

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, February 20, 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

REZ2019-00029, 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**

REZ2019-00036, PENCE HOLDINGS, INC.

Request(s) to rezone from B-3(c), General Business District with conditions, to M-2(c), Light Industrial District with conditions, on GPIN 7788-06-7720, consisting of approximately 9.44 acres, and located on the north line of Vermeer Place (State route pending) at its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business-Industrial. The proposed zoning amendment would allow for various M-2, Light Industrial District uses including a recreational vehicle storage site. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2019-00037, AIR PARK ASSOCIATES, L.P.

Request(s) an amendment to the proffers approved with rezoning request C-13-94(c), Air Park Associates, on GPINs 7798-44-0937, 7798-44-0663, 7798-44-2350, 7798-33-3765, 7798-34-2121, 7798-24-8382, 7798-24-6569, 7798-24-4811, 7798-25-1001, 7798-35-3160, 7798-35-4750, 7798-35-0225, 7798-25-6471, 7798-45-3554, 7798-54-5903, 7798-33-9427, 7798-43-4904, 7798-43-4481, 7798-43-8505, 7798-53-1614, and 7798-35-1840, consisting of approximately 217.34 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the west line of Sliding Hill Road (State Route 656) approximately 1000 feet south of its intersection with Ashcake Road (State Route 657) and on the south line of Ashcake Road (State Route 657) approximately 800 feet west of its intersection with Sliding Hill Road (State Route 656). The subject property is designated on the General Land Use Plan Map as Limited Industrial. The proposed zoning amendment would permit the development of a warehouse/distribution facility. (PUBLIC HEARING) **Magisterial District: Ashland**

CONDITIONAL USE PERMITS

CUP2019-00010, MEGAWASH, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-174.2 of the Hanover County Zoning Ordinance to permit a vehicle washing facility on GPIN 7788-06-7720(part), consisting of approximately 2.81 acres, zoned B-3(c), General Business District with conditions (rezoning to M-2(c), Light Industrial District pending with REZ2019-00036), and located on the north line of Vermeer Place (State route pending) at its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Business-Industrial. (PUBLIC HEARING) **Magisterial District: South Anna**

CUP2019-00011, COMPASS CHRISTIAN CHURCH

Request(s) an amendment to a Conditional Use Permit (CUP-3-80, AM. 1-09) in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church expansion and its related uses on GPINs 8725-31-9218, 8725-30-8257, 8725-40-1234, 8725-40-2226 and 8725-40-1473, consisting of approximately 17.57 acres. The property is zoned A-1, Agricultural District, and located at the terminus of Liberty Circle (private road) north of its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (3-7 Dwelling Units per Acre). (PUBLIC HEARING) **Magisterial District: Henry**

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.