



## HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County Administration Building  
Board Room

**November 19, 2015**

### PLANNING COMMISSION

**Larry Leadbetter**  
Chairman  
South Anna Magisterial District  
**Randy Whittaker**  
Vice Chairman  
Mechanicsville Magisterial District  
**Jerry W. Bailey**  
Henry Magisterial District  
**Edmonia P. Iverson**  
Beaverdam Magisterial District  
**C. Harold Padgett, Sr.**  
Chickahominy Magisterial District  
**Ashley H. Peace**  
Cold Harbor Magisterial District  
**Claiborne R. Winborne**  
Ashland Magisterial District

- 6:30 p.m.**
- I. Meeting Called to Order – Roll Call**
  - II. Approval of Minutes**
  - III. Consideration of Agenda Amendments by Action of the Commission**
  - IV. Administrative Agenda**
    - A. Proffered Elevation Review**
      - 1. SPR-9-15, EXPRESS OIL AND LUBE – MECHANICSVILLE MAGISTERIAL DISTRICT (COMMISSION ACTION)**
      - 2. SPR-11-15, ATLEE WENDY'S (RUTLAND) – CHICKAHOMINY MAGISTERIAL DISTRICT (COMMISSION ACTION)**
  - V. Miscellaneous**
- 7:00 p.m.**
- VI. Meeting Reconvened**
  - VII. Welcome and Pledge of Allegiance**
  - VIII. Citizens' Time**

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
  - IX. Public Hearings Advertised for 7:00 p.m.**

## **EXPEDITED PUBLIC HEARINGS**

### **A. Rezoning**

**1. C-7-99(c), AM. 1-15, PATRICIA AND DONALD ALLEN**

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-7-99(c), VA Petro, Inc., on GPINs 7787-96-4604 and 7787-96-5515, consisting of approximately 1.5 acres, zoned B-3(c), General Business District with conditions, and located on the south line of Beechwood Center Drive (private road) at its intersection with Sliding Hill Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit a carwash. (PUBLIC HEARING)

**Magisterial District: Chickahominy**

**2. C-23-01(c), AM. 1-15, SHARON AND ROBERT MURRAY**

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-23-01(c), Carolyn and Phillip Guthrie, on GPIN 7842-70-2522, consisting of approximately 18.57 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Kings Grant Lane (private road) at its intersection with King Road (State Route 776). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit one (1) additional lot for a family member. (PUBLIC HEARING)

**Magisterial District: South Anna**

**3. C-25-15(c), MARY ANN AND ROBERT E. SMITH**

Request(s) to rezone from B-O, Business Office District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8724-39-3898, consisting of approximately 0.5 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) immediately west of its intersection with Woodbridge Road (State Route 1184). 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 a personal service establishment. (PUBLIC HEARING)

**Magisterial District: Henry**

**4. C-27-15(c), BAKER HEATING AND AIR CONDITIONING**

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8764-34-6730, consisting of approximately 7.6 acres, and located on the south line of Westwood Road (State Route 619) at its intersection with Hidden Lake Estate Drive (private road). 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 3.8 acres. (PUBLIC HEARING)

**Magisterial District: Cold Harbor**

## **INDIVIDUAL PUBLIC HEARINGS**

### **A. Combined Comprehensive Plan Amendment and Rezoning**

#### **1. CPA-2-15, ROGERS-CHENAULT, INC.**

A proposed amendment to the Comprehensive Plan for Hanover County, Virginia, adopted September 11, 2013, pursuant to Section 15.2-2204, 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

**General Land Use Plan Map** – An amendment to change the land use designation from Suburban General (1-4 Dwelling Units Per Acre) to Agricultural, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland (PUBLIC HEARING);

**Magisterial District: Beaverdam**

**Growth Management Conservation and Suburban Development Plan Map** – An amendment to remove properties from the Suburban Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland (PUBLIC HEARING);

**Magisterial District: Beaverdam**

**Public Utility Plan Map** – An amendment to remove properties from the Utility Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland (PUBLIC HEARING)

**Magisterial District: Beaverdam**

#### **2. C-19-15(c), BARNYARD ENTERPRISES, L.L.C.**

Request(s) to rezone from A-1, Agricultural District to RC(c), Rural Conservation District with conditions on GPINs 7860-86-9561, 7870-07-5779 and 7870-18-5092, consisting of approximately 264.38 acres, and located on the north and south lines of West Patrick Henry Road (State Route 54) at its intersection with Independence Road (State Route 669). The subject property is designated on the General Land Use Plan Map as Suburban General, 1-4 Dwelling Units Per Acre (a concurrent Comprehensive Plan Amendment (CPA-2-15) pending for Agricultural designation). The proposed zoning amendment would permit the creation of 42 building lots for a gross density of one (1) dwelling unit per 6.29 acres. (PUBLIC HEARING)

**Magisterial District: Beaverdam**

### **B. Rezonings**

#### **1. C-22-15(c), BERNARD E. CLARY, JR., ET AL.**

Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions on GPINs 8725-07-6873, 8725-08-6400, 8725-08-8626, 8715-98-9867 and 8725-18-0860 consisting of approximately 39.57 acres, and located on the north line of Pole Green Road (State Route 627) approximately 75 feet west of its intersection with Rural Point Road (State Route 643). 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 103 building lots for a gross density of 2.60 dwelling units per acre. (PUBLIC HEARING)

**Magisterial District: Henry**

2. **C-21-15(c), GODSEY PROPERTIES, INC.**

Request(s) to rezone from RC(c), Rural Conservation District with conditions, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8774-56-0836 consisting of approximately 426.07 acres, and located on the north line of Hopewell Road (State Route 619) approximately 4,100 feet east of its intersection with Figuly Road (private road). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 59 building lots for a gross density of 1 dwelling unit per 7.22 acres. (PUBLIC HEARING)

**Magisterial District: Cold Harbor**