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 Board of Supervisors has set **Wednesday, April 24, 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:

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-10-99(c) AM. 1-13

RUDDY DUCK VENTURES, L.L.C., Requests an amendment to the proffers approved with rezoning request C-10-99(c), Henry A. Shield, on GPINs 8716-70-0126, 8716-60-9186, 8716-70-0122, 8716-60-9182, 8716-70-1179, 8716-70-1273, 8716-70-1139, 8716-70-1233, 8716-70-2254, 8716-70-2250, 8716-70-2294, 8716-70-2290, 8716-70-4216, 8716-70-4300, 8716-70-3275, 8716-70-3269, 8716-70-3422, 8716-70-2330, 8716-70-2360, 8716-70-0432, 8716-60-9481, 8716-70-0337, 8716-60-9387, 8716-70-1462, 8716-70-1422, 8716-70-1367, 8716-70-1327, 8716-70-2452, 8716-70-2422, 8716-70-2367, 8716-70-2327, 8716-70-3614, 8716-70-3617, 8716-70-2673 and 8716-70-2666, zoned RS(c), Single Family Residential District with conditions, and located on the east line of Brigadier Road (State Route 2270) approximately 500 feet north of its intersection with Verdi Lane (State Route 710) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-43-02(c) AM. 1-13

COOLWELL PRESERVATION PARTNERS, L.L.C., Requests an amendment to the proffers approved with rezoning request C-43-02(c), Hanover Plaza Associates (Rogers-Chenault, Inc.), on GPINs 8715-02-1714, 8715-02-0764, 8715-02-0723, 8705-92-9782, 8705-92-9741, 8705-92-9700, 8705-92-8760, 8705-92-8629, 8705-92-7780 and 8705-92-7730, zoned R-4(c), Residential Cluster Development District with conditions, and located on the east line of Shady Grove Road (State Route 640) approximately 1,700 feet south of its intersection with Meadowbridge Road (State Route 627) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-43-02(c)
AM. 2-13

EAGLE CONSTRUCTION OF VA, Requests an amendment to the proffers approved with rezoning request C-43-02(c), Hanover Plaza Associates (Rogers-Chenault, Inc.), on GPINs 8705-92-5810, 8705-92-5891, 8705-92-6841, 8705-92-4739, 8705-92-4870, and 8705-92-5851, zoned R-4(c), Residential Cluster Development District with conditions, and located on the east line of Shady Grove Road (State Route 640) approximately 1,700 feet south of its intersection with Meadowbridge Road (State Route 627) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-36-03(c)
AM. 1-13

JORDAN WOODS, L.L.C., Requests an amendment to the proffers approved with rezoning request C-36-03(c), Mildred J. Ashworth, on GPINs 8764-00-4855, 8764-01-4823, 8764-01-8561, 8764-10-5541, 8764-10-8756, 8764-11-3388, and 8764-11-8213, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of Westwood Road (State Route 619) approximately 600 feet south of its intersection with Cattail Run Drive (private road) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-16-04(c)
AM. 1-13

GLEBE HILL ASSOCIATES INC., ET AL., Requests an amendment to the proffers approved with rezoning request C-16-04(c), on GPINs 8728-33-2684, 8728-33-1737, 8728-23-7981, 8728-23-6616, 8728-33-0404, 8728-23-8228, 8728-23-5172, 8728-22-3988, 8728-23-1074, 8728-13-4596, 8728-13-4399, 8728-13-6224, 8728-13-7027, 8728-12-8817, 8728-12-9789, 8728-22-1792, 8728-22-0553, 8728-44-8104 and 8728-32-1764, zoned RC(c), Rural Conservation District with conditions, and located at the terminus of Chestnut Church Road (State Route 750) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-20-04(c)
AM. 2-12

