



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

July 17, 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
- IV. Approval of Minutes - June 18, 2025
 - A. Approval of Minutes - June 18, 2025
- V. Citizens' Time
 - Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes*
- VI. Administrative Agenda

- A. **BOA2022-00024, STAG'S LEAP SECTION 4**
Subdivision Performance Agreement Extension Request
Magisterial District: Henry

VII. Public Hearings

EXPEDITED PRESENTATIONS

A. **CUP2025-00006, SAINT PAUL'S LUTHERAN CHURCH**

Requests an amendment to the sketch plan approved with CUP-11-05, Am. 1-07, in accordance with Section 3.5.14 of the Hanover County Zoning Ordinance to permit a church on GPIN 8705-92-6002, consisting of approximately 7.71 acres, zoned R-1, Single Family Residential District (repealed district), and located on the east line of Shady Grove Road (State Route 640), approximately 300 feet south of its intersection with Hope Farm Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban High Residential. (PUBLIC HEARING)

Magisterial District: Chickahominy

FULL PRESENTATIONS

A. **CPA2025-00002, HANOVER COUNTY BOARD OF SUPERVISORS**

Requests to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023 (with subsequent amendments), 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 includes adoption of the U.S. Route 33 Gateway Small Area Plan, which will be incorporated into the Comprehensive Plan upon adoption. The U.S. Route 33 Gateway Small Area Plan provides recommendations regarding building design, site design, infrastructure improvements, and appropriate uses along the U.S. Route 33 Corridor between the Henrico County line and Winns Church Road, which is within an Economic Development Zone (EDZ) designated in the Comprehensive Plan. (PUBLIC HEARING)

Magisterial District: South Anna

B. **ORDINANCE 25-11, RECREATIONAL SUBSTANCES, RETAIL STORES (CONDITIONAL USE IN SELECT COMMERCIAL AND INDUSTRIAL DISTRICTS)**

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

1. Amend Section 26-6, Definitions, to add definitions of “recreational substances” and “recreational substances, retail stores”;
2. Amend Section 26-107 to remove “tobacco stores” from the list of permissible uses in the B-1, Neighborhood Business District;
3. Amend Sections 26-120, 26-130, 26-165, and 26-174 to allow “recreational substances, retail stores” with a conditional use permit in the B-2, Community Business District; the B-3, General Business District; the M-1, Limited Industrial District; and the M-2, Light Industrial District; and
4. Add a new section, numbered 26-292.8, titled “recreational substances, retail stores; standards” to provide for special standards related to recreational substances, retail stores.

C. **ORDINANCE 25-12, SECONDARY KITCHENS (PERMITTED ACCESSORY USE IN AGRICULTURAL AND SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS)**

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

1. Amend Section 26-6, Definitions, to add definitions of “kitchen, secondary” and “kitchen, residential” and to amend the definitions of “dwelling unit” and “family”;
2. Amend Sections 26-19, 26-34, 26-44, and 26-58, Permitted Accessory Uses in the A-1, Agricultural District; the AR-6, Agricultural Residential District; the RC, Rural Conservation District; and the RS, Single-Family Residential District; and
3. Add Section 26-300.2 to create design standards for secondary kitchens.

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