# PUBLIC NOTICE

***CLICK HIGHLIGHTED YELLOW AREAS FOR ADDITIONAL INFORMATION***

***Staff reports for the scheduled cases are added to the information usually a week prior to the meeting***

**To view a location of the zoning cases scheduled for public hearing on the General Land Use Plan Map: CASE MAP**

Notice is hereby given that the Hanover County Planning Commission has set **Thursday, October 17, 2013, 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-13-01** **HANOVER COUNTY BOARD OF SUPERVISORS**, A proposed amendment to the Comprehensive Plan for Hanover County, Virginia, adopted September 11, 2013, pursuant to Section 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 Suburban General (1-4 dwelling units per acre) to Planned Business in the vicinity located north of Mountain Road (U.S. Route 33), south of Greenwood Road (State Route 625), east of Ashland Road (State Route 623) and west of Winns Church Road (State Route 660) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

General Land Use Plan Map - an amendment to change the land use designation from Limited Industrial to Planned Business in the vicinity of the northwest quadrant of the intersection of Cedar Lane (State Route 623) and Washington Highway (U.S. Route 1) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

General Land Use Plan Map - an amendment to change the land use designation from Office-Service and Multi-Family (8-15 dwelling units per acre) in the vicinity south of the Cedar Lane (State Route 623) approximately 900 feet west of Washington Highway (U.S. Route 1) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

General Land Use Plan Map - an amendment to change the land use designation from Office-Service and Limited Industrial to Planned Business in the vicinity of Lakeridge Parkway (State Route 782) south of Lickinghole Creek in the **SOUTH ANNA MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

General Land Use Plan Map - an amendment to change the land use designation from Planned Business to Suburban High (4-8 dwelling units per acre) in the vicinity west of Bell Creek Road (State Route 642) approximately 1,700 feet south of Pole Green Road (State Route 627) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

Public Utility Plan Map - an amendment to add a Proposed Wastewater Pump Station symbol in the vicinity between Interstate 95 and the CSX rail line south of the South Anna River in the **BEAVERDAM MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

**REZONINGS**

**C-22-92(c) AM. 1-13** **MCDONALD'S CORPORATION**, Requests an amendment to the proffers and conceptual plan approved with rezoning request C-22-92(c), George A. Hase, III, on GPIN 7796-91-5579, consisting of approximately 1.33 acres, zoned B-2(c), Community Business District with conditions, and located on the northwest quadrant of the intersection of Chamberlayne Road (U.S. Route 301) and Leon Lane (State Route 1364) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit layout modifications to allow for two outside order stations and menu boards for the existing drive-through service. (PUBLIC HEARING)

**C-29-03(c) AM. 3-13** **SANDRA AND RAYMOND MCDOWELL, ET AL. (MOUNT HERMON FARMS),** Request an amendment to the proffers approved with rezoning request C-29-03(c), Arthur L. Traylor, Jr., on GPINs 7799-32-8407, 7799-32-4145, 7799-32-6288, 7799-12-1109 and 7799-32-3760, zoned RC(c), Rural Conservation District with conditions, and located on the south line of Mount Hermon Road (State Route 656) at its intersection with Campbell Creek Road (State Route 1071) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

**C-46-04(c) AM. 1-13** **JAMES E. BOWLES BUILDER, INC., (BRAXTON ACRES, SECTION B),** Requests an amendment to the proffers approved with rezoning request C-46-04(c), James E. Bowles Builder, Inc., on GPINs 8743-72-1613 and 8743-62-8235, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Market Road (State Route 630) approximately 300 feet south of its intersection with Range Road (State Route 814) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

**C-11-12(c)** **GEORGE A. OLEY, III ET, AL**., Request to rezone from R-1, Single-Family Residential District to B-1(c), Neighborhood Business District with conditions on GPINs 8705-42-1455 and 8705-32-9687, consisting of approximately 3.57 acres, and located on the north line of Meadowbridge Road (State Route 627) approximately 300 feet west of its intersection with Atlee Road (State Route 638) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. The proposed zoning amendment would permit medical office and retail. (PUBLIC HEARING)

