



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

May 21, 2026

PLANNING COMMISSION
Larry A. Leadbetter, Chairman
South Anna Magisterial District
Brett Heizer, Vice-Chairman
Mechanicsville Magisterial District
Fredric I. McGhee, Jr.
Cold Harbor 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 - April 16, 2026

- V. Citizens' Time

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

- VI. Public Hearings

EXPEDITED PRESENTATIONS

- A. **REZ2026-00010, ZACHARY H. SEAY (GILES SUBDIVISION)**
Requests to amend the proffers approved with C-5-97(c), Benjamin H. Giles, Jr., on GPIN 7832-35-2264, zoned AR-6(c), Agricultural Residential District with conditions, consisting of approximately 10.22 acres, and located on the south line of Terry Road (State Route 683) approximately 700 feet north of its intersection with West Patrick Henry Road (State Route 54). 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

- B. **REZ2026-00009, JAMES W. STANLEY, JR.**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7825-57-5800, consisting of approximately 4.0 acres, and located on the east line of Beaver Dam Road (State Route 715) approximately 0.54 miles south of its intersection with Tyler Station Road (State Route 658). 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 additional lot for a family member. (PUBLIC HEARING)
Magisterial District: Beaverdam

FULL PRESENTATIONS

- A. **CUP2025-00015, APOSTOLIC RENOVATION HOUSE OF GOD**
Requests a Conditional Use Permit in accordance with Section 26-174.1 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 7788-40-9256, consisting of approximately 1.11 acres, zoned M-2, Light Industrial District, and located on the north line of Timber Ridge Drive (State Route 1313) approximately 850 west of its intersection with Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Limited Industrial. (PUBLIC HEARING)
Magisterial District: South Anna
- B. **CUP2026-00001, LANDTECH RESOURCES, INC. (HARVEST CHRISTIAN FELLOWSHIP)**
Requests a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church on GPIN 8735-00-4331, consisting of approximately 5.41 acres, zoned A-1, Agricultural District, and located on the west line of Walnut Grove Road (State Route 615) approximately 200 feet south of its intersection with Bellswood Drive (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre). (PUBLIC HEARING)
Magisterial District: Cold Harbor
- C. **CUP2025-00020, LEWISTOWN ROAD INDEPENDENT OWNER L.L.C.**
Requests a Conditional Use Permit in accordance with Section 26-174.16 of the Hanover County Zoning Ordinance to permit a warehouse with a gross area of 75,000 square feet or greater on GPINs 7788-04-4309, 7788-04-8723, 7788-04-7819, 7788-04-6230, 7788-15-1221, and 7788-14-0962, consisting of approximately 16.89 acres, zoned M-2(c), Light Industrial District with conditions, and located on the south line of Lewistown Road (State Route 783) approximately 400 feet west of its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business Flexible. (PUBLIC HEARING)
Magisterial District: South Anna

D. **CPA2026-00001, 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 1 Gateway Small Area Plan, which will be incorporated into the Comprehensive Plan upon adoption. The U.S. Route 1 Gateway Small Area Plan provides recommendations regarding building design, site design, infrastructure improvements, and appropriate uses along the U.S. Route 1 Corridor between the Henrico County line and the Town of Ashland, which is within an Economic Development Zone (EDZ) designated in the Comprehensive Plan. (PUBLIC HEARING)

Magisterial District: Ashland and 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