

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building**  
**Planning Department and Auditorium**  
**April 17, 2014**

**Meeting Called to Order at 6:30 P.M.**

1. **Approval of Minutes**
2. **Consideration of Agenda Amendments by Action of the Commission**
3. **Reorganization**
4. **Comprehensive Plan Format Review**

**Meeting Reconvened at 7:00 P. M.**

1. **Welcome and Pledge of Allegiance**
2. **Citizens' Time**  
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
3. **Public Hearings Advertised for 7:00 P.M.**

**EXPEDITED PUBLIC HEARINGS**

**Rezoning Proffer Amendment**

- C-15-08(c) AM. 1-14** **MARGARET WESTBROOK VAUGHAN**, Requests an amendment to the proffers approved with rezoning request C-15-08(c), Margaret Vaughan and Franklin Reynolds on GPINs 7821-54-5295, 7821-73-7841 and 7821-74-5575, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Mountain Road (U.S. Route 33) at its intersection with Hatch Thompson Road (State Route 672) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

**Combined Rezoning and Conditional Use Permit**

- C-1-14(c)** **ELMONT FIRST BAPTIST CHURCH**, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and 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 and companion Conditional Use Permit (CUP-1-14) would be limited to church uses only. (PUBLIC HEARING)

**CUP-1-14** **ELMONT FIRST BAPTIST CHURCH**, Requests a Conditional Use Permit in accordance with Section 26-110.7 of the Hanover County Zoning Ordinance to permit a church on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, currently zoned A-1, Agricultural District (concurrent request, C-1-14(c), for B-1(c), Neighborhood Business District with conditions), and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and 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)

#### **Conditional Use Permit**

**CUP-2-14** **MCGRATH REALTY, L.L.C.**, Requests a Conditional Use Permit in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance to a permit a used automobile dealership on GPIN 8735-03-0438, consisting of approximately 2.19 acres. The area of the Conditional Use Permit will be limited to approximately 0.50 acres. The property is zoned B-3, General Business District, and is located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet west of its intersection with Walnut Grove Road (State Route 615) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

#### **Rezoning**

**C-25-08(c)** **THE BARNES PLACE, L.L.C.**, Requests to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 7788-15-9141 and 7788-14-7804, consisting of approximately 5.08 acres, located on the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would permit certain business and industrial uses. (PUBLIC HEARING)

#### **4. Miscellaneous**