

Planning Commission Public Notice

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, February 8, 2017, at 7:00 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:

SPECIAL EXCEPTIONS

SE-16-06, AM. 1-16, HANOVER COUNTY BOARD OF SUPERVISORS (DEPARTMENT OF PARKS AND RECREATION)

Request(s) a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit light poles exceeding 35 feet in height, on GPINs 8810-30-7495 and 8810-41-8712, consisting of approximately 327.74 acres, zoned A-1, Agricultural District, and located on the east line of Hanover Courthouse Road (U.S. Route 301) at its intersection with Courtland Farm Road (State Route 820) in the **BEAVERDAM MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-18-16, FAIRFIELD PRESBYTERIAN CHURCH (GINGERBREAD COTTAGE PRESCHOOL)

Request(s) a Special Exception Permit in accordance with Section 4.6.2(e) of the Repealed Zoning Districts in the Hanover County Zoning Ordinance, to permit a child day care center (preschool), on GPIN 8724-13-8454, consisting of approximately 13.21 acres, zoned R-2, Single-Family Residential District, and located on east line of Cold Harbor Road (State Route 156) approximately 500 feet north of its intersection with LeReve Drive (State Route 1923) in the **COLD HARBOR MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-20-16, PATRICIA AND ROBERT DUCK, JR.

Request(s) a Special Exception Permit in accordance with Section 26-21.19 of the Hanover County Zoning Ordinance to permit a home occupation in an accessory structure, on GPIN 7709-76-7057, consisting of approximately 6.0 acres, zoned A-1, Agricultural District, and located on the west line of Old Country Road (State Route 815) approximately 600 feet south of Bienvenue Road (State Route 607) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

ORDINANCE AMENDMENTS

ORDINANCE 16-13, RURAL VILLAGE AMENDMENT

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, as follows:

1. By amending Section 26-6 to add a definition for the term "multiple use structure";
2. By amending Sections 26-21 and 26-36, to provide that a Special Exception may be granted by the Board of Supervisors allowing a reduction in the front yard setback requirements in the A-1, Agricultural District and the AR-6, Agricultural Residential District, for new structures or the expansion of existing structures within areas designated on the Hanover County Comprehensive Plan as Rural Village;
3. By amending Sections 26-111 and 26-131, to provide that a Special Exception may be granted by the Board of Supervisors for properties within areas designated on the Hanover County Comprehensive Plan as Rural Village which would allow (a) a multiple use structure and (b) a reduction in the front yard setback requirements

for multiple-use structures, in the B-1, Neighborhood Business District, the B-3, General Business District, and, by reference, in the MX, Mixed Use District, the B-2, Community Business District, the BP, Business Park District, the M-1, Limited Industrial District, the M-2, Light Industrial District, and the M-3, Heavy Industrial District; and

4. By the addition of a Section 26-338.1, standards for Special Exceptions for properties in areas designated as Rural Village in the Comprehensive Plan, which shall contain a descriptions of the findings that the Board of Supervisors must make before the issuance of a Special Exception that would allow a multiple use structure or a reduction in the required front yard setback as outlined in this Ordinance.

(PUBLIC HEARING)

ORDINANCE 16-14, SMALL ANIMAL CLINICS IN THE A-1, AGRICULTURAL DISTRICT

AN ORDINANCE to amend the Hanover County Code, Chapter 26, Zoning Ordinance, Section 26-24, lot size requirements in the A-1, Agricultural District, to provide that the minimum lot size for “animal hospital, small animals, open pens or kennels” shall be reduced from a minimum lot size of five (5) acres to a minimum lot size of two (2) acres. (PUBLIC HEARING)

PETITION OF ABANDONMENT

Consideration of abandonment pursuant to Virginia Code, Section 33.2-909, as amended, of an approximate 0.273 acre portion of Brooks Farm Road (State Route 1318), a public road, located between Foxlair Drive (State Route 1360) and Spicewood Drive (State Route 1830) in the **MECHANICSVILLE DISTRICT**, as shown on the plat titled “Covenant Woods, A Continuing Care Retirement Community,” prepared by Goodfellow, Jalbert, Beard, and Associates, Inc., recorded August 26, 1999, in Plat Book 26, Page 222, in the Clerk’s Office of the Circuit Court at Hanover Courthouse. (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.