



**HANOVER COUNTY
PLANNING COMMISSION
AGENDA**

Hanover County
Administration Building
7516 County Complex Road
Board Room

August 20, 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 - July 16, 2026
- V. Citizens' Time

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

EXPEDITED PRESENTATIONS

- A. **REZ2026-00024, ALVIN C. FOUNTAIN**

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7811-88-3764, consisting of approximately 11.41 acres, and located on the west line of Bethany Church Road (State Route 610) approximately 20 feet south of its intersection with Canterbury Road (State Route 691). 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 additional lot for a family member. (PUBLIC HEARING)

Magisterial District: South Anna

- B. **REZ2026-00018, NIKKI AND SHAWN MARTIN**
Request to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 8706-81-1392, consisting of approximately 5.49 acres, and located at the terminus of Triple Trail (private road) approximately 1,000 feet north of its intersection with Academy Drive (State Route 710). 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 additional lot for a family member. (PUBLIC HEARING)
Magisterial District: Chickahominy
- C. **REZ2026-00020, BARBARA VANSTEENBURGH**
Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 8724-75-1961, consisting of approximately 2.89 acres, and located on the west line of Creighton Road (State Route 615) approximately 150 feet north of its intersection with Buffridge Drive (State Route 1542). 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 Neighborhood Commercial. The proposed zoning amendment would permit the creation of one additional lot for a family member. (PUBLIC HEARING)
Magisterial District: Cold Harbor
- D. **REZ2026-00016, MADISON TRUST COMPANY (ROBBIN'S VIEW SUBDIVISION)**
Requests to amend the proffers approved with C-35-04(c), H. Barnes Townsend, on GPIN 8753-23-6659, zoned AR-6(c), Agricultural Residential District with conditions, consisting of approximately 8.09 acres, and located on the east line of McClellan Road (State Route 628) approximately 400 feet north of its intersection with Black Creek Drive (State Route 1586). The subject property is designated on the General Land Use Plan Map as Rural/Agricultural. The proposed zoning amendment would amend the cash proffer and minimum house size proffer. (PUBLIC HEARING)
Magisterial District: Cold Harbor

FULL PRESENTATIONS

- A. **CUP2026-00009, GPM6, L.L.C.**
Requests an amendment to CUP-10-97, The Beale Company of Virginia Inc., approved in accordance with Section 26-120.6 of the Hanover County Zoning Ordinance to permit revisions to the approved elevations on GPIN 8725-73-7172, consisting of approximately 1.76 acres, zoned B-2(c), Community Business District with conditions, and located on the northeast quadrant of Mechanicsville Turnpike (U.S. Route 360) and Old Calvary Drive (State Route 1630). The subject property is designated on the General Land Use Plan Map as Highway Commercial. (PUBLIC HEARING)
Magisterial District: Henry

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