

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, August 26, 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

REZ2020-00009, GREGORY C. BENTLEY

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7708-08-5310, consisting of approximately 10.0 acres, and located on the west line of Watkins Road (State Route 721) approximately 0.53 miles north of its intersection with Dogwood Trail Road (State Route 620). 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 family member for a gross density of one (1) dwelling unit per 5.0 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2020-00011, ORANE C. HOLSTEIN

Request(s) to rezone from A-1, Agricultural District, to M-2(c), Light Industrial District with conditions, on GPINs 7797-08-6638 and 7797-08-7738, consisting of approximately 2.0 acres, and located on the west line of Sliding Hill Road (State Route 656) at its intersection with Totopotomoy Trail (State Route 1265). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for development of flex space and offices. (PUBLIC HEARING) **Magisterial District: Ashland**

REZ2020-00013, SPROUSES CORNER, L.L.C.

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPINs 6798-48-4568 and 6799-30-3160, consisting of approximately 41.06 acres, and located on the west line of Pinhook Road (State Route 617) at its intersection with Oilville Manor Court (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 six (6) building lots for a gross density of one (1) dwelling unit per 6.84 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2020-00014, GIAMBANCO INVESTMENTS, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8724-18-4699, consisting of approximately 0.44 acres, and located on the west line of Jackson Arch Drive (State Route 770) approximately 225' south of its intersection with Mechanicsville Turnpike (U.S. Route 360). The subject property is designated on the General Land Use Plan Map as Suburban General and Commercial. The proposed zoning amendment would allow for retail and other neighborhood business uses. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2020-00015, EDDIE A. BLUNT, ET AL.

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions on GPIN 7778-55-9634, consisting of approximately 17.53 acres, and located on the north line of Cobbs Road (State Route 801) approximately 780 feet west of its intersection with Old Scotland Road (State Route 2259). 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 42 building lots for a gross density of 2.4 dwelling units per acre. (PUBLIC HEARING)

Magisterial District: South Anna

REZ2020-00020, SHOP CREEK, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to RC(c), Rural Conservation District with conditions, on GPINs 7708-45-9084(part) and 7708-75-3502(part), consisting of approximately 150 acres, and located on the south line of Dogwood Trail Road (State Route 620) at its intersection with Bienvenue Road (State Route 607). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 24 building lots for a gross density of one (1) dwelling unit per 6.25 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2020-00023, RCI BUILDERS, L.L.C. (GUM TREE WOODS SUBDIVISION)

Request(s) an amendment to the proffers approved with rezoning request C-55-05(c), Judson T. Vaughan, Jr., on GPIN 7872-64-4185, zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Old Ridge Road (State Route 738) approximately 1,900 feet west of its intersection with Breedens Road (State Route 694). The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING) **Magisterial District: Beaverdam**

CONDITIONAL USE PERMIT

CUP2020-00008, HANOVER COUNTY BOARD OF SUPERVISORS (FIRE/EMS)

Request(s) an amendment to a Conditional Use Permit (CUP-19-96) in accordance with Section 26-100.13 of the Hanover County Zoning Ordinance to add a 3,000 square foot storage building to an existing fire station site on GPIN 8800-95-4831, consisting of approximately 3.22 acres. The property is zoned B-O, Business Office District, and located on the east line of Hanover Courthouse Road (U.S. Route 301) at its intersection with Normans Bridge Road (State Route 614). The subject property is designated on the General Land Use Plan Map as Rural Village. (PUBLIC HEARING) **Magisterial District: Beaverdam**

SPECIAL EXCEPTIONS

SE2020-00018, HANOVER COUNTY BOARD OF SUPERVISORS (FIRE/EMS)

Request(s) a Special Exception Permit in accordance with Section 26-337 of the Hanover County Zoning Ordinance to allow a second entrance along the fire station's frontage on Fire House Road (State Route 1004) on GPIN 8800-95-4831, consisting of approximately 3.22 acres, zoned B-O, Business Office District, and located on the east line of Hanover Courthouse Road (U.S. Route 301) at its intersection with Normans Bridge Road (State Route 614). (PUBLIC HEARING) **Magisterial District: Beaverdam**

SE2020-00017, ANTHONY B. RHOADES

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 6891-74-7002, consisting of approximately 7.1 acres, zoned A-1, Agricultural District, and located on the east line of Hopeful Road (private road) approximately 525 feet south of its intersection with Taylors Creek Road (State Route 610). (PUBLIC HEARING) **Magisterial District: South Anna**

SE2020-00021, CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Request(s) a Special Exception Permit in accordance with the provisions of the R-1, Single-Family Residential District regulations of the Hanover County Zoning Ordinance (formerly located at Title I, Article 5, Section 3A of the Zoning Ordinance and as amended by Ordinance 07-13), to permit a temporary communications facility not to exceed 100 feet in height on GPIN 7798-70-8244, consisting of approximately 9.11 acres, zoned R-1, Single-Family Residential District, and A-1, Agricultural District, and located on the north line of New Ashcake Road (State Route 643) at its intersection with Wychwood Drive (State Route 1218). (PUBLIC HEARING) **Magisterial District: Ashland**

ORDINANCE

ORDINANCE 20-12, AMENDMENTS TO THE M-2 AND M-3 SPECIAL EXCEPTION PROVISIONS

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-175 and 26-184 to allow used auto sales as an accessory to an existing auto repair business with a special exception in the M-2, Light Industrial District and the M-3, Heavy Industrial District. (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.