



**HANOVER COUNTY  
PLANNING COMMISSION  
AGENDA**

Hanover County  
Administration Building  
7516 County Complex Road  
Board Room

August 15, 2024

PLANNING COMMISSION  
**Alan Abbott, Chairman**  
Ashland Magisterial District  
**Fredric I. McGhee, Jr., Vice Chairman**  
Cold Harbor Magisterial District  
**Brett Heizer**  
Mechanicsville Magisterial District  
**Edmonia P. Iverson**  
Beaverdam Magisterial District  
**Larry A. Leadbetter**  
South Anna Magisterial District  
**William E. Martin**  
Henry Magisterial District  
**Clifton L. Parker, IV**  
Chickahominy Magisterial District

- I. Meeting Called to Order – Roll Call
- II. Welcome and Pledge of Allegiance
- III. Amendments to the Agenda
- IV. Approval of Minutes

- A. Approval of Minutes - July 18, 2024

- V. Citizens' Time

*Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes*

- VI. Public Hearings

**EXPEDITED PUBLIC HEARINGS**

- A. **CUP2024-00012, CALVARY CHAPEL MECHANICSVILLE**

Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8714-03-1895(part), consisting of approximately 0.26 acres, zoned B-3, General Business District, and located on the west line of Stonewall Parkway (State Route 1131) at its intersection with Jennifer Lane (State Route 1451). The subject property is designated on the General Land Use Plan Map as Suburban Center. (PUBLIC HEARING)

**Magisterial District: Mechanicsville**

**B. CUP2024-00009, CEBELLE HOLDINGS CORPORATION**

Requests a Conditional Use Permit in accordance with Section 26-183.1 of the Hanover County Zoning Ordinance to permit an event venue on GPINs 7798-02-4316, 7798-02-5559, 7798-02-4574, and 7798-02-5592, consisting of approximately 3.93 acres, zoned M-3, Heavy Industrial District, and located on the east line of Air Park Road (State Route 813) approximately 80 feet north of its intersection with Whitesel Road (State Route 1263). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

**Magisterial District: Ashland**

**C. REZ2024-00007, FRANKLIN E. HOGGE**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7831-45-0830, consisting of approximately 10.27 acres, and located at the west line of Rosmarin Road (State Route 797) approximately 1,425 feet south of its intersection with Greenwood Church Road (State Route 657). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member. (PUBLIC HEARING)

**Magisterial District: South Anna**

**D. CUP2024-00008, WON BUDDHISM OF RICHMOND, INC.**

Requests a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 8735-15-1153, consisting of approximately 5.84 acres, zoned A-1, Agricultural District, and located on the east line of Walnut Grove Road (State Route 615) at its intersection with Old Calvary Drive (State Route 1630). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre). (PUBLIC HEARING)

**Magisterial District: Henry**

**INDIVIDUAL PUBLIC HEARING**

**A. REZ2023-00044, BRYAN W. FLAGG**

Requests to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 7881-26-8407, consisting of approximately 3.01 acres, and located on the north line of Hickory Hill Road (State Route 646) adjacent to the western boundary of Interstate 95. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the development of a contractor's equipment storage yard. (PUBLIC HEARING)

**Magisterial District: Beaverdam**

VII. Miscellaneous

- A. Freedom of Information Act (FOIA) Training
- B. Conflict of Interest Act (COIA) Training

VIII. Adjournment



## Hanover County Planning Commission Public Hearing Rules

The purpose of public hearings is to allow the public an opportunity to speak to the Commission on matters within its purview, including rezoning and conditional use permit requests, zoning and subdivision ordinance amendments, and comprehensive plan amendments. Comments made by speakers must relate to the matter being discussed, and all comments must be directed to the Commission. Questions posed by speakers will generally be answered at the end of the hearing by either the Commission or staff.

During the public hearing, members of the Commission may ask questions of speakers to clarify comments or obtain other relevant information. The Commission may also ask any speaker questions for clarification after the public hearing has been closed.

The procedure for a public hearing is as follows:

1. Planning Department staff will give a presentation outlining the request and staff's recommendations.
2. The applicant and/or his representative will have up to fifteen (15) minutes to make their presentation. The applicant or representative of the applicant may reserve up to five (5) minutes of the time allotted for its presentation for use as rebuttal time.
3. After the applicant's presentation, other proponents will have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
4. Thereafter, opponents of the application will also have up to fifteen (15) minutes to speak, for a maximum of five (5) minutes each.
5. Time consumed by the Commission asking questions and a speaker's responses will not count against these limits.
6. Proponents and opponents may not yield their allotted time to other speakers.
7. If the Chairman determines that the issues involved are unusually complex, or that a large number of persons desire to speak, these time limits may be adjusted, provided that the amount of time will be allotted equally to proponents and opponents.
8. After the applicant, proponents, and opponents have spoken, the Chairman will declare the public hearing closed and the Commission will then deliberate and vote on the application.
9. No public hearing may extend beyond two (2) hours unless approved by majority vote of the Commission.

All speakers and others in the meeting room must maintain proper decorum and demonstrate civility toward the Commission, staff, applicants, and the public at large. The Chairman shall be responsible for enforcing the rules of the Planning Commission, including those related to decorum and civility.

All Planning Commission meetings are streamed live. To access the live stream, visit our website at [www.hanovercounty.gov](http://www.hanovercounty.gov).

*Hanover: People, Tradition and Spirit*