

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Tuesday, November 22, 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-15-16(c), FLIPPO LAND & TIMBER CO., L.L.C.

Request(s) to rezone from A-1, Agricultural District, to M-3(c), Heavy Industrial District with conditions, on GPIN 7884-22-5294, consisting of approximately 48.9 acres, and located generally on the east line of Washington Highway (U.S. Route 1) approximately 1,100 feet north of its intersection with Verdon Road (State Route 684) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would permit speculative industrial uses. (PUBLIC HEARING)

C-16-16(c), LAURA S. AND C. DENTON BAKER (GAYLE A. AND JEFFREY S. STONEMAN)

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 7822-23-3495(part), consisting of approximately 2.0 acres, and located on the north line of Mountain Road (U.S. Route 33) approximately 225 feet west of its intersection with Brown Pleasants Road (State Route 791) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Rural Village. The proposed zoning amendment would permit neighborhood business uses. (PUBLIC HEARING)

SPECIAL EXCEPTIONS

SE-4-16, AM. 1-16 THE LITTLE OZONE, L.L.C.

Request(s) an amendment to the conditions of the Special Exception Permit in accordance with Section 26-131.3 of the Hanover County Zoning Ordinance to permit a child daycare center on GPIN 7787-23-9757, consisting of approximately 4.56 acres, zoned B-3(c), General Business District with conditions, and located on west line of Washington Highway (U.S. Route 1) at its intersection with Kings Acres Road (State Route 835) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-7-16, GAYLE A. AND JEFFREY S. STONEMAN

Request(s) a Special Exception Permit in accordance with Sections 26-21.3 and 26.111.6 of the Hanover County Zoning Ordinance to permit a commercial dog kennel, on a 2.0 acre portion of GPIN 7822-23-3495, consisting of approximately 85.56 acres, zoned A-1, Agricultural District (C-16-16(c), Laura S. and C. Denton Baker (Gayle A. and Jeffrey S. Stoneman) pending rezoning request for B-1(c), Neighborhood Business District with conditions), and located on the north line of Mountain Road (U.S. Route 33) approximately 225 feet west of its intersection with Brown Pleasants Road (State Route 791) in the **BEAVERDAM MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-14-16, JESSICA S. AND MATTHEW E. COLVIN

Request(s) a Special Exception Permit in accordance with Section 26-36.20 of the Hanover County Zoning Ordinance to permit a home occupation in an accessory structure, on GPIN 7820-81-9041, consisting of approximately 2.95 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of St. Peters Church Road (State Route 611) at its intersection with Merrigrove 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.