

PLANNING PUBLIC HEARING NOTICE

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, October 25, 2023 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:

CUP2023-00010, HANOVER COUNTY PUBLIC SCHOOLS

Requests to amend the Conditional Use Permit approved with CUP-4-99, Am. 1-09, to add an additional access drive in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance, which permitted school facilities on GPINs 8707-55-4759 and 8707-46-1121(part), consisting of approximately 95.28 acres, zoned A-1, Agricultural District, and located on the east line of Learning Lane (State Route 9184) approximately 1,870 feet south of Whippoorwill Road (State Route 653). The subject property is designated on the General Land Use Plan Map as Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre). (PUBLIC HEARING) **Magisterial District: Beaverdam**

SE2023-00016, HANOVER MONTESSORI, L.L.C. (MONTESSORI KIDS UNIVERSE)

Requests a Special Exception in accordance with Section 26-111.8 of the Hanover County Zoning Ordinance to permit a child day care center on GPIN 7797-08-9059, consisting of approximately 1.62 acres, zoned B-1(PUD), Neighborhood Business District-Planned Unit Development, and located on the west line of Totopotomoy Trail (State Route 1265) approximately 350 feet south of its intersection with Sliding Hill Road (State Route 656). (PUBLIC HEARING) **Magisterial District: Ashland**

SE2023-00015, MORGAN PROPERTY INVESTMENT, L.L.C.

Request a Special Exception in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit a fence taller than permitted on GPIN 7787-87-5227, consisting of approximately 19.5 acres, zoned B-3(c), General Business District with conditions, and M-2(c), Light Industrial District with conditions. The property is located on the west line of Crosswhitts Drive (State Route 1339) approximately 300 feet south of its intersection with Leadbetter Road (State Route 1261). (PUBLIC HEARING) **Magisterial District: Ashland**

REZ2022-00018, ZIPPORAH, L.L.C.

Request(s) to rezone from A-1, Agricultural District, to OS(c), Office/Service District with conditions, on GPINs 8715-57-5269 and 8715-57-9602, consisting of approximately 30.16 acres, and located on the north line of Pole Green Road (State Route 627) at its intersection with Hanover Grove Boulevard (State Route 1841). The subject property is designated on the General Land Use Plan Map as Employment Center. The proposed zoning amendment would allow for medical buildings and office/service warehouses. (PUBLIC HEARING) **Magisterial District: Henry**

SE2023-00020, ZIPPORAH, L.L.C.

Requests a Special Exception in accordance with Section 26-337 of the Hanover County Zoning Ordinance to permit an exception to the buffer and landscape standards on GPINs 8715-57-5269 and 8715-57-9602, consisting of approximately 30.16 acres, currently zoned A-1, Agricultural District (pending rezoning request to OS(c), Office Service District with conditions), and located on the north line of Pole Green Road (State Route 627) at its intersection with Hanover Grove Boulevard (State Route 1841). (PUBLIC HEARING) **Magisterial District: Henry**

REZ2023-00005, KROGER LIMITED PARTNERSHIP I, ET AL.

Requests to amend the proffers and conceptual plan that were approved for C-4-15(c), Lillie Kreynus, et al., zoned B-3(c), General Business District with conditions, on GPINs 8724-19-9867 and 8724-29-4812, consisting of approximately 16.44 acres and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 300 feet west of its intersection with Compass Point Lane (State Route 1075). The subject property also has frontage on the west side of Compass Point Lane (State Route 1075). The subject property is designated on the General Land Use Plan Map as Highway Commercial. The proposed zoning amendment would amend the elevations and conceptual plan to show adjustments to the parking lot and increase the building size. (PUBLIC HEARING) **MAGISTERIAL DISTRICT: Henry**

ORDINANCE 23-10, WAREHOUSING, STORAGE, WHOLESALING, AND DISTRIBUTION

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-117, 26-120, 26-127, 26-130, 26-163, 26-165, 26-172, 26-174, and 26-183 and to add Section 26-297.1, to revise the definition of truck terminals and to define warehousing, storage, wholesaling, and distribution to codify when such uses are permitted as conditional uses or permitted uses in the M-1, Limited Industrial District; M-2, Light Industrial District; and M-3, Heavy Industrial District. (PUBLIC HEARING)

ORDINANCE 23-11, VEHICLE STORAGE

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-127, 26-172, and 26-174, to define vehicle storage and allow it as a conditional use in the M-2, Light Industrial District. (PUBLIC HEARING)

ORDINANCE 23-14, SOLAR AND ENERGY STORAGE POLICY

An Ordinance to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Sections 26-6, 26-19, 26-20, 26-34, 26-44, 26-58, 26-71, 26-99, 26-109, 26-119, 26-129, 26-139, 26-164, 26-165, 26-173, 26-174, 26-182 and 26-183 and to add Sections 26-87.1, 26-152.1, 26-292.5, 26-292.6, and 26-292.7 to permit certain types of Solar Energy Facilities as accessory uses or conditional uses in certain Zoning Districts and to establish site design regulations for such uses. (PUBLIC HEARING)

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.