

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

**August 20, 2015**

- I. Meeting Called to Order - 7:00 P.M.**
- II. Welcome and Pledge of Allegiance**
- III. Consideration of Agenda Amendments by Action of the Commission**
- IV. Citizens' Time**  
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes

**EXPEDITED PUBLIC HEARINGS**

- V. Rezonings**
  - A. C-16-15(c), HOWARD D. NUCKOLS, JR.**  
Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7708-25-1332, consisting of approximately 8.37 acres, and located on the south line of Dogwood Trail Road (State Route 620) approximately 0.32 mile east of its intersection with Watkins Road (State Route 721) 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 4.19 acres. (PUBLIC HEARING)
  - B. C-17-15(c), DEBORAH S. COLVIN**  
Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7820-80-9619, consisting of approximately 8.3 acres, and located on the south line of St. Peter's Church Road (State Route 611) approximately 0.22 mile west of its intersection with Auburn Mill Road (State Route 675) 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 4.15 acres. (PUBLIC HEARING)

- C. C-18-15(c), PATRICIA B. AND JOHN H. CLEMENTS, ET AL.**  
Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPINs 8754-56-6324 and 8754-55-5981, consisting of approximately 19.76 acres, and located at the terminus of Douglas Farm Lane (private road) approximately 800 feet east of its intersection with McClellan Road (State Route 628) in the **COLD HARBOR 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)
- D. C-10-99(c), AM. 1-15, HCT HOLDINGS, L.L.C., ET AL.**  
Requests an amendment to the proffers approved with rezoning request C-10-99(c), Am. 1-09, Hanover Group, L.L.C., on GPINs 8715-48-8767, 8715-48-8744, 8715-48-8732 and 8715-48-8619, consisting of approximately 10,500 square feet, zoned M-1(c), Limited Industrial District with conditions, and located on the north line of Bell Creek Road (State Route 642) approximately 575 feet east of its intersection with Autumn Park Way (State Route 1556) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would permit food processing and distribution. (PUBLIC HEARING)

## **VI. Joint Rezoning and Conditional Use Permit**

- A. C-20-15, HANOVER BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)**  
Requests to rezone from A-1, Agricultural District to RS, Single-Family Residential District on GPIN 7768-94-1986, consisting of approximately 2.05 acres, and located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772) in the **SOUTH ANNA 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 a water storage tank and pump station. (PUBLIC HEARING)
- B. CUP-7-15, HANOVER BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)**  
Requests a Conditional Use Permit in accordance with Section 26-59.5 of the Hanover County Zoning Ordinance to permit a water storage tank and pump station on GPIN 7768-94-1986, consisting of approximately 2.05 acres, zoned A-1, Agricultural District (RS, Single-Family Residential District pending), and located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with Karen Drive (State Route 772) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). (PUBLIC HEARING)

## **VII. Agricultural and Forestal District Renewals**

			<b>Magisterial District</b>	
A.	1.	AFD-1-78	MACDONALD	BEAVERDAM
	2.	AFD-2-78	STANLEY	BEAVERDAM
	3.	AFD-3-78	WICKHAM	BEAVERDAM
	4.	AFD-1-85	PEARSON'S CORNER	HENRY
	5.	AFD-4-78	OLD CHURCH (A)	HENRY /COLD HARBOR
	6.	AFD-1-79	OLD CHURCH (B)	COLD HARBOR
	7.	AFD-1-80	OLD CHURCH (C)	HENRY
	8.	AFD-2-80	SUMMERHILL	HENRY

## **INDIVIDUAL PUBLIC HEARING**

### **VIII. Conditional Use Permit**

- A. **CUP-6-15, CRAIG REALTY GROUP – RICHMOND, L.L.C.**  
Requests a Conditional Use Permit in accordance with Section 26-174.3 of the Hanover County Zoning Ordinance to permit a parking garage on GPIN 7788-58-4590(part), consisting of approximately 4.32 acres. The area of the Conditional Use Permit will be limited to approximately 3.92 acres. The property is zoned M-2(c), Light Industrial District with conditions, and is located on the north line of Sun Shade Lane (State Route pending) approximately 400 feet east of its intersection with North Lakeridge Parkway (State Route 782) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)

### **IX. Miscellaneous**

- A. **Approval of Minutes**