

# PLANNING PUBLIC HEARING NOTICE

Click **highlighted** areas for additional information

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, September 24, 2014, 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-12-13(c)** **ALVA STUCKEY, JR.**, Requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 7830-96-8848, consisting of approximately 22.7 acres, and located on the north line of Winding Cedar Lane (private road), approximately 400 feet east of the intersection of South Anna Lane (private road) and Scotchtown Road (State Route 671) in the **SOUTH ANNA 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 three building lots for a gross density of one (1) dwelling unit per 7.6 acres. (PUBLIC HEARING)

**C-3-14(c)** **WILLIAM H. GARRISON, ET AL. (MERIDIAN LAND COMPANY)**, Request to rezone from A-1, Agricultural District to RS(c), Single-Family Residential District with conditions, on GPINs 8706-82-0535, 8706-72-1235 and 8706-72-4928, consisting of approximately 62.04 acres, and located on the south line of Studley Road (State Route 606) approximately 1,300 feet east of its intersection with Shady Grove Road (State Route 640) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 dwelling units). The proposed zoning amendment would permit the creation of 142 building lots for a gross density of 2.29 dwelling units per acre. (PUBLIC HEARING)

**C-9-14(c)** **KELLEY AND JAMES WEST**, Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions, on GPIN 7816-40-0680, consisting of approximately 14.9 acres, and located on the west line of Woodsons Mill Road (State Route 680) and north of its intersection with Belsches Road (State Route 618) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural and Commercial. The proposed zoning amendment would permit the creation of one (1) additional building lot for a gross density of one (1) dwelling unit per 7.45 acres. (PUBLIC HEARING)

**C-11-14(c)** **RUBY G. AND ROBERT J. EVANS, JR. (HANOVER AL INVESTORS, L.L.C.)**, Request to rezone from R-1, Single-Family Residential District to B-1(c), Neighborhood Business District with conditions, on GPIN 8705-53-8457, consisting of approximately 4.14 acres, and located on the south line of Meadowbridge Road (State Route 627) approximately 1,300 feet east of its intersection with Atlee Road (State Route 638) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit offices and a 106-room assisted living facility. (PUBLIC HEARING)

**C-13-14(c)**

**STACY RIEDT**, Requests to rezone from A-1, Agricultural District to B-1(c), Neighborhood Business District with conditions, on GPIN 7822-31-1414, consisting of approximately 1.04 acres, and located on the north line of Mountain Road (U.S. Route 33) and east of its intersection with Brown Pleasants Road (State Route 791) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Rural Village. The proposed zoning amendment would permit business, governmental, medical or professional offices. (PUBLIC HEARING)

**SPECIAL EXCEPTION**

**SE-11-14**

**HANOVER AL INVESTORS, L.L.C.**, Request a Special Exception Permit in accordance with Section 26-111.3 of the Hanover County Zoning Ordinance to permit an assisted living facility on GPIN 8705-53-8457, consisting of approximately 4.14 acres, zoned R-1, Single-Family Residential District (zoning pending for B-1(c), Neighborhood Business District with conditions with concurrent case C-11-14(c)), and located on the south line of Meadowbridge Road (State Route 627) approximately 1,300 feet east of its intersection with Atlee Road (State Route 638) in the **MECHANICSVILLE 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](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.