



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

February 20, 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
- IV. Approval of Minutes

- A. Approval of Minutes - January 16, 2025

- 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. **REZ2024-00022, BROWN GROVE BAPTIST CHURCH ASHLAND**
Requests to rezone from M-2(c), Light Industrial District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7798-35-4883, consisting of approximately 2.0 acres, and located on the south line of Ashcake Road (State Route 657) approximately 0.4 miles east of its intersection with Egypt Road (State Route 741). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre). The proposed zoning amendment would allow the construction of a monument that memorializes a historic school building. (PUBLIC HEARING)
Magisterial District: Ashland

B. REZ2024-00023, ROBERT LANCE RHEA

Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7778-32-5475, consisting of approximately 4.17 acres, and located on the south line of Cedar Lane (State Route 623) approximately 500 feet west of its intersection with Elmont Road (State Route 626). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 units per acre). The proposed zoning amendment would permit the creation of one (1) additional building lot for a family member. (PUBLIC HEARING)

Magisterial District: South Anna

INDIVIDUAL PUBLIC HEARING

A. CPA2025-00001, HANOVER COUNTY BOARD OF SUPERVISORS

Requests to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map: An amendment to change the land use designation from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Suburban High Residential* (3.0 – 7.0 dwelling units per acre) for an area generally located along the southern line of Ashcake Road (State Route 657), extending from Virginia Crane Drive (State Route 821) to approximately 550 feet west of Johnson Town Road (State Route 755). This designation would also extend along Johnson Town Road (State Route 755) approximately 825 feet from its intersection with Ashcake Road (State Route 657). This affected area is within the Suburban Service Area (SSA) and the Brown Grove Rural Historic District. (PUBLIC HEARING)

Magisterial District: Ashland

B. ORDINANCE 24-13, HISTORIC VILLAGE ZONING DISTRICT (NEW DISTRICT)

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, by adding Division 3A to Article 3, District Regulations, to establish a new zoning district, the HV, Historic Village District, that could be applied upon request to the three historic villages designated in the 2023 Comprehensive Plan: General Land Use Plan Map (Villages of Beaverdam, Hanover Courthouse, and Montpelier). The proposed zoning district would generally accommodate small-scale commercial uses and residential development (maximum residential densities: 1 unit per acre) and include additional standards that address the design of new development. (PUBLIC HEARING)

VII. Miscellaneous

- A. Due to a pause in printing of the Mechanicsville Local, all legal advertisements will appear in the Richmond Times-Dispatch until further notice.

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.

Hanover: People, Tradition and Spirit