

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, February 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-35-80(c)
AM. 1-13 **WEST ENGINEERING CO., INC.**, Requests an amendment to the proffers and conceptual plan approved with rezoning request C-35-80(c), West Engineering Co., Inc., on GPIN 7788-79-7366, zoned M-2(c), Light Industrial District with conditions, consisting of approximately 16.79 acres, and located on the west line of Ashcake Road (State Route 657) approximately 1000 feet north of its intersection with Lewistown Road (State Route 802) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1-4 units per acre). The proposed zoning amendment would permit truck access from Ashcake Road. (PUBLIC HEARING)

C-22-03(c)
AM. 1-13 **LOIS D. AND STERLING S. MEDLIN, JR. ET AL. (MEDLIN SUBDIVISION)**, Requests an amendment to the proffers approved with rezoning request C-22-03(c), Lois D. and Sterling S. Medlin, Jr., on GPINs 8727-56-0942 and 8727-67-1122, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of Fire Lane (State Route 724) approximately 0.33 miles east of its intersection with Appaloosa Trail (State Route 824) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-9-06(c)
AM. 2-13 **ELM FIELD INVESTMENT, L.L.C., ET AL.**, Request an amendment to the proffers approved with rezoning request C-9-06(c), Am. 1-08, Dee Associates, L.L.C., on GPINs 7759-38-2527, 7759-38-3460, 7759-38-6311, 7759-38-8273, 7759-48-0190, 7759-37-9897, 7759-37-6994, 7759-38-4072, 7759-38-1195, 7759-28-9393, 7759-28-8210, 7759-28-6055, 7759-27-5848, 7759-27-5527, 7759-27-5315, 7759-27-1255, 7759-27-1407, 7759-27-1609, 7759-17-8739, 7759-18-5097, 7759-18-4286, 7759-18-5463, 7759-18-8357, 7759-18-9039, 7759-27-1938, 7759-28-4335, zoned RC(c), Rural Conservation District with conditions, and located in the Elm Field subdivision on the west line of Greenwood Church Road (State Route 657) at its intersection with Farm View Drive (private road) 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 allow detached garages to be located in the rear or side yards. (PUBLIC HEARING)

C-15-13(c) **HANOVER LAND, L.L.C. (HANKY, L.L.C.)**, Requests to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions, on GPIN 8724-37-8172, consisting of approximately 17.71 acres, and located at the terminus of Adams Farm Road (State Route 830) approximately 0.42 miles south of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **MECHANICSVILLE 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 forty-nine (49) building lots for a gross density of 2.8 units per acre. (PUBLIC HEARING)

C-16-13(c) **PLEASANT GROVE INVESTORS, L.L.C.**, Request to rezone from R-1, Single-Family Residential District to B-1(c), Neighborhood Business District with conditions on GPIN 8705-74-7730 and 8705-74-7491, consisting of approximately 1.25 acres, and located on the west line of Shady Grove Road (State Route 640) approximately 250 feet north of its intersection with Meadowbridge Road (State Route 627) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed use is for medical offices. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-9-02
AM. 1-14 **SHALOM BAPTIST CHURCH TRUSTEES**, Request an amendment to a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to amend the sketch plan to adjust a CUP boundary line and show proposed additions to the church facilities, on GPINs 8724-39-5325, 8724-38-4994(part) and 8724-38-7800(part) consisting of approximately 8.02 acres, currently zoned A-1, Agricultural District, located on the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Adams Farm Road (State Route 830) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1-4 dwelling units per acre). (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.