



**HANOVER COUNTY  
PLANNING COMMISSION  
AGENDA**

Hanover County  
Administration Building  
7516 County Complex Road  
Board Room

January 15, 2026

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 - November 20, 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. **REZ2025-00027, DARLENE F. AND GEORGE R. GRUBBS**  
Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 8743-94-0061, consisting of approximately 5.26 acres, and located on the west line of Market Road (State Route 630) at its intersection with Hundley Place (private road). 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 lot for a family member. (PUBLIC HEARING)  
**Magisterial District: Cold Harbor**

**B. REZ2025-00024, CCRC PROPERTIES, L.L.C.**

Request an amendment to the proffers approved with rezoning request REZ2020-00011 on GPIN 7797-08-6793, consisting of approximately 1.88 acres, zoned M-2(c), Light Industrial District with conditions, and located on the northwest line of Sliding Hill Road (State Route 656) at its intersection with Totopotomoy Trail (State Route 1265). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the development of facilities and structures necessary for rendering utility service. (PUBLIC HEARING)

**Magisterial District: Ashland**

**FULL PRESENTATIONS**

**A. CPA2025-00003, LOCH LEVAN LAND LIMITED PARTNERSHIP, ET AL.**

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 amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map: An amendment to change the land use designation from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Employment Center* for an area generally located along the southern line of Ashland Road (State Route 623), extending from Cauthorne Road (State Route 624) approximately 1.65 miles west towards Pouncey Tract Road (State Route 271) (approximately 0.65 miles east of the Ashland Road/Pouncey Tract Road intersection), excluding the area surrounding Hawks Rise Lane (private road). This affected area is within the Suburban Service Area (SSA). (PUBLIC HEARING)

**Magisterial District: South Anna**

**B. REZ2025-00020, LOCH LEVAN LAND LIMITED PARTNERSHIP, ET AL.**

Request to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-17-7689(part), 7748-16-3588, 7748-15-3959, 7745-05-8840, 7748-06-1173, and 7748-35-0648, consisting of approximately 468.14 acres, and located on the south line of Ashland Road (State Route 623) approximately 0.5 miles east of its intersection with Two Pond Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre) (concurrent request CPA2025-00003 to change the land use designation to Employment Center). The proposed zoning amendment would allow for the development of a data center and associated uses. (PUBLIC HEARING)

**Magisterial District: South Anna**

C. **CUP2025-00014, LOCH LEVAN LAND LIMITED PARTNERSHIP, ET AL.**

Request a Conditional Use Permit in accordance with Section 26-165.1 of the Hanover County Zoning Ordinance to permit wastewater pump stations and substations, on GPINs 7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-17-7689(part), 7748-16-3588, 7748-15-3959, 7745-05-8840, 7748-06-1173, and 7748-35-0648, consisting of approximately 468.14 acres, zoned A-1, Agricultural District (concurrent rezoning request REZ2025-00020 to rezone to M-1(c), Limited Industrial District with conditions), and located on the south line of Ashland Road (State Route 623) approximately 0.5 miles east of its intersection with Two Pond Lane (private road). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre) (concurrent request CPA2025-00003 to change the land use designation to Employment Center). (PUBLIC HEARING)

**Magisterial District: South Anna**

VII. Miscellaneous

A. Adoption of the 2026 Planning Commission Meeting Schedule

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](http://www.hanovercounty.gov).

*Hanover: People, Tradition and Spirit*