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, May 22, 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-1-95(c) Am. 1-13

GREEN RIDGE ASSOCIATION, Requests an amendment to the proffers approved with rezoning request C-1-95(c), William C. Wood and Malcolm M. Christian, Trustees, on parcels within the Green Ridge Subdivision, zoned R-2(c), Single Family Residential District with conditions, consisting of approximately 57.04 acres, and located generally on the west line of Atlee Station Road (State Route 637) at its intersection with Slidingrock Drive (State Route 1332) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Suburban General (2-4 dwelling units per acre). The proposed zoning amendment would permit removal of proffered recreational amenities in the subdivision's common open space located on GPIN 7797-01-9753. (PUBLIC HEARING)

C-28-97(c) AM. 1-13

CARTER POLLARD COMPANY, L.L.C., (COOL SPRING FOREST), Requests an amendment to the proffers approved with rezoning request C-28-97(c), Am. 1-03, Carter Pollard Company, L.L.C., on GPINs 8706-07-5176, 8706-07-6347 and 8706-07-8322, zoned R-2(c), Single Family Residential District with conditions, and located on the east line of Cool Spring Road (State Route 652) at its intersection with Hughesland Road (State Route 2170) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-26-03(c) AM. 1-13

CINDY AND GENE DEMPESIS, ET AL. (WOODLAND RIDGE), Request an amendment to the proffers approved with rezoning request C-26-03(c), Norman Puryear and Anne and William Puryear, on GPINs 7842-67-6953, 7842-68-9676, 7842-68-2406, 7842-68-4293, 7842-67-8974, 7842-68-8332, 7842-58-9116, 7842-57-9955, 7842-68-3093, 7842-68-8174, and 7842-88-5491, zoned RC(c), Rural Conservation District with conditions, and located on the east line of Scotchtown Road (State Route 685) at its intersection with Redhills Road (private road) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-39-03(c)
AM. 1-13

SHAMROCK FARMS DEVELOPMENT (SHAMROCK FARMS), Requests an amendment to the proffers approved with rezoning request C-39-03(c), Derwood Johnston and Ruth M. Johnston, on GPINs 7738-29-1497, 7739-20-1355, 7738-19-8810, 7738-19-3479 and 7738-19-3241, zoned AR-6(c), Agricultural Residential District with conditions, and located on the north line of Abner Church Road (State Route 624) at its intersection with Howards Mill Road (State Route 673) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-2-05(c)
AM. 1-13

F. T. EVANS, ET AL. (IRON HILL), Requests an amendment to the proffers approved with rezoning request C-2-05(c), Barbara B. and F. Thomas Evans, on GPINs 7820-65-6495, 7820-75-9709, 7820-85-7709, 7820-85-9895, 7820-87-5120, 7820-77-4052, 7820-76-2383, 7820-85-4831, 7820-87-3677 and 7820-76-3637, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Walton's Tavern Road (State Route 673), at its intersection with Iron Hill Drive (State Route Pending) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-22-05(c)
AM. 2-13

DAVID A. KEMLER (HAWS POINTE), Requests an amendment to the proffers approved with rezoning request C-22-05(c), George Haw, et al. on GPIN 8727-04-3824, zoned RC(c), Rural Conservation District with conditions, and located at the terminus of Haws Court (State Route 2296) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-7-07(c)
AM. 1-13

CARTER POLLARD COMPANY, L.L.C., (COOL SPRING FOREST, SECTION 5), Requests an amendment to the proffers approved with rezoning request C-07-07(c), Carter Pollard Company, L.L.C., on GPIN 8706-17-0502, zoned RS(c), Single Family Residential District with conditions, and located on the east line of Cool Spring Road (State Route 652) approximately 200 feet north at its intersection with Hughesland Road (State Route 2170) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-13-07(c)
AM. 1-13

SANTEE FARM, INC., Requests an amendment to the proffers approved with rezoning request C-13-07(c), Santee Farm Inc., on GPINs 8756-62-9173(part), 8756-63-5452(part), 8756-61-3583, 8756-60-0445, 8756-61-7220(part), and 8756-71-9930, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Church Road (State Route 606) approximately 1,200 feet east of its intersection with Old Coach Trail (private road) in the **HENRY MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-21-07(c)
AM. 1-13

