

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building Auditorium**  
**March 19, 2015**

**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. **Public Hearings Advertised for 7:00 P.M.**

**EXPEDITED PUBLIC HEARINGS**

**Conditional Use Permit**

**CUP-1-10 AM. 1-15** **BETHLEHEM PRESBYTERIAN CHURCH, INC.**, Requests an amendment to a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit an amendment to the sketch plan on GPINs 8765-28-6454, 8765-28-3157 and 8765-28-2202, consisting of approximately 8.37 acres, zoned A-1, Agricultural District, and located on the north line of Old Church Road (State Route 606) at its intersection with Ironwood Lane (private road) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

**Rezoning**

**C-5-06(c) AM. 1-15** **MARIA L. AND JOHN P. HUDNALL, JR. (MASON ESTATES)**, Request an amendment to the proffers approved with rezoning request C-5-06(c), Hendree F. and Paul H. Mason, Jr., on GPIN 8754-26-7625, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of Hendree Lane (private road) approximately 1,300 feet west of intersection with McClellan Road (State Route 628) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

**C-18-14(c)** **DANA A. AND THOMAS E. PREBLE**. Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7863-14-3339, consisting of approximately 8.9 acres, and located on the west line of Rocketts Mill Road (State Route 685) approximately 425 feet north of its intersection with Little Bridge Drive (private road) in the **BEAVERDAM MAGISTERIAL DISTRICT**. 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 lot for a family member for a gross density of one (1) dwelling unit per 4.45 acres. (PUBLIC HEARING)

- C-1-15(c)** **CALVIN L. STANLEY**, Requests to rezone from B-3, General Business District to AR-6 (c), Agricultural Residential District with conditions on GPIN 7826-68-8756, consisting of approximately 4.07 acres, and located on the east line of Beaver Dam Road (State Route 715) approximately 325 feet south of its intersection with Union Church Road (State Route 678) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Rural Village and Agricultural. The proposed zoning amendment would permit the creation of two (2) building lots for a gross density of one (1) dwelling unit per 2.04 acres. (PUBLIC HEARING)
- C-3-15(c)** **WAYNE T. HAZZARD, ET AL.**, Request to rezone from M-1, Limited Industrial District, to M-2(c), Light Industrial District with conditions, on GPIN 7788-05-8451, consisting of approximately 10.85 acres, and located on the northwest quadrant of the intersection of Washington Highway (U.S. Route 1) and Lewistown Road (State Route 783) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would permit additional industrial uses. (PUBLIC HEARING)

## INDIVIDUAL HEARINGS

### Rezoning

- C-17-14(c)** **CHAMBERLAYNE ROAD ASSOCIATES, L.L.C.**, Requests to rezone from A-1, Agricultural District and R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions and B-2(c), Community Business District with conditions, on GPINs 8706-67-5588 and 8706-67-5140, consisting of approximately 11.7 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 250 feet north of its intersection with McKenzie Drive (State Route 1239) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit various community business uses on 1.6 acres and the creation of 40 single-family lots on 10.1 acres for a gross density of 3.97 units per acre. (PUBLIC HEARING)
- C-2-15(c)** **BALDWIN FAMILY PARTNERSHIP, ET AL.**, Request to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 7789-32-7910, 7789-32-8994, 7789-43-2172, 7789-22-7554, 7789-43-8140, 7789-43-7491 and 7789-42-6349, consisting of approximately 95.93 acres, and located generally on the south line of Ashcake Road (State Route 657) at its intersection with Long Road (State Route 95) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial. The proposed zoning amendment would permit speculative industrial uses. (PUBLIC HEARING)

**Ordinance Amendment**

**ORDINANCE 15-02  
BED AND BREAKFAST AS A SPECIAL EXCEPTION IN THE  
AR-1 and AR-2 ZONING DISTRICTS**

**AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, to modify the district regulations for the AR-1, Agricultural Residential District and the AR-2, Agricultural Residential District to permit the operation of a bed and breakfast in those districts with a special exception and in accordance with the standards set forth in Section 26-300 of the Zoning Ordinance. (PUBLIC HEARING)

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