



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

November 21, 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
 - A. Deferral Request: REZ2023-00010, NORTH GAYTON COMPANY, L.L.P., ET AL.
 - B. Deferral Request: CUP2023-00004, HCA HEALTH SERVICES OF VIRGINIA, INC.
 - C. Removal of CUP2021-00005, SPRINGFIELD FARM SOLAR, L.L.C., ET AL.
- IV. Approval of Minutes
 - A. Approval of Minutes - October 17, 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. **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. **REZ2023-00010, NORTH GAYTON COMPANY, L.L.P., ET AL.**

Request to rezone from A-1, Agricultural District, and B-3(c), General Business District with conditions, to B-2(c), Community Business District with conditions, on GPINs 7787-86-4095 (part), 7787-76-4465 (part), 7787-86-1578, and 7787-86-9633, consisting of approximately 39.18 acres, and located on the north line of Sliding Hill Road (State Route 656) at the on-ramp to Interstate 95. The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for development of a regional hospital campus, including medical office buildings. (PUBLIC HEARING)

Magisterial District: Ashland

(DEFERRAL REQUESTED TO DECEMBER 12, 2024, MEETING)

C. **CUP2023-00004, HCA HEALTH SERVICES OF VIRGINIA, INC.**

Requests a Conditional Use Permit in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance to permit a heliport on a hospital campus (pending approval of concurrent rezoning request, REZ2023-00010, North Gayton Company, L.L.P., et al., to B-2(c), General Business District with conditions) on GPIN 7787-76-4465(part), currently zoned A-1, Agricultural District, and B-3(c), General Business District with conditions, and consisting of approximately 0.54 acres of a 39.18-acre hospital campus. The property is located on the north line of Sliding Hill Road (State Route 656) at the on-ramp to Interstate 95. The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING)

Magisterial District: Ashland

(DEFERRAL REQUESTED TO DECEMBER 12, 2024, MEETING)

- D. **CUP2021-00005, SPRINGFIELD FARM SOLAR, L.L.C., ET AL.**
Request a Conditional Use Permit in accordance with Sections 26-20.39 and 26-20.12 of the Hanover County Zoning Ordinance to permit a principal, utility scale solar energy facility and associated substation on GPINs 7769-52-1910, 7768-38-9853, 7769-60-1319, 7769-80-3093, 7779-10-0505, 7769-90-8609, 7779-02-1568, 7779-12-8215, and 7768-77-8450, consisting of approximately 955.21 acres, zoned A-1, Agricultural District, and located on the north line of Cedar Lane (State Route 623) approximately 1,600 feet east of its intersection with Whisana Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre) and Suburban Transitional Residential (up to 1.5 units per acre). (PUBLIC HEARING)
Magisterial Districts: South Anna and Beaverdam
(INCOMPLETE APPLICATION: PUBLIC HEARING CANCELED)
- E. **CUP2024-00016, LIGHTSHIFT ENERGY**
Requests a Conditional Use Permit in accordance with Section 26-20.37 of the Hanover County Zoning Ordinance to allow a Tier 2 battery energy storage system, on GPIN 7778-31-9066, zoned A-1, Agricultural District, consisting of approximately 57.74 acres, and located on the south line of Cedar Lane (State Route 623) approximately 200 feet east of its intersection with Elmont Road (State Route 626). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). (PUBLIC HEARING)
Magisterial District: South Anna
- F. **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)

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