



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

June 18, 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 - May 21, 2026
- V. Citizens' Time

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

EXPEDITED PRESENTATIONS

- A. **REZ2026-00004, JODI C. AND JUSTIN W. PORCH**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8743-64-7445, consisting of approximately 9.31 acres, and located at the terminus of Rimfire Road (private road) approximately 0.42 miles north of its intersection with Range Road (State Route 814). 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 building lot for a family member. (PUBLIC HEARING)
Magisterial District: Cold Harbor

- B. **REZ2026-00003, ALLEN G. HUGGINS, III**
Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 8734-01-6913, consisting of approximately 3.19 acres, and located at the terminus of Old Lantern Trail (State Route 1618) approximately 415 feet north of its intersection with Old Millstone Drive (State Route 1617). 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 one (1) additional building lot for a family member. (PUBLIC HEARING)
Magisterial District: Cold Harbor
- C. **CUP2026-00005, HANOVER COUNTY BOARD OF SUPERVISORS (POLE GREEN PARK)**
Requests to amend CUP-17-97, Am. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, to allow for the construction of additional pickleball courts, on GPINs 8726-81-4062 and 8726-84-5145, consisting of approximately 220.8 acres, zoned A-1, Agricultural District, and located on the north line of Pole Green Road (State Route 627) at its intersection with Pole Green Park Lane (State Route 827). The subject property is designated on the General Land Use Plan Map as Parks and Conserved Lands and Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Henry
- D. **CUP2026-00006, HANOVER COUNTY BOARD OF SUPERVISORS (TAYLOR COMPLEX & PARK)**
Requests to amend CUP2025-00003, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, to allow for the construction of pickleball courts, on GPIN 7799-19-4302, consisting of approximately 53.0 acres, zoned A-1, Agricultural District, and located on the south line of East Patrick Henry Road (State Route 54) at its intersection with Taylor Complex Road (private road). The subject property is designated on the General Land Use Plan Map as Parks and Conserved Lands and Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam
- E. **REZ2026-00012, ANTIQUE LANE STORAGE, LP**
Requests to amend the proffers approved with REZ2023-00004 on GPINs 8715-15-0495, 8715-15-2204, 8715-15-3249, 8715-15-2585, and 8715-15-2746, zoned M-1(c), Limited Industrial District with conditions, consisting of approximately 6.17 acres, and located on the north line of Antique Lane (State Route 305) approximately 100 feet northwest of its intersection with Pole Green Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Employment Center. (PUBLIC HEARING)
Magisterial District: Henry

FULL PRESENTATIONS

A. **CUP2026-00002, STONE TOWERS**

Request a Conditional Use Permit in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance to permit a telecommunications tower that is up to 199 feet in height on GPIN 7871-04-9038 (part), consisting of approximately 0.45 acres (CUP Area), zoned A-1, Agricultural District, and located on the south line of Blunts Bridge Road (State Route 667) at its intersection with Independence Road (State Route 669). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

B. **REZ2025-00010, TRADEPORT HANOVER LAND, L.L.C.**

Requests to rezone from MX(c), Mixed Use District with conditions, to M-1(c), Limited Industrial District with conditions, on GPIN 7880-70-4924, consisting of approximately 77.62 acres, and located on the south line of East Patrick Henry Road (State Route 54) at its intersection with Woodside Lane (State Route 1055). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow data centers and accessory uses. (PUBLIC HEARING)

Magisterial District: Beaverdam

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