

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building Auditorium**  
**February 19, 2015**

**Meeting Called to Order at 7:00 P.M.**

1. **Roll Call**
2. **Welcome and Pledge of Allegiance**
3. **Consideration of Agenda Amendments by Action of the Commission**
4. **Citizens' Time**  
Citizen Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
5. **Public Hearings Advertised for 7:00 P.M.**

**EXPEDITED PUBLIC HEARINGS**

**Rezoning**

- C-26-14(c) FEMB, L.L.C.,** Requests to rezone from B-O, Business Office District, to B-3(c), General Business District with conditions, on GPIN 8706-02-8257, consisting of approximately 1.0 acres, and located on the north line of Chamberlayne Road (U.S. Route 301) approximately 500 feet west of its intersection with Atlee Road (State Route 638) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would establish a new conceptual layout for this site and permit additional commercial uses. (PUBLIC HEARING)
- C-22-14(c) BRIAN MANLEY,** Requests to rezone from A-1, Agricultural District, to RS, Single Family Residential District with conditions, on GPIN 7759-00-9967(part), consisting of approximately 2.32 acres, and located on the east line of Greenwood Road (State Route 625) approximately 1,900 feet south of its intersection with Ashland Road (State Route 623) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre). The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 2.32 acres. (PUBLIC HEARING)
- C-24-14(c) EDNA M. MITCHELL (SHEEHY AUTO STORES, INC.),** Requests to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8714-99-7488 and 8714-99-5533, consisting of approximately 2.62 acres, and located at the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit accessory vehicle storage for the adjacent automobile sales business. (PUBLIC HEARING)

- C-25-14(c) OPHELIA E. LEWIS**, Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8718-73-0486, consisting of approximately 5.0 acres, and located on the south line of Chestnut Church Road (State Route 750) approximately 1,350 feet east of its intersection with Napper Drive (private road) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional lot for a density of one dwelling unit per 2.5 acres. (PUBLIC HEARING)

### **Conditional Use Permits**

- CUP-8-14 ACCU ASSOCIATES, L.L.C.**, Requests a Conditional Use Permit in accordance with Section 26-183.1 of the Hanover County Zoning Ordinance to permit a recreation facility on GPIN 7798-02-4316, consisting of approximately 3.77 acres. The area of the Conditional Use Permit will be limited to approximately 11,064 square feet. The property is zoned M-3, Heavy Industrial District, and is located on the east line of Air Park Road (State Route 813) approximately 150 feet north of its intersection with Whitesel Road (State Route 1263) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)
- CUP-1-15 DANIEL C. AND ASHLEE R. LEADBETTER (MICHAEL PUGH)**, Requests a Conditional Use Permit in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance to permit a commercial landscaping operation in conjunction with a nursery on GPIN 7749-27-8898, consisting of approximately 2.0 acres, zoned A-1, Agricultural District, and located on the west line of Mountain Road (U.S. Route 33) approximately 600 feet north of its intersection with Stone Horse Creek Road (State Route 670) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

### **INDIVIDUAL HEARINGS**

#### **Rezoning**

- C-17-14(c) CHAMBERLAYNE ROAD ASSOCIATES, L.L.C.**, Requests to rezone from A-1, Agricultural District and R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions and B-2(c), Community Business District with conditions, on GPINs 8706-67-5588 and 8706-67-5140, consisting of approximately 11.7 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 250 feet north of its intersection with McKenzie Drive (State Route 1239) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit various community business uses on 1.6 acres and the creation of 40 single-family lots on 10.1 acres for a gross density of 3.97 units per acre. (PUBLIC HEARING)

- C-23-14(c) BIG OAK DEVELOPMENT COMPANY, L.L.C.,** Requests to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions and M-1(c), Limited Industrial District with conditions, on GPIN 8715-27-6619, consisting of approximately 63.17 acres, and located at the terminus of Left Flank Road (state route number pending) approximately 600 feet west of its intersection with Bell Creek Road (State Route 642) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed M-1 zoning amendment would permit office/warehouse and retail uses on 22.33 acres. The proposed RM zoning amendment would permit 27 single-family lots, 111 townhouses, and 220 apartment units for a total of 354 dwelling units on 40.84 acres for a gross density of 8.7 units per acre. (PUBLIC HEARING)

**Ordinance Amendments**

**ORDINANCE 14-09  
PRELIMINARY SUBDIVISION PLATS**

**AN ORDINANCE** to amend the Hanover County Code, Subdivision Ordinance, Sections 25-23 and 25-28 to provide that preliminary subdivision plats are required for subdivisions containing more than 50 lots and that owners of properties being subdivided into 50 or fewer lots may voluntarily submit a preliminary subdivision plat for review and approval. (PUBLIC HEARING)

**ORDINANCE 15-01  
M-1, LIMITED INDUSTRIAL DISTRICT SETBACK REQUIREMENTS**

**AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, by amending Sections 26-162 and 26-169 to modify the setback requirements applicable to the M-1, Limited Industrial District so that the setback requirements are the same as in the M-2, Light Industrial District; and by amending Section 26-266 to provide that the buffer requirements between properties in the M-1 and properties zoned residential shall be the same as the buffer requirements between properties zoned M-2 or M-3, Heavy Industrial District and properties zoned residential. (PUBLIC HEARING)

- 6. Miscellaneous**  
**A. Approval of Minutes**