

PLANNING PUBLIC HEARING NOTICE

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Staff reports for the scheduled cases are available online one week prior to the meeting date

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, May 28, 2014, 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-9-06(c) **AM. 2-13**

ELM FIELD INVESTMENT, L.L.C., ET AL., Request an amendment to the proffers approved with rezoning request C-9-06(c), Am. 1-08, Dee Associates, L.L.C., on GPINs 7759-38-2527, 7759-38-3460, 7759-38-6311, 7759-38-8273, 7759-48-0190, 7759-37-9897, 7759-37-6994, 7759-38-4072, 7759-38-1195, 7759-28-9393, 7759-28-8210, 7759-28-6055, 7759-27-5848, 7759-27-5527, 7759-27-5315, 7759-27-1255, 7759-27-1407, 7759-27-1609, 7759-17-8739, 7759-18-5097, 7759-18-4286, 7759-18-5463, 7759-18-8357, 7759-18-9039, 7759-27-1938, 7759-28-4335, zoned RC(c), Rural Conservation District with conditions, and located in the Elm Field subdivision on the west line of Greenwood Church Road (State Route 657) at its intersection with Farm View Drive (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would allow detached garages to be located in the rear or side yards. (PUBLIC HEARING)

C-15-08(c) **AM. 1-14**

MARGARET WESTBROOK VAUGHAN, Requests an amendment to the proffers approved with rezoning request C-15-08(c), Margaret Vaughan and Franklin Reynolds on GPINs 7821-54-5295, 7821-73-7841 and 7821-74-5575, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Mountain Road (U.S. Route 33) at its intersection with Hatch Thompson Road (State Route 672) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-25-08(c) **AM. 1-14**

THE BARNES PLACE, L.L.C., Requests to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPINs 7788-15-9141 and 7788-14-7804, consisting of approximately 5.08 acres, located on the east line of Washington Highway (U.S. Route 1) approximately 250 feet south of its intersection with Lewistown Road (State Route 802) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would permit certain business and industrial uses. (PUBLIC HEARING)

C-1-14(c)

ELMONT FIRST BAPTIST CHURCH, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). The proposed zoning amendment and companion Conditional Use Permit (CUP-1-14) would be limited to church uses only. (PUBLIC HEARING)

CONDITIONAL USE PERMITS

CUP-1-14

ELMONT FIRST BAPTIST CHURCH, Requests a Conditional Use Permit in accordance with Section 26-110.7 of the Hanover County Zoning Ordinance to permit a church on GPINs 7778-04-0789 and 7778-04-2757, consisting of approximately 1.47 acres, currently zoned A-1, Agricultural District (concurrent request, C-1-14(c), for B-1(c), Neighborhood Business District with conditions), and located in the northeast quadrant of the intersection of Cedar Lane (State Route 623) and Karen Drive (State Route 772) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units per acre). (PUBLIC HEARING)

CUP-2-14

MCGRATH REALTY, L.L.C., Requests a Conditional Use Permit in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance to a permit a used automobile dealership on GPIN 8735-03-0438, consisting of approximately 2.19 acres. The area of the Conditional Use Permit will be limited to approximately 0.50 acres. The property is zoned B-3, General Business District, and is located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,050 feet west of its intersection with Walnut Grove Road (State Route 615) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (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.