

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, January 16, 2020, 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

REZ2019-00015, CAPITAL UP INVESTMENTS, L.L.C.

Request(s) to rezone from A-1, Agricultural District, and B-1(c), Neighborhood Business District with conditions, to B-2(c), Community Business District with conditions, on GPINs 7822-41-0443 and 7822-41-3393, consisting of approximately 9.67 acres, and located on the north line of Mountain Road (U.S. Route 33) across from Bethany Estates Way (state route pending). The subject property is designated on the General Land Use Plan Map as Rural Village. The proposed zoning amendment would allow for development of a shopping center. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2019-00028, NANCY ROBERTSON COMBS

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 8706-06-6722, consisting of approximately 10.0 acres, and located on the north line of Combs Drive (State Route 2181) at its intersection with Cool Spring Road (State Route 652). 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 permit the creation of 25 building lots for a gross density of 2.5 units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2019-00029, RIVA RIDGE DEVELOPMENT, L.L.C.

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7860-76-8346, consisting of approximately 53.23 acres, and located on the south line of West Patrick Henry Road (State Route 54) approximately 550 feet east of its intersection with Poplar Valley Place (state route pending). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of eight (8) building lots for a gross density of one (1) dwelling unit per 6.65 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2019-00031, TAYLOR FARM DEVELOPMENT COMPANY, ET AL.,

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request C-34-15(c), Cool Springs Company, on GPINs 7796-68-2761, 7796-68-4579, 7796-68-4616, 7796-68-4633, 7796-68-4652, 7796-68-5506, 7796-68-5534, 7796-68-5543, 7796-68-5570, 7796-68-5699, 7796-68-5771, 7796-68-6408, 7796-68-6447, 7796-68-6466, 7796-68-6495, 7796-68-6617, 7796-68-6635, 7796-68-6880, 7796-68-7465, 7796-68-7479, 7796-68-7497, 7796-68-7643, 7796-68-7665, 7796-68-7677, 7796-68-7790, 7796-68-8419, 7796-68-8541, 7796-68-9941, 7796-69-7073, 7796-78-1943, 7796-78-1988, 7796-79-0013, 7796-79-0048, 7796-79-0173, 7796-79-0423, 7796-79-0499, 7796-79-0862, 7796-79-0941, 7796-79-1118, 7796-79-1243, 7796-79-1381, 7796-79-1430, 7796-79-1917, 7796-79-2013, 7796-79-2058, 7796-79-2183, 7796-79-2326, 7796-79-2498, 7796-79-2547, 7796-79-2960, 7796-79-3128, 7796-79-3253, 7796-79-3288, and 7797-70-2041, consisting of approximately 35.84 acres, zoned RS(c), Single-Family Residential District with conditions. The property located on the northwest line of Honey Meadows Road (State Route 2380) at its intersection with Atlee Station Road (State Route 637). 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 revise the approved elevations and proffers. (PUBLIC HEARING) **Magisterial District: Chickahominy**

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.