

MEETING NOTICE

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

September 15, 2011

AGENDA



David P. Maloney, AICP
Acting Director of Planning

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

1. Approval of Minutes
2. School Board Presentation – Enrollment Forecast
3. Site Plan Matters
 - A. Proffered Elevation Review
 - 1) SPR-32-03 AM. 2-11 BELL CREEK DAYCARE DEVELOPMENT CENTER - ADDITION CHICKAHOMINY MAGISTERIAL DISTRICT (COMMISSION ACTION)
 - 2) SPR-7-11 HOPKINS SHOOTING SPORTS CENTER SOUTH ANNA MAGISTERIAL DISTRICT (COMMISSION ACTION)
 - B. Master Layout Plan Review
 - 1) SPR-7-11 HOPKINS PROPERTIES SOUTH ANNA 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 HEARINGS

Joint Rezoning and Conditional Use Permit

C-2-11(c) **SANDY SLAVEN**, Requests to rezone from R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions on GPIN 8706-02-1813, consisting of approximately 0.6 acres, and located on the south line of Atlee Station Road (State Route 637) approximately 1,050 feet north of its intersection with Chamberlayne Road (U.S. Route 301) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed rezoning amendment and the concurrent Conditional Use Permit would permit a business or professional office. (PUBLIC HEARING)

CUP-9-11 **SANDY SLAVEN**, Requests a Conditional Use Permit in accordance with Title I, Article 5, Section 3.3.c.10, of the Hanover County Zoning Ordinance to permit a business or professional office on GPINs 8706-02-1813 and 8706-02-2716 (part), consisting of approximately 0.65 acres, currently zoned R-1, Single-Family Residential District, with a concurrent rezoning request for RS(c), Single-Family Residential District with conditions, and located on the south line of Atlee Station Road (State Route 637) approximately 1,050 feet north of its intersection with Chamberlayne Road (U.S. Route 301) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

Conditional Use Permits

CUP-2-08 **SLAVIC EVANGELICAL CHURCH**, Requests an amendment to a Conditional Use Permit in accordance with Title I, Article 5, Section 1.5.21, of the Hanover County Zoning Ordinance to modify the approved conditions on GPIN 7821-67-0231, consisting of approximately 13.86 acres, zoned A-1, Agricultural District, and located on the west line of Mountain Road (U.S. Route 33) approximately 300 feet north of its intersection with Locust Run Drive (Private Road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would remove a condition that requires fencing of the detention basin. (PUBLIC HEARING)

CUP-7-11 HANNEMAN FOREST PRODUCTS, Requests a Conditional Use Permit in accordance with Title I, Article 5, Section 14.5.1, of the Hanover County Zoning Ordinance to permit a mulch processing facility on GPIN 7795-78-7246, consisting of approximately 17.3 acres. The area of the Conditional Use Permit will be limited to approximately 6.3 acres. The property is zoned M-2, Light Industrial District, and is located at the terminus of Barricade Lane (Private Road) approximately 500 feet east of its intersection with Old Richfood Road (State Route 1200) in the CHICKAHOMINY MAGISTERIAL DISTRICT. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)