

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, April 21, 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-2-16(c), HHHUNT PROVIDENCE, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPIN 7880-83-9462, consisting of approximately 17.47 acres, and located on the north line of Providence Church Road (State Route 662) approximately 1,300 feet east of its intersection with East Patrick Henry Road (U.S. Route 54) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General. The proposed zoning amendment would permit the creation of 51 building lots for a gross density of 2.92 dwelling units per acre. (PUBLIC HEARING)

C-4-16(c), BLUE RIDGE CUSTOM HOMES, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPINs 7822-08-9476 and 7822-08-4589, consisting of 20.0 acres, and located on the north line of Woodman Meadows Drive (private) approximately 300 feet west of its intersection with Woodman Hall Road (State Route 674) in the **BEAVERDAM 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 dwelling unit per 10.0 acres. (PUBLIC HEARING)

C-5-16(c), THOMAS E. ADAMS

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7852-42-7169, consisting of approximately 11.64 acres, and located on the south line of Cypress Creek Lane (private) approximately 2,500 feet west of its intersection with Horseshoe Bridge Road (State Route 686) in the **BEAVERDAM 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 dwelling unit per 5.82 acres. (PUBLIC HEARING)

C-6-16(c), FLIPPO LAND AND TIMBER CO., L.L.C.

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPIN 7884-75-2349(part), consisting of approximately 2.0 acres, and located at the terminus of a private access easement approximately 8,000 feet northwest of its intersection with Bullfield Road (State Route 731), at a point 600 feet west of the terminus of Bullfield Road in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would limit the use to an electric switching station and accessory uses. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-1-16, DOMINION VIRGINIA POWER

Requests a Conditional Use Permit in accordance with Sections 26-20.12 and 26-174.1 of the Hanover County Zoning Ordinance to permit an electric switching station on GPINs 7884-75-2349 and 7884-92-8887, consisting of approximately 1,224.75 acres. The area of the Conditional Use Permit will be limited to approximately 7.78 acres. The property is zoned A-1, Agricultural District (case C-6-16(c) pending, rezone to M-2(c), Light Industrial District with conditions), and is located at the terminus of a private access easement approximately 8,000 feet northwest of its intersection with Bullfield Road (State Route 731), at a point 600 feet west of the terminus of Bullfield Road in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

ORDINANCE AMENDMENTS

ORDINANCE 16-02, KEEPING OF CHICKENS IN RESIDENTIAL DISTRICTS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, by the addition of a Section Numbered 26-298.1 to provide that, notwithstanding any other district regulations to the contrary, it shall be permissible to maintain up to six (6) chickens in the RS, Single-Family Residential District, the R-1, Single-Family Residential District, the R-2, Single-Family Residential District, and the R-3, Single-Family Residential District under certain specified conditions. (PUBLIC HEARING)

ORDINANCE 16-03, KEEPING OF BEES IN RESIDENTIAL DISTRICTS

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, by the addition of a Section 26-298.2 to provide that, notwithstanding any other district regulations to the contrary, it shall be permissible to keep honeybees in the RS, Single-Family Residential District, the R-1, Single-Family Residential District, the R-2, Single-Family Residential District, and the R-3, Single-Family Residential District under certain specified conditions. (PUBLIC HEARING)

ORDINANCE 16-07, AMEND THE DEFINITION OF GUEST HOUSES

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-6 to modify the definition of "Guest House", which is a permitted accessory use in the A-1, Agricultural District, AR-6, Agricultural Residential District, RC, Rural Conservation District, AR-1, Agricultural Residential District, AR-2, Agricultural Residential District, R-1, Single-Family Residential District, R-2, Single-Family Residential District, and R-3, Single-Family Residential District, by eliminating the provisions that guest houses may not have a separate kitchen and by adding provisions stating that pool houses shall be included in the definition of guest house. (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.