

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building**  
**Planning Department and Auditorium**  
**June 19, 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. Administrative Agenda
  - A. Proffered Elevation Review
    - 1) SPR-7-14                      **AERIAL EAST GYMNASTICS @ BELL CREEK  
CHICKAHOMINY MAGISTERIAL DISTRICT  
(COMMISSION ACTION)**
    - 2) SPR-8-14                      **NORTH POINT @ BELL CREEK  
CHICKAHOMINY MAGISTERIAL DISTRICT  
(COMMISSION ACTION)**

**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 Amendments**

**C-30-05(c)**    **RURAL POINT, L.L.C., ET AL. (LINDSAY MEADOWS, SECTION 2)**, Request an  
**AM. 1-14**      amendment to the proffers approved with rezoning request C-30-05(c), Rural Point, L.L.C., on  
GPINs 8717-91-0134, 8717-91-3017, 8717-90-3853, 8717-90-5844, 8717-90-7921,  
8717-91-1491, 8717-81-8412, 8717-82-7669, 8717-82-8882, 8717-93-1058 and 8717-92-5084,  
zoned RC(c), Rural Conservation District with conditions. The subject parcels are located on  
Constance Hill Lane (State Route pending) and Sunny Meadows Lane (State Route pending),  
which are accessed from Lindsay Meadows Drive (State Route 1751) approximately 300 feet  
north of Rural Point Road (State Route 643) in the **HENRY MAGISTERIAL DISTRICT**. The  
proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

**C-18-07(c)** **SHANNON PRITCHARD**, Requests an amendment to the proffers approved with rezoning request C-18-07(c), Shannon Pritchard, on GPINs 8764-33-2275 and 8764-23-3147, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of Westwood Road (State Route 619) approximately 2,000 feet east of its intersection with Cattail Run Drive (private road) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

### Rezoning

**C-4-14(c)** **HOPKINS PROPERTIES II, L.L.C., ET AL. (BURGERBUSTERS, INC.)**, Request to rezone from R-6, Residential Mobile Homes District and B-3, General Business District, to B-3(c), General Business District with conditions, on GPINs 7787-25-8028 and 7787-25-9074, consisting of approximately 2.94 acres, and located on the west line of Washington Highway (U.S. Route 1) at its intersection with Sliding Hill Road (State Route 656) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit general business uses including a drive-through restaurant. (PUBLIC HEARING)

**C-6-14** **SAM E. ENGLISH FAMILY TRUST**, Requests to rezone from B-1, Neighborhood Business District to M-2, Light Industrial District on GPIN 7795-78-0941, consisting of approximately 0.89 acres, and located on the east line of Old Richfood Road (State Route 1200) approximately 230 feet north of its intersection with Barricade Lane (Private Road) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would permit manufacturing uses on the property. (PUBLIC HEARING)

### Conditional Use Permits

**CUP-3-14** **CALVARY CHAPEL MECHANICSVILLE**, Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a church within a portion of an existing retail shopping center, Cold Harbor Village Center, on GPIN 8714-03-1895, consisting of approximately 11.42 acres. The area of the Conditional Use Permit will be limited to approximately 8,910 square feet. The property is zoned B-3, General Business District, and is located on the east line of Stonewall Parkway (State Route 1131) approximately 1,000 feet south of its intersection with Cold Harbor Road (State Route 156) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Mixed Use (Low Commercial/High Residential). (PUBLIC HEARING)

**CUP-5-14** **ANCHOR BAPTIST CHURCH**, Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8704-95-3598, consisting of approximately 1.05 acres, currently zoned B-3, General Business District, and located on the west line of Atlee Road (State Route 638) approximately 100 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Mixed Use (Low Commercial/High Residential). (PUBLIC HEARING)

## INDIVIDUAL HEARINGS

### Rezoning

**C-16-00(c)** **AM. 1-14** **WILHOOK, L.L.C.**, Requests an amendment to the proffers and conceptual plan approved with rezoning request C-16-00(c), Am. 1-04, Wilhook, L.L.C., et al., on GPINs 7787-97-8603, 7797-07-0915, 7797-07-0815 and 7797-07-0729, consisting of approximately 6.78 acres, zoned B-3(c), General Business District with conditions, and located on the southwest quadrant of the intersection of Sliding Hill Road (State Route 656) and Charter Hill Court (State Route 2035) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map for Commercial. The proposed zoning amendment would permit a grocery store with a pharmacy and fuel sales. (PUBLIC HEARING)

### Conditional Use Permit

**CUP-4-14** **CRAIG REALTY GROUP, RICHMOND L.L.C.**, Requests a Conditional Use Permit in accordance with Section 26-277(e), of the Hanover County Zoning Ordinance to permit one (1) freestanding destination commerce sign on GPIN 7788-68-3202, consisting of approximately 27.52 acres. The area of the Conditional Use Permit will be limited to approximately 0.04 acres. The property is zoned M-2(c), Light Industrial District with conditions, and is generally located on the northwest quadrant of the Interstate 95/Lewistown Road (State Route 802) interchange. The sign will be located on the west line of Interstate 95 approximately 950 feet north of Lewistown Road in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)

### Ordinance Amendment

#### **ORDINANCE 13 – 05 PROMOTIONAL EVENTS**

**AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, Sections 26-6, 26-99, 26-109, 26-119, 26-129, 26-139, 26-164, 26-173 and 26-182, to amend the definition of “Promotional Event” and to provide that Promotional Events are a permitted accessory use in the B-O, Business Office District, B-1, Neighborhood Business District, B-2, Community Business District, B-3, General Business District, OS, Office/Service District, M-1, Limited Industrial District, M-2, Light Industrial District, and M-3, Heavy Industrial District under certain listed criteria. (PUBLIC HEARING)

#### **4. Miscellaneous**