

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, May 27, 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 22 building lots for a gross density of 2.2 units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2019-00035, LEBER ESTATES, L.L.C.

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPINs 8753-03-8159 and 8753-11-5909, consisting of approximately 120.65 acres, and located on the west line of McClellan Road (State Route 628) at its intersection with Peace Road (State Route 616) and located on the east line of Market Road (State Route 630) approximately 900 feet south of its intersection with Falling View Lane (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 19 building lots for a gross density of one dwelling unit per 6.35 acres. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

REZ2020-00004, ROBERT J. TUCK, III AND HANKY, L.L.C.

Request(s) an amendment to the conceptual plan approved with rezoning request C-1-19(c), Robert J. Tuck, III, et al., on GPINs 8724-14-6338(part), 8724-24-0545, 8724-14-5371 and 8724-14-6103, consisting of approximately 8.6 acres, zoned RS(c) Single-Family Residential District with conditions, and to rezone approximately 0.02 acres zoned RS(c) Single-Family Residential District with conditions to A-1, Agricultural District, located on the south line of Walnut Grove Road (State Route 636) approximately 500 feet east of its intersection with Cold Harbor Road (State Route 156). 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 amendment would allow a minor property line adjustment and would change the gross density from 2.16 dwelling units per acre to 2.21 dwelling units per acre. No new lots are being proposed. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

REZ2020-00006, WILLIAM CALL

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 6799-41-7871, consisting of approximately 4.28 acres, and located on the west line of Pinhook Road (State Route 617) approximately 315 feet south of its intersection with Explorer Ridge 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 additional building lot for a gross density of one (1) dwelling unit per 2.14 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2020-00007, KAY AND GEORGE FEARNOW

Request(s) to rezone from R-1, Single-Family Residential District, to B-1(c), Neighborhood Business District with conditions, on GPINs 8705-74-4832 and 8705-74-6956, consisting of approximately 4.23 acres, and located on the north line of Pleasant Grove Road (State Route 1401) approximately 360 feet north of its intersection with Meadowbridge Road (State Route 627). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for development of medical offices. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2020-00008, DAVID FRANKLIN VAUGHAN

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7871-42-1720, consisting of approximately 20.06 acres, and located on the south line of Blunts Bridge Road (State Route 667) at its intersection with Cross Corner Road (State Route 641). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of three (3) building lot for a gross density of one dwelling unit per 6.69 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

CONDITIONAL USE PERMIT

CUP2020-00001, HANOVER COUNTY BOARD OF SUPERVISORS (FIRE/EMS)

Request(s) an amendment to a Conditional Use Permit (CUP-24-83, Am. 1-05) in accordance with Sections 26-20.11 of the Hanover County Zoning Ordinance to permit a new fire training building at the existing fire training facility and its related uses on GPINs 7850-98-3275 and 7860-09-5200(part), consisting of approximately 259.85 acres; the area of the CUP is approximately 23.12 acres. The property is zoned A-1, Agricultural District, and is located on the north line of Winston Road (State Route 696) approximately 3,200 feet west of its intersection with Blanton Road (State Route 666). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

SPECIAL EXCEPTIONS

SE2020-00001, HANOVER COUNTY BOARD OF SUPERVISORS (FIRE/EMS)

Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to allow a building height taller than permitted on GPIN 7860-09-5200, consisting of approximately 254.1 acres, zoned A-1, Agricultural District, and located on the north line of Winston Road (State Route 696) approximately 3,200 feet west of its intersection with Blanton Road (State Route 666). (PUBLIC HEARING) **Magisterial District: Beaverdam**

SE2020-00004, FANNIE BARRETT

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 7719-93-2318 and 7719-93-2287, consisting of approximately 3.80 acres, zoned A-1, Agricultural District, and located on the west line of Walnut Hill Drive (State Route 622) at its intersection with Harris Estates Lane (private road). (PUBLIC HEARING) **Magisterial District: South Anna**

SE2020-00007, TRUSTEES OF MECHANICSVILLE CHURCH OF CHRIST

Request(s) a Special Exception Permit in accordance with Section 3.6.1(i) of the Hanover County Zoning Ordinance (Repealed R-1 District) to permit one (1) temporary modular classroom trailer on GPIN 8705-50-5896, consisting of approximately 9.57 acres, zoned R-1, Single Family Residential District, and located on the south line of Atlee Road (State Route 638) at its intersection with Carter Lane (State Route 1419). (PUBLIC HEARING) **Magisterial District: Mechanicsville**

SE2020-00008, TARA AND URIAH THESEN

Request(s) a Special Exception Permit in accordance with Section 26-21.17.b of the Hanover County Zoning Ordinance to permit a manufactured home in a medical hardship case on GPIN 6789-86-8107, consisting of approximately 5.0 acres, zoned A-1, Agricultural District, and located at the terminus of Spur Lane (private road), approximately 455 feet south of its intersection with Feather Drive (private road). (PUBLIC HEARING) **Magisterial District: South Anna**

SE2020-00009, KAREN L. AND GARY R. MALTBY

Request(s) a Special Exception Permit in accordance with Section 26-21.25 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 7820-14-7523, consisting of approximately 6.2 acres, zoned A-1, Agricultural District, and located on the north line of Estate Lane (private road) approximately 0.37 miles north of its intersection with St. Peters Church Road (State Route 611). (PUBLIC HEARING) **Magisterial District: South Anna**

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.