

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, March 18, 2021, at 6:00 P.M.**, or as soon thereafter as the Planning Commission's consideration of the administrative agenda permits, 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:

CUP2020-00019, TRUSTEES OF MECHANICSVILLE CHURCH OF CHRIST

Request(s) an amendment to CUP-25-96, Am. 1-13, Mechanicsville Church of Christ, in accordance with Section 3.5.14 of the Hanover County Zoning Ordinance to permit a church and its related uses on GPIN 8705-50-5896, consisting of approximately 10.10 acres. The property is zoned R-1, Single-Family Residential District, and located on the south line of Atlee Road (State Route 638) at its intersection with Franklin Lane (State Route 1409). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2020-00024, ROXANNE S. AND LAZARO G. PERDOMO, ET AL.

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions, and M-2(c), Light Industrial District with conditions, on GPINs 7787-39-1265, 7788-40-0089, 7788-40-1355, 7788-40-0566, and 7788-40-0850, consisting of approximately 35.65 acres, and located on the north line of Old Keeton Road (State Route 719) at its intersection with Washington Highway (U.S. Route 1). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5-3 Dwelling Units Per Acre) and Business-Industrial. The proposed zoning amendment would permit the creation of 64 single-family lots for a gross density of 2.0 dwelling units per acre on 32.03 acres. General office, specialty trade, and self-storage uses would be permitted on the remaining 3.62-acre portion of the property that fronts on U.S. Route 1. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2021-00003, HHHUNT PROVIDENCE, L.L.C., ET AL.

Request(s) to rezone from R-1, Single-Family Residential District, to RS(c), Single-Family Residential District with conditions, on GPIN 7880-74-6676, consisting of approximately 4.87 acres, and located on the east line of Woodside Lane (State Route 1055) approximately 1,900 feet north of its intersection with East Patrick Henry Road (State Route 54). 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 13 building lots for a gross density of 2.67 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2020-00012, KAY S. AND GEORGE N. FEARNOW, JR.

Request(s) to rezone from R-1, Single-Family Residential District to RS(c), Single-Family Residential District with conditions, on GPINs 8705-92-4426, 8705-92-9448 and 8715-01-5905, consisting of approximately 16.42 acres, and located on the east line of Shady Grove Road (State Route 640) approximately 350 feet south of its intersection with Tipping House Drive (private road). The subject property is designated on the General Land Use Plan Map as Multi-Family (8-15 dwelling units per acre). The proposed zoning amendment would permit the creation of 49 age-restricted townhomes for a gross density of 2.98 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2020-00035, CAROLYN S. AND EDWARD L. TYLER REVOCABLE TRUST, ET AL.

Request(s) to rezone from R-1, Single-Family Residential District to RM(c), Multi-Family Residential District with conditions, on GPINs 8715-01-2362 and 8715-01-0051, consisting of approximately 7.45 acres, and located on the east line of Shady Grove Road (State Route 640) approximately 35 feet south of its intersection with Shady Knoll Lane (private road). The subject property is designated on the General Land Use Plan Map as Multi-Family (8 – 15 dwelling units per acre). The proposed zoning amendment would permit the creation of 49 townhomes for a gross density of 6.6 dwelling units per acre. (PUBLIC HEARING)

Magisterial District: Chickahominy

Important Information

Copies of the above cases may be reviewed in the Planning Office, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m. For information on special meeting procedures regarding COVID-19, please contact the Planning Office or you may also go to <https://www.hanovercounty.gov/696/Planning-Commission-Upcoming-and-Archive> for more information.

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.