



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

March 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. Approval of Minutes

A. Approval of Minutes - February 20, 2025

IV. Citizens' Time

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

V. Presentation

A. Proposed Capital Improvements Program

VI. Administrative Agenda

A. **BOA2022-00023: Stags Leap Section 3**
Subdivision Performance Agreement Extension
Magisterial District: Henry

VII. Public Hearings

EXPEDITED PRESENTATIONS

A. **REZ2025-00002, PRIMARY HOME SOLUTIONS**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8725-19-8410, consisting of approximately 8.98 acres, and located on the east line of Rural Point Road (State Route 643) approximately 540 feet north of its intersection with Pole Green Road (State Route 627). 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 (1) additional building lot. (PUBLIC HEARING)

Magisterial District: Henry

B. **CUP2025-00001, CLUB YOU, L.L.C.**

Requests a Conditional Use Permit in accordance with Section 26-140.10 of the Hanover County Zoning Ordinance to permit a recreational facility (indoor use) on GPIN 8714-64-9344, consisting of approximately 8.77 acres (CUP area limited to 2,299 square feet), zoned OS(c), Office/Service District with conditions, and located on the east line of Bell Creek Road (State Route 642) approximately 400 feet north of its intersection with Cold Harbor Road (State Route 156). The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING)

Magisterial District: Mechanicsville

FULL PRESENTATIONS

A. **CUP2024-00011, JRP ENERGY, L.C.**

Requests a Conditional Use Permit in accordance with Section 26-174.10 of the Hanover County Zoning Ordinance to permit a truck stop on GPIN 7787-59-4265 (part), consisting of approximately 6.3 acres (CUP area limited to 2.97 acres), zoned M-2, Light Industrial District, and located on the west line of Lakeridge Parkway (State Route 782) approximately 400 feet south of its intersection with Cedar Ridge Drive (State Route 1311). The subject property is designated on the General Land Use Plan Map as Limited Industrial. (PUBLIC HEARING)

Magisterial District: South Anna

B. **CUP2024-00022, ASHCAKE ROAD LANDFILL, INC.**

Requests an amendment to CUP-8-87, Am. 1-16, in accordance with Section 26-20.15 of the Hanover County Zoning Ordinance, to amend the sketch plan and permit the relocation of a construction debris landfill on GPINs 7798-08-2072, 7798-08-7416, 7798-18-4218, 7798-09-5472, and 7798-29-6304, consisting of approximately 232.45 acres, zoned A-1, Agricultural District, and located on the north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural and Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre) (PUBLIC HEARING)

Magisterial District: Beaverdam

VIII. Miscellaneous

- A. Discussion: Possible Ordinance Amendment to Expand Area for Mailed Notifications

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