



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

May 15, 2025

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

- I. Meeting Called to Order – Roll Call
- II. Pledge of Allegiance and Moment of Silence
- III. Approval of Minutes
 - A. Approval of Minutes - April 17, 2025
- IV. Citizens' Time

Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
- V. Presentation
 - A. Presentation of Resolution of Appreciation of Service - Claudia Cheely
- VI. Administrative Agenda
 - A. **PRP2023-00001, MATADEQUIN BLUFFS**
Preliminary Plat Approval
Magisterial: Cold Harbor
 - B. **BOA2023-00001, HONEY MEADOWS SECTION 8**
Subdivision Performance Agreement Extension
Magisterial District: Ashland

VII. Public Hearings

EXPEDITED PRESENTATION

A. **REZ2025-00005, BRIANNA R. KLEIN (RANDY’S WOODS SUBDIVISION)**

Requests to amend the proffers approved with C-23-04(c), on GPIN 7833-62-9022, zoned AR-6(c), Agricultural Residential District with conditions, consisting of approximately 10.0 acres, and located at the terminus of Freedoms Lane (private road) approximately 450 feet south of its intersection with Taylor Road (State Route 668). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would eliminate the cash proffer. (PUBLIC HEARING)

Magisterial District: Beaverdam

INDIVIDUAL PUBLIC HEARINGS

A. **REZ2025-00007, DKD DEVELOPMENT, L.L.C.**

Requests an amendment to the proffers approved with rezoning request REZ2019-00017 on GPIN 7788-85-0527, consisting of approximately 9.8 acres, zoned M-2(c), Light Industrial District with conditions, and located on the southwest corner of Patterson Park Road (State Route 822) and Air Park Road (State Route 809). The subject property is designated on the General Land Use Plan Map as Industrial. The request would allow for an amendment to the proffers and conceptual plan. (PUBLIC HEARING)

Magisterial District: Ashland

B. **CUP2024-00021, HANOVER COUNTY BOARD OF SUPERVISORS (GENERAL SERVICES)**

Requests a Conditional Use Permit in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, to permit a fire station on GPIN 7883-14-7743, consisting of approximately 4.2 acres, zoned A-1, Agricultural District, and located on the west line of Washington Highway (U.S. Route 1) approximately 350 feet north of its intersection with Pleasants Circle (State Route 759). The subject property is designated on the General Land Use Plan Map as Suburban Center. (PUBLIC HEARING)

Magisterial District: Beaverdam

C. **CUP2025-00004, HANOVER COUNTY PUBLIC SCHOOLS
(WASHINGTON-HENRY ELEMENTARY SCHOOL)**

Requests to amend the sketch plan and conditions of CUP-4-84, Am. 1-09, in accordance with Section 3.5.9 of the repealed R-1, Single-Family Residential District and Section 26-20.11 of the Hanover County Zoning Ordinance, to allow for construction of a new school on GPIN 8706-60-9530, consisting of approximately 23.6 acres, zoned R-1, Single-Family Residential District, and A-1, Agricultural District, and located on the northwest and northeast quadrants of the intersection of Shady Grove Road (State Route 640) and Mann Drive (State Route 639)/Academy Drive (State Route 710). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential District (1.5 to 3.0 dwelling units per acre) and Neighborhood Commercial. (PUBLIC HEARING)

Magisterial District: Chickahominy

D. **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

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