HANOVER HABITAT FOR HUMANITY, Requests an amendment to the proffers approved with rezoning request C-21-07(c), Hanover Habitat for Humanity, on GPIN 7789-70-8830, zoned RS(c), Single Family Residential District with conditions, and located on the east line of Ashcake Road (State Route 657) approximately 1,450 feet south of its intersection with Heath Pond Drive (State Route 2071) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-25-07(c) AM. 1-13 **OLD RIDGE PARTNERS, L.L.C.,** Requests an amendment to the proffers approved with rezoning request C-25-07(c), Old Ridge Partners, L.L.C., on GPIN 7804-73-3929, zoned RC(c), Rural Conservation District with conditions, and located on the north line of Old Ridge Road (State Route 631) approximately 950 feet east of its intersection with Gun Barrel Road (State Route 664) in the **BEAVERDAM MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-26-08(c) AM. 1-13 **FARRINGTON PLACE TRUST,** Requests an amendment to the proffers approved with rezoning request C-26-08(c), Theo J. de Wolff and Elizabeth D. de Wolff, on GPIN 7749-49-5598, zoned AR-6(c), Agricultural Residential District, with conditions, and located on the west line of Farrington Road (State Route 670) approximately 3,000 feet north of its intersection with Mountain Road (U.S. Route 33) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

C-1-13(c) **CONSTANCE V. AND GEORGE D. JOHNSON**, Request to rezone from A-1, Agricultural District to AR-6(c), Agricultural-Residential District with conditions on GPIN 6892-73-0966, consisting of approximately 6.0 acres, and located on the east line of Hopeful Church Road (State Route 664) approximately 800 feet north of Dixie Belle Lane (Private Road) 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 one (1) additional building lot for a gross density of one (1) dwelling unit per 3.0 acres. (PUBLIC HEARING)

C-2-13(c) **KINGS ACRES PARTNERS, L.L.C.**, Requests to rezone from R-5(c), Multiple Family Residential District with conditions, to RM(c), Multi-Family Residential District with conditions, on GPIN 7787-95-1158, consisting of approximately 21.4 acres, and located on the southwest quadrant of the intersection of Atlee Station Road (State Route 637) and Kings Acres Road (State Route 835) in the **CHICKAHOMINY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Multi-Family. The proposed zoning amendment would permit the creation of 172 apartment units for a gross density of 8.04 dwelling units per acre. (PUBLIC HEARING)

C-3-13(c) **JANETTE H. AND JAMES E. MORAN, JR.**, Requests to rezone from A-1, Agricultural District to AR-6(c), Agricultural-Residential District with conditions, on GPINs 8743-64-1794, consisting of approximately 5.0 acres, and located on the east line of Rimfire Road (private road) approximately 1,400 feet north of its intersection with Range Road (State Route 814) in the **COLD HARBOR 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 (1) additional building lot for a family member for a gross density of one (1) dwelling unit per 2.5 acres. (PUBLIC HEARING)

CONDITIONAL USE PERMITS

CUP-2-01 AM. 1-13 **BJ'S WHOLESALE CLUB, INC.**, Requests an amendment to a Conditional Use Permit in accordance with Chapter 26, Article 3, Section 26-140.1, of the Hanover County Zoning Ordinance to permit an expansion of the fueling station to allow accessory sales of propane fuel on GPIN 8714-54-7997, consisting of approximately 15.85 acres. The area of the Conditional Use Permit will be limited to approximately 0.79 acres. The property is zoned OS(c), Office Service District with conditions, and is located on the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial and Commercial. (PUBLIC HEARING)

CUP-25-96 AM. 1-13 **MECHANICSVILLE CHURCH OF CHRIST**, Requests an amendment to a Conditional Use Permit in accordance with Title I, Article 5, Section 3.5.14 (reference is to the repealed R-1 District) of the Hanover County Zoning Ordinance to permit an expansion of church related activities including a private school on GPIN 8705-50-5896, consisting of approximately 10.10 acres, zoned R-1, Single Family Residential District, and located on the southeast quadrant of the intersection of Atlee Road (State Route 638) and Franklin Lane (State Route 1409) in the **MECHANICSVILLE 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.