



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

March 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
 - A. Deferral Request: REZ2025-00023, MARCHETTI PROPERTIES III, ET AL.
 - B. Deferral Request: CUP2025-00016, VALCO HANOVER COUNTY FOUR, L.L.C., ET AL.
- IV. Approval of Minutes
 - A. Approval of Minutes - February 19, 2026
- V. Citizens' Time

Citizens' Time is limited to 20 minutes.
- VI. Presentation
 - A. Proposed Capital Improvements Program

VII. Public Hearings

FULL PRESENTATIONS

- A. **CUP2025-00020, LEWISTOWN RD IND 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
- B. **REZ2025-00022, CEDAR LANE 11089, L.L.C. ET AL**
Request to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 7777-79-8605 (part), consisting of approximately 1.05 acres, and to amend proffers approved with rezoning request C-42-07(c), Mildred W. and Edward Byrd Turner, Jr., on GPIN 7777-89-1471 (part), consisting of approximately 4.18 acres, and located on the south line of Cedar Lane (State Route 623) approximately 500 feet east of its intersection with Bazile Road (State Route 749). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed rezoning and zoning amendment would modify the parcel sizes of two existing single-family lots. (PUBLIC HEARING)
Magisterial District: South Anna
- C. **REZ2025-00015, JOHN A. AND JERRI B. PRICE, ET AL**
Request to rezone from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RS(c), Single-Family Residential District with conditions, on GPINs 7778-70-4019, 7777-79-8605(part), 7778-70-9099, and 7777-89-1471(part), consisting of approximately 36.5 acres, and located on the south line of Cedar Lane (State Route 623) at its intersection with Bazile Road (State Route 749). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre). The proposed zoning amendment would permit the creation of sixty-seven (67) single-family detached lots. (PUBLIC HEARING)
Magisterial District: South Anna

- D. **REZ2025-00021, VICTOR GLENN YOWELL**
Requests to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions, and A-1(c), Agricultural District with conditions, on GPIN 7870-22-8594, consisting of approximately 42 acres, and located on the northeast quadrant of Yowell Road (State Route 665) and Elmont Road (State Route 626). The subject property is designated on the General Land Use Plan Map as Suburban Transitional Residential (up to 1.5 dwelling units per acre). The proposed zoning amendment would permit the creation of 38 single-family detached units. (PUBLIC HEARING)
Magisterial District: Beaverdam
- E. **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) **(Deferral requested to April 16, 2026)**
Magisterial District: South Anna
- F. **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) **(Deferral requested to April 16, 2026)**
Magisterial District: South Anna

G. **ORDINANCE 25-07, BUILDING HEIGHT (DEFINE MEASUREMENTS AND CLARIFY MAXIMUM HEIGHT IN BUSINESS/INDUSTRIAL DISTRICTS BY REMOVING REFERENCES TO STORIES)**

An ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Article 1, General Provisions, Division 2, Definitions, Article 3, District Regulations; Division 6, MX, Mixed Use District; Division 7, B-O, Business Office District; Division 8, B-1, Neighborhood Business District; Division 9, B-2, Community Business District; Division 10, B-3, General Business District; Division 11, OS, Office/Service District; Division 12, BP, Business Park District; Division 13, M-1, Limited Industrial District; and Division 14, M-2, Light Industrial District; and Article 5, Site Design Regulations, Division 3, Height Regulations, to clarify the definition of building height for buildings with flat roofs and to clarify the maximum height allowed in the business and industrial districts by removing references to stories.

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