

## PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, January 27, 2021 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:

### **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**

### **SE2020-00029, GHOST DEVELOPMENT, L.L.C.**

Request(s) a Special Exception Permit in accordance with Section 26-184.3 of the Hanover County Zoning Ordinance to permit a fence taller than permitted on GPIN 7788-72-6194, consisting of approximately 2.56 acres, zoned M-3, Heavy Industrial District, and located on the north line of Whitesel Road (State Route 1263) approximately 840 feet west of its intersection with Leadbetter Road (State Route 1261). (PUBLIC HEARING) **Magisterial District: Ashland**

### **REZ2020-00039, LEWISTOWN COMMERCE CENTER, L.L.C.**

Request(s) an amendment to the proffers approved with rezoning request C-1-18(c), Lewistown Commerce Center, L.L.C., on GPIN 7788-66-1268, consisting of approximately 1.16 acres, zoned M-2(c), Light Industrial District with conditions. The property is located on the west line of Lakeridge Parkway (State Route 782) approximately 925 feet south of its intersection with Lewistown Road (State Route 802). The subject property is designated on the General Land Use Plan Map as Multi-Use. The proffer amendment would adjust the phasing for construction of the proposed office building. (PUBLIC HEARING) **Magisterial District: South Anna**

### **SE2020-00027, SUSAN S. CARSON**

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 7799-53-3508, consisting of approximately 10 acres, zoned A-1, Agricultural District, and located at the terminus of Field Crest Lane (private road) approximately 1,000 feet south of its intersection with Mount Hermon Road (State Route 656). (PUBLIC HEARING) **Magisterial District: Beaverdam**

### **REZ2020-00040, JEAN W. AND WILLIAM D. BERRYHILL**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 6798-95-0863, consisting of approximately 10.25 acres, and located on the west line of Watkins Road (State Route 721) approximately 200 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 creation of one additional building lot for a family member for a gross density of one (1) dwelling unit per 5.13 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

**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 allow 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) at a 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**

**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.