

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building Auditorium**  
**January 15, 2015**

**Meeting Called to Order at 6:30 P.M.**

1. **Approval of Minutes**
2. **Consideration of Agenda Amendments by Action of the Commission**
3. **Expedited Administrative Agenda**
  - A. **Proffered Elevation Review**
    - 1) **SPR-26-94            AMF BOWLING CENTER**  
**AM. 2-08                MECHANICSVILLE MAGISTERIAL DISTRICT**  
**(COMMISSION ACTION)**
4. **Miscellaneous**

**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**

- C-21-14(c)    BRIAN W. GIBSON**, Requests to rezone from A-1, Agricultural District and R-2, Single-Family Residential District, to RS(c), Single-Family Residential District with conditions, on GPIN 7797-56-1294, consisting of approximately 0.8 acres, and located in the southeast quadrant of Chotank Trail (State Route 1269) and Kiptopeake Way (State Route 1266) in the **ASHLAND 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 one (1) additional lot for a gross density of 2.44 units per acre. (PUBLIC HEARING)

**Conditional Use Permit**

- CUP-9-89    FAIRMOUNT CHRISTIAN CHURCH**, Requests an amendment to a Conditional Use Permit in accordance with Sections 26-20.21 and 26-165.1 of the Hanover County Zoning Ordinance to permit an amendment to the sketch plan to show an expansion of the church facilities on GPIN 8723-37-7812, consisting of approximately 19.67 acres, zoned A-1, Agricultural District and M-1, Limited Industrial District, and located on the east line of Creighton Road (State Route 615) approximately 500 feet north of Interstate 295 in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. (PUBLIC HEARING)

## INDIVIDUAL HEARING

### Rezoning

**C-16-03(c)** **MERIDIAN LAND HOLDINGS, L.L.C.**, Requests an amendment to the conceptual plan approved with rezoning request C-16-03(c), Rosehill Properties, Inc., on GPINs 8704-99-1919 and 8705-80-3109, consisting of approximately 22.08 acres, zoned RS(c), Single-Family Residential District with conditions, and located on the north line of Saddle Crest Drive (State Route number pending) within the Villas at Rose Hill Subdivision in the **MECHANICSVILLE 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 eliminate the pedestrian trail that circles the interior pond as shown on the conceptual plan. (PUBLIC HEARING)



## 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.