

PLANNING PUBLIC HEARING NOTICE

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

OOV2021-00001, NORTHLAKE PROPERTIES, L.L.C.

Requests an Ordinance of Vacation in accordance with Section 15.2-2272, Code of Virginia, 1950, as amended, to vacate a portion of the variable width slope and drainage easement, in Northlake, Sections 3 and 4, in the **ASHLAND MAGISTERIAL DISTRICT**, as shown on the plat prepared by Timmons, recorded June 30, 2003, in Plat Book 36, Pages 612, in the office of the Clerk of the Hanover County Circuit Court, on the parcel designated as GPIN 7788-49-3379. (PUBLIC HEARING)

CUP2021-00008, BANNER CHRISTIAN SCHOOL (FAIRMOUNT CHRISTIAN CHURCH)

Request(s) to amend CUP-9-89 AM. 1-16, Fairmount Christian Church, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, to add school-related uses on GPIN 8723-37-7812, consisting of approximately 25.84 acres, zoned A-1, Agricultural District, and M-1(c), Limited Industrial District with conditions, and located on the east line of Creighton Road (State Route 615) approximately 575 feet north of its intersection with Interstate 295. The subject property is designated on the General Land Use Plan Map as Multi-use. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

REZ2021-00005, WILLIAM WAYNE LAUTERBACH

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8727-71-1295, consisting of approximately 5.67 acres, and located on the south line of Studley Road (State Route 606) approximately 125 feet east of its intersection with Buck Trail (private road). 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 2.84 acres. (PUBLIC HEARING) **Magisterial District: Henry**

REZ2021-00006, 6127 MECHANICSVILLE TURNPIKE, L.L.C.

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-33-87(c), Frances L. and Wesley F. Dean, on GPIN 8725-72-7537, consisting of approximately 1.61 acres, zoned B-1(c), Neighborhood Business District with conditions. The property is located on the southwest quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Pebblepath Parkway (State Route 2120). 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 an existing bank structure to be converted to a veterinary hospital. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

SE2021-00017, 6127 MECHANICSVILLE TURNPIKE, L.L.C.

Request(s) a Special Exception Permit in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit parking in a required thoroughfare buffer on GPIN 8725-72-7537, consisting of approximately 1.61 acres, zoned B-1(c), Neighborhood Business District with conditions, and located on the southwest quadrant of Mechanicsville Turnpike (U.S. Route 360) and Pebblepath Parkway (State Route 2120). (PUBLIC HEARING) **Magisterial District: Cold Harbor**

SE2021-00016, HOMETOWN REALTY SERVICES, INC.

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 GPIN 8706-62-5060, consisting of approximately 12.98 acres, zoned RS(c), Single-Family Residential District with conditions, and located on the east line of Shady Grove Road (State Route 640) at its intersection with Old Oaklawn Drive (State Route 1201). (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2021-00002, DAVID N. HAMILTON, ET AL.

Request(s) to rezone from A-1, Agricultural District and AR-6(c), Agricultural Residential District with conditions, to AR-6(c), Agricultural Residential District with conditions on GPINs 7871-10-9202, 7871-02-8509, and 7871-11-9890, consisting of approximately 170.81 acres, and located on the east line of Independence Road (State Route 669) approximately 600 feet south of its intersection with Blunts Road (State Route 716). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of 27 building lots for a gross density of one (1) dwelling unit per 6.33 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2020-00043, BETTY F. GIRAGOSIAN, ET AL.

Request(s) an amendment to the conceptual plan and proffers approved with rezoning request C-28-15(c), Am. 1-17, C Falls II, L.L.C., and a rezoning from A-1, Agricultural District, and RS(c), Single-Family Residential District with conditions, to RM(c), Multi-Family Residential District with conditions on GPINs 7777-98-9007, 7777-98-4439, 7777-97-2718(part) and 7777-88-6696(part), consisting of a 14.08-acre portion of the Chickahominy Falls Subdivision (179.72 acres). The property is located on the southwest corner of the intersection of Cedar Lane (State Route 623) and Holly Hill Road (State Route 713). 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 addition of 48 lots to a 404-unit subdivision for a total of 452 dwelling units; this represents an increase in the overall density from 2.27 dwelling units per gross acre to 2.52 dwelling units per gross 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.