

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, May 25, 2016, at 7:00 P.M.**, in the Board Room of the Hanover County Government Building at Hanover Courthouse, Hanover, Virginia, as the day, date, time, and place for a public hearing to consider the following cases, at which public comments will be accepted:

REZONINGS

C-20-04(c), AM. 1-15, TL HUNT, L.L.C. (RUTLAND)

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-20-04(c) and C-20-04(c), Am. 1-12, TL Hunt, L.L.C., et al., on GPIN 8706-03-2706(part), consisting of approximately 2.4 acres, to be rezoned from M-1(c), Limited Industrial District with conditions, to RM(c), Multi-Family Residential District with conditions, located adjacent to Rutland Center Townes at the southern terminus of both Ellendale Drive (private road) and Rutland Village Drive (private road), and to rezone GPIN 8706-24-3693, consisting of approximately 19.83 acres, from B-O(c), Business Office District with conditions, and B-3(c), General Business District with conditions, to B-O(c), Business Office District with conditions, B-1(c), Neighborhood Business District with conditions, and B-2(c), Community Business District with conditions, located on the north line of Chamberlayne Road (U.S. Route 301) at its intersection Rutlandshire Drive (State Route 2320) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial, Commercial, Suburban General (1-4 dwelling units per acre) and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit 27 dwelling units in the proposed RM(c) District and commercial and office uses in the proposed B-O(c), B-1(c), and B-2(c) Districts. (PUBLIC HEARING)

C-4-16(c), BLUE RIDGE CUSTOM HOMES, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPINs 7822-08-9476 and 7822-08-4589, consisting of 20.0 acres, and located on the north line of Woodman Meadows Drive (private) approximately 300 feet west of its intersection with Woodman Hall Road (State Route 674) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a gross density of one dwelling unit per 10.0 acres. (PUBLIC HEARING)

C-5-16(c), THOMAS E. ADAMS

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7852-42-7169, consisting of approximately 11.64 acres, and located on the south line of Cypress Creek Lane (private) approximately 2,500 feet west of its intersection with Horseshoe Bridge Road (State Route 686) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one dwelling unit per 5.82 acres. (PUBLIC HEARING)

C-6-16(c), FLIPPO LAND AND TIMBER CO., L.L.C.

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 7884-75-2349(part), consisting of approximately 2.0 acres, and located at the terminus of a private access easement approximately 8,000 feet northwest of its intersection with Bullfield Road (State Route 731), at a point 600 feet west of the terminus of Bullfield Road in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would limit the use to an electric switching station and accessory uses. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-1-16, DOMINION VIRGINIA POWER

Requests a Conditional Use Permit in accordance with Sections 26-20.12 and 26-174.1 of the Hanover County Zoning Ordinance to permit an electric switching station on GPINs 7884-75-2349 and 7884-92-8887, consisting of approximately 1,224.75 acres. The area of the Conditional Use Permit will be limited to approximately 7.78 acres. The property is zoned A-1, Agricultural District (case C-6-16(c) pending, rezone to M-2(c), Light Industrial District with conditions), and is located at the terminus of a private access easement approximately 8,000 feet northwest of its intersection with Bullfield Road (State Route 731), at a point 600 feet west of the terminus of Bullfield Road in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

SPECIAL EXCEPTION

SE-3-16, BRANDY AND WILLIAM BECKER

Request(s) a Special Exception Permit in accordance with Section 26-21.18 of the Hanover County Zoning Ordinance to permit an equipment storage yard accessory to a business office for construction or service contractors operated as a home occupation on GPIN 7850-41-9018, consisting of approximately 6.47 acres, zoned A-1, Agricultural District, and located on the north side of Greenwood Church Road (State Route 657) east of its intersection with Fair Oaks Lane (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

Important Information

Copies of the above cases are available in the Planning Department or can be requested via e-mail at planningreports@hanovercounty.gov

Please note zoning case information is time sensitive, therefore online documents may not reflect the latest changes.

For questions on case information, contact the Planning Department:

Monday - Friday, 8:30 a.m. – 5:00 p.m.

(804) 365-6171

Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics. However, the county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Hanover County does not assume any liability associated with the use or misuse of this data.