

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building Auditorium**  
**August 21, 2014**

**Meeting Called to Order at 7:00 P.M.**

- 1. Welcome and Pledge of Allegiance**
- 2. Consideration of Agenda Amendments by Action of the Commission**
- 3. Citizens' Time**  
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
- 4. Public Hearings Advertised for 7:00 P.M.**

**EXPEDITED PUBLIC HEARINGS**

**Rezoning**

- C-9-14(c) KELLEY AND JAMES WEST**, Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7816-40-0680, consisting of approximately 14.9 acres, and located on the west line of Woodsons Mill Road (State Route 680) and north of its intersection with Belsches Road (State Route 618) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural and Commercial. The proposed zoning amendment would permit the creation of one (1) additional building lot for a gross density of one (1) dwelling unit per 7.45 acres. (PUBLIC HEARING)
- C-11-14(c) RUBY G. AND ROBERT J. EVANS, JR. (HANOVER AL INVESTORS, L.L.C.)**, Request to rezone from R-1, Single-Family Residential District to B-1(c), Neighborhood Business District with conditions, on GPIN 8705-53-8457, consisting of approximately 4.14 acres, and located on the south line of Meadowbridge Road (State Route 627) approximately 1,300 feet west of its intersection with Atlee Road (State Route 638) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit offices and a 103-room assisted living facility. (PUBLIC HEARING)
- C-13-14(c) STACY RIEDT**, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions, on GPIN 7822-31-1414, consisting of approximately 1.04 acres, and located on the north line of Mountain Road (U.S. Route 33) and east of its intersection with Brown Pleasants Road (State Route 791) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Rural Village. The proposed zoning amendment would permit business, governmental, medical or professional offices. (PUBLIC HEARING)

## **INDIVIDUAL PUBLIC HEARINGS**

### **Rezoning**

- C-3-14(c)** **WILLIAM H. GARRISON, ET AL. (MERIDIAN LAND COMPANY)**, Request to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions, on GPINs 8706-82-0535, 8706-72-1235 and 8706-72-4928, consisting of approximately 62.04 acres, and located on the south line of Studley Road (State Route 606) approximately 1,300 feet east of its intersection with Shady Grove Road (State Route 640) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units). The proposed zoning amendment would permit the creation of 142 building lots for a gross density of 2.29 dwelling units per acre. (PUBLIC HEARING)

- 5. Miscellaneous**  
**A. Approval of Minutes**