

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, May 15, 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-15-00(c) **AM. 1-13**

ANN BROOKE W. AND JAMES S. DAVIS, JR., ET AL. (BAYLOR SPRINGS SUBDIVISION), Request an amendment to the proffers approved with rezoning request C-15-00(c), Helen and Matthew Blackwood, on GPINs 8764-57-5208 and 8764-77-1930, zoned RC(c), Rural Conservation District with conditions, and located on the east line of Flannigan Mill Road (State Route 693) at its intersection with Babbling Brooke Lane (State Route 1014) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-9-13(c)

HANOVER LAND INVESTORS, L.L.C., Request to rezone from A-1, Agricultural District to RM(c), Multi-Family Residential District with conditions and B-1(c), Neighborhood Business District with conditions, on GPINs 8715-45-2556, 8715-45-5685, 8715-45-4972 and 8715-45-8101, consisting of approximately 25.45 acres, and located in the southeast quadrant of the intersection of Pole Green Road (State Route 627) and Bell Creek Road (State Route 642) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit the creation of 121 building lots for a gross density of 5.52 dwelling units per acre. (PUBLIC HEARING)

C-2-14(c)

JOYCE Y. MORRIS, Requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7822-83-8301, consisting of approximately 6.18 acres, and located at the terminus of Bradley's Country Lane (private road) approximately 950 feet southeast of its intersection with W. Patrick Henry Road (State Route 54) 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 additional building lot for a gross density of one (1) dwelling unit per 3.09 acres. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-2-02 AM. 1-14

BEAVERDAM BAPTIST CHURCH, Requests an amendment to a Conditional Use Permit in accordance with Section 26.20.21 of the Hanover County Zoning Ordinance to permit expansion of church activities to include a private church school on GPIN 7826-62-2888, consisting of approximately 55 acres, currently zoned A-1, Agricultural District, located on the east side of Beaver Dam Road (State Route 715) approximately 1,025 feet north of Tyler Station Road (State Route 658) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The site of the requested Conditional Use Permit is designated on the General Land Use Plan Map as Agricultural. **(PUBLIC HEARING)**

ORDINANCE AMENDMENT

ORD 14-04

HEALTH SPAS IN OS, OFFICE SERVICE DISTRICT, AN ORDINANCE to amend the Hanover County Code, Zoning Ordinance, Section 26-140 to remove “Health Spa” from the list of conditional uses in the OS, Office Service District as that use is already allowed as a permitted use within the 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

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.