

## PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, May 25, 2022 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:

### **REZ2021-00024, C FALLS II, L.L.C., ET AL.**

Request(s) an amendment to the conceptual plan and proffers approved with rezoning requests, REZ2020-00043, Betty F. Giragosian, et al., and REZ2021-00001, Chickahominy Falls Association, Inc., to add GPINS 7787-15-4095, 7787-15-1275, and 7787-16-9031(part), consisting of 8.52 acres, to the Chickahominy Falls Subdivision, and amend the conceptual plan for GPINS 7787-15-2466(part), 7787-15-4510, and 7787-15-4401, consisting of approximately 0.72 acres, for a total of 9.24 acres. The proposal is to rezone the additional 8.52 acres from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, and to amend the conceptual plan; the total acreage of the Chickahominy Falls Subdivision would increase to 188.33 acres. The property being added to Chickahominy Falls Subdivision is located at the terminus of Chickahominy Falls Lane (route number pending) and 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 16 lots to a 452-unit subdivision for a total of 468 dwelling units; this represents a decrease in the overall density from 2.52 dwelling units per gross acre to 2.49 dwelling units per gross acre. (PUBLIC HEARING) **Magisterial District: South Anna**

### **CUP2022-00003, HANOVER COUNTY BOARD OF SUPERVISORS (PARKS & RECREATION)**

Request(s) an amendment to the sketch plan of CUP-27-88, Am. 1-10, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit governmental buildings, parks, and its related uses on GPINs 7812-52-3457, 7812-63-6314, and 7812-74-6165, consisting of approximately 67.33 acres. The property is zoned A-1, Agricultural District, and located on the south line of Clazemont Road (State Route 715) approximately 375 feet west of its intersection with Mountain Road (U.S. Route 33). The subject property is designated on the General Land Use Plan Map as Rural Village and Agricultural. (PUBLIC HEARING) **Magisterial District: South Anna**

### **SE2022-00006, HANOVER COUNTY BOARD OF SUPERVISORS (PARKS & RECREATION)**

Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit sports lighting taller than permitted on GPIN 7812-63-6314, consisting of approximately 49.68 acres, zoned A-1, Agricultural District, and located on the south line of Clazemont Road (State Route 715) approximately 375 feet west of its intersection with Mountain Road (U.S. Route 33). (PUBLIC HEARING) **Magisterial District: South Anna**

### **REZ2021-00017, CHARLES HENRY KING**

Request(s) to rezone from A-1, Agricultural District, to M-1(c), Limited Industrial District with conditions, on GPIN 7787-58-4811, consisting of approximately 5.0 acres, and located on the west line of Lakeridge Parkway (State Route 782) approximately 850 feet south of its intersection with Timber Ridge Drive (State Route 1311). The subject property is designated on the General Land Use Plan Map as Limited Industrial. The proposed zoning amendment would allow for development of a warehouse with office space. (PUBLIC HEARING) **Magisterial District: South Anna**

**REZ2022-00002, THE WILTON COMPANIES, INC.**

Request(s) to rezone from B-1(c), Neighborhood Business District with conditions to RM(c), Multi-Family Residential District with conditions on GPIN 8706-65-7535, consisting of approximately 6.28 acres, and located on the north line of Hanover Crossing Drive (private road) approximately 675 feet east of its intersection with Chamberlayne Road (U.S. Route 301). The subject property is designated on the General Land Use Plan Map as Suburban High (3-7 dwelling units per acre). The proposed zoning amendment would permit the creation of 30 condominium units for a gross density of 4.78 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Chickahominy**

**CUP2022-00002, ISKCON OF RICHMOND**

Request(s) a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a place of worship on GPIN 7842-22-0261, consisting of approximately 20.0 acres, zoned A-1, Agricultural District, and located on the west line of Scotchtown Road (State Route 671) approximately 665 feet north of its intersection with Three Oaks Lane (State Route 1030). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: South Anna**

**CPA2021-00002, STEIN INVESTMENT COMPANY, L.L.C.**

Request(s) to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204 and 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map: An amendment to change the land use designation from Suburban General (1.5 – 3 dwelling units per acre) and Suburban High (3 – 7 dwelling units per acre) to Commercial for areas generally located on the north line of Mechanicsville Turnpike (U.S. Route 360) near its intersection with Compass Point Lane (State Route 1075) and Woodbridge Road (State Route 1184). (PUBLIC HEARING) **MAGISTERIAL DISTRICT: Henry**

**CUP2021-00017, HANOVER EVANGELICAL FRIENDS CHURCH**

Request(s) to amend CUP-14-05, in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance, to amend the Conditional Use Permit to reduce the area of the CUP on GPINs 8725-20-7131 and 8725-30-0083, from 11.67 acres to 5.78 acres, zoned A-1, Agricultural District, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Henry**

**REZ2021-00025, HANOVER EVANGELICAL FRIENDS CHURCH**

Request(s) to rezone from A-1, Agricultural District, to B-3(c), General Business District with conditions, on GPINs 8725-20-7131 (part) and 8725-30-0083, consisting of approximately 5.90 acres, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre) (pending concurrent request CPA2021-00002 to change the General Land Use Plan Map to Commercial). The proposed zoning amendment would allow for development of a self-storage facility. (PUBLIC HEARING) **Magisterial District: Henry**

**CUP2021-00018, STEIN INVESTMENT COMPANY, L.L.C.**

Request(s) a Conditional Use Permit in accordance with Section 26-130.12 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility, on GPINs 8725-20-7131(part) and 8725-30-0083, consisting of approximately 5.90 acres, zoned A-1, Agricultural District (pending concurrent request REZ2021-00025 to rezone to B-3(c), General Business District with conditions) and located on the north line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Suburban General (1.5 to 3 dwelling units per acre) (pending concurrent request CPA2021-00002 to change the General Land Use Plan Map to Commercial). (PUBLIC HEARING) **Magisterial District: Henry**

**REZ2021-00018, RADNEY ROAD PARTNERS L.L.C., ET AL.**

Request(s) to rezone from R-1, Single-Family Residential District and B-3, General Business District, to B-3(c), General Business District with conditions, on GPINs 8724-50-7890 and 8724-50-9712, consisting of approximately 2.64 acres, and located on the northeast quadrant of the intersection of Creighton Road (State Route 615) and Cold Harbor Road (State Route 156). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for development of a convenience store with fuel pumps. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

**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.