

# Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, October 17, 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 90 residential units, for a gross density of 14.80 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 contractor's equipment storage yard and vehicle storage area. (PUBLIC HEARING) **Magisterial District: South Anna**

### **REZ2019-00021, NORMAN L. PURYEAR AND WILLIAM A. PURYEAR,**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7852-72-6267, consisting of approximately 8.88 acres, and located on the east line of Horseshoe Bridge Road (State Route 686) approximately 400 feet north of its intersection with Rehoboth Road (private road). 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 4.44 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

## **ORDINANCE AMENDMENTS**

### **ORDINANCE 19-07, COMMERCIAL STABLES IN THE RC, RURAL CONSERVATION DISTRICT**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-46, to provide that public or commercial stables may be permitted in the RC Rural Conservation District, as a Special Exception. (PUBLIC HEARING)

### **ORDINANCE 19-08, MULTIPLE PRESERVATION LOTS IN THE RC, RURAL CONSERVATION DISTRICT**

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-51, to provide that more than one preservation lot may be permitted in the RC, Rural Conservation District, under certain specified conditions. (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](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.