

PLANNING PUBLIC HEARING NOTICE

Click **highlighted** areas for additional information

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, September 23, 2015, 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-10-99(c), AM. 1-15, HCT HOLDINGS, L.L.C., ET AL.

Requests an amendment to the proffers approved with rezoning request C-10-99(c), Am. 1-09, Hanover Group, L.L.C., on GPINs 8715-48-8767, 8715-48-8744, 8715-48-8732 and 8715-48-8619, consisting of approximately 10,500 square feet, zoned M-1(c), Limited Industrial District with conditions, and located on the north line of Bell Creek Road (State Route 642) approximately 575 feet east of its intersection with Autumn Park Way (State Route 1556) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would permit food processing and distribution. (PUBLIC HEARING)

C-4-15(c), LILLIE KREYNUS, ET AL.

Request to rezone from A-1, Agricultural District and B-3(c), General Business District with conditions, to B-3(c), General Business District with conditions, on GPINs 8724-19-9867 and 8724-29-4802(part) consisting of approximately 15.0 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Drive (State Route 1075) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit retail uses. (PUBLIC HEARING)

C-16-15(c), HOWARD D. NUCKOLS, JR.

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7708-25-1332, consisting of approximately 8.37 acres, and located on the south line of Dogwood Trail Road (State Route 620) approximately 0.32 mile east of its intersection with Watkins Road (State Route 721) 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 permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 4.19 acres. (PUBLIC HEARING)

C-17-15(c), DEBORAH S. COLVIN

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7820-80-9619, consisting of approximately 8.3 acres, and located on the south line of St. Peter's Church Road (State Route 611) approximately 0.22 mile west of its intersection with Auburn Mill Road (State Route 675) 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 permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 4.15 acres. (PUBLIC HEARING)

C-18-15(c), PATRICIA B. AND JOHN H. CLEMENTS, ET AL.

Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPINs 8754-56-6324 and 8754-55-5981, consisting of approximately 19.76 acres, and located at the terminus of Douglas Farm Lane (private road) approximately 800 feet east of its intersection with McClellan Road (State Route 628) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit a boundary line adjustment. (PUBLIC HEARING)

C-20-15, HANOVER BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)

Requests to rezone from A-1, Agricultural District to RS, Single-Family Residential District on GPIN 7768-94-1986, consisting of approximately 2.05 acres, and located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with 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 would permit a water storage tank and pump station. (PUBLIC HEARING)

CONDITIONAL USE PERMITS

CUP-6-15, CRAIG REALTY GROUP – RICHMOND, L.L.C.

Requests a Conditional Use Permit in accordance with Section 26-174.3 of the Hanover County Zoning Ordinance to permit a parking garage on GPIN 7788-58-4590(part), consisting of approximately 4.32 acres. The area of the Conditional Use Permit will be limited to approximately 3.92 acres. The property is zoned M-2(c), Light Industrial District with conditions, and is located on the north line of Sun Shade Lane (State Route pending) approximately 400 feet east of its intersection with North Lakeridge Parkway (State Route 782) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Destination Commerce. (PUBLIC HEARING)

CUP-7-15, HANOVER BOARD OF SUPERVISORS (DEPARTMENT OF PUBLIC UTILITIES)

Requests a Conditional Use Permit in accordance with Section 26-59.5 of the Hanover County Zoning Ordinance to permit a water storage tank and pump station on GPIN 7768-94-1986, consisting of approximately 2.05 acres, zoned A-1, Agricultural District (RS, Single-Family Residential District pending), and located on the south line of Cedar Lane (State Route 623) approximately 575 feet west of its intersection with 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)

SPECIAL EXCEPTION

SE-11-15, CRAIG REALTY GROUP – RICHMOND, L.L.C.

Requests a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a structure taller than permitted on GPIN 7788-58-4590, consisting of approximately 4.32 acres, zoned M-2(c), Light Industrial District with conditions, and located on the north line of Sun Shade Lane (State Route pending) approximately 400 feet east of its intersection with North Lakeridge Parkway (State Route 782) in the **ASHLAND 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.