

## PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, August 24, 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:

### **REZ2021-00017, KINGS ACRES, L.L.C. (FORMERLY 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**

### **CUP2021-00015, AMERESCO**

Request(s) a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a solar facility on GPINs 8745-57-0797 and 8745-57-7359, consisting of approximately 32.2 acres (CUP area limited to 22.67 acres), zoned A-1, Agricultural District, and located on the north line of Peppertown Road (State Route 723) approximately 1,300 feet east of its intersection with Beatties Mill Road (State Route 634). The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING) **Magisterial District: Cold Harbor**

### **CPA2021-00001, HICKORY HILL II, L.L.C.**

Request(s) to amend the Comprehensive Plan for Hanover County, Virginia, adopted February 14, 2018, pursuant to Sections 15.2-2204, 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 Commercial and Planned Business to Commercial, Suburban General (1.5-3 dwelling units per acre), and Suburban High (3-7 dwelling units per acre) in the area generally between Providence Church Road (State Route 662) and East Patrick Henry Road (State Route 54) just southeast of Woodside Lane and the Town of Ashland boundary. (PUBLIC HEARING) **Magisterial District: Beaverdam**

### **REZ2021-00014, HICKORY HILL II, L.L.C.**

Request(s) to rezone from A-1, Agricultural District, to RS(c), Single-Family Residential District with conditions, RM(c), Multi-Family Residential District with conditions, and B-2(c), Community Business District with conditions, on GPINs 7880-92-1335(part) and 7880-81-6802, consisting of approximately 52.03 acres, and located on the north line of East Patrick Henry Road (State Route 54) at its intersection with Providence Church Road (State Route 662). The subject property is designated on the General Land Use Plan Map as Planned Business and Commercial (pending concurrent request CPA2021-00001 to change the General Land Use Plan Map to Suburban General (1.5-3 dwelling units per acre), Suburban High (3-7 dwelling units per acre) and Commercial). The proposed zoning amendment would allow 24.24 acres to be rezoned to RS(c) for development of 72 townhomes, at a density of 2.97 dwelling units per gross acre, 18.73 acres to be rezoned to RM(c) for development of 131 townhomes at a density of 6.99 dwelling units per gross acre, and 9.06 acres to be rezoned to B-2(c) for three speculative commercial pad

sites. There would be a total of 203 residential units for an overall density of 4.72 dwelling units per acre. (PUBLIC HEARING) **Magisterial District: Beaverdam**

**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**

### 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.