

PLANNING PUBLIC HEARING NOTICE

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Staff reports for the scheduled cases are available online one week prior to the meeting date

Notice is hereby given that the Hanover County Board of Supervisors has set **Wednesday, August 26, 2015, 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:

REZONINGS

C-27-97(c), AM. 1-15, RCI BUILDERS, L.L.C. (MASSEY'S ADDITION, SECTION 1)

Requests an amendment to the proffers approved with rezoning request C-27-97(c), Historic Pole Green Church, on GPINs 8726-01-0196, 8726-01-0036 and 8716-90-9938, zoned R-2(c), Single-Family Residential District with conditions, and located on the east line of Strawbank Drive (State Route 1765) approximately 750 feet south of its intersection with Birchbark Lane (State Route 1767) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-11-15(c), CHARLES G. WILLIS

Requests to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7822-34-2016, consisting of approximately 10.0 acres, and located at the terminus of a 50' access easement that connects to Brown Pleasants Road (State Route 791) approximately 1,600 feet north of its intersection with Mountain Road (U.S. Route 33) in the **BEAVERDAM MAGISTERIAL DISTRICT**. 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 a family member for a gross density of one (1) dwelling unit per five (5) acres. (PUBLIC HEARING)

C-13-15(c), TANYA P. MELTON ET AL.

Request to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 8765-19-6891, consisting of approximately 4.2 acres, and located on the south line of Piping Tree Ferry Road (State Route 629) approximately 850 feet east of its intersection with Old Church Road (State Route 606) in the **HENRY MAGISTERIAL DISTRICT**. 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 a family member for a gross density of one (1) dwelling unit per 2.1 acres. (PUBLIC HEARING)

C-14-15(c), TERESA A. AND CARL D. LOEW

Request to rezone from R-1, Single-Family Residential District and B-3, General Business District, to B-1(c), Neighborhood Business District with conditions, on GPINs 8704-95-3772, 8704-95-3851, 8704-95-3699 and 8704-95-2795, consisting of approximately 0.55 acres, and located in the southwest quadrant of the intersection of Lee Avenue (State Route 1114) and Atlee Road (State Route 638) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Mixed Use (Low Commercial/High Residential). The proposed zoning amendment would permit various neighborhood business uses. (PUBLIC HEARING)

SPECIAL EXCEPTIONS

SE-29-97, AM. 1-15, COVENANT WOODS

Requests an amendment to a Special Exception Permit in accordance with Section 26-21.28 of the Hanover County Zoning Ordinance to permit the expansion of an assisted living facility on GPINs 8715-72-5953, 8715-73-8350, 8715-73-2386, 8715-73-2563, 8715-73-0579, 8715-63-8544 and 8715-73-4922, consisting of approximately 55.23 acres, zoned A-1, Agricultural District, and located on the west line of Lee-Davis Road (State Route 643) at its intersection with Covenant Woods Drive (private road) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-31-97, AM. 1-15, COVENANT WOODS

Requests an amendment to a Special Exception Permit in accordance with Section 26-336 of the Hanover County Zoning Ordinance to permit buildings taller than permitted on GPINs 8715-72-5953, 8715-73-8350, 8715-73-2386, 8715-73-2563, 8715-73-0579, 8715-63-8544 and 8715-73-4922, consisting of approximately 55.23 acres, zoned A-1, Agricultural District, and located on the west line of Lee-Davis Road (State Route 643) at its intersection with Covenant Woods Drive (private road) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-13-15, ROBIN AND DANIEL SHEPHERD

Request a Special Exception Permit in accordance with Section 26-21.25 of the Hanover County Zoning Ordinance to permit an accessory family housing unit on GPIN 8746-57-4655, consisting of approximately 4.93 acres, zoned A-1, Agricultural District, and located on west line of Holly Bluffs Drive (private road) approximately 800 feet north of its intersection with Spring Run Road (State Route 628) in the **HENRY MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-17-15, WALTER P. JOHNSON, SR.

Requests a Special Exception Permit in accordance with Section 26-21.17(b) of the Hanover County Zoning Ordinance to permit a manufactured home in the case of a medical hardship on GPINs 7799-59-7395 and 7799-59-6494, consisting of approximately 1.48 acres, zoned A-1, Agricultural District, and located on the south line of E. Patrick Henry Road (State Route 54) at its intersection with Leonard Lane (private road) in the **BEAVERDAM MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

SE-18-15, NANCY A. FERRELL AND JOSEPH P. DEPAOLA

Requests a Special Exception Permit in accordance with Section 4.6.2(a) (repealed R-2 District) of the Hanover County Zoning Ordinance to permit a private garage for more than four automobiles on GPIN 8706-74-2718, consisting of approximately 0.565 acres, zoned R-2(c), Single Family Residential District with conditions, and located near the terminus of Wyattwood Road (State Route 1773), in Berkeley Forest Subdivision in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

JOINT REZONING/CONDITIONAL USE PERMIT/SPECIAL EXCEPTION

C-6-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)

Requests to rezone from A-1, Agricultural District, to M-2, Light Industrial District, on GPINs 7798-12-9494 and 7798-30-1875, consisting of approximately 27.11 acres, and located on the east side of the runway of the Hanover County Airport, which can be accessed from Air Park Road (State Route 813) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. The proposed zoning amendment would allow the addition of the subject parcels to the area of the Hanover County Airport. (PUBLIC HEARING)

CUP-16-91, AM. 1-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)

Requests an amendment to a Conditional Use Permit in accordance with Sections 26-20.1, 26-174.1 and 26.183.1 of the Hanover County Zoning Ordinance to add GPINs 7798-12-9494 and 7798-30-1875 to the area of the Hanover County Airport, which includes GPINs 7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363 and 7798-13-4239. The total area of the Airport Conditional Use Permit will be approximately 242.07 acres. The parcels are zoned A-1, Agricultural District, M-2(c), Light Industrial District with conditions, and M-3, Heavy Industrial District, and are located on the east line of Air Park Road (State Route 813) approximately 4,000 feet north of Sliding Hill Road (State Route 656) in the **ASHLAND MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

SE-48-04, AM. 1-15, HANOVER COUNTY BOARD OF SUPERVISORS (PUBLIC WORKS)

Requests an amendment to a Special Exception Permit in accordance with Sections 26-175.3 and 26-184.3 of the Hanover County Zoning Ordinance to allow a fence taller than permitted in the front yard for security purposes on GPINs 7798-12-9494, 7798-30-1875, 7788-86-9211, 7788-86-6503, 7788-85-9796, 7788-86-4960, 7788-85-8251, 7798-21-6554, 7798-20-5952, 7788-86-0490, 7788-86-9089, 7788-86-8654, 7788-85-7399, 7798-03-7002, 7798-20-2363 and 7798-13-4239, zoned A-1, Agricultural District (rezoning to M-2, Light Industrial District pending), M-2(c), Light Industrial District with conditions, and M-3, Heavy Industrial District; the subject parcels consist of approximately 242.07 acres, and are located generally on the east line of Air Park Road (State Route 813) approximately 4,000 feet north of Sliding Hill Road (State Route 656) in the **ASHLAND MAGISTERIAL DISTRICT**. (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.