



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

July 16, 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
 - A. Deferral Request: **REZ2025-00010, TRADEPORT HANOVER LAND, L.L.C.**
Magisterial District: Beaverdam
- IV. Approval of Minutes
 - A. Approval of Minutes - June 18, 2026
- V. Citizens' Time

Citizens' Time is limited to 20 minutes
- VI. Administrative Agenda
 - A. **SPR2026-00029, LUCKY STRIKE**
Elevation Amendment
Magisterial District: Mechanicsville
 - B. **SPR2026-00030, WALMART STORE NO. 1525**
Elevation Amendment
Magisterial District: Mechanicsville

VII. Public Hearings

EXPEDITED PRESENTATIONS

- A. **REZ2026-00013, CAROLYN S. KIRBY**
Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8735-93-6881, consisting of approximately 10.0 acres, and located on the south line of Little Florida Road (State Route 650) approximately 0.31 miles north of its intersection with Shall Drive (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would permit the reconfiguration of property boundaries. (PUBLIC HEARING)
Magisterial District: Cold Harbor
- B. **CUP2026-00008, TRUSTEES OF INDEPENDENCE CHRISTIAN CHURCH**
Request a Conditional Use Permit in accordance with Sections 26-20.11 of the Hanover County Zoning Ordinance to permit a school within an existing church on GPINs 7861-80-4790 and 7861-80-6536, consisting of approximately 9.98 acres, zoned A-1, Agricultural District, and located on the west line of Independence Road (State Route 669) approximately 500 feet north of its intersection with Governors Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)
Magisterial District: Beaverdam
- C. **REZ2026-00021, ANDREA AND WEBSTER MARTIN**
Request to amend the proffers approved with C-9-86(c), Northwoods Investment Corporation, on GPIN 7799-35-8416, zoned AR-1(c), Agricultural Residential District with conditions (repealed district), consisting of approximately 2.02 acres, and located on the west line of North Oaks Drive (State Route 1040) approximately 500 feet north of its intersection with Mount Hermon Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would revise the existing proffers to allow an accessory housing unit on the property. (PUBLIC HEARING)
Magisterial District: Beaverdam

- D. **CUP2026-00007, LUTRON ELECTRONICS CO., INC.**
Requests a Conditional Use Permit in accordance with Section 26-174.16 of the Hanover County Zoning Ordinance to permit warehouses larger than permitted on GPIN 7788-59-3427, consisting of approximately 14.66 acres, zoned M-2(c), Light Industrial District with conditions, and located on the south line of Northlake Park Drive (State Route 2028) approximately 760 feet east of its intersection with North Lakeridge Parkway (State Route 782). The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)
Magisterial District: Ashland
- E. **REZ2026-00002, FERDOUSHI B. AND MAHMUD R. CHOWDHURY, ET AL.**
Request to amend proffers approved with C-47-04, AM. 1-18, Zia M. Kazmi, on GPINs 7748-07-6871, 7748-07-2456, and 7748-08-1027, consisting of approximately 22.47 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the northwest line of Ashland Road (State Route 623) approximately 750 feet east of its intersection with Hawks Rise Lane (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would allow for the amendment of the approved conceptual plan and access location on Ashland Road. (PUBLIC HEARING)
Magisterial District: South Anna

FULL PRESENTATIONS

- A. **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
- B. **CUP2025-00024, WESTERN REGIONAL YOUTH ASSOCIATION**
Requests to amend the conditions of CUP-7-92 in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit the operation of a park and its associated recreation facilities on GPIN 7719-31-5341, consisting of approximately 15.02 acres, zoned A-1, Agricultural District, and located on the west line of Pouncey Tract Road (State Route 676) approximately 600 feet north of its intersection with Carrington Glen Lane (State Route 1038). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural and Natural Conservation Area. (PUBLIC HEARING)
Magisterial District: South Anna

C. **CUP2025-00023, BLUNTS BRIDGE SOLAR, L.L.C./ HEXAGON ENERGY, L.L.C.**

Request a Conditional Use Permit in accordance with Section 26-20.38 of the Hanover County Zoning Ordinance to permit a principal small scale solar energy facility on GPIN 7870-58-3672(part), consisting of approximately 94.6 acres (CUP area), zoned A-1, Agricultural District, and located on the west line of Blunts Bridge Road (State Route 667) at its intersection with Murphy Court (private road). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. (PUBLIC HEARING)

Magisterial District: Beaverdam

D. **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) **(DEFERRAL REQUESTED BY THE APPLICANT TO AUGUST 20, 2026, MEETING)**

Magisterial District: Beaverdam

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