

## PUBLIC NOTICE

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, February 18, 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:

### COMPREHENSIVE PLAN AMENDMENT

#### **CPA-1-15, J&J WADE ENTERPRISES, L.L.C.**

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 Commercial to Business-Industrial in the vicinity of Cold Harbor Road (State Route 156) from the Henrico County line to Market Road (State Route 630) in the **COLD HARBOR MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

### REZONINGS

#### **C-30-05(c), AM. 1-15, LINDSAY MEADOWS HOMEOWNERS ASSOCIATION (LINDSAY MEADOWS, SECTION 2)**

Request(s) an amendment to the proffers approved with rezoning request C-30-05(c), Rural Point, L.L.C., on GPIN 8717-81-7286, consisting of approximately 60.47 acres, zoned RC(c), Rural Conservation District with conditions, and located on the east and west lines of Sonny Meadows Lane (State Route pending) from its intersection with Constance Hill Lane (State Route pending) to its terminus, in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural The proposed zoning amendment would permit the homeowners association to choose the construction material for the remaining pedestrian trail. (PUBLIC HEARING)

#### **C-12-15(c), J&J WADE ENTERPRISES, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 8742-17-2159 and 8742-17-1757, consisting of approximately 92.83 acres, and located on the south line of Cold Harbor Road (State Route 156) at its intersection with Market Road (State Route 630) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Agricultural (CPA-1-15 pending for Business-Industrial use designation). The proposed zoning amendment would permit a contractor's equipment storage yard as well as other light industrial uses. (PUBLIC HEARING)

**C-21-15(c), GODSEY PROPERTIES, INC., ET AL.**

Request(s) to rezone from RC(c), Rural Conservation District with conditions, and A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPINs 8774-56-0836(part) and 8774-66-0914(part) consisting of approximately 401.67 acres, and to rezone from RC(c), Rural Conservation District with conditions, to A-1, Agricultural District, on GPIN 8774-56-0836(part), consisting of 7.0 acres, located on the north line of Hopewell Road (State Route 619) approximately 4,100 feet east of its intersection with Figuly Road (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 59 building lots for a gross density of 1 dwelling unit per 6.81 acres on GPINs 8774-56-0836(part) and 8774-66-0914(part), and rezone from RC(c), Rural Conservation District with conditions, to A-1, Agricultural District, for the purpose of transferring 7.0 acres from GPIN 8774-56-0836 to GPIN 8774-66-0914. (PUBLIC HEARING)

**C-28-15(c), C FALLS, L.L.C., ET AL.**

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and RM(c), Multi-Family Residential District with conditions, on GPINs 7777-77-9804(part), 7777-86-8580, 7777-96-4624, 7787-06-0279, 7787-07-0630, 7787-07-4029(part), 7787-16-1009, 7787-06-9949(part), 7777-88-9156, 7777-86-6160, 7787-05-0774, 7787-06-0802 and 7777-97-4803, consisting of approximately 179.49 acres, and located on the south line of Cedar Lane (State Route 623) at its intersection with Holly Hill Road (State Route 713) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban Transitional (1-2 dwelling units per acre) and Suburban General (1-4 dwelling units per acre). The proposed zoning amendment would permit 404 dwelling units consisting of attached and detached homes for a gross density of 2.25 dwelling units per acre. (PUBLIC HEARING)

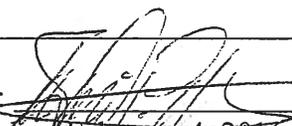
**CONDITIONAL USE PERMIT**

**CUP-19-06, AM. 1-15, J&J WADE ENTERPRISES, L.L.C.**

Request(s) to rescind a Conditional Use Permit that was permitted in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance on GPIN 8742-17-2159, consisting of approximately 5.2 acres. The property is zoned A-1, Agricultural District, and is located on the south line of Cold Harbor Road (State Route 156) at its intersection with Market Road (State Route 630) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

Copies of the above cases may be reviewed in the Planning Office, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.

**DO NOT PRINT BELOW THIS LINE**

Received:   
Advertised: February 4, 2016 and February 11, 2016  
Date: February 1, 2016  
Approved by: \_\_\_\_\_