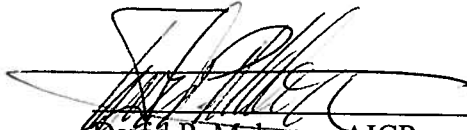


## MEETING NOTICE

Hanover County Planning Commission  
Hanover County Government Building  
Planning Conference Room and Board Room – Hanover Courthouse

January 19, 2012



David P. Maloney, AICP  
Acting Director of Planning

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

1. Approval of Minutes
2. Administrative Agenda
  - A. Conditional Subdivision Amendment
    - 1) GLEBE HILL SUBDIVISION  
HENRY MAGISTERIAL DISTRICT  
(COMMISSION ACTION)
  - B. Site Plan Elevation Review
    - 1) SPR-9-00 HANOVER MEMORIAL PARK  
COLD HARBOR MAGISTERIAL DISTRICT  
(COMMISSION ACTION)
3. Miscellaneous

### Meeting Reconvened at 7:00 P. M.

1. Citizens' Time
2. Public Hearings Advertised for 7:00 P.M.

### EXPEDITED PUBLIC HEARING

#### Rezoning

- C-2-01(c) AM. 1-11 HALCO, L.L.C., Requests an amendment to the proffers approved with rezoning request C-2-01(c), Am. 1-04, Robert E. and Emma Lee Davenport, on GPIN 8705-63-1244, consisting of approximately 2.34 acres, zoned B-2(c), Community Business District with conditions, and located on the south line of Meadowbridge Road (State Route 627) approximately 1,200 feet east of its intersection with Atlee Road (State Route 638) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit modifications to the proffers to allow business, governmental and professional offices in addition to medical offices. (PUBLIC HEARING)

## INDIVIDUAL PUBLIC HEARINGS

### Rezoning

- C-7-11(c) HELEN F. AND RILEY B. LOWE, ET AL. (HHHUNT CORPORATION),** Request to rezone with conditions from A-1, Agricultural District and R-1, Single Family Residential District, to RS(c), Single Family Residential District, on GPINs 7880-83-0625, 7880-84-9165, and 7880-84-9468, consisting of approximately 63.4 acres, and located on the east line of Woodside Lane (Town of Ashland road) approximately 350 feet north of its intersection with East Patrick Henry Road (State Route 54) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre). The proposed zoning amendment would permit the creation of 160 residential units for a gross density of 2.53 dwelling units per acre. (PUBLIC HEARING)

### Conditional Use Permit

- CUP-6-11 SUSAN AND ROBERT LLOYD, AND CHARLSIE AND JON RICHARD LLOYD,** Request a Conditional Use Permit in accordance with Title I, Article 5, Section 1.5.14, of the Hanover County Zoning Ordinance to permit a recreation facility on GPINs 6799-73-7339 and 6799-64-9219, consisting of approximately 120.25 acres, zoned A-1, Agricultural, and located on the east line of the intersection of Pinhook Road (State Route 617) and Turkey Road (State Route 1025) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

### Ordinance Amendment

#### **ORDINANCE 11-12 COMPREHENSIVE UPDATE OF USES IN THE BUSINESS DISTRICTS**

AN ORDINANCE to amend the Hanover County Code, Appendix, Title I, Zoning Ordinance, as follows:

- Amending Article 2, Section 2, by adding definitions for the terms “dry cleaner,” “dry cleaning plant,” “fitness center,” “flea market, indoor,” “flea market, outdoor,” “fueling station, fleet,” “fueling station, retail,” “general contractor and repair shops,” “home center,” “microbrewery,” “pet shop or animal grooming establishment,” “promotional event,” “restaurant, carry-out,” “restaurant, fast-food,” and “utility trailer”; by amending the definitions of “convenience store,” “filling station,” “hotel, motel, motor court, tourist court or motor lodge,” “Laundromat,” “laundry,” “recreation facility, commercially-operated,” “restaurant,” and “shopping center”; and by deleting the definitions of “automobile service (or filling) station,” “boardinghouse (rooming or lodging house),” “motel, motor court, tourist court or motor lodge,” and “rooming house”; and
- Amending Article 5, Section 1.5, to add and clarify certain uses that may be permitted in the A-1, Agricultural District with a conditional use permit;

- Amending Article 5, Section 1.6, to clarify uses that are permitted in the A-1, Agricultural District with a special exception permit;
- Amending Article 5, Section 9A, consisting of Sections 9A.1 through 9A.10, to provide for the purpose of the B-O, Business Office District; to add and clarify uses that are permitted in the B-O District by right, as a permitted accessory use, with a conditional use permit, and with a special exception permit; to provide for lot, yard and height regulations; and to provide for when other uses not specifically listed in the district regulations may be permitted in the B-O District;
- Amending Article 5, Section 10, consisting of Sections 10.1 through 10.10, to provide for the purpose of the B-1, Neighborhood Business District; to add and clarify uses that are permitted in the B-1 District by right, by right with special standards, as a permitted accessory use, with a conditional use permit, and with a special exception permit; to provide for lot, yard and height regulations; and to provide for when other uses not specifically listed in the district regulations may be permitted in the B-1 District;
- Amending Article 5, Section 11, consisting of Sections 11.1 through 11.10, to provide for the purpose of the B-2, Community Business District; to add and clarify uses that are permitted in the B-2 District by right, by right with special standards, as a permitted accessory use, with a conditional use permit, and with a special exception permit; to provide for lot, yard and height regulations; and to provide for when other uses not specifically listed in the district regulations may be permitted in the B-2 District;
- Amending Article 5, Section 12, consisting of Sections 12.1 through 12.10, to provide for the purpose of the B-3, General Business District; to add and clarify uses that are permitted in the B-3 District by right, by right with special standards, as a permitted accessory use, with a conditional use permit, and with a special exception permit; to provide for lot, yard and height regulations; and to provide for when other uses not specifically listed in the district regulations may be permitted in the B-3 District;
- Amending Article 5, Sections 13.6, 14.5 and 15.5, to make technical changes necessary to clarify that uses permitted with a conditional use permit in the A-1, Agricultural District remain permitted as a conditional use in the M-1, Limited Industrial District, the M-2, Light Industrial District, and the M-3, Heavy Industrial District;
- Amending Article 5, Section 15.2, to provide that a mulch processing facility is a permitted use in the M-3, Heavy Industrial District;
- Amending Article 7, Section 2B.3, to provide for standards for trees and shrubs that are used in buffers; and
- Amending Article 7, Section 2B.4, to amend the current regulations applicable to buffers for industrial uses on certain properties zoned M-2 or M-3.

**(PUBLIC HEARING)**