

# Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, June 16, 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-27-05(c), AM. 1-16, MEADOWS AT STUDLEY HOMEOWNERS ASSOCIATION**

Request(s) an amendment to the conceptual plan approved with rezoning request C-27-05(c), Hometown Investments-Two, L.L.C., on GPINs 8746-29-6638, 8746-29-8734, 8746-39-0821, 8746-39-2954, 8747-30-4064, 8747-30-7139, 8747-40-0243, 8747-40-0062, 8746-39-9940, 8746-39-9469, 8746-29-0008, 8746-39-2309, 8746-39-3428, 8746-39-4724 and 8746-39-6812, consisting of approximately 93.2 acres, zoned RC(c), Rural Conservation District with conditions, and located on the east line of Studley Road (State Route 606) approximately 200 feet south of its intersection with Hanovertown Road (State Route 604) 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 removal of sidewalks from the conceptual plan. (PUBLIC HEARING)

### **C-26-15(c), CLUBRUN OF VIRGINIA, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, B-1, Neighborhood Business District, and R-1, Single-Family Residential District, to RS(c), Single-Family Residential District with conditions, on GPINs 7851-94-3428 and 7861-03-3462, consisting of approximately 24.72 acres, and located on the north line of West Patrick Henry Road (U.S. Route 54) at its intersection with Country Club Drive (State Route 786) 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). The proposed zoning amendment would permit the creation of 22 building lots for a gross density of one dwelling unit per 1.12 acres. (PUBLIC HEARING)

### **C-1-16(c), GIO & SONS, L.L.C. (ROGERS-CHENAULT INC.)**

Request(s) to rezone from A-1, Agricultural District to RS(c), Single Family Residential District with conditions on GPIN 8707-81-3475, consisting of approximately 15.21 acres, and located on the south line of Rural Point Road (State Route 643) approximately 1,300 feet east of its intersection with Chamberlayne Road (U.S. Route 301) 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 the creation of 30 building lots for a gross density of 1.97 dwelling units per acre. (PUBLIC HEARING)

**C-8-16(c), LYNN PROPERTIES II, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8707-68-2124, consisting of approximately 1.47 acres, and located on the east line of Chamberlayne Road (U.S. Route 301) approximately 300 feet north of its intersection with Pine Ridge Road (State Route 1930) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit office uses. (PUBLIC HEARING)

**C-9-16(c), NATALIE K. AND JAMES H. HARRIS, SR.**

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7719-83-8401, consisting of approximately 10.03 acres, and located at the terminus of Harris Estates Lane (private road) approximately 500 feet west of its intersection with Walnut Hill Drive (State Route 622) 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 the creation of one (1) building lot for a gross density of one dwelling unit per 5.0 acres. (PUBLIC HEARING)

**ORDINANCE AMENDMENT**

**ORDINANCE 15-07, FAMILY DAY HOMES**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-6, to conform the definitions of “day nursery” and “family day home” to the changes made by the Virginia General Assembly during the 2015 session to the Code of Virginia which, until July 1, 2015, require that local Zoning Ordinances treat family day homes serving one through five children as residential occupancy by a single family and, as of July 1, 2015, will require that local Zoning Ordinances treat family day homes serving one through four children as residential occupancy by a single family. (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.