



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

December 12, 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 - November 21, 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. **REZ2024-00017, LEIGH AND TIMOTHY BURNLEY**

Request to rezone from AR-6(c), Agricultural Residential District with conditions, to A-1(c), Agricultural District with conditions, on GPIN 7823-10-2480, consisting of approximately 17.1 acres, and located on the south line of Connie Hall Road (State Route 781) approximately 100 feet west of its intersection with Woodman Hall Road (State Route 674). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

- B. **REZ2024-00016, DOVELL AND WILLIAMS, L.L.C.**
Requests to rezone from B-3, General Business District, to M-2(c), Light Industrial District with conditions, on GPINs 7787-74-0991 and 7787-65-9088(part), consisting of approximately 3.99 acres, and located on the north line of Kings Acres Road (State Route 835) approximately 925 feet east of Interstate 95. The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for heavy truck sales at an existing truck dealership. (PUBLIC HEARING)
Magisterial District: Chickahominy
- C. **CUP2024-00015, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC UTILITIES DEPARTMENT)**
Requests to amend CUP-15-97, AM. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted public facilities, on GPIN 8726-62-7679, consisting of approximately 128.4 acres, zoned A-1, Agricultural District, and located at the terminus of Pole Green Park Lane (State Route 827) approximately 0.65 miles north of its intersection with Pole Green Road (State Route 627). The property is designated on the General Land Use Map as Rural/Agricultural. The amendment would allow for the construction of a vehicle storage building, parking lot, and gravel yard for the Department of Public Utilities. (PUBLIC HEARING)
Magisterial District: Henry
- D. **CUP2024-00019, VIRGINIA ELECTRIC AND POWER COMPANY**
Requests a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a substation, on GPIN 7893-02-7643(part), consisting of approximately 10.88 acres, zoned A-1, Agricultural District, and located on the east line of Doswell Road (State Route 688) approximately 1,700 feet south of its intersection with Kings Dominion Boulevard (State Route 30). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARING

- A. **REZ2024-00020, SANTEE FARM, INC.**
Requests an amendment to the proffers and conceptual plan approved with rezoning request C-13-07(c), Am. 1-13, Santee Farm, Inc., on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, consisting of approximately 168.79 acres, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road). The property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Cold Harbor

B. REZ2024-00013, FRHP LINCOLNSHIRE, L.L.C.

Requests to rezone from M-2(c), Light Industrial District with conditions, and B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-68-1448, consisting of approximately 10.0 acres, and located at the terminus of Sunshade Lane (private road) approximately 640 feet east of North Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Destination Commerce. The proposed zoning amendment would allow for the development of the property for recreational vehicle sales and service uses. (PUBLIC HEARING)

Magisterial District: Ashland

C. REZ2024-00014, BELINDA AND CHARLES FLOURNOY

Request to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, on GPIN 7788-97-6309, consisting of approximately 7.02 acres, and located on the southwest corner of the intersection of Virginia Crane Drive (State Route 821) and Ashcake Road (State Route 657). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3.0 dwelling units per acre). The proposed zoning amendment would permit the creation of forty-one (41) attached and detached homes. (PUBLIC HEARING)

Magisterial District: Ashland

VII. Miscellaneous

A. Approval of the 2025 Planning Commission Meeting Schedule

B. Announcement of location for the January Planning Commission meeting

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