

Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, January 19, 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:

REZONINGS

C-14-16(c), SHALOM BAPTIST CHURCH TRUSTEES (LIDL US OPERATIONS, L.L.C.)

Request(s) to rezone from A-1, Agricultural District, to B-1(c), Neighborhood Business District with conditions, on GPIN 8724-39-5325, consisting of approximately 6.0 acres, and located on the south line of Mechanicsville Turnpike (U.S. Route 360) approximately 150 feet east of Adams Farm Road (State Route 830) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning would permit a grocery store. (PUBLIC HEARING)

C-21-16(c), SHARON LYNN LONG CAUTHORNE

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7871-13-3806, consisting of approximately 5.09 acres, and located on the north line of Blunts Road (State Route 716) approximately 800 feet west of its intersection with Blunts Bridge Road (State Route 667) 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 building lot for a family member for the gross density of one dwelling unit per 2.55 acres. (PUBLIC HEARING)

C-22-16(c), LYNDA M. PHUNG-NGAI AND HOI H. NGAI

Request(s) to rezone from A-1, Agricultural District to AR-6(c), Agricultural Residential District with conditions on GPIN 8745-09-4726, consisting of approximately 34.0 acres, and located on the north line of Pole Green Road (State Route 627) at its intersection with Knight Drive (private road) 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 five (5) building lots for a gross density of one dwelling unit per 6.8 acres. (PUBLIC HEARING)

CONDITIONAL USE PERMITS

CUP-18-99, AM. 1-16, HOPE COMMUNITY CHURCH OF THE NAZARENE

Request(s) an amendment to a Conditional Use Permit in accordance with Section 3.5.14 of the Hanover County Zoning Ordinance to permit a church and its related uses on GPIN 8705-46-8745, consisting of approximately 6.22 acres. The property is zoned R-1, Single-Family Residential District, and located on the west line of Atlee Road (State Route 638) approximately 600 feet south of its intersection with Marc Gregory Court (State Route 1459) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 Dwelling Units per Acre). (PUBLIC HEARING)

CUP-5-16, MECHANICSVILLE SOLAR, L.L.C.

Request(s) a Conditional Use Permit in accordance with Section 26-20.12 of the Hanover County Zoning Ordinance to permit a solar power generating facility on GPINs 8767-11-3067(part) and 8756-97-8477, consisting of approximately 507.11 acres. The area of the Conditional Use Permit will be limited to approximately 222.0 acres. The property is zoned A-1, Agricultural District, and is located on the south line of Mechanicsville Turnpike (U.S. Route 360) across from its intersection with River Road (State Route 605) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (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)

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.