

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Administrative Building**

**June 18, 2015**

- I. Meeting Called to Order - 6:30 P.M.**
- II. Approval of Minutes**
- III. Consideration of Agenda Amendments by Action of the Commission**
- IV. Administrative Agenda**
  - A. Proffered Elevation Review**
    - 1) SPR-3-15, FAIRFIELD INN AT WINDING BROOK - SOUTH ANNA MAGISTERIAL DISTRICT (COMMISSION ACTION)**
  - B. Subdivision Ordinance Exceptions**
    - 1) SOE-1-15, HICKORY HILL SUBDIVISION - BEAVERDAM MAGISTERIAL DISTRICT (COMMISSION ACTION)**
    - 2) SOE-2-15, E. TYREE CHAPPELL ESTATE - CHICKAHOMINY MAGISTERIAL DISTRICT (COMMISSION ACTION)**
- V. Miscellaneous**
  - A. Community Meetings Coordination**
  - B. Update Regarding Meeting Management Software**
- VI. Meeting Reconvened - 7:00 P. M.**
- VII. Welcome and Pledge of Allegiance**
- VIII. Citizens' Time**

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes

## **EXPEDITED PUBLIC HEARINGS**

### **IX. Rezoning**

- A. C-7-15(c), JOHN J. MOLTER REVOCABLE TRUST ET AL.,**  
Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPINs 8719-30-3541 and 8719-30-4870, consisting of approximately 25 acres, and located at the terminus of Woodville Lane (private road) approximately 1,000 feet east of intersection with Hanover Courthouse Road (U.S. Route 301) 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 a boundary line adjustment. (PUBLIC HEARING)
- B. C-9-15(c), SELMA R. AND RANDY T. DAVIS,**  
Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7830-54-9610, consisting of approximately 10.2 acres, and located on the south line of Rhyne Lane (private road) approximately 775 feet west of its intersection with Mountain Road (U.S. Route 33) in the **SOUTH ANNA 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 building lot for a family member for a gross density of one (1) dwelling unit per 5.1 acres. (PUBLIC HEARING)
- C. C-10-15(c), SHARON G. AND THOMAS E. BENGEL,**  
Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7798-16-7439, consisting of approximately 4.88 acres, and located in the southeast quadrant of the intersection of Ashcake Road (State Route 657) and Egypt Road (State Route 741) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 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 2.44 acres. (PUBLIC HEARING)

### **X. Conditional Use Permits**

- A. CUP-8-87, AM. 1-15, ASHCAKE ROAD LANDFILL, INC.,**  
Request(s) an amendment to a Conditional Use Permit in accordance with Section 26-20.15 of the Hanover County Zoning Ordinance to permit an expansion (height increase) of an existing landfill on GPINs 7798-08-2072, 7798-08-7416, 7798-18-4218 and 7798-09-5472, consisting of approximately 135.7 acres, zoned A-1, Agricultural District, and located on the north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre) and Agricultural. (PUBLIC HEARING)

- B. CUP-5-15, NATIONAL COMMUNICATION TOWERS, L.L.C.,**  
Requests a Conditional Use Permit in accordance with Section 26-20.26 of the Hanover County Zoning Ordinance to permit a 199-foot telecommunications tower on GPIN 7802-29-8042(part), consisting of approximately 23.81 acres. The area of the Conditional Use Permit will be limited to approximately 0.39 acres. The property is zoned A-1, Agricultural District, and is located on the west line of Dunn Road (State Route 736) approximately 1,300 feet south of its intersection with Mountain Road (U.S. Route 33) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

## **INDIVIDUAL HEARINGS**

### **IX. Rezoning**

- A. C-15-15(c), RICHARD E. HOLLAND, JR. PROPERTIES, L.L.C.,**  
Requests to rezone from A-1, Agricultural District, and B-3, General Business District to M-2(c), Light Industrial District with conditions, on GPINs 7787-17-8858, 7787-08-4412, 7787-19-0019, 7787-27-0272, 7787-27-2165 and 7787-16-9934, consisting of approximately 128.11 acres, and located generally in the northwest quadrant of the intersection of Cedar Lane (State Route 623) and Washington Highway (U.S. Route 1) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would permit speculative industrial uses. (PUBLIC HEARING)
- B. C-14-14(c), MARY LYNNE MCDOUGLE, ET AL. (SCOTCHTOWN PARTNERS, L.L.C.),**  
Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, RM(c), Multi-Family Residential District with conditions and B-3(c), General Business District with conditions, on GPINs 8706-48-8991(part), 8706-58-6162, 8707-51-3243, 8707-51-3841, 8707-61-2365, 8706-58-5695(part), 8706-58-8910(part), 8706-69-3782, 8707-60-1621(part), 8707-60-5237, 8707-61-6614, 8706-58-3434, 8706-59-0093(part), 8706-49-5063(part) and 8707-51-6800, consisting of approximately 103.68 acres, and located at the southwest quadrant of Chamberlayne Road (U.S. Route 301) and New Ashcake Road (State Route 643) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed B-3 zoning amendment would permit office and retail uses on 36.68 acres. The proposed RS zoning amendment would permit 115 single family lots on 32.35 acres for a gross density of 3.55 dwelling units per acre; the proposed RM zoning amendment would permit 131 townhouses units on 14.01 acres for a gross density of 9.35 dwelling units per acre; and a proposed RM zoning amendment for 286 apartment units on 20.64 acres for a gross density of 13.86 dwelling units per acre. The overall residential density would be 7.94 dwelling units per acre. (PUBLIC HEARING)