



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

October 17, 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 - September 19, 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. **CUP2024-00017, HANOVER COUNTY PUBLIC SCHOOLS (BEAVERDAM ELEMENTARY)**

Requests to amend CUP2024-00004, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted a new school building, on GPINs 7836-04-2404, 7836-04-4007, 7836-04-5831, and 7836-04-9841, consisting of approximately 23.97 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

B. REZ2024-00011, ANDREA RADFORD

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7825-51-0391, consisting of approximately 10.58 acres, and located on the east line of Beaverdam Road (State Route 715) approximately 2,000 feet north of its intersection with Parsons Road (State Route 608). 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: Beaverdam

C. REZ2023-00047, RONALDO A. SULLIVAN

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7830-75-4129, consisting of approximately 10.12 acres, and located on the north line of Scotchtown Road (State Route 671) approximately 400 feet east of its intersection with Mountain Road (U.S. Route 33). 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 family. (PUBLIC HEARING)

Magisterial District: South Anna

D. REZ2024-00012, DANIEL A. TRUITT

Requests to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 8717-32-2253, consisting of approximately 4.83 acres, and located on the south line of Rural Point Road (State Route 643) approximately 0.4 miles west of its intersection with Georgetown Road (State Route 651). The subject property is designated on the General Land Use Plan Map as Suburban Transitional Residential (up to 1.5 dwelling units per acre). The proposed zoning amendment would permit the creation of one (1) additional building lot for a family member. (PUBLIC HEARING)

Magisterial District: Henry

INDIVIDUAL PUBLIC HEARINGS

A. REZ2022-00008, HARRIS & DOUGLAS PROPERTIES, L.L.C., AND TRADEPORT HANOVER LAND, L.L.C.

Request to rezone from MX(c), Mixed Use District with conditions, to M-1(c), Limited Industrial District with conditions (approximately 77.62 acres); RS(c), Single-Family Residential District with conditions (approximately 45.5 acres); and AR-6(c), Agricultural Residential District with conditions (approximately 7.9 acres), on GPINs 7880-70-4924, 7789-69-9500, 7789-59-1517, and 7789-69-3553, and located on the south line of East Patrick Henry Road (State Route 54) at its intersection with Woodside Lane (Town of Ashland road) and on the east and west lines of Mount Hermon Road (State Route 656) approximately 2,400 feet south of its intersection with East Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Employment Center and Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre). The proposed zoning amendment would allow development of a data center campus (multiple buildings permitted within the development area) and 49 single-family detached homes. (PUBLIC HEARING)

Magisterial District: Beaverdam

B. ORDINANCE 24-12, UNDERGROUND UTILITIES

An ordinance to amend the Hanover County Code, Chapter 25, Subdivisions, Article IV, General Regulations, Section 25-65, Underground Utilities, to modify the requirements for installing utilities underground to allow transmission lines of 64 kV or greater to be above ground in all zoning districts. Current regulations require such utilities to be located underground in certain zoning districts. (PUBLIC HEARING)

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