

# PUBLIC NOTICE

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Staff reports for the scheduled cases are available online one week prior to the meeting date

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, November 20, 2014, 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-16-07(c)** **AM. 1-14**

**D & R PROPERTY DEVELOPMENT, INC. ET AL.**, Requests an amendment to the proffers approved with rezoning request C-16-07(c), Am. 1-13, D & R Property Development, Inc., on GPINs 8706-66-5150, 8706-66-5190, 8706-66-6019, 8706-66-6048, 8706-66-7134, 8706-66-7157, 8706-66-7272, 8706-66-7295, 8706-66-8181, 8706-66-8068, 8706-66-8056, 8706-66-8044, 8706-66-8021, 8706-66-9058 and 8706-66-7250, consisting of approximately 20.74 acres, zoned R-4(c), Residential Cluster Development District with conditions, and located along and at the terminus of Marley Drive (state route pending) approximate 700 feet east of its intersection with Chamberlayne Road (U.S. Route 301) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would amend the proffered building elevations. (PUBLIC HEARING)

### **C-8-14(c)**

**CAROLYN L. KING (ROGERS-CHENAULT, INC.)**, Requests to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, on GPINs 8715-31-5918 and 8715-32-6633, consisting of approximately 39.6 acres, and located on the west line of Bell Creek Road (State Route 642) at its intersection with Lorelea Drive (State Route 1288) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit the creation of 130 age-restricted townhomes for a gross density of 3.28 units per acre. (PUBLIC HEARING)

### **C-15-14(c)**

**BARBARA AND PAUL BROWN, SR.**, Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7871-34-5289, consisting of approximately 23.49 acres, and located on the north line of Blunts Bridge Road (State Route 667) approximately 450 feet west of its intersection with Cross Corner Road (State Route 641) 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 two (2) additional building lots for a gross density of one (1) dwelling unit per 7.83 acres. (PUBLIC HEARING)

**C-16-14(c)**

**FOMIN CONSTRUCTION INC.**, Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions and M-2(c), Light Industrial District with conditions, on GPIN 7803-30-8301, consisting of approximately 9.07 acres, and located on the north line of Mountain Road (U.S. Route 33) approximately 75 feet west of its intersection with Dunn Road (State Route 736) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural and Business-Industrial. The proposed zoning amendment would permit one (1) residential lot and a contractor’s office, warehouse, and equipment storage yard. (PUBLIC HEARING)

**CONDITIONAL USE PERMIT**

**CUP-2-90,  
AM. 1-14**

**FOMIN CONSTRUCTION INC.**, Requests an amendment for the purpose of rescinding a Conditional Use Permit (CUP-2-90, James C. and Patsy Dymacek) for an agricultural and forestal support center on GPIN 7803-30-8301, consisting of approximately 9.07 acres, zoned A-1, Agricultural District, and located on the north line of Mountain Road (U.S. Route 33) approximately 75 feet west of its intersection with Dunn Road (State Route 736) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Business-Industrial. (PUBLIC HEARING)

**ORDINANCE AMENDMENT**

**ORDINANCE 14-12, CRAFT BREWERY**

**AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, as follows:

1. Amend Section 26-2 to add definitions of “craft brewery” and “brewery” and to delete the definition of “microbrewery”;
2. Amend Section 26-107 to update the provisions allowing a restaurant with a craft brewery as a permitted use in the B-1, Neighborhood Business District and, by reference, in the B-2, Community Business District, the B-3, General Business District, the OS, Office/Service District, the M-1, Limited Industrial District, the M-2, Light Industrial District, and the M-3, Heavy Industrial District, to reflect the new definition of “craft brewery”;
3. Amend Section 26-110 to provide that a “craft brewery” is permitted as a conditional use in the B-1 District;
4. Amend Sections 26-117 and 26-172 to provide that a “craft brewery” is a permitted use in the B-2 District and M-2 District, respectively, and, by reference, a conditional use in the OS District and a permitted use in the B-3 District and the M-3 District;
5. Amend Sections 26-130 and 26-181 to update the B-3 and M-3 District regulations to reflect the regulations applicable to craft breweries and breweries described above; and
6. Amend Sections 26-172 to provide that a “brewery” is a permitted use in the M-2 District and, by reference, the M-3 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.