

HANOVER COUNTY PLANNING COMMISSION

September 16, 2011

Shown below is a preliminary summary of actions that were taken by the Hanover County Planning Commission September 15, 2011. Detailed minutes in draft form will be presented to the Planning Commission for approval at a future date.

PLANNING COMMISSION MEMBERS:

Mr. C. Harold Padgett, Jr., Chairman, Chickahominy Magisterial District
Mr. Joseph D. O'Connor, Vice-Chairman, Cold Harbor Magisterial District
Mrs. Janet S. Binns, South Anna Magisterial District
Mrs. Edmonia P. Iverson, Beaverdam Magisterial District
Mr. T. Wade King, Mechanicsville Magisterial District
Mrs. Elizabeth W. Moorhouse, Henry Magisterial District
Mr. Steven T. Trivett, Ashland Magisterial District

HANOVER COUNTY PLANNING STAFF

David P. Maloney, AICP, Acting Director
John A. Bender, Deputy Director
J. Keith Thompson, Principal Planner
Lee W. Garman, Principal Planner
Mary B. Pennock, Principal Planner-Project Manager
Dennis A. Walter, Sr. Assistant County Attorney

Meeting called to Order

Mr. Padgett, the Chairman, called the meeting to order at 6:30 p.m. **All Commission members were present, except Mr. King.**

Approval of Minutes

Upon a motion by Mrs. Binns, seconded by Mr. O'Connor, the Planning Commission approved the draft minutes for the August 18, 2011 regular meeting.

School Board Presentation – Enrollment Forecast

Mr. Chris Sorensen, Director of School Budget, gave a brief overview of the enrollment forecasting methodology for the public school student population for Hanover County Schools.

ADMINISTRATIVE AGENDA – Site Plan Matters

Proffered Elevation Review

**SPR-32-03, AM. 2-11, BELL CREEK DAYCARE DEVELOPMENT CENTER –
ADDITION (CHICKAHOMINY MAGISTERIAL DISTRICT (COMMISSION ACTION))**

The applicant is proposing a new building for after school daycare activities. The Planning Commission is charged with the review and approval of architectural elevations for the proposed building.

Upon a motion by Mr. Padgett, seconded by Mrs. Moorhouse, the Planning Commission voted **UNANIMOUSLY TO APPROVE SPR-32-03, AM. 2-11, BELL CREEK DAYCARE DEVELOPMENT CENTER – ADDITION SUBJECT TO CONDITIONS AS OUTLINED IN THE STAFF REPORT.**

Master Layout Plan and Proffered Elevation Reviews
SPR-7-11, HOPKINS PROPERTIES (SOUTH ANNA MAGISTERIAL DISTRICT)
(COMMISSION ACTION)

The proposed building is one of several proposed structures shown on the approved conceptual plan. The Planning Commission is charged with the review and approval of the Master Layout Plan prior to site plan submittal. The Board approved SE-1-10 to permit an indoor rifle and pistol range in the subject building on the Hopkins Properties.

Upon a motion by Mrs. Binns, seconded by Mr. O’Connor, the Planning Commission voted **UNANIMOUSLY TO APPROVE SPR-7-11, HOPKINS PROPERTIES SUBJECT TO CONDITIONS AS OUTLINED IN THE STAFF REPORT.**

SPR-7-11, HOPKINS SHOOTING SPORTS CENTER (SOUTH ANNA MAGISTERIAL DISTRICT) (COMMISSION ACTION)

The Hopkins Shooting Sports Center is the 1st building elevation review for the entire Hopkins Properties development. There will be 4 retail spaces located in the front of the building. The Planning Commission is charged with the review and approval of architectural elevations for the proposed building.

Upon a motion by Mrs. Binns, seconded by Mr. Trivett, the Planning Commission voted **UNANIMOUSLY TO APPROVE SPR-7-11, HOPKINS SHOOTING SPORTS CENTER SUBJECT TO CONDITIONS AS OUTLINE IN THE STAFF REPORT.**

The Commission took a recess at 6:47 P.M.

Meeting Reconvened

The Chairman called the meeting back to order at 7:00 P.M.

CITIZENS’ TIME

No citizens spoke during citizens’ time.

Mr. O’Connor said since the Commission last met, there have been an earthquake and a hurricane and he thanked all County staff for volunteering their services to help out where needed during these “trying” times. He recognized that it is the Board’s place to thank the volunteers; however, he wanted the Commission to be on record for thanking those volunteers and to know how much their willingness to help is appreciated.

The Commission members agreed with Mr. O'Connor's comments.
Mr. Padgett closed citizens' time.

Mr. Padgett read the Rules of Order and explained the procedure.
Mr. Maloney reviewed the cases on the Expedited Agenda.
Mr. Padgett explained the Expedited Agenda. He then asked if anyone wished to speak regarding any of these cases. No one spoke.

