

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, May 19, 2022, at 6:00 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:

REZ2022-00011, EARL AND JANET BINNS, ET AL.

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPINs 7728-28-1634 and 7728-18-9446, consisting of approximately 16.8 acres, and located on the south line of Pouncey Tract Road (State Route 271) approximately 1,500 feet east of its intersection with Rockhill Road (State Route 622). The subject property is designated on the General Land Use Plan Map as Agricultural. The proposed zoning amendment would permit the creation of one (1) additional lot for a gross density of one (1) dwelling unit per 5.6 acres. (PUBLIC HEARING) **Magisterial District: South Anna**

REZ2022-00014, NICHOLAS G. JENNINGS

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7822-96-6649, consisting of approximately 9.43 acres, and located on the east line of Goshen Road (State Route 658) at its intersection with Geese Lake Lane (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 (1) additional building lot for a gross density of one dwelling unit per 4.72 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2022-00006, MWW REALTY CORP.

Request(s) to rezone from M-2, Light Industrial District, to M-3(c), Heavy Industrial District with conditions, on GPIN 8705-21-7388, consisting of approximately 4.11 acres, and located on the north line of Meadowbridge Road (State Route 627) approximately 125 feet east of its intersection with Ellerson Station Drive (State Route 1485). The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow for the addition of two propane tanks to an existing industrial site. (PUBLIC HEARING) **Magisterial District: Chickahominy**

CUP2022-00005, MWW REALTY CORP.

Request(s) a Conditional Use Permit in accordance with Section 26-183.9 and 26-183.13 of the Hanover County Zoning Ordinance to permit petroleum storage and petroleum waste products, on GPIN 8705-21-7388, consisting of approximately 4.11 acres (CUP area limited to 1.62 acres), zoned M-2, Light Industrial District (pending rezoning application REZ2022-00006 to rezone to M-3(c), Heavy Industrial District with conditions), and located on the north line of Meadowbridge Road (State Route 627) approximately 125 feet east of its intersection with Ellerson Station Drive (State Route 1485). The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2021-00013, WILLSON FAMILY, L.L.C.

Request(s) to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions on GPINs 7768-32-5430, 7768-31-1504 (part), and 7767-39-7416 (part), consisting of approximately 155.1 acres, and located on the south line of Winns Church Road (State Route 660) approximately 1,500 feet west of its intersection with Greenwood Road (State Route 625). The subject property is designated on the General Land Use Plan Map as Suburban General (1.6 to 3 dwelling units per acre). The proposed zoning amendment would permit the creation of 250 building lots for a gross density of 1.6 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: South Anna**

CUP2022-00001, ASHCAKE ROAD LANDFILL, INC.

Request(s) to amend CUP-8-87, Am. 1-16, in accordance with Sections 26-20.15 and 26-20.26 of the Hanover County Zoning Ordinance, which permitted a construction debris landfill and borrow pit on GPINs 7798-08-2072, 7798-08-7416, 7798-18-4218, 7798-09-5472, and 7798-29-6304, consisting of approximately 232.45 acres, zoned A-1, Agricultural District, and located on the north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755). The subject property is designated on the General Land Use Plan Map as Agricultural and Suburban General (1.5-3 dwelling units per acre). This amendment includes a plan to close the existing landfill area and convert the borrow pit area to a new landfill area. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2022-00004, FRANK AND ANNA B. VOLO, TRUSTEES FOR REV TRUST

Request(s) to amend the proffers accepted with rezoning, C-3-08(c), and to rezone from B-1(c), Neighborhood Business District with conditions, to B-3(c), General Business District with conditions, on GPIN 8725-93-1796, consisting of approximately 1.66 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 1,700 feet west of its intersection with Walnut Grove Road (State Route 615). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for development a variety of commercial uses. (PUBLIC HEARING) **Magisterial District: Henry**

CUP2022-00004, NETWORK TOWERS II, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-20.25 of the Hanover County Zoning Ordinance to permit a telecommunications tower and related facilities that exceed 140 feet in height, on GPIN 8724-87-4754(part), consisting of approximately 0.12 acres, zoned A-1, Agricultural District, and located on the north line of Walnut Grove Road (State Route 615) approximately 1,500 feet east of its intersection with Creighton Road (State Route 615). 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: Cold Harbor**

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. 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.