



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

October 16, 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

- A. Approval of Minutes - September 18, 2025

- V. Citizens' Time

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

- VI. Public Hearings

EXPEDITED PRESENTATIONS

- A. **REZ2025-00019, JACK B. LAWSON**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8726-89-1633, consisting of approximately 4.93 acres, and located at the terminus of Buck Trail (private road) approximately 0.5 miles south of its intersection with Studley Road (State Route 606). 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 for a family member. (PUBLIC HEARING)

Magisterial District: Henry

B. REZ2025-00018, MOUNT SINAI PROPERTIES - OLD RICHFOOD ROAD, L.L.C.

Requests an amendment to the proffers approved with rezoning request REZ2024-00019, on GPINs 7795-66-2811 and 7795-67-1115, consisting of approximately 16.6 acres, zoned M-2(c), Light Industrial District with conditions, and located on the west line of Old Richfood Road (State Route 1200) approximately 800 feet south of its intersection with Richfood Road (State Route 1250). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the development of heavy equipment sales, service, and repair. (PUBLIC HEARING)

Magisterial District: Chickahominy

C. CUP2025-00010, ENTERPRISE LEASING COMPANY

Request a Conditional Use Permit in accordance with Section 26-174.11 and 26-174.14 of the Hanover County Zoning Ordinance to permit vehicle and equipment storage and a wholesale motor vehicle auction on GPIN 7795-87-0571(part), consisting of approximately 21.77 acres (CUP area limited to 9.29 acres), zoned M-2, Light Industrial District, and located on the east line of Richfood Road (State Route 1250) approximately 1200 feet east 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)

Magisterial District: Chickahominy

FULL PRESENTATIONS

A. REZ2025-00012, PMG-ONE, L.L.C., ET AL.

Requests an amendment to the Planned Unit Development (PUD) Agreement approved with rezoning request C-6-89 (PUD), Amendment 1997, on GPINs 8734-09-2034 and 8734-08-0685, consisting of approximately 4.99 acres, zoned R-2(PUD), Single-Family Residential District (repealed district) Planned Unit Development, and located on the north and south line of Old Estates Way (State Route 2157) at its intersection with Walnut Grove Road (State Route 615). 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 seven (7) building lots. (PUBLIC HEARING)

Magisterial District: Cold Harbor

B. **CUP2025-00009, INTERNATIONAL MISSION BOARD, SBC**

Requests to amend the sketch plan and conditions of CUP-14-81, Am. 2-99 in accordance with Sections 26-20.8 and 3.5.7 of the Hanover County Zoning Ordinance, which permitted an educational institution (missionary learning center) on GPINs 7729-53-2509, 7729-42-5048, 7729-41-7385, 7729-45-8653, and 7729-54-6030, consisting of approximately 259.07 acres, zoned A-1, Agricultural District, and R-1, Single-Family Residential District (repealed district), and located at the terminus of MLC Lane (private road), approximately 0.8 miles from its intersection with South Anna Drive (State Route 703). The subject property is designated on the General Land Use Plan Map as Natural Conservation and Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: South Anna

VII. Miscellaneous

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