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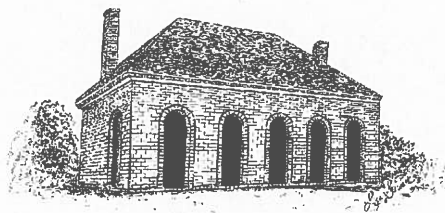
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P.O. BOX 470, HANOVER, VA 23069

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MEMORANDUM

TO: Hanover County Planning Commission

FROM: Gretchen W. Biernot, AICP *GWB*
Current Planning Manager

DATE: July 7, 2026

RE: Deferral Request: REZ2025-00010, Tradeport Hanover Land, L.L.C.
(Beaverdam District)

Following advertisement for the above-mentioned case, **the applicant requested deferral for one month**, to the Planning Commission meeting on August 20, 2026.

Applicant Rationale

The letter submitted by the applicant indicates that the deferral is being requested to allow additional time to address outstanding issues identified in the most recent staff report (prepared for the Planning Commission meeting on June 18, 2026). The staff report noted that the applicant has not provided specific information regarding anticipated water usage, wastewater discharge, and the projected energization date. The applicant is actively working to address these issues.

Public Notice and Required Planning Commission Action

The deferral request is dated July 1, 2026 (attached and posted on eTRAKiT). The deferral form was submitted after the first notice was submitted for publishing in the *Mechanicsville Local*, but before mailed notice was sent to adjoining property owners; the mailed notice included a note that the applicant has requested to deferral. Since deferral was requested after the notice was submitted to the *Mechanicsville Local*, the Planning Commission must vote at its next meeting to formally accept the deferral request.

GJWB/ajp



Request to Defer Action on a Zoning Application

Date: 7/1/2026

Case Number: REZ2025-00010 & SE2025-00009

Ms. Jo Ann Hunter
Hanover County Planning Department
P.O. Box 470
Hanover, VA 23069

Dear Ms. Hunter:

In connection with Case Number REZ2025-00010 & SE2025-00009, I hereby request a one month deferral in decision on this case in order to:

Until the August 20, 2026 Planning Commission meeting in order to continue to address the Staff Comments included in the Staff Report.

Please be advised that this is a voluntary request, and I hereby waive the following (as applicable):

- Requirement that the Planning Commission make a recommendation to the Board of Supervisors within 100 days after its first public hearing on this request, per Virginia Code Section 15.2-2285(B) and Hanover County Code Section 26-303; and
- Requirement that the Board of Supervisors act on a zoning request within one year of application acceptance, per Virginia Code Section 15.2-2286(A)(7).

I desire to have these time periods begin from the date to which the Planning Commission or Board of Supervisors defers my case as requested herein.

I acknowledge that neither the Planning Commission nor the Board of Supervisors are obligated to grant the request for deferral. I also understand that if the case has been advertised and my request is granted, a \$200 fee for the cost of re-advertisement is due and shall be paid promptly to the Planning Office, in accordance with Hanover Code Section 26-313.

Sincerely,

Andrew M. Condlin, by Power of Attorney