

## PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, December 9, 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**

#### **REZ2020-00036, ANGELO JORDAN, ET AL.**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 8718-28-2005, consisting of approximately 14.45 acres, and located on the north line of Foyal Road (State Route 699) at its intersection with Georgetown Road (State Route 651). 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 lots for a gross density of one (1) dwelling unit per 4.82 acres. (PUBLIC HEARING) **Magisterial District: Henry**

#### **REZ2020-00037, ANNIE MAE DIXON-BAKER AND IRVING L. BAKER, SR.**

Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions, on GPIN 8715-39-9790, consisting of approximately 7.18 acres, and located on the west line of Verdi Lane (State Route 710) approximately 1,400 feet west of its intersection with Havelock Lane (State Route 2281). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 dwelling units per acre). The proposed zoning amendment would permit the creation of two additional building lots for family members for a gross density of one (1) dwelling unit per 2.39 acres. (PUBLIC HEARING) **Magisterial District: Chickahominy**

#### **REZ2020-00038, DOSWELL VENTURES, L.L.C.**

Request(s) an amendment to the proffers approved with rezoning request, C-22-92(c), George A. Hase, III, on GPIN 7796-91-8715, consisting of approximately 1.34 acres, zoned B-3(c), General Business District with conditions. The property is located on the northwest line of Chamberlayne Road (U.S. Route 301) at its intersection with Leon Lane (State Route 1364). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow revisions to the approved proffers regarding architectural treatment and thoroughfare buffer landscaping. (PUBLIC HEARING) **Magisterial District: Chickahominy**

#### **REZ2020-00034, GRACE COMMUNITY PRESBYTERIAN CHURCH**

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 7798-30-4187, consisting of approximately 5.47 acres, and located on the south line of Sliding Hill Road (State Route 656) approximately 0.25 miles west of its intersection with New Ashcake Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow the property to be used for church offices and small group meetings. (PUBLIC HEARING) **Magisterial District: Ashland**

## **CONDITIONAL USE PERMITS**

### **CUP2020-00013, GRACE COMMUNITY PRESBYTERIAN CHURCH**

Request(s) a Conditional Use Permit in accordance with Section 26-110.7 of the Hanover County Zoning Ordinance to permit church offices and small group meetings on GPIN 7798-30-4187, consisting of approximately 5.47 acres, zoned A-1, Agricultural District (rezoning request pending for REZ2020-00034 for B-1, Neighborhood Business District with conditions), and located on the south line of Sliding Hill Road (State Route 656) approximately 0.25 miles west of its intersection with New Ashcake Road (State Route 643). The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING) **Magisterial District: Ashland**

### **CUP2020-00012, TRUSTEES OF HILLCREST BAPTIST CHURCH**

Request(s) an amendment to a Conditional Use Permit (CUP-6-03, Trustees of Hillcrest Baptist Church) in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church expansion and its related uses on GPIN 8708-76-6495, consisting of approximately 5.42 acres. The property is zoned A-1, Agricultural District, and located on the west line of Hanover Courthouse Road (U.S. Route 301) at its intersection with Hillcrest Road (State Route 649). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Beaverdam**

## **SPECIAL EXCEPTIONS**

### **SE2020-00026, GREEN TIRE AUTO, L.L.C.**

Request(s) a Special Exception Permit in accordance with Section 26-184.4 of the Hanover County Zoning Ordinance to permit used car sales on GPIN 7787-99-7834, consisting of approximately 1.0 acre, zoned M-3, Heavy Industrial District, and located on the east line of Richardson Road (State Route 1254) approximately 1,175 feet south of its intersection with Lickinghole Road (State Route 1264). (PUBLIC HEARING) **Magisterial District: Ashland**

### **SE2020-00028, 18<sup>th</sup> STREET DEVELOPMENT, L.L.C.**

Request(s) a Special Exception Permit in accordance with Section 26-338 of the Hanover County Zoning Ordinance to permit a sign larger than permitted, 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**

## Important Information

Copies of the above cases are available in the Planning Department or can be requested via e-mail at [planningreports@hanovercounty.gov](mailto: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.