

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, August 28, 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-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-8-19(c), SUSAN K. OMER

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 8706-90-1466, consisting of approximately 3.37 acres, and located on the east line of Triple Trail (private road) at its intersection with Academy Drive (State Route 701). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3.0 units per acre). The proposed zoning amendment would permit the creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 1.69 acres. (PUBLIC HEARING) **Magisterial District: Chickahominy**

C-9-19(c), HANOVER LAND, L.L.C.

Request(s) to rezone from A-1, Agricultural District to AR6(c), Agricultural Residential District with conditions on GPIN 8756-41-5098, consisting of approximately 4.91 acres, and located at the terminus of an access easement on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with McClellan Road (State Route 628). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one (1) additional building lot for a gross density of one (1) dwelling unit per 2.46 acres. (PUBLIC HEARING) **Magisterial District: Henry**

CONDITIONAL USE PERMIT

CUP-3-95, AM. 1-18, GLEN ALLEN POST, VFW #10657

Request(s) an amendment to its Conditional Use Permit in accordance with Section 26-20.10 of the Hanover County Zoning Ordinance to amend the approved sketch plan and conditions for GPIN 7778-14-3311, consisting of approximately 7.4 acres, currently zoned A-1, Agricultural District, located on the north line of Cedar Lane (State Route 623), approximately 1,150 feet east of Karen Drive (State Route 772). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 dwelling units per acre). The proposed zoning amendment would allow the addition of a garage/storage structure and recreational vehicle trails. (PUBLIC HEARING) **Magisterial District: South Anna**

ORDINANCE OF VACATION

OV-6-19, GIBSON WRIGHT (NORTHLAKE, SECTION 5, BLOCK B AMENDMENT)

Request(s) an Ordinance of Vacation in accordance with Section 15.2-2272, Code of Virginia, 1950, as amended, in order to vacate a note stating "Variable width right-of-way dedicated to Hanover County," on GPIN 7788-29-5157, located on the south line of North Lakeridge Parkway (State Route 782) approximately 675 feet east of its intersection with Washington Highway (U.S. Route 1), as shown on the plat titled, "Northlake, Section 5, Block B Amendment," prepared by Jennings Stephenson P.C., recorded November 3, 2010, in Plat Book 40, Page 150 in the Office of the Clerk of the Hanover County Circuit Court. **Magisterial District: Ashland**

SPECIAL EXCEPTION

SE-6-18, MARCHETTI PROPERTIES III, L.L.C., ET AL.

Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit light poles taller than permitted 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, zoned A-1, Agricultural District, and B-3, General Business District (rezoning to MX(c), Mixed Use District with conditions pending), and located on the east line of Mountain Road (U.S. Route 33) at the Henrico County Line. (PUBLIC HEARING) **Magisterial District: South Anna**

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.