrian path in Honey Meadows, Section 8. (PUBLIC HEARING)

Magisterial District: Ashland

B. REZ2023-00044, BRYAN W. FLAGG

Requests to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 7881-26-8407, consisting of approximately 3.01 acres, and located on the north line of Hickory Hill Road (State Route 646) adjacent to the western boundary of Interstate 95. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the development of a contractor's equipment storage yard. (PUBLIC HEARING)

Magisterial District: Beaverdam

C. 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)

The Planning Commission is expected to defer this ordinance amendment to the October meeting but will hold a work session on this topic following the public hearing items.

VII. Miscellaneous

A. Work Session: Short-Term Rentals and Possible Ordinance Amendment

B. Approval of Revised 2024 Meeting Schedule

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