

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, December 9, 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:

COMPREHENSIVE PLAN AMENDMENT

CPA-2-15, ROGERS-CHENAULT, INC.

A proposed amendment to the Comprehensive Plan for Hanover County, Virginia, adopted September 11, 2013, pursuant to Section 15.2-2204, 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map – An amendment to change the land use designation from Suburban General (1-4 Dwelling Units Per Acre) to Agricultural, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT** (PUBLIC HEARING);

Growth Management Conservation and Suburban Development Plan Map – An amendment to remove properties from the Suburban Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT** (PUBLIC HEARING);

Public Utility Plan Map – An amendment to remove properties from the Utility Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT** (PUBLIC HEARING)

REZONINGS

C-7-99(c), AM. 1-15, PATRICIA AND DONALD ALLEN

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-7-99(c), VA Petro, Inc., on GPINs 7787-96-4604 and 7787-96-5515, consisting of approximately 1.5 acres, zoned B-3(c), General Business District with conditions, and located on the south line of Beechwood Center Drive (private road) at its intersection with Sliding Hill Road (State Route 656) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit a carwash. (PUBLIC HEARING)

C-23-01(c), AM. 1-15, SHARON AND ROBERT MURRAY

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-23-01(c), Carolyn and Phillip Guthrie, on GPIN 7842-70-2522, consisting of approximately 18.57 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Kings Grant Lane (private road) at its intersection with King Road (State Route 776) 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 one (1) additional lot for a family member. (PUBLIC HEARING)

C-19-15(c), BARNYARD ENTERPRISES, L.L.C.

Request(s) to rezone from A-1, Agricultural District to RC(c), Rural Conservation District with conditions on GPINs 7860-86-9561, 7870-07-5779 and 7870-18-5092, consisting of approximately 264.38 acres, and located on the north and south lines of West Patrick Henry Road (State Route 54) at its intersection with Independence Road (State Route 669) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General, 1-4 Dwelling Units Per Acre (a concurrent Comprehensive Plan Amendment (CPA-2-15) pending for Agricultural designation). The proposed zoning amendment would permit the creation of 42 building lots for a gross density of one (1) dwelling unit per 6.29 acres. (PUBLIC HEARING)

C-25-15(c), MARY ANN AND ROBERT E. SMITH

Request(s) to rezone from B-O, Business Office District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8724-39-3898, consisting of approximately 0.5 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) immediately west of its intersection with Woodbridge Road (State Route 1184) in the **HENRY 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 personal service establishment. (PUBLIC HEARING)

C-27-15(c), BAKER HEATING AND AIR CONDITIONING

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8764-34-6730, consisting of approximately 7.6 acres, and located on the south line of Westwood Road (State Route 619) at its intersection with Hidden Lake Estate Drive (private road) 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 the creation of one additional building lot for a gross density of one (1) dwelling unit per 3.8 acres. (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.