

AGENDA
Hanover County Planning Commission
Hanover County Government Building
Planning Department and Auditorium
May 15, 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. **Legislative Update**

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-15-00(c) AM. 1-13 ANN BROOKE W. AND JAMES S. DAVIS, JR., ET AL. (BAYLOR SPRINGS SUBDIVISION),** Request an amendment to the proffers approved with rezoning request C-15-00(c), Helen and Matthew Blackwood, on GPINs 8764-57-5208 and 8764-77-1930, zoned RC(c), Rural Conservation District with conditions, and located on the east line of Flannigan Mill Road (State Route 693) at its intersection with Babbling Brooke Lane (State Route 1014) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Rezoning

- C-2-14(c) JOYCE Y. MORRIS,** Requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7822-83-8301, consisting of approximately 6.18 acres, and located at the terminus of Bradley's Country Lane (private road) approximately 950 feet southeast of its intersection with W. Patrick Henry Road (State Route 54) 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 gross density of one (1) dwelling unit per 3.09 acres. (PUBLIC HEARING)

Conditional Use Permit

CUP-2-02 AM. 1-14 BEAVERDAM BAPTIST CHURCH, Requests an amendment to a Conditional Use Permit in accordance with Section 26.20.21 of the Hanover County Zoning Ordinance to permit expansion of church activities to include a private church school on GPIN 7826-62-2888, consisting of approximately 55 acres, currently zoned A-1, Agricultural District, located on the east side of Beaver Dam Road (State Route 715) approximately 1,025 feet north of Tyler Station Road (State Route 658) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The site of the requested Conditional Use Permit is designated on the General Land Use Plan Map as Agricultural. **(PUBLIC HEARING)**

INDIVIDUAL PUBLIC HEARINGS

Rezoning

C-9-13(c) HANOVER LAND INVESTORS, L.L.C., Request to rezone from A-1, Agricultural District to RM(c), Multi-Family Residential District with conditions and B-1(c), Neighborhood Business District with conditions, on GPINs 8715-45-2556, 8715-45-5685, 8715-45-4972 and 8715-45-8101, consisting of approximately 25.45 acres, and located in the southeast quadrant of the intersection of Pole Green Road (State Route 627) and Bell Creek Road (State Route 642) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit the creation of 121 building lots for a gross density of 5.52 dwelling units per acre. **(PUBLIC HEARING)**

Ordinance Amendment

ORDINANCE 14-04 HEALTH SPAS IN OS, OFFICE SERVICE DISTRICT

AN ORDINANCE to amend the Hanover County Code, Zoning Ordinance, Section 26-140 to remove "Health Spa" from the list of conditional uses in the OS, Office Service District as that use is already allowed as a permitted use within the District. **(PUBLIC HEARING)**

4. Miscellaneous