

**AGENDA**  
**Hanover County Planning Commission**  
**Hanover County Government Building**  
**Planning Department and Auditorium**  
**April 16, 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. **Reorganization**
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-7-91**      **FUNDAMENTAL GOLF PROPERTIES, INC.**, Requests an amendment to the  
**AM. 1-15**      Planned Unit Development (PUD) Agreement and Master Plan approved with rezoning  
**(PUD)**      request C-7-91(PUD), Am. 2, William Thomasson, Jr. on GPIN 7841-32-2116,  
consisting of approximately 102.51 acres, currently zoned A-1(PUD), Agricultural  
District Planned Unit Development, located on the southeast quadrant of the intersection  
of Greenwood Church Road (State Route 657) and Cherry Hill Road (State Route 697)  
in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is  
designated on the General Land Use Plan Map as Agricultural. The proposed rezoning  
amendment would allow one (1) lot consisting of approximately 2.2 acres to be created  
and used for residential purposes. **(PUBLIC HEARING)**

**C-2-98(c)**      **JUDITH S. COX ESTATE, ET AL.**, Requests an amendment to the proffers and  
**AM. 1-15**      conceptual plan approved with rezoning request C-2-98(c), Judith Ann and  
John J. Cox, Sr., on GPINs 8717-42-2334 and 8717-42-4438, consisting of  
approximately 10.36 acres, zoned AR-6(c), Agricultural Residential District with  
conditions, and located on the north line of Rural Point Road (State Route 643)  
approximately 1,200 feet west of its intersection with Georgetown Road (State Route  
651) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated  
on the General Land Use Plan Map as Agricultural. The proposed zoning amendment  
would permit a boundary line adjustment between two lots. **(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-24-14(c)** **EDNA M. MITCHELL (SHEEHY AUTO STORES, INC.)**, Requests to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8714-99-7488 and 8714-99-5533, consisting of approximately 2.62 acres, and located at the terminus of Sujen Court (State Route 1580) approximately 650 feet north of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit accessory vehicle storage for the adjacent automobile sales business. (PUBLIC HEARING)

#### **Conditional Use Permit**

- CUP-7-08** **HANOVER HABITAT FOR HUMANITY (FORMERLY DIANA L. OAKLEY)**, Requests to rescind a Conditional Use Permit that was permitted in accordance with Section 26-120.1 of the Hanover County Zoning Ordinance on GPIN 8706-12-2068, consisting of approximately 5.99 acres. The area of the Conditional Use Permit is limited to approximately 8,450 square feet. The property is zoned B-2, Community Business District, and is located on the southwest quadrant of the intersection of Chamberlayne Road (U.S. Route 301) and Atlee Road (State Route 638) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)
- AM. 1-15**