

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, December 11, 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-3-19(c), PRUITT PROPERTIES, INC. AND NORTH GAYTON COMPANY

Request(s) to rezone from A-1, Agricultural District, B-3, General Business District, and M-2, Light Industrial District, to B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions, on GPINs 7788-15-2041, 7788-15-2118, 7788-15-1221, 7788-04-8723, 7788-04-7819, 7788-04-4309 and 7788-04-6230, consisting of approximately 19.79 acres, and located on the southwest quadrant of the intersection of Washington Highway (U.S. Route 1) and Lewistown Road (State Route 783). The subject property is designated on the General Land Use Plan Map as Business Industrial. The proposed zoning amendment would permit a convenience store with fuel sales on the B-3 zoned property and speculative industrial development on the proposed M-2 property. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2019-00025, TAB OF VIRGINIA, L.C.

Request(s) to rezone from B-3, General Business District, to M-2(c), Light Industrial District with conditions, on GPINs 7788-12-8054, 7788-02-6199, 7788-01-9897, and 7788-11-0531, consisting of approximately 50.0 acres, and located on the west line of Washington Highway (U.S. Route 1) approximately 400' north of its intersection with Knotty Pine Lane (private road). The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would allow for an industrial park. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2019-00026, PATSY M. AND CHARLES C. SMITH

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 8737-00-7672, consisting of approximately 21.5 acres, and located on the west line of Williamsville Road (State Route 615) approximately 1,450 feet south of its intersection with Studley Road (State Route 606). 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 10.75 acres. (PUBLIC HEARING) **Magisterial District: Henry**

REZ2019-00027, CD RESTAURANTS, INC.

Request(s) to rezone from B-2, Community Business District, to B-3(c), General Business District with conditions, on GPIN 8714-77-2796, consisting of approximately 2.0 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit tire sales and service. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

CONDITIONAL USE PERMITS

CUP2019-00008, SPYGLASS PROPERTIES, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-130.12 of the Hanover County Zoning Ordinance to permit a self-storage facility for vehicles on GPINs 8704-93-0604 and 8704-93-1422, consisting of approximately 4.86 acres, zoned B-3, General Business District, and located on the east line of Zip Drive (State Route 1498) approximately 300' north of its intersection with Elm Drive (State Route 1108). The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

SPECIAL EXCEPTIONS

SE2019-00005, GOOD FARMS HOLDINGS, L.L.C.

Request(s) a Special Exception Permit in accordance with Section 26-21.18 of the Hanover County Zoning Ordinance to permit a contractor's equipment storage yard on GPINs 7830-66-4095 and 7830-65-4695, consisting of approximately 34.94 acres, zoned A-1, Agricultural District, and located on the north line of Mountain Road (U.S. Route 33) across from its intersection with Rhyne Lane (private road). (PUBLIC HEARING) **Magisterial District: South Anna**

SE2019-00010, GADSEN GUNS, INC.

Request(s) a Special Exception Permit in accordance with Section 26-131.5 of the Hanover County Zoning Ordinance to permit a dwelling for use by the proprietor of a business on GPIN 7826-67-8651, consisting of approximately 0.86 acres, zoned B-3, General Business District, and located on the north line of Beaver Dam Road (State Route 715) at its intersection with Beaverdam School Road (State Route 739). (PUBLIC HEARING) **Magisterial District: Beaverdam**

SE2019-00011, CHARLES N. KIRBY, JR.,

Request(s) a Special Exception Permit in accordance with Section 26-21.18 of the Hanover County Zoning Ordinance to permit a contractor's equipment storage yard on GPIN 8707-57-3758, consisting of approximately 10.09 acres, zoned A-1, Agricultural District, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 325 feet north of its intersection with Pine Ridge Road (State Route 1930). (PUBLIC HEARING) **Magisterial District: Beaverdam**

ORDINANCE AMENDMENT

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

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.