



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

April 17, 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. Planning Commission Reorganization
 - A. Nominations for Chairman
 - B. Nominations for Vice-Chairman
 - C. Adoption of Planning Commission Rules and Procedures
- IV. Amendments to the Agenda
- V. Approval of Minutes
 - A. Approval of Minutes - March 20, 2025
- VI. Citizens' Time

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

VII. Public Hearings

EXPEDITED PRESENTATIONS

A. **REZ2025-00003, KIM AND JOHN SEVERIN, ET AL.**

Request to amend the proffers and conceptual plan approved with C-21-17(c) on GPINs 7841-83-0239 and 7841-73-9359, consisting of approximately 14.71 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of Windmill Drive (private road) approximately 0.3 miles northeast 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 (1) additional building lot. (PUBLIC HEARING)

Magisterial District: South Anna

B. **REZ2024-00009, LOIS A. AND LEWIS W. WILLIS, JR.**

Request to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 7778-44-6314, consisting of approximately 4.56 acres, and located on the south line of Cobbs Road (State Route 801) at its intersection with Elmont Road (State Route 626). The subject property is designated on the General Land Use Plan Map as Neighborhood Commercial. The proposed zoning amendment would permit the creation of one (1) additional building lot for a family member. (PUBLIC HEARING)

Magisterial District: South Anna

C. **CUP2025-00002, BRET FLORY**

Requests a Conditional Use Permit in accordance with Section 26-130.3 of the Hanover County Zoning Ordinance to permit an auto body paint and repair facility on GPIN 8724-18-0642, consisting of approximately 2.24 acres, zoned B-3(c), General Business District with conditions, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 200 feet east of its intersection with Brandy Creek Drive (State Route 1153). The subject property is designated on the General Land Use Plan Map as Highway Commercial.

(PUBLIC HEARING)

Magisterial District: Mechanicsville

D. **REZ2025-00001, ROMANS 1513, L.L.C.**

Requests to rezone from R-1, Single-Family Residential District, to B-O(c), Business Office District, on GPINs 8706-22-6868 and 8706-22-4776, consisting of approximately 2.02 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) at its intersection with Rutlandshire Drive (State Route 2320).

The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3.0 dwelling units per acre) and Highway Commercial. The proposed zoning amendment would permit the conversion of a residence to a professional office. (PUBLIC HEARING)

Magisterial District: Chickahominy

FULL PRESENTATIONS

- A. **CBE2025-00001, CARTER MACHINERY COMPANY, INC.**
Requests an exception from Chapter 10 - Environmental Management, Article II, Section 10-40 (a)(3) and Section 10-40(b) of the Hanover County Chesapeake Bay Preservation Ordinance to permit development and redevelopment in the Resource Protection Area (RPA) on GPIN 7795-97-2356. The property is zoned M-2, Light Industrial District, consisting of approximately 40.73 acres, and located on the east line of Richfood Road (State Route 1250) approximately 1,700 feet south of its intersection with Old Richfood Road (State Route 1200). (PUBLIC HEARING)
Magisterial District: Chickahominy
- B. **CUP2025-00003, HANOVER COUNTY BOARD OF SUPERVISORS (TAYLOR COMPLEX & PARK)**
Requests to amend CUP-23-04, Am. 1-11, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, to allow additional lighting in a dog park, on GPIN 7799-19-4302, consisting of approximately 52.0 acres, zoned A-1, Agricultural District, and located on the south line of East Patrick Henry Road (State Route 54) at its intersection with Taylor Complex Road (private road). The subject property is designated on the General Land Use Plan Map as Parks and Conserved Lands and Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam
- C. **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
- D. **REZ2024-00005, OBS1, L.L.C.**
Requests to rezone from A-1, Agricultural District, and B-3, General Business District, to B-3(c), General Business District with conditions, and OS(c), Office/Service District with conditions, on GPINs 8725-94-5345, 8725-94-8454, 8725-94-9173, and 8725-03-0929, consisting of approximately 17.21 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Ladiestown Road (private road). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would allow for the development of retail and office service buildings. (PUBLIC HEARING)
Magisterial District: Henry

E. **REZ2024-00018, WSE II, L.L.C.**

Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 7880-97-5602 and 7880-96-5291, consisting of approximately 40.26 acres, and located at the terminus of Cameron Ridge Drive (private road), approximately 1,300 feet northeast of its intersection with Slayden Circle (State Route 2311). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed zoning amendment would permit the creation of forty-eight (48) building lots. (PUBLIC HEARING)
Magisterial District: Beaverdam

F. **ORDINANCE 25-02, Vehicle and Equipment Storage/Contractor's Equipment Storage**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-20, 26-21, 26-165, 26-166, 26-172, 26-183, and 26-279 to amend the definition of *vehicle and equipment storage* to include *contractor's equipment storage yards*; to require a conditional use permit for *vehicle and equipment storage* in the A-1 Agricultural District and the M-1 Limited Industrial District, and M-2 Light Industrial District and M-3 Heavy Industrial District sites outside an existing subdivision; and to delete references to contractor's equipment storage. (PUBLIC HEARING)

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