

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, April 28, 2021 at 6:00 P.M.**, or as soon thereafter as the Board'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:

REZ2020-00041, BLANTON 13359, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions on GPIN 7860-26-5394, consisting of approximately 7.43 acres, and located on the west line of Blanton Road (State Route 666) approximately 121 feet south of its intersection with Winston Road (State Route 696). 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 gross density of one (1) dwelling unit per 3.71 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

SE2021-00006, CAROL LEE S. BELL

Request(s) a Special Exception Permit in accordance with Section 26-21.19 of the Hanover County Zoning Ordinance to permit a home occupation in an accessory structure on GPIN 8726-60-9650, consisting of approximately 3.27 acres, zoned A-1, Agricultural District, and located on the west line of Tate Lane (private road) approximately 0.5 miles north of its intersection with Pole Green Road (State Route 627). (PUBLIC HEARING) **Magisterial District: Henry**

SE2021-00007, FIVE-O'S TIKI FOUNDATION

Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a fence taller than permitted on GPIN 7789-51-8070, consisting of approximately 6.59 acres, zoned B-3(c), General Business District with conditions, and located on the east line of Harley Club Drive (State Route 2029) approximately 350 feet north of its intersection with Northlake Park Drive (State Route 2028). (PUBLIC HEARING) **Magisterial District: Ashland**

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**

CUP2020-00015, SPS INVESTORS

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 GPINs 7759-12-9081, consisting of approximately 98.98 acres, zoned A-1, Agricultural District, and located on the south line of Ashland Road (State Route 623) approximately 300 feet west of its intersection with Woodson Farm Lane (private road). The CUP area is limited to 11.87 acres. 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: South Anna**

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.