TL HUNT, L.L.C., Requests an amendment to the proffers approved with rezoning request C-20-04(c), TL Hunt L.L.C., on GPINs 8706-03-6972 (part), 8706-05-2108, 8706-05-7373, 8706-14-6138, 8706-14-6270, 8706-14-6316, 8706-14-6367, 8706-14-7230, 8706-14-7317, 8716-14-7358, 8706-14-8221, 8706-14-8271, 8706-14-8308, 8706-14-8358, 8706-14-8399, 8706-14-9211, 8706-14-9261, 8706-14-9430, 8706-14-9482, 8706-15-1273, 8706-15-3675, 8706-15-4681, 8706-15-4814, 8706-15-4881, 8706-15-5557, 8706-15-5757, 8706-15-6422, 8706-15-6477, 8706-15-6523, 8706-15-6715, 8706-15-6781, 8706-15-7277, 8706-15-7521, 8706-15-7658, 8706-15-8321, 8706-15-8367, 8706-15-8626, 8706-15-8692, 8706-15-9263, 8706-15-9402, 8706-15-9569, 8706-23-0791, 8706-24-0230, 8706-24-0273, 8706-25-0321, 8706-25-0367, 8706-25-0526, 8706-25-0593, 8706-25-1570, 8706-25-2204, 8706-25-2330, 8706-25-2447, 8706-25-3404 and 8706-15-1168, zoned RS(c), Single Family Residential District with conditions. This is also a request to amend C-20-04(c), Am. 1-12, on GPIN 8706-03-2706 (part), zoned RM(c), Multi-Family Residential District with conditions. All parcels are within the Rutland community, generally located on the west line of Chamberlayne Road (U.S. Route 301) at its intersection with Atlee Road (State Route 638) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The proposed zoning amendment would eliminate the cash proffer. (PUBLIC HEARING)

C-42-04(c)
AM. 1-13

GODSEY PROPERTIES, L.L.C., Requests an amendment to the proffers approved with rezoning request C-42-04(c), Am. 1-09, Godsey Properties, Inc., on GPINs 8724-58-3624, 8724-58-3644, 8724-58-3665, 8724-58-3686, 8724-58-3715, 8724-58-3735, 8724-58-3746, 8724-58-3777, 8724-58-4606, 8724-58-4648, 8724-58-4669, 8724-58-4689, 8724-58-4718, 8724-58-4738, 8724-58-4759, 8724-58-4870, 8724-58-4946, 8724-58-4976, 8724-58-4987, 8724-58-5700, 8724-58-5720, 8724-58-5787, 8724-58-5795, 8724-58-5837, 8724-58-5845, 8724-58-5853, 8724-58-5861, 8724-58-5908, 8724-58-5929, 8724-58-6703, 8724-58-6711, 8724-59-1118, 8724-59-1139, 8724-59-1159, 8724-59-1170, 8724-59-1191, 8724-59-1271, 8724-59-2112, 8724-59-2133, 8724-59-2169, 8724-59-2245, 8724-59-2253, 8724-59-2262 and 8724-59-5040, zoned R-4(c), Residential Cluster Development District with conditions, and located on the west line of Creighton Parkway (State Route 1015) approximately 1,200 feet south of its intersection with Mechanicsville Turnpike (U.S. Route 360) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-23-05(c)
AM. 1-13

BALDUCCI DEVELOPERS, L.L.C., ET AL., Request an amendment to the proffers approved with rezoning request C-23-05(c), Am.1-10, Balducci Developers, L.L.C., on GPINs 8724-53-0537, 8724-53-0642, 8724-53-0658, 8724-53-0744, 8724-53-0841, 8724-53-0867, 8724-53-0965, 8724-54-0082, 8724-54-1033, 8724-54-2031, 8724-53-2989, 8724-53-2982, 8724-53-2855, 8724-53-2842, 8724-53-2713, 8724-53-2783, 8724-53-3752, 8724-53-4721, 8724-53-5701, 8724-53-5831, 8724-53-5847, 8724-53-5966, 8724-53-7913, 8724-53-7807, 8724-53-6891, 8724-53-6775, 8724-53-6666, 8724-53-6632, 8724-53-5587, 8724-53-5525 and 8724-53-4535, zoned RS(c), Single Family Residential District with conditions, and located on the north line of Morning Glory Road (State Route 1565) approximately 450 feet east of its intersection with Cactus Road (State Route 1560) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-31-05(c)
AM. 1-13

RHYNE RESIDENTIAL DEVELOPMENT, L.L.C., Requests an amendment to the proffers approved with rezoning request C-31-05(c), Family Woesthoff, L.C. (Rhyne Residential Development, L.L.C.), on GPINs 7769-23-7374, 7769-23-9044, 7769-32-0828, 7769-32-3979, 7769-33-2194, 7769-33-2219, 7769-33-1425, 7769-33-0747, 7769-33-0944, 7769-34-8698, 7769-44-0666, 7769-44-2645, 7769-44-4626, 7769-45-9073, 7769-45-2051, 7769-23-6581, 7769-33-0650, 7769-45-4032, 7769-44-8696 and 7769-45-7083, zoned RC(c), Rural Conservation District with conditions, and located on a private road approximately 1,100 feet south of Ashcake Road (State Route 657). The private road is approximately 2,600 feet west of Deer Crossing Trail (private road) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-45-05(c)
AM. 1-13

