



HANOVER COUNTY PLANNING COMMISSION AGENDA

Hanover County
Administration Building
7516 County Complex Road
Board Room

November 20, 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. Welcome and Pledge of Allegiance
- III. Amendments to the Agenda
- IV. Approval of Minutes

- A. Approval of Minutes - October 16, 2025

- V. Citizens' Time

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

- VI. Presentation: Parks and Recreation Master Plan Update
- VII. Public Hearings

FULL PRESENTATIONS

- A. **AFD2025-00002, ROGERS-CHENAULT INC.**
An Ordinance (Ord. 25-16) to withdraw GPIN 8756-13-0533, consisting of 51.82 acres, from an agricultural and forestal district (AFD-4-78, Old Church – A), in accordance with the provisions of Chapters 43 and 44 of Title 15.2 of the Code of Virginia. (PUBLIC HEARING)
Magisterial District: Cold Harbor

B. CUP2025-00013, TODD ROGERS

Requests a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility on GPINs 8707-85-5833 and 8707-75-7735, consisting of approximately 20.77 acres, zoned A-1, Agricultural District, and located at the terminus of Whitewater Farm Road (private road) approximately 800 feet east of its intersection with Chamberlayne Road (U.S. Route 301). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Henry

C. 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 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of approximately 259.07 acres, zoned A-1, Agricultural District, and R-1, Single-Family Residential District (repealed district), and located at the terminus of MLC Lane (private road), approximately 0.8 miles from its intersection with South Anna Drive (State Route 703).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 Area and Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: South Anna

D. ORDINANCE 25-09, FAMILY DIVISIONS IN THE RS, SINGLE-FAMILY RESIDENTIAL DISTRICT

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 3, District Regulations, Division 4, RS, Single-Family Residential District, to move provisions regarding family divisions from Section 26-61 into a new section, Section 26-61.1, and to add language allowing requests for extensions of the timeframes for recordation, application for a building permit, and obtaining a certificate of occupancy for family divisions.

E. ORDINANCE 25-15, CAR WASH AND VEHICLE WASHING FACILITIES

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

1. Amend Section 26-6, Definitions, to define *car wash or vehicle washing facility, automatic or otherwise*;
2. Amend Section 26-128, Permitted Uses with Special Standards, to remove *car wash* from the list of permitted uses with special standards in the B-3, General Business District; and
3. Amend Section 26-130, Conditional Uses, to add *car wash or vehicle washing station, commercial or otherwise* as a conditional use in the B-3, General Business District.

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