



HANOVER COUNTY BOARD OF SUPERVISORS AGENDA

Hanover County Administration
Building
Board Room
7516 County Complex Road
Hanover, VA 23069

August 26, 2026

BOARD OF SUPERVISORS
Sean M. Davis, Chair
Henry Magisterial District
Jeff S. Stoneman, Vice-Chair
Beaverdam Magisterial District
Susan P. Dibble
South Anna Magisterial District
Danielle Grieshaber Floyd
Chickahominy Magisterial District
F. Michael Herzberg, IV
Cold Harbor Magisterial District
Ryan M. Hudson
Mechanicsville Magisterial District
Faye O. Prichard
Ashland Magisterial District

6:00 p.m. I. Citizens' Time

II. Planning Public Hearings

Ms. Jo Ann Hunter, Senior Director, Planning and Community Development

A. SE2026-00017 - Karen Rosen-Brooks

1. Requests a Special Exception in accordance with Section 26-21.24 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 8719-37-1465, consisting of approximately 1.27 acres, zoned A-1, Agricultural District, and located on the south line of River Road (State Route 605) approximately 250 feet east of its intersection with Hanover Courthouse Road (U.S. Route 301). (PUBLIC HEARING) **Magisterial District: Henry**

B. SE2026-00019 - Kelly and Matthew Perry

1. Request a Special Exception in accordance with Section 26-46.1 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 8747-27-0367, consisting of approximately 1.55 acres, zoned RC(c), Rural Conservation District with conditions, and located on the east line of Scots Landing Road (State Route 2370) approximately 650 feet north of its intersection with Leaf Lane (State Route 2376). (PUBLIC HEARING) **Magisterial District: Henry**

C. REZ2026-00021 - Andrea and Webster Martin

1. 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zoned AR-1(c), Agricultural Residential District with conditions (repealed district), consisting of approximately 2.02 acres, and located on the west line of North Oaks Drive (State Route 1040) approximately 500 feet north of its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. SE2026-00010 - Michael Lipa, Sr.

1. Requests a Special Exception in accordance with Ordinance No. 00-10 of the Hanover County Code to permit an accessory family housing unit on GPIN 7799-35-8416, consisting of approximately 2.02 acres, zoned AR-1(c), Agricultural Residential District with conditions (repealed district), 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). (PUBLIC HEARING) **Magisterial District: Beaverdam**

E. REZ2026-00013 - Carolyn S. Kirby

1. 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**

F. REZ2026-00002 - Ferdoushi B. and Mahmud R. Chowdhury, Et Al.

1. 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**

G. CUP2026-00008 - Trustees of Independence Christian Church

1. 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**

H. SE2026-00018 - 10383 Lakeridge Borrower, L.L.C.

1. Requests an amendment to the Special Exception conditions approved with SE2022-00009, Wigeon Capital, in accordance with Section 26-336 of the Hanover County Zoning Ordinance to allow structures taller than permitted on GPIN 7787-47-6301, consisting of approximately 25.94 acres, zoned M-1(c), Limited Industrial District with conditions, and located on the northwest line of Lakeridge Parkway (State Route 782) at its intersection with Stony Run Lane (private road). (PUBLIC HEARING) **Magisterial District: South Anna**

I. CUP2026-00007 - Lutron Electronics Co., Inc.

1. 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**

J. CUP2025-00023 - Blunts Bridge Solar, L.L.C./Hexagon Energy, L.L.C.

1. 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

III. Announcements

- IV. Adjournment to 2:00 p.m. on Wednesday, September 9, 2026 for a Regular Board of Supervisors Meeting to be held in the Board Room of the Hanover County Administration Building, 7516 County Complex Road, Hanover, VA 23069.

NOTE: Times listed are estimated only for agenda management. The Chair may adjust times during the course of the meeting.

General Agenda Information:

1. **Citizens' Time:** Offered to anyone who wants to address the Board of Supervisors for up to five minutes on any matter within the scope of the Board's authority that is not on the agenda for a public hearing at that meeting. If you have issues or questions for any agenda items, you are encouraged to contact, prior to the Board meeting, applicable County staff and/or your Board representative.
2. **Citizen comment and in-person procedures for Board meetings:** Email addresses have been established for Citizens' Time and public hearing comments. All comments received will be made part of the meeting record. The email links can be found on the Board's upcoming meeting page. The deadline for submitting comments is 5pm on the Tuesday before each Board meeting. Citizens wishing to speak in-person, for either Citizens' Time or at a public hearing, are encouraged to register in advance. The registration links can be found on the Board's upcoming meeting page. The deadline for registering 5pm on the Tuesday before each Board meeting. Speakers will be called based on the order registered through the link provided. Citizens who have not registered but wish to speak will be allowed to do so if time allows, after the registered speakers have been called.
3. **Agenda Times:** Agenda times are illustrated to show estimated time for a particular agenda item. However, as some agenda items may occur quicker than others, the Board Chairman has the discretion to advance future agenda items sooner or delay others in order to best accommodate agenda item to expected audience. Please arrive earlier to ensure your presence when an agenda item of interest to you is discussed. Public hearings are advertised for a start time and cannot start prior to such advertised time and generally occur in the order as listed on the agenda; which may be later in the meeting than the advertised start time.

More Information is available at:

<https://www.hanovercounty.gov/DocumentCenter/View/1472>