RANDALL SCOTT LOVING, SR., Requests an amendment to the proffers approved with rezoning request C-45-05(c), Hanover Lots Corporation, on GPIN 8718-37-0012, zoned AR-6(c), Agricultural Residential District with conditions, and located on the south line of Foxal Road (State Route 699) approximately 1,350 feet east of Georgetown Road (State Route 651) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-8-06(c) AM. 1-13 **TERESA AND ALVIN SHIFFLETT, ET AL.,** Request an amendment to the proffers approved with rezoning request C-8-06(c), Mitchport Builders Inc., on GPINs 6788-99-4797 and 6788-89-8493, zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Pony Farm Road (State Route 702) at its intersection with Pinto Pony Trail (private road) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-14-06(c) AM. 1-13 **VIRGINIA LAND DEVELOPMENT, L.L.C.,** Requests an amendment to the proffers approved with rezoning request C-14-06(c), Brian Edward Rawls and James Ashburn Rawls, Jr., on GPINs 8743-05-7394, 8743-05-7688, 8743-05-9296, 8743-06-4437, 8743-06-5737, 8743-06-6317, 8743-06-7396, 8743-06-7720, 8743-06-8697, 8743-14-5877, 8743-14-7821, 8743-14-8423, 8743-14-9738, 8743-15-0528, 8743-15-1165, 8743-15-2500, 8743-15-3062, 8743-15-3703, 8743-15-4256, 8743-15-5453, 8743-15-5617, 8743-15-6176, 8743-15-8250, 8743-16-1432, 8743-16-1681, 8743-16-3522, 8743-24-0403, 8743-24-1723, 8743-24-3865, 8743-25-0135., and 8743-25-3025, zoned RC(c), Rural Conservation District with conditions, and located on the east side of Cold Harbor Road (State Route 156) approximately 700 feet south of its intersection with Flaherty Drive (State Route 1820) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-1-07(c) AM. 1-13 **ROGERS-CHENAULT, INC**., Requests an amendment to the proffers approved with rezoning request C-1-07(c), Janice and Granville Harris, on GPINs 8725-06-2843, 8725-07-3043, 8725-06-3929, 8725-06-3905, 8725-06-2982, 8725-07-4230, 8725-07-4116, 8725-07-3193, 8725-07-3079, 8725-07-5309, 8725-07-4394, 8725-07-4380, 8725-07-4276, 8725-07-1275, 8725-07-2215, 8725-07-2255, 8725-07-3205, 8715-97-9263, 8725-07-0213, 8725-07-0254, 8725-07-0294, 8715-97-8210, 8715-97-8251, 8715-97-9202, 8715-97-7003, 8715-97-7027, 8715-97-7141, 8715-97-7164, 8715-97-9040, 8715-97-9014, 8715-97-8098, 8725-06-1819 and 8725-06-0972, zoned RS(c), Single Family Residential District with conditions, and located on the east line of Lee-Davis Road (State Route 643) approximately 650 feet south of its intersection with Pole Green Road (State Route 627) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-6-09(c) AM.1-13 **CAROL W. AND WALTER J. RAWLS, TRUSTEES**, Request an amendment to the proffers approved with rezoning request C-6-09(c), on GPIN 8743-89-8052 zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Rockhill Road (State Route 619) approximately 1,950 feet west of its intersection with Market Road (State Route 630) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

CONDITIONAL USE PERMIT

CUP-1-13 **ANCHOR BAPTIST CHURCH TRUSTEES**, Request a Conditional Use Permit in accordance with Chapter 26, Article 3, Section 26-20.21, of the Hanover County Zoning Ordinance to permit a church and its accessory uses on GPIN 8735-00-4331, consisting of approximately 5.0 acres, zoned A-1, Agricultural District, and located on the west line of Walnut Grove Road (State Route 615) approximately 725 feet south of its intersection with Northfall Creek Parkway (State Route 2139) in the **COLD HARBOR MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (2-4 dwelling units per acre). (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.