



Goochland County Planning Commission

Meeting Location
1800 Sandy Hook Road
Goochland, VA 23063
804.556.5860
www.goochlandva.us

Regular Meeting Agenda

View this meeting "live" at
<https://va-goochlandcounty.civicplus.com/1154>
*Audio amplification headphones are available upon request

More than two members of the Goochland County Board of Supervisors may attend this Planning Commission meeting; if so, it will be considered a special meeting of the Board of Supervisors to discuss the application(s), but no votes or action will be taken by the Board of Supervisors at the meeting

THURSDAY, JULY 16, 2026

BOARD MEETING ROOM 250

Planning Commission

District 1
Guy Kemmerly
GKemmerly@Goochlandva.us
(P): 804-629-1137

District 2
Amanda Kowalski
AKowalski@Goochlandva.us
(P): 540-257-3146

District 3
Jess McLaughlin
JMcLaughlin@Goochlandva.us
(P): 804-218-5376

District 4
Curt Pituck
CPituck@Goochlandva.us
(P): 804-869-7965

District 5
Martin Dean
MDean@Goochlandva.us
(P): 804-240-2773

STAFF:	Sara Worley, Deputy County Administrator	(804) 556-5867
	Alexandra Spaulding, Deputy County Attorney	(804) 556-5877
	Jamie Sherry, Planning Director	(804) 556-5861
	Ray Cash, Assistant Planning Director	(804) 556-5849
	Keri Ragland, Assistant Planning Director	(804) 424-3126
	Ben Ellis, Planner	(804) 556-5840
	Adam Barber, Planner	(804) 556-5865
	Ashley Parker, Commission Clerk	(804) 556-5866

6:00 PM - Board Meeting Room (250)

IF YOU HAVE COMMENTS ON ANY PUBLIC HEARING ITEMS, PLEASE SEND COMMENTS TO PCCOMMENT@GOOCHLANDVA.US OR CONTACT 804-556-5860. PLEASE CHECK WWW.GOOCHLANDVA.US FOR ANY UPDATES REGARDING THIS MEETING.

1. Call To Order

2. Pledge of Allegiance

3. Invocation - Led By Ms. Kowalski

4. Approval of Minutes

A. Planning Commission - Regular Meeting Minutes - June 18, 2026 6:00 PM

5. Director's Report / Announcements

6. Citizen Comment Period

7. Unfinished Business - None

8. New Business

A. District 5 - CMP-2026-00003 - Application by Trinity Capital Acquisitions, LLC requesting approval of a Conceptual Master Plan for a warehouse/industrial use on 60.58 acres on Tax Map Nos. 63-37-1-6-0, 63-37-1-7-0, 63-37-1-8-0 and 63-37-1-9-0 in West Creek Business Park. The Property is zoned Industrial, Limited (M-1), with proffered conditions and is governed by the proffers associated with West Creek Business Park. The Comprehensive Plan designates this area as Prime Economic Development.

9. Requests to Defer, Additions, Deletions, or Changes to the Agenda

10. Public Hearings

- A. District 4 - CU-2026-00008 Application by Guy and Eva Hansen requesting a conditional use permit (CUP) for an accessory family housing unit, detached, on 3.65 acres at 1451 Hockett Road on Tax Map No. 58-1-0-91-0. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112 in accordance with Sec. 15-285.A. The Comprehensive Plan designates this area as Suburban Residential.
- B. District 3 - CU-2026-00009 Application by Bethel United Methodist Church requesting a conditional use permit (CUP) for an electronic message board on 1.91 acres at 1981 Cardwell Road on Tax Map No. 45-1-0-31-0. The applicant seeks an exception to the electronic message board standard in County Zoning Ordinance Sec. 15-416 to allow messages to change more frequently than once per minute. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-416, and the exception

is requested under 15-416.B of the County Zoning Ordinance. The Comprehensive Plan designates this area as Semi-Public.

- C. District 5 - CU-2026-00010 Application by Steve Krickovic requesting to renew conditional use permit (CUP) case CU-2021-00001 for automobile sales on 0.382 acres at 504 Wilton Road on Tax Map No. 64-7-0-B-1A. The property is zoned Business, General (B-1). The CUP is required by County Zoning Ordinance Sec. 15-242. The Comprehensive Plan designates this area as Commercial.
- D. District 2 - CU-2026-00011 Application by Richard Dane requesting to renew conditional use permit (CUP) case CU-2020-00005 for automobile sales on 0.75 acres at 2799 Sandy Hook Road on Tax Map No. 30-1-0-121-A. The property is zoned Agricultural, Limited (A-2). The CUP is required by County Zoning Ordinance Sec. 15-112. The Comprehensive Plan designates this area as Rural Enhancement Area.

11. Adjournment