

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, September 17, 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:

COMPREHENSIVE PLAN AMENDMENT

CPA2020-00001, LINDA F. & NORMAN L. SCHOOLS

Request(s) to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204, 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map – An amendment to change the land use designation from Suburban High (3-7 Dwelling Units Per Acre) to Commercial in the vicinity generally located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,000 feet east of its intersection with Creighton Parkway (State Route 1015). (PUBLIC HEARING) **MAGISTERIAL DISTRICT: Henry**

REZONINGS

REZ2020-00022, LINDA F. & NORMAN L. SCHOOLS

Request(s) to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8725-51-6043, 8725-51-8270 and 8725-61-1369, consisting of approximately 3.64 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,000 feet east of its intersection with Creighton Parkway (State Route 1015). The subject property is designated on the General Land Use Plan Map as Suburban High (3-7 Dwelling Units Per Acre) (pending concurrent CPA2020-00001 to change the Land Use Plan Map to Commercial). The proposed zoning amendment would allow for development of a car wash with fuel sales. (PUBLIC HEARING) **Magisterial District: Henry**

REZ2019-00019, HICKORY HILL II, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to MX(c), Mixed Use District with conditions, and B-2(c), Community Business District with conditions, on GPINs 7880-92-1335 and 7880-81-6802, consisting of approximately 51.5 acres, and located on the north line of East Patrick Henry Road (State Route 54) at its intersection with Providence Church Road (State Route 662). The subject property is designated on the General Land Use Plan Map as Planned Business and Commercial. The proposed zoning amendment would permit 42.33 acres to be rezoned to MX(c) for development of a mix of commercial (retail, office and restaurant) uses and residential uses (100 townhome units) for a gross density of 2.36 dwelling units per gross acre, and 9.17 acres to be rezoned to B-2(c) for a mix of commercial that may include a convenience store and a fast food restaurant with drive-through. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2020-00030, ANNE BULLOCK MELTON

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, on GPIN 8735-18-4348, consisting of approximately 3.0 acres, and located on the south line of Pole Green Road (State Route 627) approximately 1,025 feet east of its intersection with Walnut Grove Road (State Route 615). 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 one additional building lot for a family member for a gross density of one (1) dwelling unit per 1.5 acres. (PUBLIC HEARING) **Magisterial District: Henry**

REZ2020-00031, JASA, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8707-57-3758, consisting of approximately 10.09 acres, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 350 feet north of its intersection with Pine Ridge Road (State Route 1930). The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1.5-3.0 Dwelling Units Per Acre). The proposed zoning amendment would allow offices in an existing building. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2020-00032, KEVIN COREY JAMES FAMILY TRUST, ET AL.

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 6798-96-4782, consisting of approximately 11.0 acres, and located on the west line of Watkins Road (State Route 721) approximately 1,000 feet 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 sale of a portion of the subject property to allow it to be combined with an adjacent property. (PUBLIC HEARING)

Magisterial District: South Anna

CONDITIONAL USE PERMITS

CUP2020-00002, HEIDI M. AND LAMERRO L. MASON

Request(s) a Conditional Use Permit in accordance with Section 26-20.14 of the Hanover County Zoning Ordinance to permit a recreational facility/event venue on GPIN 7861-31-5506, consisting of approximately 11.86 acres, zoned A-1, Agricultural District, and located on the east line of Horseshoe Bridge Road (State Route 686) approximately 300 feet north of its intersection with West Patrick Henry Road (State Route 54). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

CUP2020-00006, HANOVER COUNTY SCHOOL BOARD

Request(s) an amendment to a Conditional Use Permit in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit the installation of accessory freestanding solar panels at an existing school on GPIN 8707-42-2766, consisting of approximately 39.96 acres. The property is zoned A-1, Agricultural District, and located on the north line of New Ashcake Road (State Route 643) at its intersection with Seminole Road (State Route 1211). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3.0 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Beaverdam**

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.