

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, December 10, 2015, 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-5-94(c), AM. 1-15, CHARLENE R. BEETHOVEN, LIVING TRUST (TANGLE OAKS SUBDIVISION)

Request(s) an amendment to the proffers approved with rezoning request C-5-94(c), Juanita and Singleton Broadus, on GPIN 8705-50-7334, zoned R-2(c), Single-Family Residential District with conditions, and located on the north line of Tangle Ridge Drive (State Route 1476) approximately 600 feet east of its intersection with Tangle Oaks Drive (State Route 1475) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-4-01(c), AM. 1-15, LEWISTOWN COMMERCE CENTER, L.L.C.

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-4-01(c), South Atlantic Properties, Inc., on GPIN 7788-62-6131, consisting of approximately 6.07 acres, zoned M-2, Light Industrial District with conditions, and located on the east line of Lakeridge Parkway (State Route 782) approximately 0.8 mile south of its intersection with Lewistown Road (State Route 801) 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 is to rezone the property from M-2, Light Industrial District with conditions, to B-3, General Business District with conditions, to allow commercial uses similar to other B-3 zoned parcels within the Lewistown Commerce Center (Winding Brook). (PUBLIC HEARING)

C-23-14(c), BIG OAK DEVELOPMENT COMPANY, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to RM(c), Multi-Family Residential District with conditions and M-1(c), Limited Industrial District with conditions, on GPIN 8715-27-6619, consisting of approximately 63.17 acres, and located at the terminus of Left Flank Road (state route number pending) approximately 600 feet west of its intersection with Bell Creek Road (State Route 642) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Use. The proposed M-1 zoning amendment would permit office/warehouse uses on 22.33 acres. The proposed RM zoning amendment would permit 27 single-family lots, 94 townhouses, and 214 apartment units for a total of 335 dwelling units on 40.84 acres for a gross density of 8.2 units per acre. (PUBLIC HEARING)

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

Request(s) to rezone from RC(c), Rural Conservation District with conditions, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8774-56-0836 consisting of approximately 408.03 acres, and 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 6.92 acres. (PUBLIC HEARING)

C-22-15(c), BERNARD E. CLARY, JR., ET AL.

Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions on GPINs 8725-07-6873, 8725-08-6400, 8725-08-8626, 8715-98-9867 and 8725-18-0860 consisting of approximately 39.57 acres, and located on the north line of Pole Green Road (State Route 627) approximately 75 feet west of its intersection with Rural Point Road (State Route 643) 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 103 building lots for a gross density of 2.60 dwelling units per acre. (PUBLIC HEARING)

C-29-15(c), SHEILA FLEMING

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7708-06-5567, consisting of approximately 5.77 acres, and located on the east line of Watkins Road (State Route 721) approximately 1,150 feet north of its intersection with Dogwood Trail Road (State Route 620) 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 one (1) additional lot for a family member. (PUBLIC HEARING)

C-30-07(c), AM. 1-15, SANDRA C. AND EMMETT R. STANLEY

Request(s) an amendment to the proffers approved with rezoning request C-30-07(c), Larry R. Stanley, on GPIN 8737-06-8159, consisting of approximately 2.0 acres, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of Williamsville Acres Lane (private road) approximately 300 feet east of its intersection with Williamsville Road (State Route 615) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would eliminate the proffer requiring that a family member build on the property. (PUBLIC HEARING)

C-31-15(c), IDA M. AND EDWARD E. PRICE

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7822-97-6754, consisting of approximately 5.97 acres, and located on the east line of Goshen Road (State Route 658) approximately 575 feet north of its intersection with Geese Lake Lane (private road) 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 (1) dwelling unit per 2.9 acres. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-7-13, AM. 1-15, UNIVERSAL ENVIRONMENTAL SERVICES, L.L.C.

Request(s) an amendment to a Conditional Use Permit in accordance with Section 26-183.9 of the Hanover County Zoning Ordinance to permit petroleum storage on GPIN 7788-73-8048(part), consisting of approximately 0.44 acres, zoned M-3, Heavy Industrial District, and located on the south line of Air Park Road (State Route 809) approximately 350 feet east of its intersection with Progress Road (State Route 1259) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (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.