



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

September 17, 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 - August 20, 2026
- V. Citizens' Time

Citizens' Time is limited to 20 minutes
- VI. Public Hearings

FULL PRESENTATIONS

- A. **REZ2025-00025, HANOVER ASSOCIATES, L.L.C.**

Request to rezone from B-3(c), General Business District with conditions, and A-1, Agricultural District, to B-3(c), General Business District with conditions, B-2(c), Community Business District with conditions, and RM(c), Multi-Family Residential District with conditions, on GPINs 8724-59-5659, 8724-69-4686, and 8725-50-2354, consisting of approximately 40.75 acres, and located in the southeast quadrant of Mechanicsville Turnpike (U.S. Route 360) and Creighton Parkway (State Route 1015). The subject property is designated on the General Land Use Plan Map as Suburban Center. The proposed zoning amendment would allow for the development of commercial uses (including a convenience store with fuel pumps, a daycare or self storage facility, and various retail and service establishments) and 120 attached residential townhomes. (PUBLIC HEARING)
Magisterial District: Cold Harbor

B. CUP2025-00018, HANOVER ASSOCIATES, L.L.C.

Request a Conditional Use Permit in accordance with Section 26-130.12 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility on GPINs 8724-59-5659 (part) and 8724-69-4686 (part), consisting of approximately 5.19 acres, zoned B-3(c), General Business with conditions (concurrent rezoning request REZ2025-00025 to rezone to B-3(c), General Business District with conditions), and located on the east line of Creighton Parkway (State Route 1015) approximately 0.25 miles south of its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Suburban Center. (PUBLIC HEARING)

Magisterial District: Cold Harbor

C. CPA2026-00005, HANOVER COUNTY BOARD OF SUPERVISORS (ENVISION HANOVER REVISITED: GROUP A)

Request to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendments will be a change to the adopted Comprehensive Plan as follows: General Land Use Plan Map: Six amendments to the General Land Use Plan Map that do not involve changes to the boundary of the Suburban Service Area (SSA). The proposed amendments are generally located in the following areas:

Chickahominy Magisterial District

- **CK1:** Northeast of the intersection of Studley Road (State Route 606)/Atlee Road (State Route 638), change from Suburban High Residential (3 – 7 units/acre) to Suburban Neighborhood Residential (1.5 – 3 units/acre).
- **CK2:** Along the west line of U.S. Route 301 south of the Caldwell Park neighborhood, change from Suburban Neighborhood Residential (1.5 – 3 units/acre) to Neighborhood Commercial.

Cold Harbor Magisterial District

- **CH1:** Along the south line of U.S. Route 360 at Battlefield Park Elementary School, change from Highway Commercial/Neighborhood Commercial to Highway Commercial/Parks and Conserved Lands.

Mechanicsville Magisterial District

- **M1:** Along the north line of U.S. Route 360 and U.S. Route 360 Business, east of Shady Grove Road (State Route 640) and west of Interstate 295, change from Suburban Center (mixed-use development up to 15 units/acre) to Highway Commercial, Multi-Family Residential (8 – 15 units/acre), and Suburban High Residential (3 – 7 units/acre).
- **M2:** Along the south line of U.S. Route 360 between Meadow Drive (State Route 1120) and Brandy Run Drive (State Route 1070), change from Multi-Family Residential (8 – 15 units/acre) to Highway Commercial and Suburban Neighborhood Residential (1.5 – 3 units/acre).

South Anna Magisterial District

- **SA1:** Along the west line of U.S. Route 1 in the vicinity of Lakeridge Parkway (State Route 782), change from Suburban Center (mixed-use development up to 15 units/acre) to Business Flexible.

D. CPA2026-00007, HANOVER COUNTY BOARD OF SUPERVISORS (ENVISION HANOVER REVISITED: GROUP B)

Request to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 27, 2023, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendments will be a change to the adopted Comprehensive Plan as follows: General Land Use Plan Map: Four amendments to the General Land Use Plan Map that involve changes to the boundary of the Suburban Service Area (SSA). The proposed amendments are generally located in the following areas:

Beaverdam Magisterial District

- **B1:** Along both sides of the South Anna River, east of Interstate 95 between Old Ridge Road (State Route 738) and Hickory Hill Road (State Route 646), change from Employment Center and Highway Commercial to Rural/Agricultural (1 unit per 6.25 acres), removing the area from the SSA.
- **B2:** West of the Town of Ashland, northeast of the Elmont Road (State Route 626)/Yowell Road (State Route 665) intersection, change from Suburban Transitional Residential (up to 1.5 units/acre) to Rural/Agricultural (1 unit per 6.25 acres), removing the area from the SSA.

Henry Magisterial District

- **H1:** Southwest of the Rural Point Road (State Route 643)/Studley Road (State Route 606) intersection (north of Totopotomoy Creek and west of Rural Point Elementary School), change from Suburban Transitional Residential (up to 1.5 units/acre) to Rural/Agricultural (1 unit per 6.25 acres), removing the area from the SSA.

South Anna Magisterial District

- **SA2:** Along the south line of Ashland Road (State Route 623) to the Henrico County line, including the Cauthorne Road (State Route 624) corridor, between Mountain Road (U.S. Route 33) and Pouncey Tract Road (State Route 271), change from Suburban Neighborhood Residential (1.5 – 3 units/acre), Employment Center, and Neighborhood Commercial to Rural/Agricultural (1 unit per 6.25 acres), removing the area from the SSA.

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