EXPEDITED PUBLIC HEARINGS

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 (State 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)

Mr. Maloney briefly presented this request to rezone from R-1, Single-Family Residential which would permit the existing dwelling to be used as a professional office subject to the approval of the concurrent conditional use permit. This property is shown on the General Land Use Map for commercial use. The GPIN is 8706-02-1813. Staff recommended approval subject to changes in the submitted proffers.

Mr. Padgett opened the public hearing and asked if the applicant was present and if she was in agreement with the staff recommendations. The applicant from the audience said yes, she was in agreement.

Mr. Padgett asked if anyone else wished to speak. Seeing no one come forward, he closed the public hearing.

Upon a motion by Mr. Padgett, seconded by Mrs. Binns, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND DENIAL AS SUBMITTED BUT RECOMMENDED APPROVAL OF C-2-11, SANDY SLAVEN SUBJECT TO THE REVISED PROFFERS AS OUTLINED IN THE STAFF REPORT:**

CUP-9-11, SANDY SLAVEN, Requests a Conditional Use Permit in accordance with Title I, Article 5, Section 3.3c10, 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 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)

Mr. Maloney briefly presented this request for a conditional use permit to permit a business or professional office in an existing residential structure. The principal property is the same as previously identified but it also includes a portion of GPIN 8706-02-2716 consisting of 0.65 acres. Business or professional offices are only permitted in the RS District with a CUP. Staff recommended approval.

Mr. Padgett opened the public hearing and asked if the applicant was in agreement with the staff recommendations. The applicant from the audience said yes, she was in agreement.

Mr. Padgett asked if anyone else wished to speak. Seeing no one come forward, he closed the public hearing.

Upon a motion by Mr. Padgett, seconded by Mrs. Moorhouse, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF CUP 9-11, SANDY SLAVEN SUBJECT TO THE CONDITIONS AS OUTLINED IN THE STAFF REPORT:**

CUP-2-08, AM. 1-11, SLAVIC EVANGELICAL CHURCH, Requests an amendment to a Conditional Use Permit in accordance with Title 1, Article 5, Section 1.5.21 of the Hanover County Zoning Ordinance to modify the approved conditions of 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)

Mr. Maloney briefly presented this request to remove condition #6, which requires fencing around the detention basin. The property is identified as GPIN 7821-67-0231 and the site contains 13.86 acres. The property is shown for A-1, Agricultural use on the General Land Use Plan Map. Public Works does not oppose this request and noted they generally would not require a fence around a dry pond detention basin. Staff recommended approval subject to conditions.

Mr. Padgett opened the public hearing and asked if the applicant was present and if he was in agreement with the staff recommendations. The applicant from the audience said yes, he was in agreement with the staff recommendations.

Mr. Padgett asked if anyone wished to speak regarding this request. Seeing no one come forward, he closed the public hearing.

Upon a motion by Mrs. Binns, seconded by Mrs. Iverson, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF CUP-2-08, AM. 1-11, SLAVIC EVANGELICAL CHURCH SUBJECT TO THE CONDITIONS AS OUTLINED IN THE STAFF REPORT.**

Mrs. Binns thanked Mr. Fomin for calling her and keeping her up to date with this request. She said every time she drives by their church she is reminded of their initial meeting at the Montpelier Center and what they have been through since then. She said they are going to be a wonderful addition to the community and they were welcomed with “open arms.”

CUP-7-11, HANNEMAN FOREST PRODUCTS, Requests a Conditional Use Permit in accordance with Title 1, 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)

Mr. Maloney briefly presented this request for a conditional use permit to operate a mulch process facility on GPIN 7795-78-7426. The property contains 17.3 acres. The conditional use permit will be limited to an area of 6.3 acres of the subject property. The property is currently zoned M-2, Light Industrial. The property is shown on the General Land Use Plan Map for Industrial Use. Staff recommended approval subject to conditions.

Mr. Padgett opened the public hearing and asked if the applicant was in agreement with the staff recommendations. The applicant from the audience said yes, he was in agreement with the recommended conditions.

Mr. Padgett asked if anyone else would like to speak regarding this request. Seeing no one come forward, he closed the public hearing.

Upon a motion by Mr. Padgett, seconded by Mrs. Moorhouse, the Planning Commission voted **UNANIMOUSLY TO RECOMMEND APPROVAL OF CUP-7-11, HANNEMAN FOREST PRODUCTS SUBJECT TO THE CONDITIONS AS OUTLINED IN THE STAFF REPORT.**

ADJOURNMENT

There being no further business the Chairman adjourned the meeting at 7:20 p.m. The next scheduled meeting is October 20, 2011.