



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

February 19, 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 - January 15, 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. **CUP2025-00019, GWATHMEY BAPTIST CHURCH**

Requests to amend CUP2022-00021 in accordance with Sections 26-20.21 and 26-20.11 of the Hanover County Zoning Ordinance to permit a school within an existing church building on GPIN 7779-52-5865, consisting of approximately 4.04 acres, zoned A-1, Agricultural District, and located on the north line of Gwathmey Church Road (State Route 707) approximately 100 feet east of its intersection with Center Street Road (State Route 663). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre) and Natural Conservation Area. (PUBLIC HEARING)

Magisterial District: South Anna

- B. **CUP2025-00021, HANOVER COUNTY PUBLIC SCHOOLS (THE HANOVER CENTER FOR TRADES AND TECHNOLOGY)**
Requests to amend CUP-15-04, Am. 1-06, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit the expansion of the Hanover Center for Trades and Technology on GPINs 8707-47-3113, 8707-47-3460, 8707-47-6789, and 8707-46-1121, consisting of approximately 50.84 acres, zoned A-1, Agricultural District, and located on the south line of Whippoorwill Road (State Route 653) at its intersection with Learning Lane (State Route 9184). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). (PUBLIC HEARING)

Magisterial District: Beaverdam

- C. **REZ2025-00030, NORTH LAKE RV, L.L.C.**
Requests to rezone from B-3, General Business District, and M-2(c), Light Industrial District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7789-50-4820, consisting of approximately 8.04 acres, and located on the west line of Harley Club Drive (State Route 2029), approximately 50 feet north of its intersection with Northlake Park Drive (State Route 2028). The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)

Magisterial District: Ashland

FULL PRESENTATIONS

- A. **REZ2025-00017, WAYNE NORMAN**
Requests to rezone from A-1, Agricultural District, and M-1, Limited Industrial District, to M-2(c), Light Industrial District with conditions, on GPIN 8723-06-8881(part), consisting of approximately 16 acres, and located on the north and south line of Power Road (State Route 308) at its intersection with Creighton Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Industrial and Natural Conservation Area. The proposed zoning amendment would allow for the development of contractor's vehicle and equipment storage and various other industrial and commercial uses. (PUBLIC HEARING)

Magisterial District: Cold Harbor

- B. **CUP2025-00012, WAYNE NORMAN**
Requests a Conditional Use Permit in accordance with Section 26-174.14 of the Hanover County Zoning Ordinance to permit contractor's vehicle and equipment storage on GPIN 8723-06-8881 (part), consisting of approximately 7.3 acres (CUP area), zoned A-1, Agricultural District, and M-1, Limited Industrial District (concurrent request REZ2025-00017 to rezone to M-2(c), Light Industrial District with conditions), and located on the north line of Power Road (State Route 308) at its intersection with Creighton Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Industrial and Natural Conservation Area. (PUBLIC HEARING)
Magisterial District: Cold Harbor
- C. **CBE2025-00004, WAYNE NORMAN**
Requests an exception from Chapter 10 - Environmental Management, Article II, Section 10-40 (a)(4) and Section 10-40(b) of the Hanover County Chesapeake Bay Preservation Ordinance to permit development in the Resource Protection Area (RPA) on GPIN 8723-06-8881, consisting of approximately 43.7 acres, zoned A-1, Agricultural District, and M-1, Limited Industrial District (concurrent request REZ2025-00017 to rezone to M-2(c), Light Industrial District with conditions), and located on the north line of Power Road (State Route 308) at its intersection with Creighton Road (State Route 615). (PUBLIC HEARING)
Magisterial District: Cold Harbor
- D. **REZ2025-00023, MARCHETTI PROPERTIES III, ET AL.**
Requests to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPINs 7757-98-4106, 7767-08-0569, 7767-17-2423, 7757-97-5013, 7768-00-5491, 7757-96-5577, and 7757-96-1157, consisting of approximately 427 acres, and located on the east line of Mountain Road (U.S. Route 33) at the Henrico County Line (Chickahominy River). The subject property is designated on the General Land Use Plan Map as Employment Center and Highway Commercial (part of U.S. Route 33 Gateway Small Area Plan). The proposed zoning amendment would allow for the development of a data center and associated uses. (PUBLIC HEARING)
Magisterial District: South Anna
- E. **CUP2025-00016, VALCO HANOVER COUNTY FOUR, L.L.C., ET AL.**
Requests a Conditional Use Permit in accordance with Sections 26-165.1 and 26-20.12 of the Hanover County Zoning Ordinance to permit multiple substations, on GPINs 7757-98-4106, 7767-08-0569, 7767-17-2423, 7757-97-5013, 7768-00-5491, 7757-96-5577, and 7757-96-1157, consisting of approximately 427 acres, zoned A-1, Agricultural District (concurrent rezoning request REZ2025-00023 to rezone to M-1(c), Limited Industrial District with conditions), and located on the east line of Mountain Road (U.S. Route 33) at the Henrico County Line (Chickahominy River). The subject property is designated on the General Land Use Plan Map as Employment Center and Highway Commercial (part of U.S. Route 33 Gateway Small Area Plan). (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