

AGENDA
Hanover County Planning Commission
Hanover County Administrative Building

July 16, 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. Expedited Administrative Agenda**
 - A. Subdivision Ordinance Exceptions**
 - 1) SOE-3-15 – CIVIL WAR PRESERVATION TRUST (ANCHOR’S DOWN FARM) - BEAVERDAM MAGISTERIAL DISTRICT (COMMISSION ACTION)**
 - 2) SOE-4-15 – PAR 3 DEVELOPMENT GROUP, L.L.C. – BEAVERDAM MAGISTERIAL DISTRICT (COMMISSION ACTION)**
- V. Miscellaneous**
- 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. Rezonings**
 - A. C-27-97(c), AM. 1-15, RCI BUILDERS, L.L.C. (MASSEY’S ADDITION, SECTION I)**

Requests an amendment to the proffers approved with rezoning request C-27-97(c), Historic Pole Green Church, on GPINs 8726-01-0196, 8726-01-0036 and 8716-90-9938, zoned R-2(c), Single-Family Residential District with conditions, and located on the east line of Strawbank Drive (State Route 1765) approximately 750 feet south of its intersection with Birchbark Lane (State Route 1767) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

- B. C-11-15(c), CHARLES G. WILLIS**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7822-34-2016, consisting of approximately 10.0 acres, and located at the terminus of a 50' access easement that connects to Brown Pleasants Road (State Route 791) approximately 1,600 feet north of its intersection with Mountain Road (U.S. Route 33) in the **BEAVERDAM 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 five (5) acres. (PUBLIC HEARING)
- C. C-13-15(c), TANYA P. MELTON ET AL.**
Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8765-19-6891, consisting of approximately 4.2 acres, and located on the south line of Piping Tree Ferry Road (State Route 629) approximately 850 feet east of its intersection with Old Church Road (State Route 606) 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 building lot for a family member for a gross density of one (1) dwelling unit per 2.1 acres. (PUBLIC HEARING)
- D. C-14-15(c), TERESA A. AND CARL D. LOEW**
Request to rezone from R-1, Single-Family Residential District and B-3, General Business District, to B-1(c), Neighborhood Business District with conditions, on GPINs 8704-95-3772, 8704-95-3851, 8704-95-3699 and 8704-95-2795, consisting of approximately 0.55 acres, and located in the southwest quadrant of the intersection of Lee Avenue (State Route 1114) and Atlee Road (State Route 638) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Mixed Use (Low Commercial/High Residential). The proposed zoning amendment would permit various neighborhood business uses. (PUBLIC HEARING)
- E. C-6-15(c), HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)**
Requests to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 7798-12-9494 and 7798-30-1875, consisting of approximately 27.11 acres, and located on the east side of the runway of the Hanover County Airport, which can be accessed from Air Park Road (State Route 813) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow the addition of the subject parcels to the area of the Hanover County Airport. (PUBLIC HEARING)

X. Conditional Use Permit

A. CUP-16-91, AM. 1-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)

Requests an amendment to a Conditional Use Permit in accordance with Sections 26-20.1, 26-174.1 and 26.183.1 of the Hanover County Zoning Ordinance to add GPINs 7798-12-9494 and 7798-30-1875 to the area of the Hanover County Airport, which includes GPINs, 7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363 and 7798-13-4239. The total area of the Airport Conditional Use Permit will be approximately 242.07 acres. The parcels are zoned A-1, Agricultural District, M-2(c), Light Industrial District with conditions, and M-3(c), Heavy Industrial District with conditions, and are located on the east line of Air Park Road (State Route 813) approximately 4,000 feet north of Sliding Hill Road (State Route 656) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

INDIVIDUAL HEARING

XI. Rezoning

A. C-4-15(c), LILLIE KREYNUS, ET AL.

Request to rezone from A-1, Agricultural District and B-3(c), General Business District with conditions, to B-3(c), General Business District with conditions, on GPINs 8724-19-9867 and 8724-29-4802(part) consisting of approximately 15.0 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Drive (State Route 1075) 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 retail uses. (PUBLIC HEARING)



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.