

# Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, March 17, 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-4-01(c), AM. 2-15, LEWISTOWN COMMERCE CENTER, L.L.C., ET AL.**

Request(s) an amendment to the proffers approved with rezoning request C-4-01(c), South Atlantic Properties, Inc., on GPINs 7788-56-6638, 7788-56-8309, 7788-56-6691 and 7788-66-2054, consisting of approximately 15.06 acres, zoned B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions, and located on the southwest quadrant of the intersection of Lewistown Road (State Route 802) and Lakeridge Parkway (State Route 782) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Destination Commerce. The proposed zoning amendment would permit a proffer amendment to remove the requirement for a 6' screen fence. (PUBLIC HEARING)

### **C-20-04(c), AM. 1-15, TL HUNT, L.L.C. (RUTLAND)**

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-20-04(c) and C-20-04(c), Am. 1-12, TL Hunt, L.L.C., et al., on GPIN 8706-03-2706(part), consisting of approximately 2.4 acres, to be rezoned from M-1(c), Limited Industrial District with conditions, to RM(c), Multi-Family Residential District with conditions, located adjacent to Rutland Center Townes at the southern terminus of both Ellendale Drive (private road) and Rutland Village Drive (private road), and to rezone GPIN 8706-24-3693, consisting of approximately 19.83 acres, from B-O(c), Business Office District with conditions, and B-3(c), General Business District with conditions, to B-O(c), Business Office District with conditions, B-1(c), Neighborhood Business District with conditions, and B-2(c), Community Business District with conditions, located on the north line of Chamberlayne Road (U.S. Route 301) at its intersection Rutlandshire Drive (State Route 2320) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial, Commercial, Suburban General (1-4 dwelling units per acre) and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit 27 dwelling units in the proposed RM(c) District and commercial and office uses in the proposed B-O(c), B-1(c), and B-2(c) Districts. (PUBLIC HEARING)

## **CONDITIONAL USE PERMIT**

### **CUP-8-15, JB&H, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Sections 26-20.17 and 26-165.1 of the Hanover County Zoning Ordinance to permit commercial baseball fields on GPINs 7787-47-6301 and 7787-48-9057, consisting of approximately 27.52 acres. The property is zoned A-1, Agricultural District, and M-1(c), Limited Industrial District with conditions, and is located on the west line of Lakeridge Parkway (State Route 782) south of its intersection with Marvin Lane (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial. (PUBLIC HEARING)

## **ORDINANCE AMENDMENT**

### **ORDINANCE 16-06, HISTORIC PRESERVATION OVERLAY DISTRICT**

**AN ORDINANCE** to amend the provisions of Ordinance 07-12, which established the Norway and Isabell's Store Overlay Historic Preservation District, and is applicable solely to the property with GPIN 7812-92-3513, to provide that a single-family dwelling is a permitted use within the district. **BEAVERDAM 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](mailto: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.