

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, August 18, 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:

REZ2022-00016, LAURIANNE B. AND CHARLES P. FREEMAN

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7799-56-6779, consisting of approximately 11.54 acres, and located on the east line of Mechumps Creek Lane (private road) approximately 0.25 miles north of Mount Hermon Road (State Route 656). 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 family for a gross density of one (1) dwelling unit per 5.77 acres. (PUBLIC HEARING) **Magisterial District: Beaverdam**

REZ2022-00015, LISA G. WAITMAN

Request(s) to rezone from R-1, Single-Family Residential District, to B-2(c), Community Business District with conditions, on GPINs 8705-53-2068 and 8705-52-4989, consisting of approximately 1.57 acres, and located on the east line of Meadowbridge Road (State Route 627) approximately 700 feet north of its intersection with Atlee Road (State Route 638). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for the development of a three (3) unit retail strip center that includes a single drive-through restaurant. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2022-00012, TL HUNT, L.L.C.

Request(s) an amendment to the proffers and conceptual plan approved with rezoning request C-20-04, Am. 1-15, TL Hunt, L.L.C., on GPIN 8706-24-3693(part), consisting of approximately 1.05 acres, to rezone from B-1(c), Neighborhood Business District with conditions, to B-2(c), Community Business District with conditions, and located on the west line of Chamberlayne Road (U.S. Route 301) approximately 450 feet north of its intersection with Rutlandshire Drive (State Route 2320). 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 a restaurant with a drive-through in the proposed B-2 District. (PUBLIC HEARING) **Magisterial District: Chickahominy**

REZ2022-00010, 7147 MECHANICSVILLE TURNPIKE, L.L.C.

Request(s) to rezone from B-1(c), Neighborhood Business District with conditions to RM(c), Multi-Family Residential District with conditions, on GPIN 8714-77-2332, consisting of approximately 6.5 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 350 feet east of its intersection with Meadow Drive (State Route 1120). The subject property is designated on the General Land Use Plan Map as Multi-Family (8 to 15 dwelling units per acre). The proposed zoning amendment would permit the creation of 144 attached units. This development will share an internal road that provides cross access with the Cambridge Square Apartments (GPIN 8714-87-1189). The total number of dwelling units for both developments will be 351 units on 26.2 acres for a gross density of 13.4 units per acre. (PUBLIC HEARING) **Magisterial District: Mechanicsville**

REZ2022-00020, C & O REAL ESTATE, L.L.C., ET AL.

Request(s) to rezone from R-1(c), Single-Family Residential District with conditions, B-2(c), Community Business District with conditions, and B-O(c), Business Office District with conditions, to B-3(c), General Business District with conditions, on GPINs 8714-57-1638, 8714-47-9589, 8714-47-8592, 8714-47-8443, 8714-47-9308, 8714-47-9457, 8714-57-0448, and 8714-57-0592, consisting of approximately 1.61 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Bell Creek Road (State Route 642). The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would allow for an automated carwash. (PUBLIC HEARING)
Magisterial District: Mechanicsville

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.