

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, September 19, 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-2-19(c), JAMES P. RAWLS

Request(s) to rezone from A-1, Agricultural District, to RC(c), Rural Conservation District with conditions, on GPIN 8737-78-9319, consisting of approximately 94.0 acres, and located on the west line of Summer Hill Road (State Route 644) approximately 0.64 miles from its intersection with River Road (State Route 605). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of fifteen (15) building lots for a gross density of one dwelling unit per 6.27 acres. (PUBLIC HEARING) **Magisterial District: Henry**

C-5-19(c), HWS WEST L.L.C.

Request(s) to rezone from B-2(c), Community Business with conditions, to MX(c), Mixed Use District with conditions, on GPINs 8714-78-5898 and 8714-78-6883, consisting of approximately 6.08 acres, and located on the west line of Sherwood Crossing Place (State Route 1340) at its intersection with Old Hickory Drive (State Route 1341). The subject property is designated on the General Land Use Plan Map as Commercial and Multi-Family. The proposed zoning amendment would allow for mixed use development that includes commercial uses and 88 residential units, for a gross density of 14.47 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2019-00014, D. TODD VANDERPOL

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 7758-53-1025, 7758-42-9941 and 7758-53-5102(part), consisting of approximately 3.12 acres, and located on the west line of Mountain Road (U.S. Route 33) approximately 715 feet north of its intersection with Winns Church Road (State Route 660). The subject property is designated on the General Land Use Plan Map as Planned Business. The proposed zoning amendment would allow a contractors equipment storage yard. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2019-00016, WAYNE E. FORD

Request(s) to rezone from B-3, General Business District, and R-1, Single-Family Residential District, to RS(c), Single Family Residential District with conditions, on GPINs 8704-84-3613 and 8704-84-2686, consisting of approximately 0.34 acres, and located on the east line of Edgeworth Road (State Route 1101) approximately 55 feet south of its intersection with Dogwood Place (State Route 1119). The subject property is designated on the General Land Use Plan Map as Mixed-Use (Low Commercial/High Residential). (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2019-00017, DKD DEVELOPMENT, L.L.C.,

Request(s) an amendment to the proffers, conceptual plan and elevations approved with rezoning request C-4-03(c), Hard Rock, Inc., on GPIN 7788-85-0527, consisting of approximately 9.8 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the southwest corner of the intersection of Patterson Park Road (State Route 822) and Air Park Road (State Route 809). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would permit additional square footage in multiple buildings, new architectural elevations for the proposed structures, and revisions to the proffers. (PUBLIC HEARING) **Magisterial District: Ashland**

REZ2019-00020, JOAN BATIAO AND WILLIAM M. THORNBURG, SR.

Request(s) to rezone from B-O, Business-Office District, to RS(c), Single-Family Residential District with conditions on GPIN 8706-22-2586, consisting of approximately 0.90 acres, and located on the south line of Chamberlayne Road (U.S. Route 301) approximately 250 feet west of its intersection with Rutlandshire Drive (State Route 2320). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3.0 dwelling units per acre). The proposed zoning amendment would allow the existing building to be used as a residence. (PUBLIC HEARING) **Magisterial District: Chickahominy**

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.