AGENDA

Hanover County Planning Commission

Hanover County Government Building Auditorium

September 18, 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 Proffer Amendment Cases

C-34-02(c)
AM. 1-14

KATE AND MICHAEL POPRIK, ET AL. (ROYAL DOMINION HOMES INC.) (HONEY MEADOWS), Request an amendment to the proffers approved with rezoning request C-34-02(c), Am. 1-11, Commonwealth Lands, L.L.C., on GPINs 7797-71-5987 and 7797-82-0170, zoned RS(c), Single-Family Residential District with conditions, and located on the south line of Meadow Pond Drive (state route pending) approximately 2,600 feet north of its intersection with Honey Meadows Road (State Route 2380) in the **CHICKAHOMINY MAGISTERIAL DISTRICT.** The proposed zoning amendment would amend the cash proffer. **(PUBLIC HEARING)**

C-17-07(c)
AM. 1-14

DONNA G. AND BRANDON O. PETTIT, SR. (DOGWOOD TRAIL), Request an amendment to the proffers approved with rezoning request C-17-07(c), Walter H. Dabney, on GPIN 7708-15-0830, zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Dogwood Trail Road (State Route 620) approximately 500 feet east of its intersection with Watkins Road (State Route 721) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-17-09(c)
AM. 1-14

T.M. JOHNSON, INC. (LOVINGS TRAIL), Requests an amendment to the proffers approved with rezoning request C-17-09(c), T.M. Johnson, Inc., on GPIN 8743-08-3405, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of Lovings Trail approximately 750 feet east of its intersection with Cold Harbor Road (State Route 156) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

Rezonings

C-10-14(c) **HANOVER LAND, L.L.C.**, Requests to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8724-18-2758, consisting of approximately 1.36 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet east of its intersection with Brandy Creek Drive (State Route 1153) 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 neighborhood business uses, including a restaurant. (PUBLIC HEARING)

C-12-14 **BETSY T. AND RAY L. MARSHALL**, Request to rezone from A-1, Agricultural District, to B-3, General Business District, on GPINs 7883-15-7758 (part) and 7883-16-1033 (part), consisting of approximately 4.82 acres, and located on the west line of Washington Highway (U.S. Route 1) approximately 0.5 miles south of its intersection with Doswell Road (State Route 688) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed zoning amendment will expand the area zoned for general business uses. (PUBLIC HEARING)

INDIVIDUAL PUBLIC HEARING

Rezoning

C-7-14(c) **E. TYREE CHAPPELL, ESTATE**, Requests to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 7796-28-9346 (part), consisting of approximately 41.94 acres, and located on the west line of Atlee Station Road (State Route 637) approximately 300 feet south of its intersection with Deer Stream Drive (State Route 2140) in the **CHICKAHOMINY 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 would permit the creation of 68 building lot(s) for a gross density of 1.62 dwelling units per acre. (PUBLIC HEARING)

5. Miscellaneous

- **A. Approval of Minutes**
- **B. Adoption of Resolution**
- **C. Schedule Workshop on CIP Review Process**