



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Alternate Location
Hanover County Public Schools
200 Berkley Street
Ashland, Virginia 23005

January 16, 2025

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

A. **REZ2024-00015, STEPHEN D. TREXLER, ET AL.**
Application Withdrawn by Applicant: Remove from the Agenda

IV. Approval of Minutes

A. Approval of Minutes - December 12, 2024

V. Citizens' Time

Citizens' Time is limited to 20 minutes. Each speaker shall be allotted up to 5 minutes.

VI. Administrative Agenda

A. **BOA2022-00015, STAGS LEAP**
Request for Bond Extension
Magisterial District: Henry

VII. Public Hearings

EXPEDITED PUBLIC HEARINGS

A. **REZ2024-00021, SALLY B. AND SAMUEL FRANK STONE, SR.**

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7860-24-7391, consisting of approximately 7.39 acres, and located at the east line of Blanton Road (State Route 666) at its intersection with Angus Ridge Drive (private road). 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: Beaverdam

B. **REZ2024-00019, MOUNT SINAI PROPERTIES- OLD RICHFOOD ROAD, L.L.C.**

Requests to rezone from A-1, Agricultural District and M-2, Light Industrial District, to M-2(c), Light Industrial District with conditions, on GPINs 7795-66-2811 and 7795-67-1115, consisting of approximately 16.6 acres, and located on the west line of Old Richfood Road (State Route 1200) approximately 800 feet south of its intersection with Richfood Road (State Route 1250). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for heavy equipment sales, service, and storage. (PUBLIC HEARING)

Magisterial District: Chickahominy

INDIVIDUAL PUBLIC HEARINGS

A. **CUP2024-00014, HOMETOWN REALTY SERVICES, INC.**

Requests an amendment to CUP2019-00007, in accordance with Sections 26-59.6 and 26-59.10 of the Hanover County Zoning Ordinance to add an event venue use to the property's current use as a professional office in an existing residential structure, on GPIN 8706-62-5060, consisting of approximately 12.98 acres, zoned RS(c), Single-Family Residential District with conditions, and located on the east line of Shady Grove Road (State Route 640) at its intersection with Old Oaklawn Drive (State Route 1201). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre). (PUBLIC HEARING)

Magisterial District: Chickahominy

B. REZ2024-00015, STEPHEN D. TREXLER, ET AL.

Request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 8725-61-2710 and 8725-62-4066, consisting of approximately 9.93 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet west of its intersection with Westhaven Drive (State Route 737). The subject properties also have frontage on Westhaven Drive (State Route 737). The subject properties are designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre). The proposed zoning amendment would permit the creation of twenty-three (23) building lots. (PUBLIC HEARING)

Magisterial District: Henry
(WITHDRAWN BY APPLICANT)

VIII. Miscellaneous

IX. 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.

Hanover: People, Tradition and Spirit