

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building Auditorium**  
**October 16, 2014**

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

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

**EXPEDITED PUBLIC HEARINGS**

**Conditional Use Permits**

**CUP-6-14 ROBERT OLIVER**, Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a meeting hall within a shopping center on GPIN 8714-05-0985, consisting of approximately 5.65 acres. The area of the Conditional Use Permit will be limited to approximately 4,971 square feet. The property is zoned B-3, General Business District, and is located on the northeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Shady Grove Road (State Route 640) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Mixed Use (High Commercial/Low Residential). (PUBLIC HEARING)

**CUP-2-93 VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA**  
**AM. 1-14 POWER**, Requests an amendment to a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit the expansion of the Elmont substation on GPINs 7777-69-4065, 7778-55-2361, 7777-79-1155, 7777-79-1455 and 7777-67-6294(part), consisting of approximately 43.34 acres, zoned A-1, Agricultural District, and located at the terminus of a private driveway that intersects the south line of Cedar Lane (State Route 623) approximately 400 feet east of its intersection with Old Washington Highway (State Route 626) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre). (PUBLIC HEARING)

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

**WORK SESSION**

**CIP Review Process**



## Hanover County Planning Commission Public Hearing Rules

The purpose of public hearings is to allow the public an opportunity to speak to the Commission on matters within its purview, including rezoning and conditional use permit requests, zoning and subdivision ordinance amendments, and comprehensive plan amendments. Comments made by speakers must relate to the matter being discussed, and all comments must be directed to the Commission. Questions posed by speakers will generally be answered at the end of the hearing by either the Commission or staff.

During the public hearing, members of the Commission may ask questions of speakers to clarify comments or obtain other relevant information. The Commission may also ask any speaker questions for clarification after the public hearing has been closed.

The procedure for a public hearing is as follows:

1. Planning Department staff will give a presentation outlining the request and staff's recommendations.
2. The applicant and/or his representative will have up to fifteen (15) minutes to make their presentation. The applicant or representative of the applicant may reserve up to five (5) minutes of the time allotted for its presentation for use as rebuttal time.
3. After the applicant's presentation, other proponents will have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
4. Thereafter, opponents of the application will also have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
5. Time consumed by the Commission asking questions and a speaker's responses will not count against these limits.
6. Proponents and opponents may not yield their allotted time to other speakers.
7. If the Chairman determines that the issues involved are unusually complex, or that a large number of persons desire to speak, these time limits may be adjusted, provided that the amount of time will be allotted equally to proponents and opponents.
8. After the applicant, proponents, and opponents have spoken, the Chairman will declare the public hearing closed and the Commission will then deliberate and vote on the application.
9. No public hearing may extend beyond two (2) hours unless approved by majority vote of the Commission.

All speakers and others in the meeting room must maintain proper decorum and demonstrate civility toward the Commission, staff, applicants, and the public at large. The Chairman shall be responsible for enforcing the rules of the Planning Commission, including those related to decorum and civility.