



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County Administration Building
Board Room

October 15, 2015

PLANNING COMMISSION

Larry Leadbetter
Chairman
South Anna Magisterial District
Randy Whittaker
Vice Chairman
Mechanicsville Magisterial District
Jerry W. Bailey
Henry Magisterial District
Edmonia P. Iverson
Beaverdam Magisterial District
C. Harold Padgett, Sr.
Chickahominy Magisterial District
Ashley H. Peace
Cold Harbor Magisterial District
Claiborne R. Winborne
Ashland Magisterial District

- 6:00 p.m. I. Work Session – Review and Discussion of Ordinance Amendment -
Ord. 15-11, Civil Penalties**
- 7:00 p.m. II. Meeting Called to Order**
- III. Roll Call**
- IV. Welcome and Pledge of Allegiance**
- V. Consideration of Agenda Amendments by Action of the Commission**
- VI. Citizens' Time**
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
- VII. Public Hearings Advertised for 7:00 p.m.**

EXPEDITED PUBLIC HEARINGS

VIII. Rezoning

A. C-4-11(c), AM. 1-15, O. DALE BREEDLOVE

Requests an amendment to the proffers approved with rezoning request C-4-11(c), Stephen R. Marks, on GPIN 8708-64-7246, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Hanover Courthouse Road (U.S. Route 301) approximately 900 feet north of its intersection with Stumpy Road (State Route 654). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Magisterial District: Henry

B. C-24-15(c), ERIN L. ARMENTROUT

Requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7864-49-7676, consisting of approximately 14.56 acres, and located on the south line of Verdon Road (State Route 684) approximately 0.28 mile west of Sleepy Hollow Lane (private road). 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 gross density of one (1) dwelling unit per 7.28 acres. (PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARINGS

IX. Conditional Use Permit

A. CUP-15-05, AM. 1-15, CAVALIER RIFLE & PISTOL CLUB

Requests an amendment to a Conditional Use Permit in accordance with Sections 26-20.10 and 26-20.14 of the Hanover County Zoning Ordinance to amend the conditions of the existing Conditional Use Permit that permits a private club and private recreation facility on GPINs 6891-41-7956, 6890-37-5223, 6890-59-0704, 6891-30-4684, 6891-20-5055, 6890-39-6865, 6890-38-0916, 6890-38-6620, 6890-48-2570, 6891-41-8135 and 6891-33-8060, consisting of approximately 434.61 acres, zoned A-1, Agricultural District, and located at the terminus of Boondock Lane (private road) approximately 0.68 mile south of Taylors Creek Road (State Route 610). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

Magisterial District: South Anna

X. Ordinance Amendments

A. ORDINANCE 15-11, CIVIL PENALTIES

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, by amending Sections 26-347, 26-348, and 26-349, and by relocating the provisions of current Section 26-349 into a new Section numbered 26-350, to provide that violations of the Hanover County Zoning Ordinance shall be punished by a civil penalty, in accordance with the following:

1. The amount of the Civil Penalty shall be Two Hundred Dollars (\$200.00) for an initial violation and Five Hundred Dollars (\$500.00) for subsequent violations,
2. Civil Penalties shall not be used for violations that:
 - a. Result in injury to any person,
 - b. Are for activities related to land development, or
 - c. Are related to the posting of signs on public property or public rights-of-way.
3. Civil Penalties shall be in lieu of Criminal Penalties, except for those violations which are listed above as exempt from Civil Penalties and in those situations where the amount of Civil Penalties for a repeated violation exceed Five Thousand Dollars (\$5,000.00).

(PUBLIC HEARING)

B. ORDINANCE 15-12, RESIDENTIAL SETBACKS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, as follows:

1. To amend Section 26-6, to modify the definition of “front yard”, “yard measurement”, “rear yard”, “required yard” and “side yard”, to provide that, in residential zoning districts, properties shall contain a front yard and a rear yard while business and industrial districts continue to consist of a front yard, side yard, and rear yard;
2. To amend Sections 26-26, 26-40, 26-52, and 26-63, to modify the yard requirements in the A-1, Agricultural District, the AR-6, Agricultural Residential District, the RC, Rural Conservation District, and the RS, Single-Family Residential District, respectively, to provide that there shall be requirements for side setbacks in front yards rather than requirements for side yards;
3. To amend Section 26-59, to conform the regulations applicable to conditional uses in the RS, Single-Family Residential District to the amended definitions of front yard and rear yard;
4. To amend Section 26-243, to conform the definitions applicable to side yards to reflect the changes being made to the definitions of front yard, side yard, and rear yard;
5. To amend Section 26-247, to amend the regulations applicable to accessory buildings and pools to reflect the changes being made to the definitions of front yard, side yard, and rear yard; and
6. To provide that the changes being made to the definition of front yard, side yard, and rear yard shall be applicable to the district regulations applicable to those residential districts which have been repealed by the Board of Supervisors.

(PUBLIC HEARING)

C. ORDINANCE 15-13, PERFORMANCE AGREEMENTS FOR REQUIRED ZONING IMPROVEMENTS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-61, 26-68, 26-77, and 26-78, to modify the requirements in the RS, Single-Family Residential District and the RM, Multi-Family Residential District regarding the timing of the installation of street trees and sidewalks within these zoning districts and to allow greater flexibility in the location of street trees required to be installed as part of the applicable district regulations.

(PUBLIC HEARING)

XI. Miscellaneous Items

A. Approval of Minutes