**C-8-13(c)** **HISTORIC POLEGREEN CHURCH FOUNDATION, INC.**, Requests to rezone from A-1, Agricultural District, R-2, Single Family Residential District, and AR-2, Agricultural Residential District, to A-1 (HPO), Historic Preservation Overlay District with conditions, R-2 (HPO), Historic Preservation Overlay District with conditions, and AR-2 (HPO), Historic Preservation Overlay District with conditions, on GPINs 8726-10-8577, 8726-11-8050, 8726-10-5965, 8726-11-5231, 8726-12-9262, 8726-01-7385, 8726-00-6782 and 8726-00-7381, consisting of approximately 111.05 acres, and generally located on both sides of Rural Point Road (State Route 643) at its intersection with Heatherwood Drive (State Route 1750) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General and Agricultural. The proposed zoning amendment would permit the creation of a local historic preservation district. (PUBLIC HEARING)

**CONDITIONAL USE PERMIT**

**CUP-18-95 AM. 1-13** **HISTORIC POLEGREEN CHURCH FOUNDATION, INC.**, Requests an amendment for the purpose of rescinding its Conditional Use Permit for a museum and memorial park on GPINs 8726-11-5231 and 8726-10-8577(part), consisting of approximately 6.15 acres, zoned A-1, Agricultural District, and located on the southeast quadrant of the intersection of Rural Point Road (State Route 643) and Heatherwood Drive (State Route 1750) in the **HENRY MAGISTERIAL DISTRICT**. (PUBLIC HEARING)

**CUP-4-13** **KINGDOM LIVING FELLOWSHIP INTERNATIONAL, INC.**, Requests a Conditional Use Permit in accordance with Section 26-130.1 of the Hanover County Zoning Ordinance to permit a church on GPIN 8707-63-6862, consisting of approximately 0.60 acres, zoned B-3, General Business District, and located in the southwest quadrant of the intersection of Patrick Henry Boulevard (State Route 753) and Chamberlayne Road (U.S. Route 301) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial. (PUBLIC HEARING)

**ORDINANCE AMENDMENTS**

**ORD. 13-07** **POLEGREEN CHURCH HISTORIC PRESERVATION OVERLAY DISTRIC AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, Section 26-224, to add the Polegreen Church Historic Preservation Overlay District to the list of Historic Preservation Overlay Districts, and to adopt regulations governing the Polegreen Church Historic Preservation District. (PUBLIC HEARING)

**ORD. 13-13** **MX, MIXED USE DISTRICT REVISIONS**

**AN ORDINANCE** to amend the Hanover County Code, Zoning Ordinance, Sections 26-86, 26-91, 26-95, and 26-96 which provide for the purpose of the MX, Mixed Use District, the minimum district area and minimum areas for designated uses within the MX District, and the permitted density in the MX District, to provide that:

1. The MX District is available to properties located within the Suburban Service Area as identified in the Hanover County Comprehensive Plan and designated for use as Planned Business Park, Commercial, Suburban High, Multi-Family, Mixed-Use, and Multi-Use;
2. No less than thirty-five (35) percent, of the net developable area in a MX District will be used for Commercial or Industrial development;
3. The maximum permissible density for properties designated as Suburban High and Multi-Family on the General Land Use Plan of the Hanover County Comprehensive Plan shall be that eight (8) dwelling units per acre and fifteen (15) dwelling units per acre, respectively;
4. The permissible density within an MX District shall be fifteen (15) dwelling units per acre in areas designated as Planned Business or Commercial on the General Land Use Plan of the Hanover County Comprehensive Plan; and
5. The existing provisions allowing MX Districts to be served by private water and wastewater systems shall be repealed and that all MX Districts shall be served by public utilities. (PUBLIC HEARING)

**Important Information**

Copies of the above cases may be reviewed in the Planning Office, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.

Planning Staff Reports for the above cases can be received by e-mail when available by contacting:

Planningreports@co.hanover.va.us

It should be noted that the zoning case information presented on this web site is as of a specific date and may not reflect the latest changes made. Also, be aware that the property characteristics presented on this web site are subject to change. The date this information was last updated is indicated by the "Date" listed in the upper right hand corner of the page.

If you believe any data provided is inaccurate we would like to hear from you.
Office Hours: Monday through Friday, 8:30 a.m. – 5:00 p.m.
Phone Number: 804-365-6171.

While Hanover County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Hanover 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.