

# Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, June 20, 2019, 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-56-05(c), AM. 1-19, STONY RUN PARTNERS, L.L.C.**

Request(s) an amendment to the conceptual plan and elevations approved with rezoning request C-56-05(c), Am. 1-12, Raymond E. Sawyer, et al., on GPIN 7787-37-9178, consisting of approximately 15.6 acres, zoned R-5(c), Multiple-Family Residential District with conditions. The property located on the west line of Lakeridge Parkway (State Route 782) approximately 1,000 feet north of its intersection with Sliding Hill Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Multi-Family. The proposed amendment would permit the construction of one additional building containing 11 additional dwelling units for an increase in gross density from 10.26 units per acres to 10.96 units per acre. (PUBLIC HEARING)

**Magisterial District: South Anna**

### **C-16-09(c), AM. 1-19, ELENA SAIANKINA AND DANIEL A. BURNS**

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request C-16-09(c), Daniel A. Burns, on GPIN 8727-07-7937, consisting of approximately 12.5 acres, zoned AR-6(c), Agricultural Residential District with conditions. The property is located on the west line of Pollard Creek Road (State Route 742), approximately 1,050 feet north of its intersection with Fire Lane (State Route 724). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would allow an amendment of the approved conceptual plan and proffers. (PUBLIC HEARING)

**Magisterial District: Henry**

### **C-24-17(c), MARCHETTI PROPERTIES, III, L.L.C., ET AL.**

Request(s) to rezone from A-1, Agricultural District, and B-3, General Business District, to MX(c), Mixed Use District with conditions, on GPINs 7767-17-2423, 7767-08-0569, 7757-98-4106, 7757-96-1157, 7757-96-5577 and 7757-86-7936, consisting of approximately 323.29 acres, and located on the east line of Mountain Road (U.S. Route 33) at the Henrico County Line. The subject property is designated on the General Land Use Plan Map as Commercial and Planned Business. The proposed zoning amendment would permit a mixed use development, which includes the creation of 1,787 residential units for a gross density of 5.5 units per acre, 313,140 square feet of retail and office space, and an additional 87.48 acres designated for future commercial and light industrial development. The residential units include 970 multi-family units and 817 townhouses. (PUBLIC HEARING)

**Magisterial District: South Anna**

**C-6-19(c), SANDY VALLEY, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8735-80-4181, consisting of approximately 70.26 acres, and located on the north line of Sandy Valley Road (State Route 635) approximately 1,800 feet west of its intersection with Little Florida Road (State Route 650). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of eleven (11) building lots for a gross density of one (1) dwelling unit per 6.39 acres. (PUBLIC HEARING)

**Magisterial District: Cold Harbor**

**CONDITIONAL USE PERMIT**

**CUP-2-19, JEANNE HIGGINBOTHAM**

Request(s) a Conditional Use Permit in accordance with Section 26-130.4 of the Hanover County Zoning Ordinance to permit used car sales on GPIN 8735-03-0438(part), consisting of approximately 0.2 acres, zoned B-3, General Business District, and located on the east line of Ladiestown Road (private road) at its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

**Magisterial District: Cold Harbor**

**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.