



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

June 18, 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. Amendments to the Agenda

A. Deferral Request: CUP2024-00020, SCANNELL PROPERTIES #607, L.L.C.

IV. Approval of Minutes

A. Approval of Minutes - May 15, 2025

V. Citizens' Time

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

VI. Public Hearings

FULL PRESENTATIONS

A. **CBE2025-00002, STEVE E. AND PAULA P. BROWN (VIRGINIA ARTESIAN)**

Request 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 in the Resource Protection Area (RPA) on GPIN 8746-47-1718, consisting of approximately 55.9 acres, zoned A-1, Agricultural District, and located on the north line of Spring Run Road (State Route 628) approximately 1,250 feet east of its intersection with Studley Road (State Route 606). (PUBLIC HEARING)

Magisterial District: Henry

B. 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

C. CUP2024-00020, SCANNELL PROPERTIES #607, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-174.16 of the Hanover County Zoning Ordinance to allow a warehouse greater than 75,000 square feet on GPINs 8705-23-0965 (part), 8705-23-0610(part), 8705-12-4717(part), and 8705-11-5946(part), consisting of 28.54 acres, zoned M-2, Light Industrial District, and located at the terminus of Richfood Road (State Route 1250) approximately 1.3 miles south of its intersection with Old Richfood Road (State Route 1200). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) (**Deferral Requested to July 17, 2025**)

Magisterial District: Chickahominy

D. ORDINANCE 25-10, SHORT-TERM RENTALS IN ACCESSORY UNITS AND RELATED REVISIONS TO DEFINITIONS AND USE STANDARDS

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, to make the following changes:

1. Amend Section 26-6, Definitions, to delete the definition of “accessory housing unit” and replace it with definitions of “accessory housing unit, attached” and “accessory housing unit, detached”; to add definitions of “kitchen, residential” and “short-term rental, accessory detached”; and to revise definitions of “dwelling”, “dwelling unit”, “family”, “short-term rental”, and “short-term rental, owner-occupied”;
2. Amend Sections 26-21, 26-36, 26-46, and 26-60 to allow “short-term rental, accessory detached” as a special exception in the A-1, Agricultural District, the AR-6, Agricultural Residential District, the RC, Rural Conservation District, the RS, Single-Family Residential District, and by reference, in the R-1, R-2, R-3, R-4, AR-1, and AR-2 zoning districts;
3. Amend Article 5, Site Design Regulations, Division 8, Regulations for Specific Uses, by amending Section 26-280 to require appropriate zoning approvals for “short-term rentals, accessory detached” and Section 26-300.1 to establish standards for “short-term rentals, accessory detached”; and
4. Amend Article 6, Administration and Enforcement, Division 4, Special Exception Permits, Section 26-330, Application Requirements, to require that applicants for a special exception for “short-term rental, accessory detached” provide a copy of the restrictive covenants applicable to the property with their application (PUBLIC HEARING).

VII. Miscellaneous

A. Presentation: U.S. Route 33 Gateway Small Area Plan (Project Update)

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