

# Planning Commission Public Notice

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, February 16, 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:

## **COMPREHENSIVE PLAN AMENDMENT**

### **CPA-1-16, DOUGLAS A. HARRIS**

A request to amend the Comprehensive Plan for Hanover County, Virginia, adopted September 11, 2013, pursuant to Sections 15.2-2204, 15.2-2223 through 15.2-2232 of the Code of Virginia, 1950, as amended. The proposed amendment will be a change to the adopted Comprehensive Plan as follows:

General Land Use Plan Map – An amendment to change the land use designation from Agricultural to Commercial in the vicinity generally located on the east line of Mountain Road (U.S. Route 33) across from its intersection with Locust Run Drive (Private Road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

## **REZONINGS**

### **C-13-06(c), AM. 1-16, JENNIFER AND CAMERON SOBRITO (COVEY RUN SUBDIVISION)**

Request(s) an amendment to the proffers approved with rezoning request C-13-06(c), Youngblood Properties, L.L.C., on GPIN 7708-63-4524, zoned AR-6(c), Agricultural Residential District with conditions, and located at the terminus of Covey Run Court (Goochland County subdivision road) approximately 2,400 feet north of its intersection with Seay Road (State Route 626) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

### **C-16-16(c), AM. 1-17, LAURA S. AND C. DENTON BAKER (GAYLE A. AND JEFFREY S. STONEMAN),**

Request(s) an amendment to rezoning C-16-16(c), Laura S. and C. Denton Baker, to rezone GPIN 7822-23-3495(part), consisting of approximately 2.5 acres, from A-1, Agricultural District, and B-1(c), Neighborhood Business District with conditions, to B-1(c), Neighborhood Business District with conditions, and located on the north line of Mountain Road (U.S. Route 33) approximately 225 feet west 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 an increase in acreage from 2.0 acres to 2.5 acres. (PUBLIC HEARING)

### **C-24-16(c), RICHARD KENETH JOHNSON**

Request(s) to rezone from A-1, Agricultural District, to AR-6(c), Agricultural Residential District with conditions, on GPIN 7843-28-3605, consisting of approximately 10.0 acres, and located on the south line of Pine Springs Lane (private road) approximately 900 feet east of its intersection with Coatesville Road (State Route 671) 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 5.0 acres. (PUBLIC HEARING)

## **CONDITIONAL USE PERMITS**

### **CUP-8-87, AM. 1-16, ASHCAKE ROAD LANDFILL, INC.**

Request(s) an amendment to a Conditional Use Permit in accordance with Sections 26-20.15 and 26-20.16 of the Hanover County Zoning Ordinance to permit the extraction of stone, sand, or gravel (borrow pit) and amend the previously approved sketch plan and conditions on GPINs 7798-08-2072, 7798-08-7416, 7798-18-4218, 7798-09-5472 and 7798-29-6304, consisting of approximately 232.5 acres. The property is zoned A-1, Agricultural District, and located on the north line of Ashcake Road (State Route 657) at its intersection with Johnson Town Road (State Route 755) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (1-4 Dwelling Units per Acre) and Agricultural. (PUBLIC HEARING)

### **CUP-6-16, COUNTY WASTE OF VIRGINIA**

Request(s) a Conditional Use Permit in accordance with Section 26-174.1 of the Hanover County Zoning Ordinance to permit a trash collection site on GPIN 7795-96-1249(part), consisting of approximately 33.38 acres. The area of the Conditional Use Permit will be limited to approximately 18.0 acres. The property is zoned M-2, Light Industrial District, and is located on the east line of Richfood Road (State Route 1250) approximately 0.5 miles south of its intersection with Old Richfood Road (State Route 1200) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Industrial. (PUBLIC HEARING)

### **CUP-7-16, POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTIST**

Request(s) a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church on GPIN 7738-05-5155, consisting of approximately 10.82 acres, zoned A-1, Agricultural District, and located on the north line of Pouncey Tract Road (State Route 271) approximately 0.33 miles west of its intersection with Howards Mill Road (State Route 673) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (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.