

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, October 28, 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**

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 PERMIT

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**

SPECIAL EXCEPTIONS

SE2020-00014, 18th STREET DEVELOPMENT, L.L.C.

Request(s) a Special Exception Permit in accordance with Section 3.6.2(d) of the repealed R-1 provisions of the Hanover County Zoning Ordinance to permit convalescent homes, nursing homes or homes for the aged, on GPINs 7796-94-6872, 7796-95-4087 and 7796-95-7173(part) consisting of approximately 7.52 acres, zoned R-1, Single-Family Residential District, and located on the south line of Atlee Road (State Route 638) at its intersection with Hollycroft Court (State Route 2329). (PUBLIC HEARING) **Magisterial District: Chickahominy**

SE2020-00023, REBECCA AND JOHN WALLACE

Request(s) a Special Exception Permit in accordance with Section 26-21.11 of the Hanover County Zoning Ordinance to permit a private garage for more than four (4) vehicles on GPIN 7778-18-1208, consisting of approximately 10.01 acres, zoned A-1, Agricultural District, and located on the north line of Cavell Lane (private road) approximately 600 feet west of its intersection with Elmont Road (State Route 626). (PUBLIC HEARING) **Magisterial District: South Anna**

SE2020-00024, FELICIA HALL

Request(s) a Special Exception Permit in accordance with Section 26-21.3 of the Hanover County Zoning Ordinance to permit a commercial dog kennel on GPIN 8707-59-4408, consisting of approximately 2.3 acres, zoned A-1, Agricultural District, and located on the west line of Chamberlayne Road (U.S. Route 301), approximately 930 feet north of its intersection with Whippoorwill Road (State Route 653). (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.