

AGENDA
Hanover County Planning Commission
Hanover County Government Building Auditorium
May 21, 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

- C-18-00(c) AM. 1-15** **BLUE RIDGE CUSTOM HOMES, L.L.C. (WINDING CREEK ESTATES),** Requests an amendment to the proffers approved with rezoning request C-18-00(c), Dorothy Anne Jennings, on GPIN 7811-60-3537, zoned RC(c), Rural Conservation District with conditions, and located in the southwest quadrant of Taylors Overlook Court (State Route 1091) and Wedged Stone Drive (State Route 1090) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)
- C-5-15(c)** **SUZANNE L. AND CAMERON L. WOOD,** Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8746-52-8458, consisting of approximately 13.32 acres, and located on the north line of Studley Road (State Route 606) approximately 475 feet west 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 Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 6.66 acres. (PUBLIC HEARING)

INDIVIDUAL HEARINGS

- CUP-4-15** **RANDALL EVERETT,** Requests a Conditional Use Permit in accordance with Sections 26-20.13 and 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility that includes a race track for the teaching of motocross skills and up to three annual race events, on GPIN 7884-22-5294, consisting of approximately 43.6 acres, zoned A-1, Agricultural District, and located on the east line of Washington Highway (U.S. Route 1) approximately 1,000 feet north of its intersection with Verdon Road (State Route 684) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan for Industrial. (PUBLIC HEARING)

C-14-14(c) MARY LYNNE MCDOUGLE, ET AL. (SCOTCHTOWN PARTNERS, L.L.C.), Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, RM(c), Multi-Family Residential District with conditions and B-3(c), General Business District with conditions, on GPINs 8706-48-8991(part), 8706-58-6162, 8707-51-3243, 8707-51-3841, 8707-61-2365, 8706-58-5695(part), 8706-58-8910(part), 8706-69-3782, 8707-60-1621(part), 8707-60-5237, 8707-61-6614, 8706-58-3434, 8706-59-0093(part), 8706-49-5063(part) and 8707-51-6800, consisting of approximately 103.68 acres, and located at the southwest quadrant of Chamberlayne Road (U.S. Route 301) and New Ashcake Road (State Route 643) in the **CHICKAHOMINY MAGISTERIAL DISTRICT.** The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed B-3 zoning amendment would permit office and retail uses on 36.68 acres. The proposed RS zoning amendment would permit 115 single family lots on 32.35 acres for a gross density of 3.55 dwelling units per acre; the proposed RM zoning amendment would permit 131 townhouses units on 14.01 acres for a gross density of 9.35 dwelling units per acre; and a proposed RM zoning amendment for 286 apartment units on 20.64 acres for a gross density of 13.86 dwelling units per acre. The overall residential density would be 7.94 dwelling units per acre. (PUBLIC HEARING)

6. Miscellaneous

A. Approval of Minutes

B. Community Meeting Coordination